

**CITY OF HIGHLAND HEIGHTS
MINUTES OF A COUNCIL MEETING
AS A COMMITTEE OF THE WHOLE
HELD: APRIL 9, 2019
7:15 PM**

PRESENT: Mayor Brunello; Council Representatives Hargate, Mastrangelo, Murphy, Stickan; Clerk of Council Cahill; Fire Chief Turner, Service Director Evans; Storm Water Manager Zibbel; Engineer Mader, Finance Director Filippo; Law Director Paluf.

EXCUSED: Council Representative D'Amico; Council Representative DiLalla; Council Representative Lombardo

AGENDA

Roofing Systems Evaluations
2019 Sewer Projects
5 Ton Truck Body Equipment
Replacement of Pickup Truck
Police Vehicle
Note Ordinance
Transfer Ordinances
Water Curtailment
Brainard Road Resurfacing Agreement
ODOT Rock Salt Agreement

APPROVAL OF MINUTES: The reading of the Minutes of the Committee of the Whole Meeting held March 26, 2019 was dispensed with. A motion was made by Mrs. Murphy to accept the Minutes as written; seconded by Mr. Mastrangelo. Ayes all; motion carried.

ROOFING SYSTEMS EVALUATIONS

Director Evans stated the roofs in the municipal complex are approximately 36 years old. All the roofs had been redone in 2001. The shingled area of the roofs have a 35-year life and the flat areas are generally a 15-20 year product. The Service Department has been aware of roofing needs particularly in the flat roofs.

There are leaks in the Police and Fire Building and City Hall building. Some of the leaks are related to the building system itself. The buildings were built to an economical standard of the time. There are issues with the roofing material but also the insulation underneath. There have been problematic areas over the winter due to ice buildup. There is ice build up on the buildings and heat loss melts the ice, draws water into the building and it becomes a leak in offices and other areas.

When the buildings were constructed, insulation in the ceiling areas was intentionally left to be minimal. This would allow heat into the attic space which housed the domestic water and sprinkler systems. The buildings need to be reviewed in their totality which would include the roofing, insulation and all the building components.

Director Evans submitted a memo dated April 3rd which explains the process of hiring a consultant to perform a roofing systems evaluation. Director Evans will solicit proposals from consultants. Mr. Zibbel, who has engineering and design expertise, will

be assisting the Service Director to design the criteria for building renovations. Director Evans anticipates returning to Council in approximately six weeks with a consultant recommendation. Originally \$40,000 was appropriated in the capital budget for the roofing project. Additionally, the monies set in the capital budget for the fuel system, \$225,000, have been earmarked to the roofing project. Mr. Paluf stated no action is required by Council to allow the Service Director to solicit consultants. Director Evans stated he will proceed to solicit consultants and provide a recommendation to hire a consultant to Council.

2019 Sewer and Drainage Improvements

Director Evans submitted a memo dated April 3rd outlining the City's 2019 Capital Projects for Sewers and Drainage Improvements. There are nine projects that are outlined. The funds to be expended on these projects are County Sanitary Sewer fund, County Storm Sewer fund, and the Community Cost Share dollars from the Regional Sewer District. Four of the projects will be designed, bid and construction management by the City Engineer. Four projects will be performed by the County through Task Orders. One project will be performed by Mr. Zibbel as an in-house maintenance project.

Jefferson Drive Storm Laterals. Storm water has been identified as escaping from the storm lateral and entering the sanitary system. This project will replace all of the sanitary laterals. The estimate is \$295,000 which will be paid by \$150,000 from County Storm and \$145,000 from NEORSD CCS. This project will be managed by the City Engineer.

Renee Road Storm Sewer. This project will replace three segments of sewer through a combination of replacement and lining. The estimated project cost is \$215,000 and County Storm sewer funds would be used and managed by the County.

Mrs. Murphy questioned how the street would be affected as the storm sewer is located mainly on the center of the paved area. Mr. Mader stated traffic will be reduced to one-way as there will be a very narrow path of roadway.

Director Evans stated the Roy Road Sewer Replacement project will be designed and construction management by the City Engineer. There is split funding between the County Storm of \$70,000 and the NEORSD CCS of \$55,000. This will replace four segments of the storm sewer.

Williamsburg Basin #21 Maintenance which is located on the outside curve of Williamsburg at the western end of the subdivision. This project will clean the channel at the bottom of the basin. This is an orphan basin that does not have ownership. We will ask Regional Sewer District if we would be able to use their contractor. The NEORSD CCS of \$15,000 would be used and Mr. Zibbel will manage the project.

Kenbridge Drive Sanitary Lining is estimated at \$75,000. This would be performed by a Task Order through the County Engineer. This is to line three segments of 8-inch sanitary sewers on Kenbridge.

Radford Drive Storm Spot Repair which is estimated to be \$60,000 with County Storm dollars. This project will be designed and managed by the City Engineer.

Alpha Drive Sanitary Lining. The County through their routine cleaning and televising has identified damage in the sanitary sewer pipe. This project will be done

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through County Task Order in the amount of \$45,000. This project has four broken areas for a total of 230 feet of sanitary sewer.

