

City of Broadview Heights

SERVICE/SAFETY COMMITTEE MEETING MINUTES

January 4, 2021

Mr. Wolf called the **SERVICE/SAFETY COMMITTEE MEETING** to order at 6:03 p.m. in the Auxiliary Gym.

ATTENDANCE

MEMBERS PRESENT: Mr. Brian Wolf (Ward 2 Councilor) (late)
Mr. Thomas Pavlica (Ward 1 Councilor)
Mr. George Stelmaschuk (Ward 3 Councilor, President Pro-Tem)
Mr. Joe Price (Councilor At-Large)
Mr. Robert A. Boldt (Ward 4 Councilor, President) (late)
Ms. Jennifer A. Mahnic (Councilor At-Large)

MEMBER ABSENT: Mr. Glenn R. Goodwin (Councilor At-Large)

OFFICER(S) PRESENT: Mr. Samuel J. Alai (Mayor)
Mr. Gary Yelenosky (City Engineer)
Chief Steve Raiff (Police Chief)
Mr. David Schroedel (Service Director)
Mrs. Helen Dunlap (Clerk of Council)

OFFICER(S) ABSENT: Mr. Vince Ruffa (Law Director)
Chief Jeff Hajek (Fire Chief)
Ms. Amanda Hutcheson (Parks & Recreation Director)
Mrs. Amy Jo Washabaugh (Human Service Director)
Mr. Dave Pfaff (Finance Director)
Mr. Joe Mandato (Chief Building Official)

NEW BUSINESS

Mr. Wolf began by stating what the meeting is discussing this evening.

1. Review mandated storm water control standards

a. Consider standards greater than those engineered to manage and control a 100-year storm

Mr. Yelenosky stated that he comment on one quick thing. He did review the minutes from the previous Rules, Ordinance meeting. We do have riparian setback which he passed out to council. He included Chapter 1334.12 which has some riparian setback on there. He thinks that there was some discussion at the last meeting on that regarding if we had those in place or not. After much discussion and research they

would like to propose changes to section 1248.04 which will move from a 50 year storm intensity to a 100 year storm intensity. Code change in section 1286 which again recognizes the 100 year storm frequency instead of the 50 year storm frequency. Probably the biggest change would be to increase the requirements of the critical storm peak discharges with the further reduction of the critical storm flow rates by 20% and would require a basic oversizing capacity of over 20%. Those are really the main 3 changes that they are proposing.

Mr. Wolf stated wonderful and one question that he has is and it may be a legal question but once this is passed and approved and moving forward, does this effect programs in process or does this.

Mr. Yelenosky stated no, the rules would take effect for any new submittals and stuff that has already been submitted would follow the old standards.

Mr. Wolf stated that we could ask them to follow these but they are not required to.

Mr. Yelenosky stated correct.

Mr. Wolf had one other question. Do we have an idea of the approximate cost increase?

Mr. Yelenosky stated by the oversizing and the additional storage you are probably looking at anywhere from 25%-30% added operation and maintenance costs.

Mr. Stelmaschuk stated that he had a comment. He is all for it and when he first started on council it was a 25 year storm and they raised it to 50 year storm and he thinks that they wanted to reduce it back to 25 and this council said no and it stands at 50 year storm. With the severity of the storms that we get now a days as a common place, he thinks that 100 year storm frequency is a good idea that council adopts that.

Mr. Wolf stated that they do have the ordinance and it will be reviewed at the Rules meeting after this one. They can get into the details of it in that meeting.

Mr. Price asked Mr. Yelenosky what the thinking is with going to 100 year plus 20%.

Mr. Yelenosky stated that it is just a level of safety increase. 20%, that is a strong number.

Mr. Price stated that his only concern is seeing seven 100 year storms in the last 14 years in this town, is a 100 year storm really a standard we can go by.

Mr. Yelenosky stated that is a good question and he thinks that the standards are going to change one day. At this point a 100 year storm has been recognized for over 100 years. The thing that he will caution this committee is that by increasing the pipe sizes to accommodate a 100 year rain event that is going to be additional cost and maintenance and things of that nature. So while he is all for adding a level of protection

just keep in mind that replacement of storm sewers are going to be more costly and will need more maintenance over time and usually that falls within the city to maintain.

Mr. Price stated that he understands that and he knows what is built is built and will stay, but what is the cost to these homeowners that keep flooding over and over and over again. How many times have they received phone calls and been out on a day monitoring manhole covers that have blown off? We have been fortunate that we haven't had anyone die in this community. So at what point, do we wait for that to happen? He doesn't want to be that person.

Ms. Mahnic stated that what she thinks Mr. Price and Mr. Yelenosky are saying is they are looking at two things here by changing this is what these new developments will now be required to do assuming that all of this passes and the extra storage of rain capacity will be increased for developments but it will also effect the city as the city progresses and moves forward if we have to replace this new infrastructure under these new guidelines, how that will impact us as a city and how the new infrastructure which is double basically and in some cases may be tripled to hold the 100 year storm, how we will financially be able to be fiscally responsible for those changes as a city. She thinks that that will have to be an ongoing conversation and every year that they look at the budget because all of our costs will now also increase by 20%-30% as a city because we will be held to the same standards. She is not saying that that is a reason not to do it. She is saying that that goes in hand.

Mr. Schroedel stated to just address some of that concern, when we repair or replace sewers, a lot of the time we will line it which slightly decreases the volume in the pipe but if we do have to dig up a section and replace it, putting a larger pipe in won't really do any good because we have to match what is on either side. If we replace between houses and there is an 8" line on one side and an 8" line on the other side and have to put a 12" line in, it really serving any purpose.

