

City of Broadview Heights
Work Session Meeting Minutes
January 22, 2018

Mr. Boldt called the meeting to order at 7:32 p.m.

Mr. Boldt led the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT: Mr. Robert A. Boldt (Ward 4 Councilor, President)
Mr. Thomas Pavlica (Ward 1 Councilor)
Mr. Brian Wolf (Ward 2 Councilor)
Mr. George Stelmaschuk (Ward 3 Councilor, President Pro-Tem)
Ms. Jennifer A. Mahnic (Councilor At-Large)
Mr. Joe Price (Councilor At-Large)
Mr. Glenn R. Goodwin (Councilor At-Large)

OFFICER(S) PRESENT: Mr. Samuel J. Alai (Mayor)
Mr. Vince Ruffa (Law Director)
Lt. Scarborough (Police Lieutenant)
Chief Jeffrey Hajek (Fire Chief) (late)
Mr. Dave Pfaff (Finance Director)
Mr. David Schroedel (Service Director) (late)
Mr. Gary Yelenosky (City Engineer)
Ms. Kristina Sorensen (Economic Development Director)
Mrs. Amy Jo Washabaugh (Human Service Director)
Mrs. Helen Dunlap (Clerk of Council)

OFFICER(S) ABSENT: Mrs. Paula Horner (Parks & Recreation Director)
Mr. Michael Skvasik (Building Commissioner)

1. PowerPoint presentation from Brecksville-Broadview Heights City Schools for the proposal for the new K-4 school building.

Superintendent Joelle Magyar gave a power point presentation regarding the Brecksville-Broadview Heights Bond Issue that will be on the May 8 ballot. The bond will be for a Pre-K-5 building along with some upgrades at both the High School and the Middle School at over \$44.5 million dollars where the 3 elementary schools will be razed and Central School will be considered to be repurposed for other uses and not necessarily by the school district. The School Board has not decided on a new location for the new school. They are asking the voters to maintain the same millage that they are currently paying on the high school bond (which was a 25 year bond) that is set to expire in 2021 to finance and fund this new building that they would like to construct (which would be a 35 year bond). The student population that is presently in those 4 buildings would be filtered into this one new building. The student enrollment has declined by approximately 1,000 students in the past 10 years and they anticipate this trend to continue. In 2017 they engaged with the State through OFCC (Ohio Facilities Construction Committee) to come to the district and do a free assessment of all of our buildings. They make recommendations to the district on what they see and the conditions of the buildings. The district also hired a firm that took the recommendations from the

State and they validate those reports. If the district does everything that both the OFCC and the firm that was hired recommend it would cost an estimate close to \$100 million. The State looks at the percentages of the cost to renovate compared to the value and if it is over 57% to repair then they recommend a full replacement. The 3 elementary schools estimates are all around 80% or higher. There was a committee of around 50 people that looked at all plans that have been submitted over the years and those 50 people broke down in 4 separate committees to look at 4 specific tasks. A video was presented about the conditions of the schools with slides showing the water damage and there being no air conditions and dial up modems to run the HVAC system and those rooms with the main HVAC systems being shared with the janitorial supply room along with asbestos running throughout the buildings and that not all buildings are actually ADA compliant with ground water seeping into the buildings and damaging the flooring along with sinking asbestos tiles. Having this new building will allow the district to save approximately \$1 million per year in operating costs.

Superintendent Magyar continued after the video stating that those 50 people are now part of the campaign committee. They will have direct mailers and phone callers, hosting events such as coffee talks throughout the city and if you want to host one contact the schools. Their kick off meeting is scheduled for this Wednesday, January 24 at 7:00 at the Middle School Media Center and all are welcome.

Mr. Goodwin asked if they have a site in mind. He knows that this is the first question that residents are going to ask them.

Ms. Magyar stated that they have not made a decision about a site yet.

Mr. Price stated that the revenues that they will generate from this bond issue, will it all go towards a specific bond retirement or does it go into a general fund.

