

**MINUTES OF A COUNCIL CAUCUS**  
**Tuesday, September 6, 2011 at 8:00 p.m.**  
**Mayfield Village Civic Hall**

The Council of Mayfield Village met in Caucus Session on Tuesday, September 6, 2011. Council President Buckholtz called the meeting to order at approximately 8:00 p.m.

ROLL CALL: Present: Mr. Buckholtz, Mrs. Cinco, Mr. Marquardt, Mrs. Mills,  
Dr. Parker, Mr. Marrie, and Mr. Saponaro

Also Present: Mayor Rinker, Mr. Wynne, Mr. Diemert,  
Chief Edelman, Mr. Marrelli, Mr. Metzung, Chief Mohr,  
Mr. Esborn, Mr. Dinardo, Ms. Wolgamuth,  
Mrs. Kalina and Mrs. Betsa

Absent: Mr. Thomas and Mr. Cappello

**IN COMMITTEE (STATUS)**

**Safety and Service**

Mrs. Cinco reported, we had lively discussions tonight in Safety and Service. Fire Department - talked about the replacement of the air bags used for emergency rescue and traffic accidents. That will be split 50/50 with Highland Heights, roughly \$1941.00 so that goes on to Finance. Doug in the Service Department discussed the painting of the slide structure at Parkview Pool, the Greenway Trail route and the additional paving at SOM Center and Wilson Mills Road. I am sure some of those are on tonight. We had our lively discussion about the Senior Snow Removal Program. I need the agenda to be amended tonight for the Special Meeting for the opt out cost for this program. Chief Edelman brought up the Bedford Heights Jail, the contract to renew that. The price remains the same, \$75 a day.

**Cemetery**

Mrs. Mills has been in communication with Joanne Nicholson out of South Euclid. She is telling me that in our little cemetery here we have 455 bodies registered. What she has done and I will pass this down so Mayor Rinker can see this, she has gone into our cemetery. They take pictures of the gravestones and they are posted on a site called "Find a Grave". It's very interesting. We are going to be working with her to give her additional information that she can post. We can post any additional information and their family. This is very helpful when people are doing their genealogical studies. It is an interesting site to go to and it's free. It doesn't cost the Village anything. She does all of the work. It's a national thing. You can go to any cemetery in the country and they have a posting on their website. You can pick up a grave and hopefully you will have a picture of the gravesite.

. **Historical Society**

Mrs. Mills reported that the Ice Cream Social is next Wednesday night at 6:30 at the Community Room this year. We had a change in venue. Come and join us for ice cream and homemade cookies.

**BUILDING  
DEPARTMENT**

- . **Roof Replacement – 6827 Thornapple Drive Rental (TOM's Inc. - \$6,995.00)  
(Straw vote obtained – August 31, 2011)**

Mr. Marrelli reported, we have an estimate for a new roof for one of our rental houses on Thornapple Drive. There are two estimates there. The lowest one was Tom's for \$6,995.

Council President Buckholtz asked, have you ever worked with this company?

Mr. Marrelli replied, yes, they do a lot of roofs in our town. They do a lot of residential re-roofing here, so it's nothing new to them to put a roof on a house.

Council President Buckholtz asked if there were any questions. There were none.

**ADMINISTRATION**

Mrs. Wolgamuth mentioned the photoelectric smoke alarm program deadline to place orders is this Friday. So far 121 residents took advantage of it for a total of 405 alarms. Our subsidy will be 119. Three people didn't buy three, so they didn't get the free one. So far it looks like \$2,618, but we will have final numbers on Friday.

**FINANCE**

- . **Tax Incentive Review Committee**

Mr. Wynne reported, in your packets this week you will get copies of the Minutes from the TIRC meeting that took place down at the County Building last month.