Community Park Sanitary Lining. The sewer is located on Woodside within 100 ft. of the gate. This would be done through County Task Order and is estimated at \$20,000.

Highland/Bishop Storm Sewer Lining. This is approximately 59 feet of lining that is required. This work will be accomplished through a lining project by the County Task Order in the amount of \$18,000.

Drainage Projects earmarked for \$50,000 is drainage projects that may be recommended to Council by the Drainage Committee. These are funds that would be accessed from the NEORS D CCS.

Mrs. Murphy requested Director Evans to explain the importance of these projects to reduce the I/I. Director Evans responded that the Regional Sewer District has been studying the whole area made up of five subdivisions. The Heights Hilltop subdivision which Highland Heights is a part of was the first area to be studied. The Regional Sewer District will have recommendations on how to remove storm water from the system.

Ms. Stickan asked what is the timeframe to complete all these projects. Director Evans stated now that Council has been briefed, he will engage conversation with the County about moving forward with the Task Order projects. The four projects to be designed and managed by the City Engineer would require a motion by Council to authorize.

5 TON TRUCK BODY EQUIPMENT REPLACEMENT PICKUP TRUCK

Director Evans stated the legislation for these items are #4 & #5 on the Council Agenda. Memos dated April 2nd were distributed explaining the capital equipment request. The 5 ton truck body equipment will be placed on the cab and chassis that was authorized at the last Council Meeting. The order has been placed for the cab and chassis and anticipate 120-150 days until delivery. This will be the body equipment for that truck with a dump bed, central hydraulics, emergency lighting, snowplow, salt spreader, brine tanks, everything that is not the cab and chassis. The contractor is Concord Road Equipment and is under State DAS contract. Concord has done very good quality work for the city in the past. \$170,000 was budgeted for the entire truck. The cab and chassis was \$81,000 and the truck body equipment is \$88,500 which will be under budget.

POLICE VEHICLE

Chief Cook stated the legislation for this item is #3 on the Council Agenda. There are two vehicles requested in this year's budget totaling approximately \$82,000. The purchase is not to exceed \$41,000; however, the vehicle is \$28,271 and the additional \$12,000 is for equipment. The vehicle price has been negotiated to reflect last year's price and the vehicle is being held for the city.

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Ms. Stickan questioned if a suspension of the rules would be requested. Chief Cook stated he wishes to move forward on the purchase and Mr. Hargate stated he would entertain a motion for suspension.

NOTE ORDINANCE
TRANSFER ORDINANCES

Director Filippo stated the legislation for these items is #7, #8, #9 on the Council Agenda. Director Filippo submitted a memo dated April 5th explaining the note ordinance and the transfer ordinances.

The note ordinance will retire a \$3,000,000 note and replace with a \$2,350,000 one-year note. The preliminary schedule of events for the bond anticipation notes was distributed.

The transfer ordinances are from the General Fund to the capital fund in the amount of \$2,000,000. The General Fund to the Police Pension Fund for \$335,000 and the Fire Pension Fund for \$310,000.

Mr. Mastrangelo questioned why monies are being transferred to the capital fund. Director Filippo stated the transfer will keep a balance in the capital fund. Director Filippo responded to Mr. Mastrangelo's question that in the past the capital fund was funded by the Estate tax.

Mr. Mastrangelo questioned the wording of the note ordinance identifies projects that have been completed. Director Filippo stated the notes are rolled over every year and the original dollars were used for those purposes.

WATER CURTAILMENT

Director Paluf stated the legislation for this item is #10 on the Council Agenda. The legislation is necessary for the Water Service Agreement with the City of Cleveland. When the City of Cleveland may determine a water emergency our Mayor will declare a water emergency to the residents.

Chief Turner stated there have been water emergencies in the past. The legislation would authorize the City of Cleveland the ability to enforce a water emergency on the local level.

BRAINARD ROAD RESURFACING AGREEMENT

Mr. Mader stated this is a standard agreement between the City and the County. The County will be administering the project, and this is a standard agreement that is required. Mr. Paluf stated the ordinance was provided by the County and the city follows their format requirements.

Director Evans stated this is a project that will be performed with the County and NOACCA. The City of Highland Heights is responsible for 10% of the project cost and 20% of the engineering cost. This project will begin at Wilson Mills and continue to Cedar Road. The city's total commitment to the project is approximately \$105,000 based on preliminary costs.

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Director Evans stated a similar project will be forthcoming for the resurfacing of Wilson Mills from the I-271 Off Ramp to Alpha Drive.

ODOT SALT CONTRACT

Director Evans explained that ODOT sent an email late Friday afternoon requiring legislation and the city's salt commitment by noon, Friday April 19th. Director Evans has prepared a Resolution and is requesting Council add the Resolution to the Council Agenda. The Resolution will require a suspension of the readings to meet the April 19th deadline.

ADJOURNMENT: A motion was made by Mr. Hargate and seconded by Mr. Mastrangelo to adjourn the meeting at 7:58 p.m. Ayes all; motion carried.