

CITY OF ROCKY RIVER

April 19, 2021

The meeting of the Committee-of-the-Whole was called to order by Mr. Moran, President, at 7:00 p.m. via Zoom.

Council Members Present: Mr. Hunt, Mr. Shepherd, Mr. O'Donnell, Mr. Furry,
Mrs. Morris, Mr. Klym, Mr. Moran

Administration: Mayor Bobst, Director Snyder

Law Director: Mr. Bemer

MAYOR'S REPORT:

The Mayor stated that the Planning Commission has a large agenda this week including pre-preliminary hearings on the Hilliard Road Project next to the Hilroc and the Center Ridge Project located on the south side, west of Spencer. There is also a preliminary Public Hearing for Panera's request, which is also on the Design and Construction Board of Review agenda.

The Mayor discussed two upcoming pieces of legislation sponsored by President Moran and will be in Council's packet this Friday. The first piece of legislation is for a city phone system and the second piece of legislation is for network equipment for the new police station. Mr. Grau has done incredible work speaking with vendors, looking at a scope of services and developing a spec and it is now ready to be presented to City Council. There is also legislation for the purchase of a new 2019 Ford Transit Mobility Van for the Senior Center, with a Paratransit Package included that accommodates wheelchairs with a lift. This will replace a 2008 van with 120,000 miles on it with catastrophic repairs needed. The city received a very generous donation specifically for transportation that will be used towards this purchase, for a total expenditure of \$39,000 including a trade. Thank you to Director Snyder and Director Huff for their hard work in securing this van.

The Mayor stated that hydrant flushing would be commencing on May 3rd. Signs will be placed in neighborhoods where the hydrants are being flushed. If residents have issues with rust in the water or laundry, the city has items that will assist with that. Please run the water until it is clear and run the washing machine through one cycle without clothing after the flushing.

The city is hosting a "Trash to Treasure Contest" in celebration of Earth Day, April 22nd and Arbor Day, April 30th. Family, friends and neighbors are invited to create a treasure with recyclable materials and drop the finished products off at the Civic Center between April 26th – April 29th. Republic Recycling will provide prizes.

The Mayor announced that the Green Team has a new website, rockyrivergreenteam.org and is connected to the city's website. Congratulations to the Green Team along with Councilwoman Morris for getting that up and running. Anyone who is interested in joining the Green Team is encouraged to do so as they are doing a lot of important work for the community in partnership with the city.

The Rocky River Pirate Baseball Team is holding a Food Drive to benefit the Rocky River Assistance Program. Residents can leave items on their porch and members of the baseball team will make an appointment to come by to pick up donations. Please call City Hall for more information. City Hall and the Recreation Center will be drop off locations also.

The Mayor announced that there is a new Executive Director at the Cuyahoga County Solid Waste District replacing Diane Bickett. The city has worked with Diane for many years and she assisted the city in putting specifications together for bidding private refuse collection. Diane is retiring after 31 years with the Solid Waste District. Beth Biggins-Ramer is returning to the Solid Waste District. Beth began her career with recycling at the Cuyahoga County Planning Commission, went on to the Cuyahoga County Solid Waste District, to Phoenix, Arizona as the Solid Waste Manager and now back to Cuyahoga County. The Mayor wished Diane good luck in her retirement and welcomed Beth.

- Councilman O'Donnell asked if the project near the Hilroc is consistent with what was originally being built there. The Mayor stated it is a new group that is proposing this project and it does look different with the aspects of the building taking a greater advantage of the MetroParks. The Mayor will forward renderings of the new project to Council. Mr. O'Donnell asked if the new proposal is four stories. The Mayor will verify that. Mr. Bemer stated that there was an acquisition of the property between the old site and the Hilroc and the new project will utilize that space as well. The Mayor stated that could change the configuration of the building. The Mayor has discussed the reconstruction of the Hilliard Road Bridge, the Master Plan as well as the Confluence Study with Lakewood and the MetroParks along with the potential of a road diet along that section of Hilliard and a multi-use trail with the new group.
- Mr. Moran said that Mr. Bemer was very involved in the first group meetings but with the acquisition of the land between the project and the Hilroc it will blend in much better. The Mayor said the city is working on the update of the Development Code to make it more consistent with the Master Plan. Some of these changes may be helpful to this new project.

COMMITTEE REPORTS: NONE

COMMUNICATION & ANNOUNCEMENTS: Mr. Moran welcomed Mr. Chris Grau, Municipal Information Technologist and Director Bob Holub to this evening's meeting. Mr. Moran appreciates their presence as there may be questions regarding legislation being discussed this evening.

President Moran reminded Council to review their Ohio Ethics Commission Financial Disclosure Form. This information is due by May 15, 2021.

UNFINISHED BUSINESS:

ORDINANCE NO. 15-21: ON HOLD: Mr. Furry stated that this ordinance needs to be read in tandem with Ordinance No. 24-21, so is on hold. This is for soft costs for the CEPT and final clarifier project at the WWTP. This has been discussed for a couple of weeks and will be discussed further and not moved for passage until May 24th.

