

**City of Broadview Heights
Work Session Meeting Minutes
May 29, 2018**

Mr. Stelmaschuk called the **WORK SESSION** to order at 7:30 p.m.

Mr. Goodwin led the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT: Mr. Robert A. Boldt (Ward 4 Councilor, President) (late)
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. Glenn R. Goodwin (Councilor At-Large)

MEMBER(S) ABSENT: Mr. Joe Price (Councilor At-Large)

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

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

1. Discussion from the Human Services Department, Mrs. Washabaugh

a. **Accepting a donation**

Mrs. Washabaugh stated that they received a \$5,000 donation from Bill Balhorn Jr. in memory of his late father, late Bill Balhorn Sr. The family is donating to the individuals known as the coffee club whom his father spent many hours with here at the center. The funds are going to be used as a credit to 13 individuals to be used to go on trips and/or activities that they offer at the center.

2. Discussion from the Engineering Department, Mr. Yelenosky

a. **Purchase of Property for the Rt. 82 Widening Project (#13)**

b. **Purchase of Property for the Rt. 82 Widening Project (#27)**

Mr. Yelenosky stated that these first 2 items are right of way purchases of property for the Rt. 82 widening project. They are for parcel numbers 13 and 27. One was for Marymount and the other was a residential property.

c. Avery Road Storm Drainage Improvements Phase I

Mr. Yelenosky stated that this is the Avery Road storm drainage improvement phase 1. This basically is a design that takes care of some of the storm sewer improvements along short Avery, mainly focused around 8320 Avery Road. So the gist of what we plan on doing is basically capturing the water on the east side and conveying it to the west side and discharging it into the creek between Cherry Hill and Avery Road. He provided kind of a rough sketch to council and they are working on finalizing the draft so he is looking for council to give him approval to advertise for bids.

Mr. Pavlica asked Mr. Yelenosky if this is going to disturb short Avery Road at all as far as disturbing the existing asphalt.

Mr. Yelenosky stated that we will have one open cut and it will basically be in front of 8320 Avery Road.

Mr. Pavlica stated that since the new school levy did pass for the Brecksville-Broadview Heights Schools and it appears that they will be building the new elementary school on Oakes, we have been talking for years about improving short Avery Road. We have been going after grants year after year and he does not know if we went after a grant this year or not but we always fell short. The drawings are done he believes to widen.

Mr. Yelenosky stated that they are just about done so basically the drawings will have all phases included but at this time he thinks that it is in our best interest until we see how everything is going to shape out with the new school. This is only phase 1. We did go in and clean out, we have an easement between one of the houses there is a drainage ditch that is getting kind of close to the house and we cleared some of the vegetation so the banks are now exposed.

Mr. Pavlica stated that the trouble is right now, short Avery is not going to be able to handle the traffic that it will be handling soon, that it will have on it soon with the busses and everything so he would like to see us revisit repaving short Avery along with the sewer work.

Mayor Alai stated that Mr. Pavlica has great points. They met the middle of last week with the Superintendent and Rich Fillmore the Director of Transportation for the Brecksville-Broadview Heights Schools and Mr. Schroedel and Mr. Yelenosky and himself and that is something that they were looking at and the thing is is that we are still about 3 ½ years away from any school being opened and with all of this, there is some funding out there that we can go for but we need the schools help, Safe Routes to Schools Grant but the schools have to do their due diligence on this and Mr. Schroedel and Mr. Yelenosky will help them with that so we are working with them and for busses being on short Avery, nobody said that there is going to be busses on short Avery yet. We do not want traffic on short Avery for a school so that will be something that we will look at too. Mr. Pavlica's point is well taken, we have already met with them and we are looking at a Safe Route to School Grant and to work with the City of Brecksville and with the school system to make short Avery. What we are doing now is to help your residents get some of the storm water done now before the road because we can't afford to do them both and right now the storm water is of utmost concern to us. That is why we would like to move ahead and get the storm water going at least.

Mr. Pavlica stated that he would just like to note that since he has been on council almost, we have been going after, promising residents on short Avery that we were going to pave the road for them, that we were going after grants year after year and we were never able to obtain that grant so even if it is not busses and it is cars and that is going to be on short Avery, it still should be, he thinks that we, he would like to see us address it.

