

# Westfield Township Board of Trustees

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## Special Sewer Stakeholders Meeting October 20th, 2020

***Trustee Schmidt commenced the Sewer Stakeholders special meeting via Zoom on October 20th, 2020 at 3:30pm. Roll call: Patterson- here, Horner- here, Schmidt- here. Meeting commenced.***

Guests- Carolyn Sims (TWP Zoning Inspector), State Representative Steve Hambley, Carol Rumburg, Mike DiBenedetto (potential developer) and his business partner Dave Kular. From the Medina County Solid Waste District: Jeremy Sinko (Interim Sanitary Engineer), Amy Lyon-Galvin (Assistant County Administrator), Colleen and Denise Tessa (director of planning). Also in attendance: Attorney Joe Durham, Bethany Dentler (Medina County Economic Development Director), Tim Kratzer, Eric Aiken (NOACA), Collin Johnson (Medina County Health Dept.) and Steve Mazack (Medina County Health Dept. Sewer Supervisor), Attorney Jerry Innes, Shawn Manvell and Debbie Runser (Westfield Center Fiscal Officer).

Trustee Schmidt opened the meeting by stating that Welser has officially withdrawn their application and interest in the Kratzer parcel on Greenwich Road. Their application fee will be refunded. Trustee Schmidt opened the meeting for discussion at this time.

Jerry Innes stated that the only viable way to provide sewage to this area of the Township is to tie into the village of Westfield Center's sewer. However, he stated that it is not economically feasible due to the cost; which is estimated to be around \$2,000,000.

Bethany Dentler noted that the option of sewer tie in with the village still remains a viable option for the Kratzer property.

Mr. Innes questioned if the capacity limitations are still going to be an issue once the Chippewa plant becomes a pump station. Innes questioned if capacity can be increased at the county level.

Attorney Joe Durham reiterated that it is the county's position that they will not be taking any more capacity at the Chippewa plant. Durham stated that they will not be reviewing the County's options at this meeting as they feel that they have already addressed this topic repeatedly.

Trustee Schmidt stated that Westfield Center was only open to allowing Welser to tie into the sewer system because Welser was willing to pay the cost associated with it.

Trustee Patterson asked if there are grants or programs available at the state level to assist in developing the Kratzer and Deer Pass properties.

Bethany stated that Jobs Ohio is offering a program called the *Ohio Site Inventory Program*. They provide up to \$2,000,000 in grants and up to \$5,000,000 in combined grants and loans for speculative properties that would prepare properties and make them infrastructure ready for development. An end user does not need to be identified and she stated that this property would be a good candidate for the program. The entity that applies for the program can be in the public sector such as a Township or Village

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and could work with the property owner to get the land infrastructure and site ready. The public entity would need to front the money and reimbursement would come from the state. Dentler stated it is a competitive program and their office is willing to set up a conversation with Team NEO (Bryce Sylvester) to discuss further options if the Township/Village is interested in pursuing. Ms. Dentler noted that the grant/loan monies are only being offered for industrial use and not residential.

Trustee Schmidt stated that the village is not interested in business or industrial waste. They are only interested in residential waste. Schmidt noted that the highway engineer stated that a private sewer system can not go in the right-of-way.

The Village of Westfield Center did not have a representative at the meeting. Trustee Patterson asked Ms. Runser if she would relay the information regarding the grant program to the village council/administration. Ms. Runser mentioned that the mayor of the village was having technical difficulties trying to log into the zoom meeting this evening.

Trustee Schmidt asked if the County would ever consider taking over the Westfield Waste Water plant in the future. Ms. Lyon-Galvin noted that it would be a non-public conversation between the two (2) entities if the topic were to be considered.

Trustee Schmidt noted that the Township is at an impasse for economic development due to lack of sewer options. Trustee Horner agreed.

According to Amy Lyon-Galvin, the county would like to be involved in ongoing discussions with the Village for sewer options. They need a solution that they can support and thus far they don't have that solution. They look forward to discussions regarding either on-site treatment or further discussions with the village.

Mr. DiBenedetto did not consider the on-site sewer because he was hopeful to join forces with the Welser project. On-site sewer is known to be expensive and Mr. DiBenedetto stated that it would be prohibitive. Communal sewer is not permitted according to Ms. Lyon-Galvin.

Mr. Aiken mentioned that NOACA would be willing to assist with facilitating a meeting with the TWP, the Village of Westfield Center and the county sewer representatives if/when all three (3) entities are in consensus on how to move forward.

Trustee Patterson asked Ms. Dentler to facilitate a joint meeting with the mayor of the village of Westfield Center to discuss tie in options for both the Kratzer and Deer Pass properties.

***Trustee Schmidt motioned to adjourn the meeting at 4:31pm; seconded by Patterson. Roll call: Patterson-aye, Horner-aye, Schmidt-aye. Meeting adjourned.***

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*Respectfully submitted by:*

*Amy M. Banfield*

*Date approved: 11/16/20*



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*Trustee Michael Schmidt, Chair*



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*Trustee Kent Patterson*



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*Trustee Craig Horner*