ORDINANCE NO. 18-21, 19-21, 20-21 and 25-21: Mr. Klym introduced Mr. Holub to present these ordinances to Council. Ordinance No. 18-21 and 19-21 deal with increase of fees for the City Hall Gazebo, Rocky River Park Pavilion and Elmwood Cabin. These have been discussed at length. Mr. Holub did a fee comparison with the communities of Avon Lake, Fairview Park, North Olmsted, the MetroParks and Lakewood. All three of these locations are currently rentable once a day. Mr. Holub is proposing to initiate a morning/afternoon/evening rental, as well as an all-day rental for Elmwood Cabin and the Pavilion for more revenue potential. The gazebo will stay as is. Mr. Holub will also be initiating online rental and a keyless entry to increase customer service. Mr. Holub is also expanding the time of the year that these areas can be reserved and rented. These rate increases will be reasonable with an increase of \$25.00 for a resident day rental compared to a \$35.00 increase for a non-resident day rental and an increase on the overnight rental of \$225.00 for residents and an increase of \$250.00 for non-residents. There will also be a discounted price for youth service groups but that is still being discussed. There is a new 86-inch television in Elmwood Cabin, setting it up for business function and pleasure. Elmwood Cabin can now be rented for a retreat or a business meeting at a reasonable rate.

- Mrs. Morris thanked Mr. Holub for attending this evening's meeting. She understands now why the fees are being increased as well as the amount they are being increased to.

Mr. Holub discussed the rink fee increases on Ordinance No. 20-21 and stated that these are staff decisions with everyone involved. The range rationale for admission allows the administration to be flexible with regard to the renter and their needs. For the High School Hockey Team, the League rates have stipulations that the rates have to fall within. The large changes are with youth hockey. Other cities around Rocky River charge much more. The Commission has been looking at this so Rocky River is in line with other communities. Rocky River is one of the only cities locally that manages the hockey program in-house and keeping it as is, makes the most sense financially. Rocky River has a part-time Hockey Director. This year the hockey leagues were 50/50 for residents and non-residents. Youth Hockey asked if the fees could increase in increments over a number of years. The Commission recommended an increase of \$75.00 for residents and \$125 for non-residents with the understanding the fees will be looked at yearly. Pam Rice and Ron Wilson will be retiring this year and they both have been an integral part of the hockey program.

- Mr. Furry asked about the seasonal labor hiring. Mr. Holub said he brought on two interns this spring from Baldwin Wallace. They will be hired for seasonal park work. Life Guards are coming in, deck hands are in need but he is confident these positions will be filled. The Mayor also announced that seasonal employees are needed in the Service Department for parks, streets and refuse.

Mr. Klym stated that the engineer's estimate and the budget number was more than what Ordinance No. 25-21 totals. The current playground structure at Rocky River Park is 23 years old and has hit life expectancy. Mr. Holub looked at three different vendors. The proposed equipment has a ship look to it with a natural feel to blend with the park. The footprint will be expanded to five swings; the play structure will be larger in scope and size with three sliding boards and a variety of different climbers. In addition, an Inclusive Whirl will be placed just south of the stairs that extend from the restroom facility and will be wheel chair accessible. GameTime has no unresolved findings on the Auditor's Data Base. There will be a 4-6 week lead-time from the date of contract. The Mayor added that 35% of this playground equipment is made from recyclable material.

- Mr. O'Donnell asked if there is opportunity for the old playground material to be used by another community. Mr. Holub stated that that has been discussed. The Mayor added that there are many safety specifications for playgrounds and the city would need to be careful but the materials could possibly be used in another area within the city.
- Mr. Furry asked about the pour in place rubber if it is shredded tires or rubber mats. Mr. Holub stated that this material hardens and it is very heavy duty and meant for outside. Is the city getting the best bang for the buck with this equipment? Mr. Holub discussed this with the Mayor and that is where the addition of the Inclusive Whirl came into play. Mr. Holub feels the expense has been maximized on this playground. The Mayor added that they looked at the diversity and play value and both are rated high on this piece of equipment.
- Mrs. Morris asked how long the rubber placement flooring lasts. Mr. Holub believes it is 10-15 years but he will confirm this.
- Mr. Shepherd asked about the swing set and Mr. Holub said it would not change much at all. Mr. Shepherd is also concerned about the Concert Series being held at Rocky River Park, but Mr. Holub reassured Mr. Shepherd the concerts will go on.

Mr. Holub will forward his power point presentation to Council for review.

ORDINANCE NO. 21-21: Mr. Shepherd said this is an annual ordinance. This is done to prolong the life of the streets as the crack & joint sealing prevents water from getting into the cracks. Two responsive bids were received and Specialized Construction came in as the lowest and best bid. The streets on the priority list for the crack and joint sealing are as follows: Lake Rd, Center Ridge Rd, Story Rd (material costs funded by County Preventative Maintenance Grant), Wooster Rd (Detroit to Center Ridge) (material costs funded by County Preventative Maintenance Grant), Hilliard (material costs funded by County Preventative Maintenance Grant), Addington, Sunnyhill, Avalon (Lake to Wagar), Dale, Erie (Elmwood to Whittlesay), Whittlesay, River Oaks, Homeland, Riverwood, Purnell, Stratford (Elmwood to Morewood), Laurel and Palmer. What does not get completed on the list this year will be completed in 2022.