- . **Tax Rate Resolution for Tax Year 2012**

Mr. Wynne reported, on September's Council meeting agenda will be a Resolution we will need to pass telling the County how we want to have our property tax dollars split up between the

General Fund, the Debt Retirement Fund, Police Pension and Police Operating. There's no change in the allocation. It's just a formality to approve them so they know how to divvy up the tax dollars when they receive them.

**POLICE  
DEPARTMENT**

Chief Edelman reported, we received a notice from Bedford Heights Jail today that our contract with them is up for renewal. Mary Beth and the Law Department drafted the legislation that will enable us to enter into the agreement with Bedford Heights.

**FIRE DEPARTMENT**

- **Replacement of air bags used for emergency rescues and traffic accidents  
(Fire Equipment - \$3,882.00 – Highland Heights to pay half – our share: \$1,941.00)**

Chief Mohr reported, as Mrs. Cinco stated, we are requesting to replace these air bags which were purchased in 1982. They are dry rotting. Highland Heights has been approached and they will split it with us 50/50. Our share will be \$1941.00. They will be housed in our station.

Dr. Parker asked, does that mean that we need to respond with those?

Chief Mohr replied, that's correct.

Dr. Parker knows it's good for us to have them but for the cost difference, is it better that each have its own or what?

Chief Mohr replied, in the name of regionalization, I think this is something that we are called on every time there is a serious accident anyway. If they want to split it with us 50/50, I think that's great. They will be in our town and we will be in theirs. If it's that bad of an accident and the air bags are needed, we will be there anyway.

Dr. Parker stated, I don't have a problem with that, I am just saying I don't know that there's a problem with, it's not a big ticket item overall and I know we have them, but if it means that when they need them we have to respond instead of them responding, how does that affect the services that we might be supplying to other residents here because they don't have these bags and we have to bring them out to them?

Chief Mohr replied, if they don't have the bags we would respond with them and if there was a simultaneous traffic accident and the air bags were required in Highland Heights we would be responding to Highland Heights, either Mayfield Heights or Willoughby Hills would cover our accident. That's how it's done now.

Council President Buckholtz asked if there were any other questions. There were none.

#### **SERVICE DEPARTMENT**

##### **. Request to go out to bid for painting of slide structure at Parkview Pool**

Mr. Metzung reported that we are requesting to go out to bid for the slide structure that needs to be repainted. John was kind enough to work with the Sherwin-Williams representative to work out a two-part epoxy that will be painted on this structure. Early estimates are between \$12,000-20,000. It's very tedious. It needs to be sanded and then repainted. It's all handwork, so it's very tedious and very time-consuming.

On the subject of the pool, we have continued to look for the leak in the pool. We have done static testing since the pool closed, closing certain areas off, running certain pieces of equipment, trying to get something that registers different than another. We really didn't find anything. Today we are emptying the pool and we will contact American Leak and will begin to pressurize the lines that are in the pool. We still have some other thoughts as to what it may be but we continue to search until a red flashing light comes up to say this is where it's at. We continue to look.

##### **. Bid results – Soccer Field Utility Building Site Utility Improvements**

Mr. Metzung reported that the bid results for the soccer fields came in at \$33,000. I originally estimated around \$25,000. While \$33,000 is over that estimate, \$5,000 of that is contingency money, so \$28,000 is not way out of the ballpark yet. We will hold off until we get the second half of the bids in and then we will see where we stand at that time.

Dr. Parker asked, we had originally approved dollars for those structures. Are these additional dollars on top of what we originally approved?

Mr. Metzung replied, we budgeted \$50,000 for the restroom renovation and moving and site work.

Dr. Parker asked, is this part of the \$50,000?

Mr. Metzung replied, yes. The sitework was half of it basically. We looked at \$25,000 to put the utilities in and another \$25,000 to renovate and move the trailers down to that site. If you recall when we talked about it earlier, should we ever put restrooms in that area, we would have to do the utility site work anyhow. We are going to need to bring water and sewer in to the site. For whatever reason, let's say the cost to move the building comes in at \$50,000, now we are at \$75,000-80,000 and we will do something else. We will still want to do this part of it, but we may look at some other type of structure so that they have restroom facilities at the site. I don't think we will find anything more economical.