Mr. Jeff Hall the School District Treasurer stated that it goes towards specific bond retirement. It will be a \$44.5 million bond issue that is actually going to, he can't actually say that it is going to replace technically, they have one coming off in 2021 and it is just a matter of time that there will only be one bond retirement for \$44.5 million for the purpose for a Pre-K-5 included in that is approximately \$2-4 million for immediate renovations at the high school and middle school.

Mr. Price asked if this is going to be a property re-evaluation in 2019, will that re-evaluation calculate up that number or will it remain fixed.

Mr. Hall stated that is going to happen in 2018 and they just saw about a \$10 million increase so the district itself has an assessed evaluation of about \$1.033 million as it stands. They are currently assessing 2.46 mils to retire an original 4 mil levy that was originally passed back in 1994 and they built the high school in 1996. They are proposing and certified as it stands now economically speaking, who knows what is going to happen between now and 6 months from now when they actually sell the bonds. At 2.2 mils for \$44.5 million, the reason why they are down to 2.46 mils is because back in 1996 our properties were worth about \$663 assessed values so as those values increase the triennial comes back and gives them some positive numbers. Obviously that will be good for all taxpayers because hopefully that will bring that millage down for all taxpayers.

Mr. Price stated that he guesses that is where he is going with that. Are you going to be able to retire that original 25 year bond earlier than first projected? With the incremental increases that you received, the growth in housing in both communities, he knows that there has been a growth during that 25 year period?

Mr. Hall stated that right now they owe about \$8 million currently and that is about \$2 million in bond retirement now. He is going to talk to the County about those specific issues so any increase in values will really benefit everybody.

Mr. Price stated that they have property values on the existing schools that you said were going to be razed at \$9.5 million so when you raze them the property value is going to be land value. So when that land is sold, is that going directly towards paying off that bond?

Mr. Hall stated that he would certainly hope so but he does not know if that discussion has been had yet. He believes that makes the most sense. They cannot use those funds for operating. The Board will discuss that over the next 3-4 months and then make a decision on that. First they need to get the levy approved. Central school is going to be refurbished. That is more of a historical building more than anything else.

Mr. Price asked if there is a chance that the properties are not going to be razed.

Ms. Magyar stated that it would depend on what the Board decides. If someone is possibly interested in purchasing that piece of land and they want the building on it, certainly they would consider it. None of those decisions have been made. She stated that because the renovation at the high and middle schools clearly is greater than what is earmarked for that that the sale of those properties could also go towards the renovation of both of those schools.

Mr. Price stated that one of the discussions that has brought to the surface again goes back to Wallings Road School which the school district said basically the same thing that is being said today about these schools and then the school was sold to a developer who originally rented it off and then another school system buys it and renovates it and for those of us that have had the pleasure of visiting it we see a well maintained and very nicely presented building when you enter it. So his other question and he is asking these questions for the taxpayers, so when these repairs are desperately needed, what put us in the position where they have gotten where they desperately needed condition?

Mr. Hall stated that he wishes that he could answer that. He would probably be guessing.

Mr. Ziegler answered from the audience but it was inaudible.

Mr. Price asked what the total number of students in the school district now.

Ms. Magyar stated about 3,700.

Mr. Price asked how many in K-5.

Ms. Magyar stated approximately 1,600.

Mr. Price stated that is about \$1,000 per student per year on the bond retirement.

The recording started having a lot of static which made it hard to hear.

Mayor Alai stated that they are looking at sites and they talked a little bit about it, but he just wants to be clear, when we talk about repurposing Central School, does that mean that the school district is keeping Central School and repurposing it and what are the funds that you are going to use to repurpose it with.

Ms. Magyar stated not necessarily. So when they say that Central School will be repurposed meaning that in the proposal that they showed in the \$44.5 that includes cost for abatement and demolition of those 3 buildings that were discussed so that is planned into that bond number. There is no money planned for the abatement of Central School. So they say that it will be refurbished but the school system has no plans to demolish that building so if the property is sold it will be repurposed.

