

MINUTES

Council Committee Meetings

May 7, 2019

Present: Council President M. Harwood, Councilmembers G. Broski, L. Carouse, J. Petsche, L. Redinger, D. Rose, K. Veras, Mayor Jerry N. Hruby, Law Director D. Matty, Assistant Law Director S. DiGeronimo, Engineer G. Wise, Finance Director L. Starosta, Fire Chief N. Zamiska, Police Chief W. Goodrich, Purchasing Director R. Riser, C.B.O. S. Packard, Service Director R. Weidig, K. Gavin, Brecksville Magazine, Clerk of Council T. Tabor.

Absent: None.

Buildings & Grounds Committee

Chairperson - K. Veras

Committee members - L. Carouse, L. Redinger.

Chairperson Veras called the meeting to order at 7:00 P.M.

Roll Call – Present: Carouse, Redinger, Veras.

Absent - None.

Approval of the April 16, 2019 Buildings & Grounds Committee meeting minutes.

Motion by Veras, seconded by Redinger, to approve the, April 16, 2019 Buildings & Grounds Committee meeting minutes as presented. Ayes: Carouse, Veras, Redinger. Nays: None. Motion carried 3-Ayes, 0- Nays.

4450 Oakes Road Abatement: Councilmember Veras said a request has been submitted to increase the purchase order approved on April 16th for asbestos abatement at 4450 Oakes Road. Service Director Weidig said during the current work being done an area that was covered, prior to the City taking possession, was revealed. Plumbing fixtures and a pipe chase were found to require abatement. Councilmember Veras asked if this will be charged to the Montessori School. Service Director Weidig said he spoke with a school representative and these charges will be included as part of the reimbursement to the City.

- Motion by Veras, seconded by Redinger, to recommend approval of a Blanket Vendor Purchase Order in the amount of \$1,800.00 for additional abatement work at 4450 Oakes Road. *Account # C490161 3202 Project #BI190004.* Ayes: Carouse, Redinger, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.



(Buildings & Grounds, Continued)

Brecksville Safety Town: Councilmember Veras said a request to increase a purchase order for Safety Town has been submitted. Service Director Weidig said additional concrete is needed to complete the project. The concrete will allow the train to have access to Safety Town and the ability to drive around the perimeter of Safety Town. Service Director Weidig said the cost will cover material, concrete, wire and soil to fill in the edges once completed. Service Department employees will do the installation work. Councilmember Broski asked if there were funds left from the donations raised for Safety Town. Police Chief Goodrich said he does not believe there is any money left in that fund.

- Motion by Veras, seconded by Redinger to increase a Blanket Vendor Purchase Order for concrete work at the Brecksville Safety Town in the amount of \$4,050.00. *Account # C480171 3102 Project #LII60002*. Ayes: Carouse, Redinger, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Blossom Hill Field House & School Project: Councilmember Veras said a study has been requested by the US Fish & Wildlife Service regarding possible bat populations at the Blossom property. Engineer Wise said the wetland permit was submitted and a request came from the US Fish and Wildlife Service for the City to perform a survey to determine if the Long Eared Northern Bat and the Indiana Bat are nesting on the property. Engineer Wise said the purchase order for Chagrin Valley Engineering will also require an increase. The additional cost will be for coordinating the bat survey and potential development of a bat conservation plan. Chagrin Valley Engineering will also be doing additional work to delineate the Valley Parkway property for the Blossom Hill Field House & School Project..

- Motion by Veras, seconded by Redinger, to recommend to Council approval of a Resolution not to exceed \$9,500.00 to Tragus Environmental Consulting, Inc. for the performance of a study, requested by the US Fish & Wildlife Service, related to the nearby capture of an endangered species. *Account #C480171 3102 Project #LII40001*. Ayes: Carouse, Redinger, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.
- Motion by Veras, seconded by Redinger, to approve an increase to a Purchase Order to Chagrin Valley Engineering, LTD in the amount of \$5,720.00 for additional work for the Blossom Hill School and Field House Project that includes delineation of the Valley Parkway property, coordination of a bat survey and the potential development of a bat conservation plan. *Account #C480171 3102 Project #LII40001*. Ayes: Carouse, Redinger, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Community Center: Councilmember Veras said a request has been made to replace a boiler at the Community Center. Service Director Weidig said one of two AERCO boilers is no longer working at the Community Center. The boilers create hot water for the showers, sinks and other hot water for the facility. The AERCO boilers alternate use, so they do not burn out from continuous use.