Council President Buckholtz asked, is the location set?

Mr. Metzung replied, yes.

Council President Buckholtz asked, so it doesn't matter what we would end up doing?

Mr. Metzung replied, yes. It's convenient. It's in the middle between the two soccer fields at the south and the new northern soccer field. It's the area where we have the room to put it in, otherwise we would be putting it all the way at the south end and that's not as convenient for people using the facility.

Council President Buckholtz asked if there were any other questions. There were none.

**. Bid results – Parking Lot Retrofit Demonstration Project**

Mr. Metzung reported that the parking lot bids results came in at \$342,242.00 to C.A. Agresta. That includes \$152,000 of that is the parking lot itself. That's the part that we will be reimbursed by the grant money for. That will be \$121,000 in grant money and then another \$30,000 would be our share as far as that part of the project goes. And then you have \$189,000 of the project for the road repair and some sewer work that we need to get done.

Council President Buckholtz asked, that's the total project?

Mr. Metzung replied, yes. The total project would be \$342,242.00.

Council President Buckholtz asked, \$342,242.00 with \$102,000 coming back?

Mr. Metzung stated, \$121,876.00.

Dr. Parker does not recall what our estimate was, but how far off from our estimate is this project?

Mr. Metzung replied, the parking lot restoration is actually under budget. We had originally estimated –

Mr. Wynne replied, \$230,000.

Mr. Metzung continued, this is under budget. The driveway we had estimated around \$100,000. There's some additional sewer work to be done, some additional sidewalk to be put in. I requested that we put curbing gutter along our drive. Having done the plowing of the driveway by the police department and not having any edging, it's a nightmare. We are going to have to do something on the edge of the roadway. We felt this was the best. It added \$14,000-15,000 to the project.

Mr. Wynne replied, we budgeted \$125,000 for that.

Dr. Parker asked, it's coming in at what now with all of the additions and everything?

Mr. Metzger replied, \$189,000. \$18,000 of it is, Skoda's been having some drainage issues. In an effort to help them, in February they got flooded very badly at the Racquet Club and have since been flooded again. We have gone back and looked into it to determine whether our retrofit of that pond had anything to do with their flooding. We can't prove one thing or another. We do know that the 100 year storm flood elevation was raised by 8 inches. Did that have anything to do with the flooding? I don't know. In an effort to alleviate that, we are planning on running their sewers from the south side of the culvert where it goes in to the main part of the pond and running those now to the north side of our driveway and draining on the north side of the culvert so that it actually helps protect that. So instead of just taking it off, they wouldn't be very much farther ahead than what we are going to give them now is far superior to that. They have much more protection. We will take care of a large portion of any flooding that they have had in the past.

Mr. Saponaro asked, visually, again, are we tying in the front part of that, their property? Weren't we at one point going to tie them in across the street and now this is the back part of the structure?

Mr. Metzger replied, their east side of their building and north side of their building comes together at corner of the Service Department drive. We are going to take this opportunity while we are tearing the driveway out to run that pipe across to the north side now because otherwise we would be tearing it out later. When these two projects came together at the same time, we said now is the time to do it. We are going to tear this driveway out, let's go through this and put this in now and give them this linkage. We really think that this is going to solve their flooding issues that they have had in the past.

Mr. Saponaro asked, there's some issue regarding a restrictor plate at some point?

Mr. Metzger replied, when they built the retention area, it was constructed with a weir plate to hold the water so that we could fill this and keep flooding downstream. In this restoration, we actually built two of them, we built one near the Skoda site and one at SOM. When the engineers put this together, they calculated how much water can go through and then in the next stage how much water goes through and then downstream through down to Gates Mills. We were having all the flooding issues with Gates Mills. They were not thinking we were good neighbors so we began these projects. It was part of that project. We don't want to really mess with the weir structure either, because now you have changed that dynamic, you don't want to send more water downhill, you are back in to the same thing you had with Gates Mills, so this became a win-win for everyone to move their pipe to the north.