Mayor Alai stated that he was just a little confused and maybe they want to take that pause, he was a little confused as repurposed, it may be sold and the school district is not tearing it down but somebody else may be able to use it and repurpose the building. From what it sounds like is that the school district is repurposing it and we are not seeing how much money is going to be spent on that.

Someone from the audience spoke but it was inaudible.

Mr. Wolf stated that if anyone from Council would like to visit the buildings and see, he is sure that they would still be invited to come and take a look at the buildings. He asked if they could share anything from the high school foundation report.

Mr. Hill stated that no news is good news. They will be monitoring that foundation for years to come. The movement, there is movement but not to a point where there is any remediation recommended which is really good news.

Ms. Mahnic stated that she too has been getting similar questions as Mr. Price. The other question that she gets and this is more so the school district is aware as you are going around presenting is where the new school is going to go. Of course the people that she talks to want to have it here in Broadview Heights and she is sure that Brecksville would like to have it there. At what point do we stop going to voters and we start planning ahead for things. People are tapped out. She knows that when she walked before our recreation center was being built and that is something new and people had a choice on that at that time people were strapped and then they were hit with the operation levies and she happens to live on the North Royalton City Schools side and then they got hit with that so she understands what Mr. Price is saying on the other side where he represents the Brecksville-Broadview Heights School side, at what point, and she certainly understands the conditions of the schools because she teaches in a district that had schools like that so bad the State says they had to tear them down but the State also gave them money for that. Is the school district getting any funds from the State?

Ms. Magyar stated no.

Mr. Hill stated that we are a wealthy district so the State of Ohio through the OFCC ranks school districts by wealth and unfortunately we are not high enough. The alternative is to go to the taxpayers. He continued this discussion but it was inaudible.

Mr. Zeigler stated that they can't say that this is no new tax, which is not entirely true, this bond is a tax, and however, your annual tax dollar amount will stay the same. If you do vote no, then that bond will retire and your taxes will go down. Now if they pass this it will be potentially seamless as you would be paying the same amount annually but now you will have a new school funded.

Ms. Mahnic asked when this new tax if passed will retire.

Mr. Hill stated that it will be a 35 year levy.

Ms. Mahnic stated that they mentioned that approximately this new building will serve 1,500 students. Now Ecot closed, how many of the school district students go to those online.

Ms. Magyar stated that they have 6.

Ms. Mahnic stated that hypothetically if the population in the community grows, what is the room for growth in this new building other than increased class sizes.

Ms. Magyar stated that anytime that there is new construction built you are building the building based on what your population is. They are going to build it even knowing that our enrollment is decreasing and they determine the square footage by that and build to the max capacity of the school but there is room at the middle school if there is room needed at some of our district facilities after construction there will be space for the children and additional growth if needed.

Mrs. Mack stated that she wanted to circle back to Wallings Road Elementary School and she remembers how much trouble that caused and the Board is very sensitive to the fact that this is 2 cities so more than likely and she wants to be honest that the high school and middle school are in Broadview Heights, more than likely it is going to be in Brecksville because all the other buildings will be in Broadview Heights. She stated that they do not have a location but they are very sensitive and they will get the Board Members up to speed. They are well aware of the Wallings Road School situation and that is definitely something that they are considering.

Mr. Price asked if they are at all considering selling the land that they have in Broadview Heights.

Mrs. Mack stated yes. They talk about that and they have talked about that years ago. They were approached by a developer, they held on to it because they weren't quite sure what their path was so this leads to part of an overall, once they get to May and past May they have to look at, they are not developers, that is not their business and if they see that as not a viable option then they need to look at that and discuss that. They basically looked at where it was in relation to the high school. They never looked at it, they weren't even talking about building, they were still bandaging. So that is what they need to do come May. They need to have 14 months planning of what are they going to do next and they will have to look at all of their properties.