Mayor Alai stated that we are. The plan is to do the storm water, curb and gutter, widen the road to a level that the engineers think is possible. That is still going to happen. It just is not going to happen all at the same time. We want to get the storm done first and then go ahead with the road as money frees up. We have a plan that will bring back in maybe a month of some of the plans that we have for that road. We are still in the middle of looking at and the funding that we are going for is not the same funding that we used to go for. So the Safe Routes to the Schools may be something and then with the fact that the Metro Parks may even be part of this to get people to get from Route 82 up through and across Oakes and you can bring in the schools, the City of Broadview Heights, the City of Brecksville and the Metro Parks so it may be a better grant for us with more people and be able to score higher. Nothing is guaranteed but this will be our best opportunity it looks like and everybody seems to be on board for going for this funding.

Mr. Yelenosky stated that he thinks that our plan of attack is to phase this so that we can basically move forward to make these improvements and like the Mayor mentioned, there are different avenues that we can go for grant funding. The huge one being the Safe Routes to Schools, but a lot of the responsibility falls on the school district for us to apply for those.

Mr. Pavlica asked so what is the plan for starting this work.

Mr. Yelenosky stated as soon as possible once he has authorization to bid. It may take a couple of weeks to advertise and bring it back to council and they will look at maybe late summer.

Mr. Pavlica stated that he knows that we have issues downstream around Cherry Hill and that so this should address those problems down there hopefully.

Mr. Yelenosky stated that it will help to a certain extent. There are a number of other things going on that they can look at and which they are.

Mr. Goodwin stated that is exactly his question is all of this flow, where is it going.

Mr. Yelenosky stated that the flow really flows from east to west across Avery through a number of different conveyance points. Right now it is heading to the creek between Cherry Hill and Avery Road.

Mr. Goodwin stated because this will actually flow south of Rt. 82 into the creek.

Mr. Yelenosky stated that this will flow east to west across Avery and then discharge heading north.

Mr. Goodwin stated but it will be south of Rt. 82.

Mr. Yelenosky stated correct.

Mr. Goodwin stated you are aware that Cherry Hill in the cul-de-sac, those houses there when it floods it does come up to their back door.

Mr. Yelenosky stated that he is well aware of that.

Mr. Goodwin asked if this will erase that issue.

Mr. Yelenosky stated that the way that they have designed it and they basically put the discharge point well beyond the houses so ultimately it is going to accelerate the flow more north. Right now this creek that runs between the houses discharges right now in someone's backyard and we are going to basically pick that up and it is all going to be piped now and not discharge in their backyard. That is our intention.

Mr. Goodwin stated that will increase to keep it back from the backyards so those homes in the cul-de-sac.

Mr. Yelenosky stated that it is going to accelerate the flow but it will accelerate the flow past the houses so there is a bunch of vacant land just south of Rt. 82 and that is where the water will go.

Mr. Goodwin stated that his impression is that it backed up from Rt. 82 south all the way to those houses.

Mr. Yelenosky stated that he has heard a number of stories from individuals that have said that when the culvert was placed he thinks during Mr. Goodwin's tenor as Mayor it caused a whole bunch of issues. He hasn't been able to find any evidence of that. He does not know when the culvert was replaced but there has been an issue. It comes down to these houses were built very close to the creek. There is a multitude of things going on; you have the retention basin in back that hasn't been maintained.

Mr. Pavlica stated that on that note can we possibly investigate the culvert that does go under Rt. 82 to see if that is an issue there.

Mr. Yelenosky stated that it is a possibility. It really doesn't have any bearing on what we are trying to do here, ultimately what resolution would we have other than replacing the culvert. We may want to look at further upstream impacts because that is costly repair. He is not sure, maybe Mr. Goodwin can better speak to that because everybody that he talked to it was replaced during his tenure. He hasn't been able to find any information. He thinks that Mr. Siefert was the City Engineer at the time.

d. 1803 West Royalton Road

Mr. Yelenosky stated that he is looking for council approval to sell 1803 West Royalton Road. All of City Council should have been provided a lot split/consolidation. That was approved by the Planning Commission last Wednesday. Basically the gist of it is that the city owns parcel 007, 008 and 009. If you recall we purchased 008 and 009 from Mr. Porter back in 2014 for approximately \$265,000. Our intention is to basically split 008 and 009 and consolidate them into 2 parcels so that you will have parcel A and parcel B as it is shown on the plat that was provided. We had an appraisal done so basically we would be selling parcel A which the appraisal came in at \$225,000. He thinks that it is our intention to set a minimum reserve at \$200,000 so he is looking for council approval to advertise that for bid.

