

THE CITY OF STREETSBORO, OHIO
SERVICE COMMITTEE MEETING MINUTES

Monday, July 11, 2022

This Service Committee Meeting was called to order on Monday, July 11, 2022 at 7:13 p.m. by Jon Hannan, Chairman.

PRESENT: Mike Lampa, Anthony Lombardo, Justin Ring, Jon Hannan, Steve Michniak, Julie Field

ABSENT: Jennifer Wagner

ALSO PRESENT: Glenn Broska, Mayor
Frank Beni, Law Director
Patricia Wain, Police Chief
Robert Reinholz, Fire Chief
Matt Miller, Finance Director
Bill Miller, Service Director
Justin Czekaj, Municipal Engineer
John Cieszkowski, Planning Director
Greg Mytinger, Parks and Recreation Director
Patrick O'Malia, Economic Development Director
Shawna Lockhart-Reese, HR Manager
Caroline Kremer, Clerk of Council

MOTION: TO EXCUSE MS. WAGNER.

Moved by Mr. Michniak, seconded by Mr. Lampa. Upon voice vote, **motion carried.**

Disposition of Minutes

None.

Old Business

Discuss E-Waste Collections

Mr. Lampa said he had heard from Summit e-Waste Recycling Solutions and they were working with the Police Chief to install a collection bin for electronic waste at the police station. Chief Wain said she delegated the issue to her secretary Sharon Gumm. Mr. Lampa said Summit e-Waste was painting a new bin to be delivered to the police station on Tuesday.

New Business

T-7266 Waive Fees for Twin Hills/Pleasant Valley Waterline Project

Mayor Broska said the bids had been received for this project and were very favorable. Because the City was getting \$400,000 toward the cost of this project from Shelly Company, the City would waive the assessment on the citizens. The homeowners would be allowed to tap-in without a fee for

two years after completion of the project. The citizens would have to pay for their plumber to install the water line from the tap at the road into the home and a water meter.

Mr. Ring confirmed that the City usually waived tap-in fees for new waterline projects to entice the residents to connect to the water system.

Mrs. Kremer mentioned that there should be an amendment to the exhibit provided. There was one parcel listed on the corner of Diagonal Road that already had City water and had been getting a water bill for years. She suggested striking this parcel at 7793 Diagonal Road from the exhibit.

MOTION: TO AMEND T-7266 TO REMOVE 7793 DIAGONAL ROAD FROM THE EXHIBIT.

Moved by Mr. Lampa, seconded by Mrs. Field. Upon voice vote, **motion carried.**

Mr. Ring questioned the parcels on the list with Kent addresses. Mayor Broska said some of the homes on Windy Hill Drive used a Kent mailing address, but were in Streetsboro city limits. Mr. Ring wondered if they paid property taxes or income taxes to Streetsboro or to Kent. Mayor Broska said most of the homes paid their taxes to Kent because they had left the Streetsboro school district a long time ago. Mr. Czekaj didn't think 7766 Windy Hill or the home across the street with Kent mailing addresses should have been included in this list because the waterline was going down Pleasant Valley and not down Windy Hill yet.

Mr. Ring asked to table action on this item until later in the meeting to allow Mr. Czekaj time to clarify the questions because Mr. Ring didn't want to give those homes free connections on Streetsboro taxpayers' dime, if those homes didn't pay taxes to Streetsboro.

T-7263 Authorize Construction Agreement for Meadow View Phase 17

Mr. Cieszkowski said this was for Phase 17 which was four sublots on the south side of Mavis Trail between Clover Court and Flannery Court. All the required attachments to the construction agreement had been included in the Council packet, including the performance bond. This subdivision plat and improvement plans were approved by the Planning Commission at their June 14, 2022 meeting. Mr. Cieszkowski clarified that Phase 18, to come, would be the last phase of the Meadow View subdivision, with 9 sublots.

Mr. Lampa mentioned that he had heard a complaint from a resident in Meadow View. The resident said this Phase 17 area was supposed to be green space, but the developer couldn't build where he wanted to so these four houses were going in this location. Mr. Cieszkowski said that was correct; hydric soils were discovered where the subdivision was originally designed, so these were relocated. Mr. Lampa wondered if the homeowners across the street had been notified. Mr. Cieszkowski said he had talked to one or two of them, but they don't usually put out notices for major subdivision phases. This was because they ran into undevelopable soils.

Mrs. Field was concerned if this area was supposed to be greenspace for the whole neighborhood,

but now it would be four houses. Mr. Cieszkowski noted that the consent judgement entry for the subdivision permitted a maximum number of units and these units had to go somewhere when the hydric soil was discovered.

Mark Holz, the developer, said the Phase 17 homes would be next to Phase 6 which had been there since 2018. The area was never promised as greenspace, it was just open area used to stockpile dirt. It was not initially developed because there were wetlands there, but when they encountered the bad ground which was supposed to be Phase 17 (20 lots), they went back to the Army Corps of Engineers and got a permit to fill some wetlands to create space for these four lots. Three of the lots have no wetlands at all, the fourth lot had a little corner that clipped the wetland which they have a permit to fill. These four lots were already sold. The last phase was supposed to be 20 lots, but now it will only be 9 lots, so the space behind it will be greenspace. Mr. Holz said there was 120 acres of greenspace in Meadow View. Mrs. Field wondered if the neighboring homeowners were told the area would be greenspace and now it would be more homes. Mr. Ring wondered if they paid a premium to be next to greenspace and now were owed a refund. Mr. Holz did not know about that because he did not deal with the end users, but he did not think Ryan Homes, the builder, charged a premium (to avoid such a situation) except for one home near the last phase so Mr. Holz can only do 9 lots instead of 10 so the one home can have the open space promised next to them.

