

MINUTES

Council Committee Meetings

July 16, 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, Purchasing Director R. Riser, C.B.O. S. Packard, Service Director R. Weidig, IT Department C. Jatsek, Acting Clerk of Council K. Kouri.

Others in attendance: Kathleen Gavin, Thomas Collin, and Dominic Caruso

Buildings & Grounds Committee

Chairperson - K. Veras

Committee members - L. Carouse, L. Redinger.

Chairperson Veras called the meeting to order at 7:15 P.M.

Roll Call – Present: Carouse, Redinger, Veras.

Absent - None.

Approval of the July 2, 2019 Buildings & Grounds Committee meeting minutes.

Motion by Veras, seconded by Carouse, to approve the July 2, 2019 Buildings & Grounds Committee meeting minutes as presented. Ayes: Carouse, Veras. Abstain: Redinger. Nays: None. Motion carried 2-Ayes, 1- Abstain, 0- Nays.

Community Center and Human Services Camera Project: Councilmember Veras said there was a lot of information about this project in the Councilmembers meeting packets, and asked Carolyn Jatsek to say a few words regarding this project.

Carolyn Jatsek said this project is to upgrade Human Services current camera system as well as expand the cameras and equipment in the Community Center. This will bring all the equipment to a unified level one server, and by doing this, each department will have access to their camera system. This has been a project that both Recreation Director Tom Tupa and Human Services Director Steve Paciorek have been involved in and believe that with this upgrade



Buildings & Grounds Committee, Continued

and expansion they will be able to cover the areas they feel are important and get the coverage they need both internal and external. All the labor for this project will be done in-house with the exception of setting up the server, and the equipment will all be purchased under GSA contract pricing.

Councilmember Petsche asked if the cameras were recording people and if someone monitors the cameras. Mrs. Jatsek responded that the cameras are not continuously monitored, they are typically referred to after there has been an incident. Councilmember Petsche asked if they have been useful in the past. Mrs. Jatsek responded yes, they have been used in the past at the Community Center for incidents that have occurred. Councilmember Petsche asked for a specific incident. Council President Harwood responded an example is the cameras are used when there has been damage done to the facility or equipment, and they are used to catch the person that did it. Mrs. Jatsek commented they are used also if someone has misplaced something, or had a personal item stolen or accidentally picked up by another. This is phase one, the second phase would be to install cameras at Kids Quarters and the Aquatics Expansion and all be on the same server, we have planned for the future with this project and purchase.

Council President Harwood said there has been damage done to the new Comfort Station recently. There are only so many staff members and some of these locations cannot be monitored at all times, until a resident or individual brings issues like this to our attention, we might be unaware it needs to be taken care of. If having equipment like this will assist in taking care of these problems quicker, I believe it is a good thing. Councilmember Redinger stated that cameras are City wide, they are not only in the Community Center. They are in places such as Blossom's Turf Field. Mayor Hruby stated they have been useful in situations at the Turf Field. He stated cameras are also useful for personal injury incidents against the City and our insurance company appreciates we have this type of surveillance. Councilmember Petsche thanked the Mayor, Council and Mrs. Jatsek.

- Motion by Veras, seconded by Redinger, to submit to Council a request for approval of an Ordinance authorizing the purchase of cameras and mounts for the Community Center and Human Services Center camera project from Affinitech through the State of Ohio Administrative Services Purchasing program, a non-state contract related server from Lake Erie Electric and a contingency for miscellaneous cabling supplies from various vendors. Ayes: Carouse, Redinger, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Aquatic Center Update: Mayor Hruby announced the project is coming along very well and is on schedule. The City has enjoyed working with the contractor. On Thursday July 18, the Community Center and Human Services Center will be closed due to the water at the facility needing to be shut off.