Mr. Saponaro asked, and URS got involved with this again, correct?

Mr. Metzger replied, URS was the original designer of that. So they went back and dug out the old calculations. It was many years ago. I don't know that we actually got into all those calculations internally. We just expected the weir wall would work. So when they dug back into it and reran the numbers, this is what we came up with. Tom has also surveyed the site. He surveyed the basin floor to make sure we don't have an issue with sediment building up that floor. We haven't gotten those calculations back from Tom. It's something we have to find out, over how many years has this been here, how high has the floor of that retention basin come up and at what time do you dig it out and start over?

Dr. Parker asked, so the levels from the basin floor, you said it was raised like 8 inches.

Mayor Rinker clarified, he didn't say the basin floor, he said the flood.

Mr. Metzger replied, the 100 year flood.

Dr. Parker asked, that was raised?

Mr. Metzger replied, it was raised potentially 8 inches.

Dr. Parker asked, and who did that?

Mr. Metzger replied, that was part of the basin construction.

Dr. Parker asked, is someone responsible for fixing that because it shouldn't have been done like that?

Mayor Rinker replied, nobody knows the answer to that. We are trying to find out, but right now there's no implication.

Council President Buckholtz asked, so \$18,000 is basically stormwater remediation or moving the stormwater through?

Mr. Metzger replied, right. We will take water from Skoda Minotti. We will also take water off of our site and move it to the north so that water is not competing any longer.

Council President Buckholtz asked, so then the other \$40,000 is the sewer, the sidewalk, the curb and the gutter?

Mr. Metzger replied, yes.

Council President Buckholtz asked if there were any other questions.

Mayor Rinker stated, I think overall for everyone's benefit, the bigger picture is that Beta came in under a very different set of building standards than what everyone has to live with today. The

best management practices for stormwater management probably fit 180 degrees. When Beta was built everything went in to the ground. Now it's everything's supposed to be out of the ground. So a lot of what we have been encountering over the years is how best to treat stormwater following these newer guidelines.

This was about a \$1.3 million project if you recall that went from Beta all the way down to Chagrin River Road. Beta as a whole was primarily implicated historically as creating downstream erosion problems. So what we are finding is each time we solve part of the problem, we still find there are little peripheral issues that remain somewhat unresolved. Overall in Beta it's an ongoing chronic issue because there is just so much impervious surface area between parking lots and roof structures. Most of those properties are so developed that Beta as a whole dumps a lot of water.

What we have seen, especially in the last 10 years, these levels of storm activity I think around the area have generally increased. I think it's a problem that we are seeing in the region. So it's kind of hard. That's why we are being real careful in saying what the cause and effect are. We are trying to deal with symptoms right now and if we can resolve those symptoms effectively and more economically, that's what we are trying to do here.

Council President Buckholtz asked, just curious, what year was that \$1.3 million?

Mayor Rinker replied, this was put in in '03, I think, and believe it or not the database in '03 was old archives and we had a hard time locating that just from 8 years ago.

Council President Buckholtz asked, when was Beta built?

Mayor Rinker replied, over time. If you look just in the meeting room, there's a 1975 aerial photograph and you can see, I think the Racquet Club was in, but there are probably about 5 sites that have been built up since then. So that was '75, but I think most of it was in the '60's, probably mid-60's to late 60's into probably even early '80's. The last thing that was built new was the Progressive concierge building on that property.

Council President Buckholtz asked if there were any other questions. There were none.

. **Greenway Corridor – URS Additional Engineering Fees (\$23,000)**

Mr. Metzger reported that during the course of our trail alignment, we are going to move the segment of the trail between Panzica's property at Beta and our property at the Faulkner area. In the past we were going to go around the ODOT garage down to Georgian Center and then back up to our property. Realigning it to go from Panzica's property to the Geis property and then to our property should be much more economical for us to construct the bridges to just in general laying out the property.