Mr. Price stated that he would think that putting that back on the tax role that they will get more than 56% of that real estate tax where there has been 0.

Mr. Pavlica stated that it is obvious from this presentation that it is well needed and that it is just that his question would be what if it didn't pass in May. Do they have an idea what they might go back for or do?

Ms. Magyar stated that their window of opportunity would be able to say to their taxpayers that there is no additional millage that they would have to do that this year. If they go back to the taxpayers in the next calendar year, the millage would have dropped off from the high school bond and it would be too low to generate the moneys needed then to build the next year so you really have a small window of opportunity

to look at this unique opportunity and it is very rare that you can have this opportunity in front of you where you can look at generating that money to build new with no additional millage and you know that if you live in the North Royalton School District you know that that was a pretty significant amount of money so that is really important to this Board that they are able to say that and be confident that they can say that to their taxpayers so really their plan is hopefully they won't have to do it but they are certainly considering other options within this calendar year.

Mrs. Mack stated that they did a survey and they had 300 respondents and they targeted this specific question and they have reason to believe that based on that survey that these communities are supportive of it.

Mr. Boldt stated that one thing that Broadview Heights has is that it has 2 great school systems. He is in the North Royalton section but he represents everybody in Broadview Heights and he has a spouse that is an alum of Brecksville-Broadview Heights so please get the video out and please send it to Mrs. Dunlap so they can maybe put links if we so choose on our website and also if you could give us the power point that would be wonderful so that we can get the word out because he thinks that if people see the video that really has an impact because we had a hospital here at one time and everybody said that it looked great, don't worry about it but if you went in there there was actually animals in there but he thinks that if people see what is inside, some of these older buildings, they would have a different attitude. He wishes them the best.

Ms. Magyar thanked Council for their support and she will get that information to us. She stated that people are pretty shocked when they see the video because they see the schools from the outside and it doesn't look that bad. It is a good problem to have because we have an outstanding maintenance crew that takes really good care of the outside of the buildings. They will present the video at their kick-off campaign on Wednesday and the video will also be available on their website so if people are looking for it and they don't have it then you can direct them there as well. Thank you so much for your time.

Mr. Wolf stated that he always compares the schools to the fire engines, they look great on the outside, but it is still a 1974 pumper and they don't realize what is underneath it.

2. Discussion from the Finance Department. Mr. Pfaff

a. **Amendments to Codified Ordinance Chapter 881, Business Regulations and Tax Code**

Mr. Pfaff stated that this is amendments of Chapter 881. These are recommended by RITA because of some changes with the, he thinks that it was HB5 that had the uniformity for municipal income tax that was affective January 1st of 2016 and then you now have HB49 which was clarifying some of the definitions and terms within that. It does not change any of the things that are taxable or what the city would collect. It is just basically routine maintenance items. One item that is not included in this amendment per RITA's recommendation is the option for people to, putting language in our ordinance regarding the ability people have to opt into pay their net profits through the State. There are at least 2 law suits right now pending regarding that and there might even be a 3rd one and RITA is recommending that until the law suits are settled to not include that language in the ordinance.

3. Discussion from Mayor Alai.

a. **Allowing SpotLights to have Wine at Certain Theatrical Functions for 2018**

Mayor Alai stated that they would like approval to renew the request for wine at the Spotlights Theater. We have been doing this since 2013 and what this does is this helps them sell out the shows that they have and again there is no additional liability or insurances on the City's behalf because they will not be selling or supplying, it is just patrons bringing in the wine.

4. Discussion from the Human Services Department. Mrs. Washabaugh

a. **Apply for a NOACA grant**

Mrs. Washabaugh stated that she would like permission to apply for a grant through NOACA. This grant will allow them 12 passengers, 2 wheelchair bus to replace their current wheelchair van. That would be the priority for that vehicle would be the wheelchair medical transportation, however it would help with our waiting list on our current bus so when it is not in use they can use it to get more residents to where they want to go, social and recreational activities.