- Mr. Moran asked if sidewalks would be looked at with his project. Mr. Snyder responded that he is looking at sidewalk repair in Christianson Estates on Kings Mill Run, Colonial Court and Kings Post with curb repairs on Archwood and Maryls. Crack & joint are for the streets paved in prior years. The Accumulative Comprehensive Sidewalk Program has started with Mark Filipic walking the sidewalks now. This will be completed in a five-year cycle and be preventive with repairs.

ORDINANCE NO. 22-21: Mr. Moran stated this ordinance has been read once. It was removed from a previous ordinance, as the year was incorrect on the original bid. This was offered for sale through another public bidding and this is the best bid for the 2004 Holland Backhoe, in the amount of \$8600.

NEW BUSINESS:

ORDINANCE NO. 23-21: Mrs. Morris stated that this Ordinance is to change the zoning classification of Permanent Parcel No. 301-22-054 from its present classification of R-1 Single Family Residential to LB Local Business. The applicant is asking to rezone the vacant residential lot on Prospect, adjacent to the Local Business lots for Radiant Bride.

- Mr. O'Donnell asked if any of the other homeowners voiced any concerns. The Mayor explained that this rezoning would be read next week and then referred to the Planning Commission for a Public Hearing. It will then come back to City Council for a Public Hearing and residents will have both opportunities to voice their concern or support. Mr. Bemer added that this lot is needed for parking and must be contiguous to the building. This will not simply be a rezoning but a lot consolidation with the property north abutting Detroit Road. It is not for expansion but is needed for parking.
- Mr. Furry said that Northern Title would do the transfer if this is approved, therefore he will be abstaining from voting on this ordinance.
- Mr. Hunt added that years ago when the property was conveyed, there were a number of residents that contacted Mr. Hunt and he assumes there will be vocal residents regarding this.
- Mr. Shepherd said that if the commercial use goes under, you can not assume it will be a bridal shop forever.

ORDINANCE NO. 24-21: This resolution dovetails with Ordinance 15-21 and is the reason why it is not being read for the third time and seeking passage of same last week. This authorizes the City to apply for, accept and enter into a water pollution control loan fund on behalf of the WWTP for planning and design of the CEPT and final clarifier improvements. Per the EPA, the City of Rocky River is the "master" even though the WWTP is a regional cooperation. That is why the City is applying for the low interest loan but the WWTP is the repayment source.

The Management Committee unanimously approved application at their meeting on April 13th, 2021. Repayment will be either from the WWTP utility fund or the capital fund.

This is an estimated loan amount based on when both projects were nominated in 2020 and is based on the sum of both project nomination estimates at the time of initial nomination acceptance in 2020. The \$2,486 is the estimated loan amount not the actual loan amount which is yet to be determined.

- Mr. Furry asked about the language regarding a low cost interest loan verses a zero cost interest loan. The Mayor explained that depending on a constellation of funding, there is an engineering grant that will roll up into the construction loan and if at that time there is other funding, depending on funding rates, it could be low or it could be zero. It does require other funding sources like DOPWIC, for the construction.

This will be read three times and will be passed in tandem with Ordinance No. 15-21.

ORDINANCE NO. 25-21: This ordinance was discussed earlier during the recreation portion of the meeting.

ORDINANCE NO. 26-21: Mrs. Morris stated that this Ordinance is amending the Building Code of the Codified Ordinances, specifically Chapter 1321, Entitled Permit, Inspection and License Fees. The increase is due to a more detailed review of the submitted plans and the permit increase helps offset the inspection assistance of the Fire Prevention Officer. By updating the deposits, the city has a more secure amount of dollars to complete the work if the contractor fails to do so. The deposits are refundable if the contractor performs satisfactorily. The Small Cell fees are new to the Codified Ordinances, as they are needed for the new small cell deployment that the carriers are installing throughout the city. The \$235.00 fee covers the departments review and inspection, although the state has set the maximum fee at \$250.00.

- Mr. Furry asked about the language in 1321.01(h) regarding single-family homes and sprinklers. Mr. Bemer said that it depends on the height of the building and distance from a water source. Every new multi-family needs to have sprinkler systems. Mr. Bemer will work with Mr. Riech and reword this portion.

MISCELLANEOUS BUSINESS: President Moran discussed the Ohio Division of Liquor Control Request for the Sunoco Gas Station on Center Ridge Road. The police are performing a records request on this so this will be discussed further at next week's meeting.

As there was no further business by members of Council, the meeting was adjourned at 8:31 p.m.

James W. Moran
President of Council

Susan G. Pease
Clerk of Council