Mayor Rinker clarified, one bridge, not two.

Mr. Metzger continued, the property owner, Geis, really wants it, so that's another bonus there. As we move the trail we are also going to be moving the spur from the north underpass up to the trail, the main line of the trail. When we do that, we will eliminate a bridge, thus another savings.

Right now we are working with the Regional Sewer District to try to secure some funding. Right now we are just trying to get them to put plans together for when they come in and do some storm restoration of that area. I don't know how familiar everyone is with the Regional Sewer District and their stormwater program but when they came to us at the very beginning when they were first introducing this, they said we would like to take care of storm issues on creeks that are of a certain size and then they said, what do you have, and we said, well, we have this issue on Beecher's Brook near Fisher's Tavern where when we reconstructed SOM, we have had a lot of stream erosion because of changing the pipe and the layout. So they came down and they said, boy, this is a great project. This is going to be one of our first projects we want to roll out when we are ready to go. Well, as everyone's familiar, this has now ended up in court, so six months at a time we keep pushing back these projects. So we are working with the Regional Sewer District now to see where we are at, see if we can get this funded so that we can restore the stream erosion in this area. We really can't move forward with that spur until this gets taken care of.

We are working with the Regional Sewer District. If we can get them to do the stream restoration down in that area, we can put the path in with no bridges, tie it together, for a savings in the neighborhood of \$250,000 at the end of the day. That is why we are looking to change the alignment of the trail at this time, but we need to do more borings, they need to do some different layout pages so that's the \$23,000 it will take for that.

Council President Buckholtz asked if there were any questions. There were none.

**• Additional paving – SOM Center Road and Wilson Mills Road (Chagrin Valley Paving, Inc. - \$13,365.75)**

Mr. Metzger reported, the great State of Ohio hasn't forgotten us. They have a contract with Chagrin Valley to pave the SOM Center Road and Wilson Mills intersection. This was hot off the presses late last week. I got an e-mail late today with their number for our additional piece of the work at \$13,365.75.

We have not met with them. We have no schedule. We have no idea. It's late in the season, so I know they are going to want to get moving. That's why I asked that this be put on tonight's agenda so that we can move this forward. I don't want to be the part that holds that up. I don't want them to come up and start grinding and go, we don't have the okay.

Mayor Rinker asked, can you further explain why we needed to extend the scope of work?

Mr. Metzger replied, the State of Ohio will pay for the work in their right of way. When the County rebuilt Wilson Mills Road, they came up about 60 feet short of the intersection because

they didn't want to get into the loops. That area needs to get ground out. It's on our dime because the State won't pay for that. We are going to get the intersection taken care of by the State of Ohio for basically \$13,000 because we are a Village. Typically, with a City, this would be on their dime.

Mr. Marquardt asked, why isn't the County paying for it?

Mr. Metzung replied, I have talked to the County about doing other supposed County roads and they are very reluctant to get into that work. Even when we had Wilson Mills Road done, that was a cost-share program. I don't recall what that was. Tommy Cappello did make that contact and they said no.

Council President Buckholtz asked, so they did the roads, but stopped short of the intersection?

Mr. Metzung replied, everybody did the roads, in every direction and stopped short. The State of Ohio came in twice and came up short. The County came in once.

Council President Buckholtz asked, what was the reason they stopped short?

Mr. Metzung replied, I don't know.

Council President Buckholtz asked if there were any other discussion items. There were none.

<b>PLANNING AND DEVELOPMENT</b>
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Mr. Esborn provided an update on some developments that have taken place at 600 Beta, the long-vacant 93,000 square foot building that has had lease negotiations taking place at it for the better part of a year. This is the building where we have the owner, Wilson Mills LLC, looking to put in about \$1.9 million for this deal and the potential tenant, the manufacturing, SKF, looking to put in about \$2.6 million.