- Motion by Veras, seconded by Redinger, to approve a Blanket Vendor Purchase Requisition in the amount of \$5,000.00 for an emergency repair to one of the AERCO boilers at the Community Center. This includes the replacement part, shipping and combustion control set-up after installation. *Account #240710 2604*. Ayes: Carouse, Redinger, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

(Buildings & Grounds, Continued)

Brecksville Broadview Heights School District: Mayor Hruby said the Brecksville Broadview Heights School District (BBHCSD) has agreed to a (26) month lease agreement with the City of Brecksville. The City would like to lease the property at 4448 Oakes Road, currently being used by the Montessori school. The Montessori school will be moving to the larger building #7. Assistant Law Director DiGeronimo said the school agreed to the lease provided to them. Legislation was prepared today, and if Council chooses, they may agree to the lease with the BBHCSD. Assistant Law Director DiGeronimo said there is an extension of time available in the lease if the BBCSD chooses to extend the time.

Councilmember Broski asked how the Common Areas Maintenance (CAM) charges were decided. Assistant Law Director DiGeronimo said the costs were determined from what was previously being charged and the previous costs to maintain the facility. Mayor Hruby said the charges are based on the budget for operating the Blossom facility. Councilmember Redinger asked if there were any costs reimbursed to the city for improvements. Service Director Weidig has discussed with Chris Coate of the BBHCSD costs for concrete work, the school will be reimbursing the City for those improvements. Service Director Weidig said the School will be moving the playground from Hilton School to the Blossom site and installing a fence around the playground. At the end of the lease, the BBHCSD will remove the playground and leave the fencing on site. Councilmember Petsche asked if the building is ADA compliant. Assistant Law Director DiGeronimo said yes. Service Director Weidig said when the ramp to the entrance is completed, the building will be ADA compliant. The playground and the building have been inspected and has been deemed compliant. Councilmember Veras asked if legislation has been prepared to accept the lease agreement. Assistant Law Director DiGeronimo said yes, if Council chooses to accept. Council President Harwood said it could be added to the agenda for tonight's meeting.

- Motion by Veras, seconded by Redinger, to recommend approval of a lease agreement with the Brecksville-Broadview Heights City School District for lease of the premises at 4448 Oakes Road. Ayes: Carouse, Redinger, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Aquatic Center Project: Purchasing Director Riser presented information regarding the bid opening for the Aquatic Center Project. There were (7) bidders, (6) of the (7) bidders qualified for consideration. The lowest and best bid appears to be from Seitz builders. The project team met with Mayor Hruby and the architect today. At the May 21st meeting a detailed overview and total cost for the contract will be presented. The base bid, alternates, recommended contingencies, & winter conditions will be presented. Additional costs for third party inspections and mechanical equipment and furniture will be addressed as well. An amendment for Thendesign Architects contract will be needed for a small addition to their fee. The overall cost for the project will be presented. Finance Director Starosta will be providing more information. Legislation will be prepared for the May 21st meeting for Council's consideration of the Seitz Builders proposal. Seitz Builders is prepared to mobilize on June 3rd and construction will begin on June 17th. Mayor Hruby said the base bid this time is \$800,000 less than the previous bid submissions. The total cost is expected to be \$7,024,721. With mechanical, design, architect fees, etc. will bring the total cost to approximately \$8.5 million.

(Buildings & Grounds, Continued)

Valor Acres: Councilmember Veras asked if Mayor Hruby had any comments regarding the Valor Acres Project. Mayor Hruby said the project is ahead of schedule and the quarterly report was included in Council's packet. DiGeronimo Developers would like to market the site at an upcoming Las Vegas show. DiGeronimo will present a concept design to the Brecksville Planning Commission in the near future for initial uses and design.