Police Station and Dispatch Facility: Mayor Hruby stated there are some issues with the construction of this project. Perspectus Architecture was only contracted to work through the end of last year, they have submitted a proposal to continue their services. The administration advised Panzica of the proposal and expect Panzica to cover that cost. We are putting together a packet of information to discuss with Mr. Matty and hopefully we will be able to resolve this somehow. Lines of communication are still open. There are a few issues within the building that need to be corrected and they are working on that.

Buildings & Grounds Committee, Continued

Adjournment: Motion by Veras, seconded by Carouse, to adjourn the Buildings & Grounds Committee at 7:25 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 7:25 P.M.

Roll Call – Present: Carouse, Rose, Redinger.

Absent - None.

Approval of the July 2, 2019 Finance Committee meeting minutes.

Motion by Rose, seconded by Carouse, to approve the July 2, 2019 Finance Committee meeting minutes as presented. Ayes: Carouse, Rose. Abstain: Redinger. Nays: None. Motion carried 2-Ayes, 1-Abstain, 0-Nays.

Executed Development Agreement Exhibits: Law Director Matty stated the exhibits were submitted at a meeting in November. Unfortunately, they were submitted with eight or nine other pieces of legislation and were put up on a shelf. All exhibits were agreed to by all parties, they are basically house cleaning to complete the agreement that is already in place and executed and working well. Again, there are no changes to the agreement.

Councilmember Petsche asked about the debris piles that are at the site. He stated exhibit “G” states the developer is responsible for removing the piles, schedule “H” does not schedule out debris removal and he would like to see a date on the debris removal. Council President Harwood said they are recycling the debris, therefore they are crushing it on site and trucking it out. DiGeronimo Development could probably identify when they believe all debris piles would be removed, but Council President Harwood was under the impression it would be completed in the next couple months. Mayor Hruby stated it was told to him the debris would be cleared by October. Councilmember Carouse stated that was his recollection also that the piles would be cleared by late October. Councilmember Petsche stated he would like to know when the piles will be cleared because his office is by the Chrysler Plant and there are still piles of debris there. Council President Harwood informed Councilmember Petsche that the piles at Valor Acres need to be removed and out of the way before they can develop the property.

- Motion by Redinger, seconded by Carouse to recommend to Council a Resolution authorizing the Mayor to accept exhibit “G”, exhibit “H”, and exhibit “J” to the executed Development Agreement with the Brecksville Community Improvement Corporation and DiGeronimo Development, LLC. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

Tax Incremental Financing: Mayor Hruby stated he included with his Administrative Report a preliminary hard cost uses report for phase one of the TIF from the DiGeronimo Company. The Administration will be meeting with DiGeronimo Development and the legal team from Squires to discuss this and we will then set up a meeting with Council to discuss the numbers further. The School District has completed their TIF agreement and the City will need to make a decision.

Finance Committee, Continued

Councilmember Petsche asked to discuss this more. He said when he saw the number of forty-six million on the report he was shocked, he was not ready for that large of a number. He also said there looks to be a five million dollar error in the schedule for the ramps. Council President Harwood stated it could be how the numbers are packaged together, and Mayor Hruby said he would ask why this is but reiterated that these are only preliminary numbers to begin a discussion. He said that the agreement will be with DiGeronimo Company and Council, the Administration will only review it. Council will have meetings to go over any final numbers, and Council will decide whether or not to make the agreement.

Councilmember Redinger asked Councilmember Petsche what his frame of reference was to be shocked by the preliminary number of the TIF agreement. Councilmember Petsche responded; it was just a number much bigger than what he had anticipated. He does not have a frame of reference, he thought the City was doing a TIF for some highway ramps on I-77 and Miller Road and some Miller Road improvements.