When we discussed this at last month's Caucus, we speculated that a tenant whose costs were creeping up over \$2.5 million might start looking at other properties that were newer and didn't have some of the age-related problems that 600 Beta did. That's actually what the tenant SKF did about three or four weeks ago. They put negotiations with 600 Beta on hold and they went and looked at some other properties in the area. It was a setback. It seemed to put us back months. The good news is that in the last two weeks, SKF has had a personnel shift and brought in a new Vice-President to deal with this project. We made sure to establish a good relationship with him. Just last week, we are hearing from the company that they are turning their focus back to Beta Drive. We saw a bit of a rollercoaster in the last month where the company reassessed their position. They are now saying that they are turning their attention back to Beta Drive. It seems that timing is our best weapon in this situation just because they have to get in somewhere

soon. They have invested so much in this process on Beta Drive and they are running out of time to go somewhere else.

Council President Buckholtz stated, it is interesting what you reported this morning at the Community Economic Development meeting, that the change in Vice-President in charge of the project, the previous gentleman was connected to the Mentor facility?

Mr. Esborn replied, that's true. With one of the current locations, this is going to be the consolidation of two locations, one of those is in Mentor and it's actually the largest facility. It is possible that during that transition period when you consider that most of the employees locally are in the Mentor facility that there could have been a push as there was back in November and December to stay there, but some of that is just speculation.

Council President Buckholtz asked if there were any questions. There were none.

#### **PARKS & RECREATION**

- . **Additional Transportation Cost for Sports N More Camp (Mayfield City Schools - \$417.14 - \$4,600 approved in April 2011 – pass through)**

In Mr. Thomas' absence, Mrs. Wolgamuth reported that there were additional transportation costs for Sports N More Camp. He estimated them when he got approval for \$4,600. He was \$417.14 short.

Council President Buckholtz asked if there was any further discussion. There was none.

#### **HUMAN SERVICES**

- . **Senior Snow Removal Program 2011-2012**
  - **Bid Results**
  - **Opt Out**

Mrs. Kalina stated, you have all received a memo regarding the Senior Snow Removal Program for this year with the bid results. We discussed the opt outs at length during a couple of meetings. We would like approval for the 5 contractors who wish to do snow removal for us. We have indicated their prices and how many sections they will be assigned. It was recommended that we change the opt out figure, 50% of the paid contract, up to \$75 which is a decrease but it makes it more equitable for what the Village is subsidizing for the people who opt in.

Mrs. Cinco added, we averaged it out in Safety and Service and had a lot of discussion. It was the general agreement to go with \$75 for the opt out. We would like that on the agenda.

Mr. Saponaro added, up to 50%.

Mr. Marrie agreed. At \$75 max.

Council President Buckholtz stated, the last time we talked about this you were talking about the number of people that opted out. Is that what you were looking at, or is that something for Finance or is that something you were saying you went through in terms of what does it end to be in dollars and cents?

Mrs. Cinco replied, opting in, what we are paying on average is \$225. Of that, the people pay \$150. We are not talking circular driveways, we are averaging it. If you subtract \$150 from \$225, it's \$75. That's what we are subsidizing for the people who pay for the program. So we feel that that's fair for the people that opt out. We can tell them that, that this is the average. It has been to Finance a number of times and Safety and Service, back and forth, with this discussion. Eunice would like to get the letters out after the approval tonight of the contractors. People have already been calling in asking about the snow plow program. If we could amend the agenda to put that on.

Mrs. Kalina asked if there were any other questions. There were none.

**ANY OTHER MATTER BEFORE COUNCIL**

Council President Buckholtz asked if there were any other matters. There were none.

There being no further business, the meeting adjourned at approximately 8:40 p.m.

Respectfully submitted,



Mary E. Betsa, Clerk of Council