Mr. Stelmaschuk asked for Mr. Yelenosky to give them a refresher because he knows that we have talked about this.

Mr. Yelenosky stated that we bought the property with the intention of building a master retention facility however as you recall Mr. Luciano the property that we needed to the east of that, the deal did not go

through. He had some other things that he wanted and we weren't willing to come to an agreement so it was in our best interest to basically scrap that project, finish the design, it is a shelf ready project but in doing so what we want to do is recoup some of our money so there is really no reason for us to keep parcel A other than simply accessing the property which he has carved out a piece of the property and granted ourselves an easement so that we can access that back portion just in case that project that is designed does come to fruition one day we still have access to the back property for construction.

Ms. Mahnic stated that basically parcel A is the section of land that we wouldn't need for the master retention.

Mr. Yelenosky stated correct. There might be a little bit that we could have utilized but it is probably in our best interest to recoup some of those costs.

Ms. Mahnic asked if we bought both parcel A and B for the \$265,000 total.

Mr. Yelenosky stated that we bought 009 and 008 for the \$265,000 and he believes 007 was a donation from Mr. Porter.

Ms. Mahnic stated so then the estimate is \$200,000-\$225,000.

Mr. Yelenosky stated that the appraisal came in at \$225,000 and he basically said that the house is worth that much but it is probably in our best interest to advertise a minimum bid of \$200,000 so we encourage the bidding.

Mr. Ruffa stated that this ultimately has to go to public bid so that will all be prepared for public bid and then anybody can actually bid the project. We are putting a reserve on it because we do not want it to go below a certain amount and we don't have to ultimately sell the property if we don't get the minimum bid required. It is something that we can't just hire a real estate agent to sell, we have to put it out to public bid for purchase.

Mr. Stelmaschuk stated that if we do that and we don't get a good bid can we at that point decide not to sell it.

Mr. Ruffa stated that as long as it is below the minimum bid. Yes absolutely, we don't have to sell if we don't hit that minimum number that we have established.

3. Discussion from the Fire Department. Chief Hajek

a. **Accepting a donations**

Chief Hajek stated that this is just another donation that they received through the mail.

4. Discussion from the Economic Development Department. Ms. Sorensen

a. **Apply for NorthCoast Brownfield Coalition Community Assessment Grant**

Ms. Sorensen stated that she just wanted to ask for authority to apply for this Brownfield Assessment Grant with regards to parcels that are at the end of Treeworth which she is sure that everybody is familiar with by

the highway and Rt. 82. These historically her understanding were construction and demolition debris landfills and obviously they are marketable properties. Not knowing to what degree there is contamination in there. These grants would allow us the ability to complete the phase 1 and phase 2 study in a map of the owners so that we could verify if there is contamination in there and if so we would have to see if we would qualify for a clean-up grant or the owners could qualify clean-up grants. Just asking for authority to apply for these funds which are federal funds distributed through the county.

Mr. Pavlica asked if the owners couldn't go after this grant themselves.

Ms. Sorensen stated eligible applicants on the guideline of the copy that was sent to council are public entities, non-profits and businesses that did not cause or contribute to the contamination of the site and the current owners owned it at the time.

Mr. Wolf asked if this is a match grant or is this a straight grant.

Ms. Sorensen stated this is straight money. It is money that the federal government gives.

5. Discussion from Mayor Alai

a. **MOU for Cuyahoga County's Mass Notification System known as Ready Notify**

Mayor Alai stated that this is the county's notification system known as Ready Notify. It is free to the City of Broadview Heights and cities in the county. We can use it at our discretion or not use it and he would ask for just authorization to go ahead and be able to use Ready Notify.

Mr. Stelmaschuk stated that it sounds like a great idea.

Mr. Wolf asked if these phone numbers public record when those numbers go in there. Is there a possibility that someone can do a public records request for them?

Mr. Ruffa asked the Mayor if we actually have the phone numbers or are they at the county.

Mayor Alai stated that we do not have them.

Mr. Ruffa stated that they would actually have to ask the county for the numbers.

Mayor Alai stated that he will look at the contract as to who is the conservator of the phone numbers and he will find that out.

6. Discussion from the Service Department. Mr. Schroedel

a. **Bid for 2018 Street Striping.**

Mr. Schroedel stated that the Engineering Department and he are putting final dotting the I's and crossing the t's on our street striping program. He would like to put it out to bid next week after it is approved.