Council President Harwood said Council received a presentation about the different types of TIF's, and they walked through, financially, the other items that would fall under the TIF, and it was not just for the ramps. Councilmember Petsche agreed, but he thought it was a general presentation and they were not speaking directly to this agreement. Councilmember Petsche said this amount includes a fourteen million dollar parking structure. Mayor Hruby told Councilmember Petsche this project in total is going to be hundreds of millions of dollars when it is all done, and asked him if he believes the amount requested is in excess. Councilmember Petsche responded this is for twenty-three acres, divided into forty-six million you get two million dollars an acre and that seemed like a lot of money that the City would be financing. Councilmember Petsche then asked if there would be an additional TIF for the next phase. Mayor Hruby responded that we do not yet know how many phases there will be, but you will have the opportunity to ask them your questions when they make the presentation. Mayor Hruby said that the work being done with monies from the TIF will benefit the entire development, project and City, not just the first phase of the construction. Mayor Hruby reiterated this is preliminary and he would like DiGeronimo Companies to defend their position, not the Administration, we are just reviewing the agreement and presenting it to Council for consideration.

Councilmember Carouse stated his belief was that Mayor Hruby received a list of preliminary items that would likely be included and what their estimated cost might be to get a frame of reference. Councilmember Carouse also stated that the TIF is not only going to be for the Valor Acres development, so it is not only twenty-three acres.

Councilmember Rose stated this was understood to be the beginning of a negotiation, and this was an idea of where to begin. Any questions will be vetted and discussed at the time of the presentation, and I appreciate having a general idea.

Councilmember Petsche asked if this would be a three readings type approach to this. Council President Harwood stated we are not even at a point to discuss that yet. We will wait until the presentation by DiGeronimo and discussions have taken place. Legislation has not been drawn up. Councilmember Petsche asked when we would anticipate seeing legislation for a TIF. Council President Harwood responded what Mayor Hruby is presenting to Council right now is that DiGeronimo Company provided this information to see if it is worthwhile to come in and negotiate, we are not at the point to draw up legislation. Mayor Hruby informed Councilmember Petsche that it took the School Board approximately a month to come to an agreement. Council President

Finance Committee, Continued

Harwood said; and again, the legal team presented different types of TIFs, they have not even decided which type we will be negotiating. Council has not seen anything that would allow Council to begin talking about legislation. Mayor Hruby said these numbers could also change with the negotiations with different businesses that are looking to relocate to Valor Acres.

Councilmember Broski asked Councilmember Petsche if he was trying to move this process along. Councilmember Petsche responded no, he got the chart and got sticker shock, he is glad these numbers are preliminary and that it is all negotiable, and we will be negotiating over a period of time.

Mayor Hruby asked Councilmember Petsche what number he thought the entire project would cost. Councilmember Petsche responded he had no idea what that number would be. Mayor Hruby asked then how could this number shock you if you had no idea what the ultimate cost was going to be. Councilmember Petsche responded that his concern is when Mr. Daniels was here I asked what could go wrong, or what is the down side of this and he said well the City's credit is on the line. Council President Harwood stated that is not what he said. Councilmember Petsche continued to say that means there is another forty to fifty million we are on the line for. Council President Harwood said the statement Councilmember Petsche made was taken out of context and is a general statement that does not reflect all the information that was given from a whole presentation about different types of TIFs and how they are utilized. Councilmember Rose said that if the project cost was going to ultimately be one hundred million and they are asking for fifty million, that could be a shock, but this project is going to be hundreds of million. Also, this project could transform Brecksville. Councilmember Redinger stated if we do not consider this the City will not attract other businesses and alternate tax bases. Councilmember Carouse said for example this project is a like a sewer project. Any monies the city invests in the project is being backed by the money collected to pay for it. You need to identify all that upfront because if you do not put it in the TIF you will have to find another way to pay for it. The TIF is the best way to have the necessary infrastructure items be paid for collectively by all those who are going to benefit by it.

Finance Director Starosta said what Councilmember Petsche may have been referring to is when Mr. Daniels spoke about pledge of non-tax revenues. She said that is not necessarily a given that Council would have to agree to or make a pledge of that nature.

Councilmember Petsche said property tax will pay for this TIF but money will have to be advanced to pay for these items and then property tax will pay us back so do we issue bonds. He asked is that how this works. Finance Director Starosta responded that it would be PILOT payments that will be made in lieu of property taxes, and it will depend on how it is structured, and there are many different ways to structure it. She said in Mr. Daniels presentation he said you can ask for the company's backing, if property taxes do not come in, the company covers the difference. There are many structures and tools out there.