Mayor Hruby asked if Council wanted to discuss the Tax Increment Financing (TIF) at this time. Council President Harwood said Mayor Hruby could discuss it during the Buildings & Grounds Committee. Mayor Hruby said the Brecksville - Broadview Heights School District (BBHCSD) has adopted an agreement with DiGeronimo Companies regarding a TIF plan. Mayor Hruby said if Council decides to proceed with a TIF plan the estimate of legal costs for the City is \$20,000 to \$35,000 for the TIF project. Squire Patton Boggs LLP represents the City of Brecksville and the School District. Both entities are requested to sign and acknowledge that they are aware of the representation of both the City of Brecksville and the BBHCSD. Mayor Hruby said the BBHCSD has signed the TIF agreement with DiGeronimo and the acknowledgement for Squire Patton Boggs LLP. Councilmember Broski said a waiver is required to allow Squire Patton Boggs LLP to represent both organizations in this matter. After the acknowledgement of the legal representation is signed, negotiation may begin with the developer for the TIF. Mayor Hruby said he would also like to have another meeting with the legal team and City Council regarding the TIF. Mayor Hruby heard that postings on social media said the TIF would be discussed tonight. It is not being discussed tonight. A meeting with Greg Daniels and Catherine Romanchek will be advertised and open to the public. The social media post labeled this as a controversial tax. At this point, Mayor Hruby has not heard of any controversy regarding the TIF. Law Director Matty said Catherine Romanchek has worked with the City for several years as Bond Counsel. Law Director Matty said it is his opinion that Greg Daniels is the best in the State of Ohio, he provides education to the State Auditor's office on this issue. Law Director Matty is recommending Council hire Squire Patton Boggs LLP as legal counsel in the matter of the proposed TIF. Law Director Matty said Squire Patton Boggs LLP is a large firm and one of the partners represents the BBHCSD. Law Director Matty signed the waiver contingent on Council's approval. Law Director Matty has shown Mr. Daniels the site and location of the freeway on Miller Road. Squire Patton Boggs LLP will need to negotiate the contracts and a compensation agreement. Council President Harwood asked that Financial Advisor Matt Stuczinsky attend any public meetings regarding the project. Councilmember Petsche asked if he sees a conflict with the School Board. Law Director Matty said no, the BBHCSD has signed the waiver and is aware that Squire Patton Boggs LLP will represent the City's interest. Mayor Ruby said if Council chooses to hire Squire Patton Boggs LLP for the TIF project legislation will be needed.

- Motion by Veras, seconded by Redinger, to request the Law Director to prepare legislation authorizing Squire Patton Boggs LLP to represent the City in matters regarding Tax Increment Financing. Ayes: Carouse, Redinger, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Adjournment: Motion by Veras, seconded by Redinger, to adjourn the Buildings & Grounds Committee at 7:27 P.M. Ayes: Carouse, Redinger, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Finance Committee

Chairperson - Laura Redinger

Committee members - L. Carouse, D. Rose.

Chairman Redinger called the meeting to order at 7:27 P.M.

Roll Call – Present: Carouse, Rose, Redinger.

Absent - None.

Approval of the April 16, 2019 Finance Committee meeting minutes.

Motion by Redinger, seconded by Carouse, to approve the April 16, 2019 Finance Committee meeting minutes as presented. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

Natural Gas Supply: Councilmember Redinger said a motion is needed to approve an agreement for natural gas. Purchasing Director Riser said the current agreement of \$3.26 per mcf expires December 31, 2019. Purchasing Director Riser has secured a three year agreement at the cost of \$3.00 per mcf. That rate has increased to \$3.03 as of today. If Council approves, Purchasing Director Riser will secure the new rate tomorrow, to be effective June 31, 2019 thru May 31, 2022. Estimated savings of \$12,000 over the three year agreement term are expected.

- Motion by Redinger, seconded by Rose, to recommend to Council authorization for the Purchasing Director to proceed with a 3-year Blend & Extend Amendment to the City's current agreement for Natural Gas Supply Management. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

Monthly Bills: Councilmember Redinger said the Monthly Bills have been prepared and submitted for Council approval. Hearing no comments or concerns, Councilmember Redinger moved forward with a motion.

- Motion by Redinger, seconded by Rose, to recommend to Council approval of monthly bills for professional services as follows: Matty, Henrikson and & Greve in the amount of \$7,294.33; Sergio I. DiGeronimo in the amount of \$6,847.50; Roger Wadsworth in the amount of \$700.00, Kulchytsky Architects, LLC in the amount of 168.75; J Neusser, LLC in the amount of \$2,000.00; and Donald G. Bohning & Associates in the amount of \$18,828.01; and Sixmo in the amount of \$387.50. Total of all invoices \$36,226.09. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

Income Tax Letter: Councilmember Redinger said the income tax letter was included with Council's packet information. The collection of taxes is down \$137,000.00 from the previous quarter. Finance Director Starosta said the lower amount is reflective of the calendar for collecting dates.

Adjournment: Motion by Redinger, seconded by Carouse, to adjourn the Finance Committee meeting at 7:32 P.M. Ayes: Carouse, Rose, Redinger. Nays: None. Motion carried 3-Ayes, 0-Nays.