Mr. Stelmaschuk stated that this is something that we do on an annual basis.

b. Accepting 2018 Salt bid.

Mr. Schroedel stated that you should have in front of you the results from the consortium salt bid request. Cargill was the low bidder. After talking to some of the other Service Directors that everyone is going with Cargill even though it is more than it was last year. If you look at the price history over the last 20 years, salt has gone up extraordinarily. Cargill has been good about delivering. The only concern that he has with the bid is that this year for the first time, Cargill has put a maximum of 140% now a couple of years ago they put a minimum on and it seemed to him that they had a crystal ball because those 2 years were the first years that we had to have a minimum and it barely snowed so we struggled, we had to pack our salt in at the end of the year and just to buy the minimum amount of salt. This year there is no minimum and there is a maximum so he is hoping that they don't have crystal balls because we will be in for a tough winter. If it is, we have gone over, our estimate is 4200 tons. If you look at the last 5 years that is right about on the money, if you look at the last 10 years the average is more like 5500-5800 tons which 140% of the 4200 is 5880 so we should be okay. There have been some years, 2009-10 he believes is the year that was a horrible year and everybody was running out of salt and we used 8000 some tons that year. He does have to say that Tony from Cargill has been a fair person to work with.

Mr. Stelmaschuk stated that it sounds like the history shows that we are in the range there.

Mr. Schroedel stated that we are definitely in the range. If we have an extraordinarily harsh winter we will have to deal with that.

Mr. Stelmaschuk stated to let the record reflect that Council President Boldt has arrived.

Mr. Boldt apologized for being late.

COUNCIL OPEN TO THE RESIDENTS

None this evening.

COUNCIL DISCUSSION

Mr. Pavlica stated that he received a call last week of an incident that happened on Broadview Road that happened with trees and he knows that in the past our Service Department has gone down and inspected trees and the dead ones sent notices to the residents.

Mr. Schroedel stated that if they are a hazard of falling onto the road yes.

Mr. Pavlica stated that his question is maybe it is possibly time to do this because apparently the tree came in and hit a vehicle and luckily it didn't hit the windshield and also luckily the person didn't have their grandchild with them because they would have been hit with the glass so perhaps we could make another trip down Broadview and Avery Road and other parts of the city to check out for dead limbs and trees.

Mr. Schroedel stated that they will do that. They sent out about 100 letters out last year if you remember and most of the people have taken care of their trees. The Asst. Foreman is going to go out and see who hasn't taken care of their trees and when he does that he will be looking also for trees that have become hazardous.

Mr. Wolf stated just another great Memorial Day Weekend with the city. They did an awesome job of putting on the parade and the event at the end. He did attend both cities and ours was to the point and it was great. Good job Mayor. He also wanted to mention just to bring it to everybody's mind that the food trucks need permits and there is no cost. You need to call the Fire Department so if someone is having a party at their business or their home with a food truck to make sure that they get that permit and inspections and you get a sticker that is good for a year. He learned a lot about what the process was so he just wanted to pass that along.

Mr. Boldt stated also he concurs that the Memorial Day parades always something that we do well here and thanking veterans for their service. Also this weekend everybody is graduating so congratulations to the high school seniors that are graduating and let's hope that they stay safe during this time of year.

Mr. Stelmaschuk stated that he too would like to echo the thought on the Memorial Day Celebration. He thinks that we did good with the new construction going on we did a good plan to get around that and hopefully when it is all done by next year we will have a new flag pole and everything and that will all be good. Regarding the tree cutting, he was concerned about that last year and he concurs that most of the trees were done but could Mr. Schroedel look at Broadview Road again because there are still a few there that could fall onto the roadway and then this Friday night is the Night in the Heights at 7:00 p.m. featuring Stu and the Brew and there is a car show too. It should be a good time.

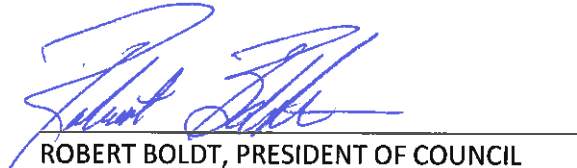
ADJOURN

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

The time was 7:56 p.m.



HELEN DUNLAP, CLERK OF COUNCIL



ROBERT BOLDT, PRESIDENT OF COUNCIL