Councilmember Redinger asked Councilmember Petsche if he was concerned with coming up with all this money upfront. She said there may be early project costs, but these dollars are being borrowed. Mayor Hruby said much of this money is being paid for by the developer and not the City. That is how a TIF is beneficial to both the City and the developer. There are a variety of ways to do a TIF which is what negotiations will be. Council President Harwood suggested that due to the lack of understanding of a TIF may be. Mr. Daniels can give another refresher and explain exactly what it means and how the City is impacted by it. Council President Harwood said to Councilmember Petsche it sounds like you are against the TIF. Councilmember Petsche said no

Finance Committee, Continued

he is not against the TIF, he is trying to learn about it because it is a huge deal and it is so big it is making him a little nervous.

Mayor Hruby said the reason the report and preliminary numbers were created was because Matt Stuczynski asked what the priorities were and to have some sort of number to begin negotiations to determine what agreement would be most beneficial, if any, to the City. The Administration will make recommendations and will meet with Council to present and review those recommendations. Council will then have plenty of time to review and ask any questions they may have. DiGeronimo Company and their lawyers, our lawyers from Squires, they are all more than happy to answer any questions we may have. Mayor Hruby reiterated that these are preliminary numbers, and they are subject to change depending on the final agreement.

Councilmember Petsche asked, if to help Council approve this, will there be an analysis of incoming property taxes. Council President Harwood stated it is part of the deal and will be provided.

Councilmember Redinger said our Administration works very hard not to drop information on Council, to prepare us and keep us informed, and Councilmember Redinger does not appreciate when Councilmember Petsche makes comments that stuff gets dropped on Council, because that is not how this Administration operates. Councilmember Petsche said he did not mean to say that.

Adjournment: Motion by Redinger, seconded by Carouse, to adjourn the Finance Committee meeting at 7:47 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

Chairperson Rose called the meeting to order at 7:47 P.M.

Roll Call – Present: Petsche, Rose, Veras.

Absent- None.

Approval of the July 2, 2019 Legislation Committee meeting minutes.

Motion by Petsche, seconded by Veras, to approve the July 2, 2019 Legislation Committee meeting minutes as presented. Ayes: Petsche, Rose, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Commendation of Sergeant Reppa: Councilmember Rose said legislation has been prepared for the happy occasion to commend Sergeant Reppa on his retirement.

- Motion by Rose, seconded by Petsche to recommend to Council a Resolution commending William A. Reppa upon his retirement as Police Sergeant for the City of Brecksville. 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 7:48 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 7:49 P.M.

Roll Call – Present: Broski, Carouse, Veras.

Absent: none.

Approval of the July 2, 2019 Safety-Service Committee meeting minutes.

Motion by Carouse, seconded by Broski, to approve the July 2, 2019 Safety-Service Committee meeting minutes as submitted. Ayes: Broski, Carouse, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

EMS Grant: Councilmember Carouse asked if a motion was necessary to accept the grant money awarded to the Fire Department by the Ohio Department of Public Safety to purchase EMS trauma bags and EMS software. Law Director Matty said no, that was completed when Council authorized applying for the grant. Councilmember Rose commended the City's staff on finding grants and monies for the City wherever possible.

Adjournment: Motion by Carouse, seconded by Broski, to adjourn the Safety-Service Committee meeting at 7:50 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 7:50 P.M.

Roll Call – Present: Broski, Redinger, Petsche.

Absent: none.

Approval of the July 2, 2019 Streets & Sidewalks Committee meeting minutes.

Motion by Broski, seconded by Petsche, to approve the July 2, 2019 Streets & Sidewalks Committee meeting minutes as presented. Ayes: Broski, Petsche. Abstain: Redinger. Nays: None. Motion carried 2-Ayes, 1-Abstain, 0-Nays.