Mr. Lampa was concerned the established homeowners would now have construction next to them, and if they were aware of it. Mr. Holz didn't know, but thought Ryan Homes had informed them, and the developer was making efforts to minimize any impact to neighbors by boring everything so there would not be much disturbance.

Mrs. Field asked if these four new lots would have homes similar to the ones already established. Mr. Holz said they would be the same size, same floor plans, same model, same HOA, with the same sized lots.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mr. Lampa, seconded by Mr. Ring. Upon voice vote, **motion carried.**

T-7266 Waive Fees for Twin Hills/Pleasant Valley Waterline Project (continued)

Mr. Czekaj said he had produced the exhibit list, and appreciated that Mrs. Kremer found an erroneous address. The other addresses in question he wasn't sure about, but the City was taking the water main down Windy Hill Drive. The Franklin Township water line went directly through the two properties that were questioned. Mr. Ring suggested those addresses be left on the exhibit while the administration researched where they pay their income and property taxes, since the legislation was going through three readings and there would be time to remove them later if that was determined to be appropriate. Mr. Ring wasn't suggesting changing the construction project, but just questioning the list for waiving fees.

Mr. Michniak commented that the goal was to get more people on the water system. It wasn't their fault of where they were required to pay their taxes, so he thought Streetsboro should allow them to waive the connection fee for this short time and allow them to be on the City water system. Bill

Miller added that there were Hudson people that were on the Streetsboro water system.

Mr. Michniak thought that if these people would sell their home and were still on well water, the new owner would have to connect to the City water system. Mayor Broska disagreed and said if the well was still functioning, they could continue to use it, but if the well failed or went dry, they could not dig a new well if City water was available.

Mr. Ring wondered if there were any liability issues for these homes that may not be within the City limits. Mayor Broska said the waterline was within the City. Bill Miller said the Hudson water customers knew that if Hudson ran a waterline where Streetsboro was tied in, those homeowners would have to tie into Hudson's waterline. Mr. Ring wondered what would happen if Portage County ran a waterline from the south at some point. The administration would look into the concerns presented tonight before the next reading.

MOTION: TO MOVE T-7266 TO TONIGHT'S REGULAR COUNCIL MEETING FOR FIRST READING.

Moved by Mr. Lampa, seconded by Mr. Ring. Upon voice vote, **motion carried.**

T-7264 Adopt 1st Quarter 2022 Code Updates

Mrs. Kremer explained that these Code updates were done for the City by the Walter H. Drane Company. Council needed to adopt them to make them official. The City now did the Code updates quarterly instead of annually.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Lampa. Upon voice vote, **motion carried.**

Discuss New Park on Aurora-Hudson Road

Mr. Lampa said this new park had been donated by Geis to the City in the bicentennial year and he wondered if the City could name the park the Bicentennial Park and name an expected walking path or a future pavilion with the donator's chosen name (Floyd North Memorial Park). Mr. Beni had looked into the donation agreement/transaction and nothing required or mandated the City to name the park The Floyd North Memorial Park. Mr. O'Malia had talked with a lawyer at Geis Companies and learned that Mr. North was Mr. Geis' father-in-law who passed away recently. Geis' lawyer did not think there would be an issue with Mr. Lampa's suggestion, but she needed to check with Mr. Geis directly and had not responded to Mr. O'Malia yet.

There was some more discussion among the Council Members regarding making a decision on naming the new park. Mr. Geis had been a good corporate partner and the City didn't want to upset him, but some Council Members wanted to get a decision made so a sign could be erected to let people know there was a City park in the northern part of town. Mayor Broska noted the park land was not ready for visitors yet. Mr. Ring noted the land donation was in compensation in part for a very sizable tax abatement on a large building Geis was building; the land wasn't usable to them for development anyway. Mr. Ring didn't see the issue as emotionally as some, but more of a business

deal. Mr. Lampa asked if people would know who Floyd North was, and others asked if people knew who Thomas Heritage or Clare Wilcox were (the names of other parks in town). Mr. Hannan suggested a compromise of “Floyd North Bicentennial Park.” Mr. O’Malia would check with the lawyer at Geis Companies and report back to City Council.

Discuss Parks and Senior Community Center Complex

Mayor Broska said the Board of Control had recently approved the architects to work toward developing a cost estimate for the project. Mr. Mytinger added that they had started the pre-design phase, which would take 4-5 weeks to work out square footage, size of features, and come up with a cost to which Council would agree.

Mr. Ring asked if evaluations and costs would also be completed for 525 Frost Road. Mayor Broska said the review was done today and the assessment reports should be ready by the next Council meeting night. Mr. Czekaj said he and some of the other directors were working on a long-range funding plan to do these things.

MOTION: TO MOVE THIS TO THE JULY 25, 2022 FINANCE COMMITTEE MEETING.

Moved by Mr. Ring, seconded by Mr. Lampa. Upon voice vote, **motion carried.**

Citizens’ Comments

None.

Announcements

A Special Finance Committee Meeting will immediately follow this meeting.

There being no further business to be addressed by this committee, and upon motion by Mr. Lampa, seconded by Mrs. Field, this meeting adjourned at 7:52 p.m.

ATTEST:

Caroline L. Kremer, Clerk of Council

Jon Hannan, Chairman