

Record of Proceedings

Special Meeting

June 21, 2017

Presiding Officer, Mayor Migliorini called the June 21, 2017 special meeting to order at 6pm

**Present:** Council members' Kevin Bilkie, David Engle (arrived after meeting called to order), Sylvia Hanneken, Nicholas Molnar and Janet Tulley; Attorney Mark Guidetti

**Absent:** Council Clerk Josephine Arceci

**ORD. NO. 55 -2017**

AN EMERGENCY ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT WITH SPECIALIZED CONSTRUCTION, INC., FOR THE REPAIR OF VARIOUS STREETS DESIGNATED FOR THE 2017 ROAD PROGRAM was **offered** by Mr. Molnar who moved Council waive the requirement that it be read by title on three different days, instructing the Clerk to read it by **title only for all three readings**. Second by Mr. Engle carried unanimously on a voice vote.

Mr. Engle moved, Ms. Hanneken seconded, **adopt ORD. NO. 55-2017** and post according to law.

Roll call: Ayes: Bilkie, Engle, Hanneken, Molnar and Tulley  
Nays: None.  
The motion carried, **ORD. NO. 55-2017 declared adopted.**

Relative to ORD. NO. 55-2017, Engineer Gigliotti reported that only two bids were received and opened on July 14<sup>th</sup>. The engineers estimate was \$1.75M. The lowest bid and best bid of \$1.65M was by Specialized Construction, the second bid was \$1.8M. Mr. Gigliotti stated Specialized's pricing is good. The company is a qualified contractor who happened to have performed Macedonia's 2015 road program. Continuing Mr. Gigliotti stated that the lowest bid is not always the best bid. He explained that cost is one factor but quality of work, reputation of service and past experience are important factors as well. This year's road program will include only Group 1 streets: Barkdale, Laurel Drive, Macedonia Commons, Roseland Drive, Sioux Lane, Skyland Drive, South Skyland Drive, Summer Road and Water Drive. Mr. Gigliotti explained that next year's plan will include Group 2 and 3 streets. Mr. Gigliotti is confident that if bids are sought early in the year there will be more bidders and quotes should be better.

Councilor Hanneken asked Mr. Gigliotti to explain the two part contract to which he answered one part pertains to repaving/repairing all nine roads in Group 1 and the second part pertains to PM or preventative maintenance of other roads. PM includes but is not limited to crack sealing, spot repair, catch basins repair, curb replacements and street repair when crossover work is performed. Ms. Hanneken asked Mr. Gigliotti the cost per road to which he answered he did not break down the bid tabulation in that manner. Ms. Hanneken asked for Mr. Gigliotti to provide a cost per road breakdown and the cost of PM relative to this year's project to which he subsequently provided all members of Council. Ms. Hanneken asked if the state or county provides an evaluation process relative to road contractors to which Mayor Migliorini interjected that they do not. Besides the fact that the world of road contractors is very limited, everyone knowing everyone, the Better Business Bureau acts in that regard. Most communities rely primarily upon word and mouth and when a contractor is deficient word spreads fast Mayor Migliorini added.

Mr. Gigliotti interjected bids are reviewed not just for the lowest cost but who can provide the lowest cost with the best project and performance. Beyond cost, references play an important part in determining the best bidder Mr. Gigliotti added.

Councilor Tulley asked Law Director Guidetti if the appropriation ordinance needs to be amended to comply with the cost of this project to which Mr. Guidetti answered that it does not because the project is going to be bonded. A Note ordinance in anticipation of a Bond ordinance will be introduced to Council at a subsequent meeting, before the construction agreement is executed. The Note ordinance will cover the total cost of contractor and other ancillary costs related to the Note and project. Mr. Guidetti explained that a Note ordinance will be introduced for each phase, Group 1 this year and Groups 2 & 3 next year. Thereafter the Notes will be rolled into one Bond. Mr. Guidetti added that bond counsel for this project is the law firm Roetzel & Andreas of Akron.

Mayor Migliorini suggested expediting the project a special meeting should be held immediately following the June 28 finance meeting. [Subsequent to this meeting notice for the special meeting on June 28<sup>th</sup> was given]

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**ORD. NO. 56 -2017**

**AN EMERGENCY ORDINANCE AUTHORIZING AN AMENDMENT TO THE NORTHFIELD CENTER TOWNSHIP-MACEDONIA JOINT ECONOMIC DEVELOPMENT DISTRICT AGREEMENT REGARDING THE ADDITION OF 2.1001 ACRES OF LAND TO THE TERRITORY OF THE JEDD was offered by Mr. Molnar for its **first reading by title only.****

Relative to ORD. NO.56-2017, Mayor Migliorini explained that a Dunkin Donuts is being proposed in Northfield Center on parcels immediately west of Giant Eagle. The parcels, adjacent to the JEDD are not currently in the JEDD so the developer has petitioned the City to be included. The Mayor has spoken with the trustees of Northfield Center who support placing these parcels within the JEDD territory. The Mayor explained that the process to do so is predicated on original JEDD agreement, which requires that Macedonia act upon an ordinance in this regard as well as provide for 30-day notice public hearing. Northfield Center Township is required to act upon a resolution as well before inclusion of these parcels is submitted to county and state for final their final approval. If adding the parcels to the JEDD is approved Macedonia becomes the planning authority for the development Mayor Migliorini added. The Mayor also added that the developer of this Dunkin Donuts also owns the Macedonia Dunkin Donuts. The developer intends to maintain each location, one west of Route 8 and the other east of I271. The architect of the new Dunkin Donuts will replicate the Macedonia location.. Parking and a cross easement will be in conjunction with the Giant Eagle parcel Mayor Migliorini added.

**MOTION for Public Hearing**

**Ms. Tulley moved, Mr. Molnar seconded and motion carried unanimously on a voice vote to schedule a 30-day notice Public Hearing on July 27, 2017 at 7:15pm relative to ORD. NO. 56 -2017 AN EMERGENCY ORDINANCE AUTHORIZING AN AMENDMENT TO THE NORTHFIELD CENTER TOWNSHIP-MACEDONIA JOINT ECONOMIC DEVELOPMENT DISTRICT AGREEMENT REGARDING THE ADDITION OF 2.1001 ACRES OF LAND TO THE TERRITORY OF THE JEDD**

There being no further business, the special meeting adjourned at 6:26pm.