Tanager Trail: City Engineer Wise said after re-assessing Tanager Trail, the slope has definitely worsened. The project is budgeted for 2019. He would like to present to Council three different options. The first is to continue with the slope repair as scheduled, however, since ultimately it is anticipated other areas will slip, this will be a reoccurring issue. The second option is to move the entire road over which would require the City to take right-of-way, relocation of utility poles and main lines. The last option, which is something the City Engineer is leaning towards, is reducing the road to one lane. This will make the road safe.

Councilmember Broski asked if the City has monitoring pins in the slope. Engineer Wise responded no. Council President Harwood asked Service Director Weidig if going down to one lane would cause any issues for his department. Service Director Weidig responded it will be tight but plows and garbage trucks can still get down there. He believes it is the safest repair for now since the slope will continue to slip.

(Streets & Sidewalks Committee, continued)

Councilmember Broski asked the Mayor as Safety Director, if going down to one lane will be safe. Mayor Hruby responded, that is the purpose of going down to one lane, to keep the road safe for the residents and motorist driving on it. Councilmember Broski agreed. He said that this is a good temporary fix because the road will continue to erode. Councilmember Petsche asked about the other option of moving the road over twelve feet with a cost of approximately \$250,000.00. Council President Harwood said it would also include easements and moving all utilities. Councilmember Carouse said this is still an option we can do down the road. Going down to one lane right now for safety purposes does not eliminate that possibility. Council President Harwood asked Engineer Wise if this option is chosen, does it impact the time table at all. Engineer Wise responded he would just need to know which option Council would prefer and he would put together a proposal and plans and prepare a package to go out to bid.

Road Program: Service Director Weidig said Fitzerwater Road is finished. Timber Trail and Sunstone have been milled and next week ~~the first of the week~~ we will begin paving those two streets.

Adjournment: Motion by Broski, seconded by Petsche, to adjourn the Streets and Sidewalks Committee meeting at 7:57 P.M. Ayes: Broski, Redinger, Petsche, 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 7:57 P.M.

Roll Call – Present: Broski, Petsche, Rose.

Absent: None.

Approval of the July 2, 2019 Utilities Committee meeting minutes.

Motion by Petsche, seconded by Rose, to approve the July 2, 2019 Utilities Committee meeting minutes as presented. Ayes: Broski, Petsche, Rose, Nays: None. Motion carried 3-Ayes, 0-Nays.

Whitewood Aerial Sewer Easement: Engineer Wise said the owner has not responded to any current correspondence and respectfully requests Law Director Matty to appropriate the easement.

9643 Sherwood Trail Storm Outfall Repair: Engineer Wise said that Councilmember Petsche and Service Director Weidig have gone out with him to look at the site. The headwall is eroding and needs to be repaired.

- Motion by Petsche, seconded by Broski to recommend to Council a purchase requisition in the amount of \$3,000.00 to Donald G. Bohning & Associates to prepare and obtain an access and storm sewer easement for 9643 Sherwood Trail. Project #SW180001. Ayes: Broski, Petsche, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

Adjournment: Motion by Petsche, seconded by Broski, to adjourn the Utilities Committee meeting at 7:59 P.M. Ayes: Broski, Petsche, 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 July 2, 2019 Committee of the Whole meeting minutes. Motion by Harwood, seconded by Carouse, to approve the July 2, 2019 Committee of the Whole meeting minutes as submitted. Ayes: Broski, Carouse, Harwood, Petsche, Rose, Veras. Abstain: Redinger. Nays: None. Motion carried 6-Ayes, 1-Abstain 0-Nays.

Committee of the Whole Meeting Adjourned: Motion by Harwood, seconded by Carouse to adjourn the Committee of the Whole at 8:00 P.M. Ayes: Broski, Carouse, Harwood, Petsche, Redinger, Rose, Veras. Nays: None. Motion carried 7-Ayes, 0-Nays.

/kk

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