5. Discussion from the Police Department. Chief Vizer

a. **Annual Maintenance agreement on recording equipment**

Lt. Scarbrough stated that this is the recording equipment in the Police Department. It is a continuation of our contract with them.

Mr. Stelmaschuk asked if this is in the budget.

Lt. Scarbrough stated that he believes so.

6. Discussion from the Engineering Department. Mr. Yelenosky

a. **Appraisal Services for City Property**

Mr. Yelenosky stated that he would like council approval to enter into an agreement with Jeff Sherman for the appraisal of property on W. Royalton Road. The fee is about \$1,500.

COUNCIL OPEN TO THE RESIDENTS

None this evening.

COUNCIL DISCUSSION

Mr. Price stated that the BZA will be meeting on February 7th at 6:30 p.m. He had actually brought his tax bill not even knowing at first that this presentation tonight, the reason that he brought it was that he sent Mr. Pfaff an email or actually talked to him about a month ago and he had forwarded to him and like he said that the property taxes are going up 9.96% so he has spoken to some of his colleagues as to maybe us focusing on some way how we can rain in property taxes. He does not know if there is a way or not but from a finance perspective maybe at least starting at the finance committee and maybe they might be able to reach out to professionals that might know a way because frankly with the property taxes escalating it became a concern of his and a voice of the residents before even this was brought up that property taxes are getting out of control in the community. He does not know if that is something that they can discuss.

Mr. Boldt stated that he will leave that in the hands of Mr. Pfaff.

Ms. Mahnic stated that the Empty Bowls fundraiser at CVCC is February 6th. If you would like to purchase tickets she will bring them next meeting. Remember that the money that is raised will go to the Lend a Hand foodbank that services residents here in Broadview Heights. Shade Tree Commission met this evening and they talked a lot about different things. They had approved 2 logging requests, both on Broadview Road. The Building Department and Engineer did go out. Most of this is due to storm damage that needs to get removed. They are talking about moving Arbor Day from April 20th to May 5th at 10:30 a.m. and making it more of a community activity vs. in the past it was sort of a couple of people standing around a tree and they talked about maybe making it more community involvement. She thinks that they will be talking more about that at the next meeting. They discussed spring planting and some of the streets that they were considering were Rocky's Court and West Ridge who had the Ash Tree problem. Not all of them are down yet but they are in the process of coming down. They are also looking at the funding of the Shade Tree Commission possibly at the next meeting. She knows that this has been about a year and a half of them wanting to do this. They tossed around some ideas but certainly nothing to present to council. They are working on getting together a welcome binder as new people join the commission they will kind of have a history of the commission. Maybe that is something that some of the other boards and commissions that might not have a transition binder might want to consider doing. She thinks that Mr. Giomini was looking at something along those lines for some of the other boards and commissions.

Mr. Goodwin just wanted to make a comment about Shade Tree. He thinks that is a great idea to move that date because in the past many years ago there was a lot of community involvement, Boy Scouts, Troops were involved. There were many community members and we have lost all of that and you are right, there is like one person. He knows that he has been that one person one time and he thinks that will give the opportunity to get the community involved in that.

Mr. Wolf stated that he just wanted to pass along that Shannon Williams at the high school was named female athlete of the year.

Mr. Boldt stated that the Planning Commission will meet on Wednesday and there is one item on the agenda and remember that there is no Council Meeting next Monday.

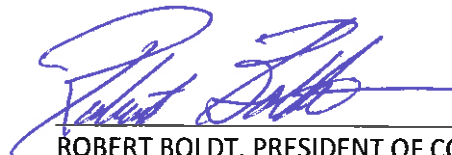
ADJOURN

Mr. Boldt stated that with no further business to come before the committee, this meeting is adjourned.

The time was 8:29 p.m.



HELEN DUNLAP, CLERK OF COUNCIL



ROBERT BOLDT, PRESIDENT OF COUNCIL