Legislation Committee

Chairperson- Dennis Rose

Committee members - J. Petsche, K. Veras

Chairman Rose called the meeting to order at 7:32 P.M.

Roll Call – Present: Petsche, Veras, Rose.

Absent- None.

Approval of the April 16, 2019 Legislation Committee meeting minutes.

Motion by Rose, seconded by Petsche, to approve the April 16, 2019 Legislation Committee meeting minutes as presented. Ayes: Petsche, Rose, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Councilmember Rose asked if there were any comments or concerns for the Legislation Committee. Council President Harwood reported the Planning Commission will review the minutes of the previous Planning Commission meeting and will present a recommendation to Council for proposed changes to the solar panel code. The recommendation to Council is expected to be on the Council agenda for June 4th.

Sgt. Reppa Retirement: Motion by Rose, seconded by Veras, to prepare a Resolution recognizing Sgt. Reppa on his retirement from the Police Department after 28 years of service. Sgt. Reppa will retire on July 1, 2019. Ayes: Petsche, Rose, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Adjournment: Motion by Rose, seconded by Veras, to adjourn the Legislation Committee meeting at 7:35 P.M. Ayes: Petsche, Veras, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

Safety-Service Committee

Chairperson- Louis Carouse

Committee members- G. Broski, K. Veras

Chairperson Carouse called the meeting to order at 7:35 P.M.

Roll Call – Present: Broski, Carouse, Veras.

Absent: None.

Approval of the April 16, 2019 Safety-Service Committee meeting minutes.

Motion by Carouse, seconded by Broski, to approve the April 16, 2019 Safety-Service Committee meeting minutes as submitted. Ayes: Carouse, Broski, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Adjournment: Motion by Carouse, seconded by Broski, to adjourn the Safety-Service Committee meeting at 7:36 P.M. Ayes: Broski, Carouse, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Streets & Sidewalks Committee

Chairperson Gerald Broski

Committee members J. Petsche, L. Redinger.

Chairperson Broski called the meeting to order at 7:36 P.M.

Roll Call – Present: Broski, Redinger, Petsche.

Absent: None.

(Streets & Sidewalks Committee, continued)

Approval of the April 16, 2019 Streets & Sidewalks Committee meeting minutes.

Motion by Broski, seconded by Redinger, to approve the April 16, 2019 Streets & Sidewalks Committee meeting minutes as presented. Ayes: Broski, Petsche, Redinger, Nays: None. Motion carried 3-Ayes, 0-Nays.

Approval of the April 29, 2019 Streets & Sidewalks Committee meeting minutes.

Motion by Petsche, seconded by Broski, to approve the April 29, 2019 Streets & Sidewalks Committee meeting minutes as presented. Ayes: Broski, Petsche, Redinger, Nays: None. Motion carried 3-Ayes, 0-Nays.

Cargill Road Safety: Councilmember Broski said a request has been made to accept the second year contract with Cargill Road Safety for Sodium Chloride. Purchasing Director Riser said the salt consortium members met and agreed to accept the contract with Cargill. There will be an 8% increase for the second year from \$58.71 to \$63.41 per ton. The reason for the increase is the increase in the gas tax has resulted in increased trucking costs and Cargill's operating costs have increased. The same maximum and minimum purchase requirements will remain as part of the agreement. Councilmember Petsche asked about repairs at the mine. Purchasing Director Riser said there were changes made to where the salt was being mined and how Cargill accessed the mine. Purchasing Director Riser said Cargill has never left the consortium members without salt.

- Motion by Petsche, seconded by Redinger, to recommend to Council approval of a second year contract renewal with Cargill Road Safety for the supplying of Sodium Chloride for the term 11/1/2019-10/31/2020. Ayes: Broski, Petsche, Redinger, Nays: None. Motion carried 3-Ayes, 0-Nays.

Councilmember Broski said the tour of the streets revealed the 2019 Road Program is following what was proposed.

Engineer's Report: Engineer Wise said when repairs were being done to Seneca it was found that the road was constructed without a base layer. Four inches of base were added to the cul-de-sac and other areas of the street two inches of base material were added. Service Director Weidig said the department expects repairs on Fitzwater to begin the day after school is out, May 31st.

Mayor Hruby said the City will receive an additional \$322,000.00 from the gasoline tax. Those funds will be used for the road program. Mayor Hruby said a grant was awarded for the Fitzwater project, allowing for additional work to be completed on that project. Mayor Hruby said he received one complaint regarding Tanager Trail. Tanager Trail will be re-evaluated with the Service Director but is on the schedule for 2020.

Councilmember Rose said he did check on Canyon Road and is aware of the road condition. Councilmember Rose said the road inspection tour is very helpful. Council President Harwood said the report provided by the Service Department is very accurate. Service Director Weidig said the County will be using a new road rating system. Service Department employees will be attending training regarding the new rating system. Councilmember Petsche said when driving around the different county roads, Brecksville is doing a good job keeping up with road conditions.

(Streets & Sidewalks Committee, continued)

Councilmember Redinger said she received an e-mail regarding a pedestrian walkway from Village Lane to the Miller and Brecksville Road intersection. Councilmember Redinger said she will forward the request to all Councilmembers to consider the e-mail request.

Adjournment: Motion by Broski, seconded by Redinger, to adjourn the Streets and Sidewalks Committee meeting at 7:49 P.M. Ayes: Broski, Petsche, Redinger, Nays: None. Motion carried 3-Ayes, 0-Nays.

Utilities Committee

Chairperson Jack Petsche

Committee members G. Broski, D. Rose

Chairperson Petsche called the meeting to order at 7:50 P.M.

Roll Call – Present: Broski, Petsche, Rose.

Absent: None.

Approval of the April 16, 2019 Utilities Committee meeting minutes.

Motion by Petsche, seconded by Rose, to approve the April 16, 2019 Utilities Committee meeting minutes as presented. Ayes: Petsche, Broski, Rose, Nays: None. Motion carried 3-Ayes, 0-Nays.

Whitewood Aerial Sewer Project: Engineer Wise said he is hoping to have the last remaining property owner authorize an easement for the Whitewood Aerial Sewer Project. One of the property owners is out of town and would like to meet on the property to discuss the proposed work. Engineer Wise said Law Director Matty may need to appropriate an easement before work can be done. If necessary the project may need to be moved to next year.

English Drive Catch Basin: Engineer Wise said the start of the English Drive catch basin project has been delayed until May 8th. Residents were notified by mail of the project.

Bradford Village Pump Station: Engineer Wise said there were concerns 35-40 people present to discuss the project. Many of the residents were concerned about damages during the construction project. Engineer Wise said this is a County project. Mayor Hruby advised residents to report concerns to info @brecksville.oh.us.

Councilmember Petsche asked if Engineer Wise would like him to contact the property owner regarding the Whitewood Aerial Sewer Project. Engineer Wise said the Law Director may need to follow up. At this time Councilmember Petsche's assistance is not necessary. Councilmember Petsche asked if it is safe to wait on that project. Engineer Wise said it is not possible for the City to work or cross private property without an easement. A project may not be awarded to a contractor without the necessary easements.

Hickory Ridge Slope Repair Project: Council President Harwood asked how the project is for Mr. Paul on Hickory Ridge. Engineer Wise said Mr. Paul is not satisfied with the landscaping. The contract has specific language in it and as long as the project meets the contract Engineer Wise said he will finalize the project.

(Utilities Committee, continued)

Adjournment: Motion by Petsche, seconded by Broski, to adjourn the Utilities Committee meeting at 7:59 P.M. Ayes: Petsche, Broski, Rose, Nays: None. Motion carried 3-Ayes, 0-Nays.

Committee of the Whole Meeting: Motion by Harwood, seconded by Carouse, to convene a Committee of the Whole meeting at 7:59 P.M. Ayes: Ayes: Broski, Carouse, Harwood, Petsche, Redinger, Rose, Veras. Nays: None. Motion carried 7-Ayes, 0-Nays.

Approval of the April 16, 2019 Committee of the Whole meeting minutes. Motion by Harwood, seconded by Carouse, to approve the April 16, 2019 Committee of the Whole meeting minutes as submitted. Ayes: Broski, Carouse, Harwood, Petsche, Redinger, Rose, Veras. Nays: None. Motion carried 7-Ayes, 0-Nays.

Committee of the Whole Meeting Adjourned: Motion by Harwood, seconded by Carouse to adjourn the Committee of the Whole at 7:59 P.M. Ayes: Broski, Carouse, Harwood, Petsche, Redinger, Rose, Veras. Nays: None. Motion carried 7-Ayes, 0-Nays.

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cc: Members of Council,
Mayor Jerry N. Hruby,
Law Director D. Matty,
Asst. Law Director
S. DiGeronimo,
Engineer G. Wise,
Department Heads