Ms. Mahnic asked how we will need to legislatively create guidelines for situations like that. Maybe that is a Law Director question.

Mr. Stelmaschuk stated that he thinks that this is for new development. If there is something existing then it is what it is and if we can improve it in any way then we will do that if we can but this is strictly for new developments that come forward.

Mr. Yelenosky stated yes, this would be for any new developments coming in.

Ms. Mahnic stated that if we are trying to control storm water for housing shouldn't we also be looking at it in the city. Making the changes for housing developments but not making the same changes or holding the city to the same standards as we develop and grow in public spaces doesn't make sense that you would do one and not the other.

Mr. Price stated that that is currently happening though. We have probably water lines throughout this town that are on 4" mains and the standard now is 8" so you have that happening anyways and if we go to make an improvement you go to an 8" at that time. Costs, if they are going to weigh this decision solely on costs, he struggles with that especially when we are going out to the OPWA he means the Ohio Environmental Protection Agency, OWDA, whatever funding sources that are out there that is paying us sometimes 80%, 70%, 90% of the project, we are not paying that much anyways. They will cover a lot of that cost.

Ms. Mahnic stated that she is not base the decision on finances, she is just saying that that conversation happens side by side as they have other committee meetings like that because sometimes they make decisions in one committee and then Finance has to figure out the other part. When Mr. Price says the 8", is that following a 100 year storm standard?

Mr. Yelenosky stated that he thinks that Mr. Price was referring to a water line and not a storm sewer.

Ms. Mahnic stated okay because we have our own storm water management systems on our own properties or new ones that we might be putting in. She is just saying that if we want to have a conversation about homes and residential areas it's okay. She doesn't think that you can hold these high standards to one entity of our community and not the other.

Mr. Wolf stated that he believes that Mr. Yelenosky did say when they were discussing Harris Road that the infrastructure in that area was going to be looked at and smoke testing and dye testing and finding holes and broken pipes and that is an ongoing thing and that is what they are always doing. They are trying to improve within their funding.

Mr. Price stated that he just wanted to say was his suggestion wasn't basically revamping the entire city but for any new construction or any replacements of infrastructure that is in place. That is what he was referring to.

Ms. Mahnic stated that is fine. If this decision is solely new home construction, fine. She recognizes that at some time the other entity needs to be addressed too. Like changing these ordinances, she knows that they are talking about residential homes and developments, will they also apply to businesses or is that a different set of ordinances that are covered under that?

Mr. Yelenosky stated that they would fall under that. New construction or commercial falls under that.

Ms. Mahnic stated that okay.

Mr. Wolf asked if there were any residents that wanted to talk about any of this.

Marilyn Houdek, 1880 W. Royalton Road: That sounds really good and she is happy with what they have come up with. She just wants to and she doesn't know if this falls into this area but could someone also look into how close new developments are to the creek systems or on wetlands because that is also an issue. Since you are making some changes if you could look into that also.

Mr. Yelenosky stated that like he mentioned when they opened this evening, we do have wetland and riparian setback ordinance so those standards are followed any time a new development comes in regardless.

Ms. Mahnic stated that the handout that Mr. Yelenosky gave them with Chapter 1334 Section (B) gives them some setbacks along waterways if you will.

Mr. Yelenosky stated correct.

Ms. Mahnic stated that and those are existing setbacks, correct?

Mr. Yelenosky stated that these are setbacks if you were to build a housing development or a commercial business next to a creek.

Ms. Mahnic stated so they are current legislation that they have now. She thinks what the resident is thinking and correct her if she is wrong, is to visit those areas to see if we want to increase the distance. So maybe if Mr. Yelenosky has a recommendation, she is assuming that his recommendation isn't necessarily to increase Section (B) 1-4 but in areas of where you are kind of holding water and increasing those capacities which she would assume would then alleviate the need to increase distance because we are increasing where we hold the water or dispose of the water.

Mr. Yelenosky stated correct.

Ms. Mahnic stated so at this time you are not necessarily recommending a change to the setback distances.

Mr. Yelenosky stated not at this time. When this ordinance came through Soil & Water was very involved with it so it is pretty intense in terms of regulations.

Ms. Mahnic stated okay.

Mayor Alai stated that he and Mr. Yelenosky had a discussion this morning with staff about a lot of this. As the resident just discussed, this is all Phase II storm water things that have come into play over the last few years. To Ms. Mahnic, he doesn't have a problem with the city looking at those but the Phase II storm water stuff is pretty substantial but he has no issue with us going over it like they have looked at some of the other thing like increasing the pipes and things like that. He has no problem looking at it but we adopted those Phase II storm water standards that were very robust at the time and he still believes they are pretty

good. Those things are in place right now but if they could look at making them enhances, he has no problem in doing that.

Ms. Mahnic stated that she thinks for now focusing on the capacity and being able to hold the water she thinks seems to be the biggest focus of residents when they do call them because when our systems overflow that is when they have the major problems and then maybe putting them into test and see how we do and then adjust because she would agree Mayor she thinks that when these Phase II kind of setbacks were installed they were already ahead of their times.

Mayor Alai stated absolutely and the discussion that they had today is when he first became Mayor and with the help of this council we changed those and we were pretty proud of ourselves back then because it was work that nobody was doing at the time but now here we are seven years later and he thinks that we need to up our game once again. Things do change and as times change we need to with them. So this will be the second time since he has been here and we have changed our storm water regulations. Both times for the better. He thinks that is a good thing and again this administration, this council, Building Department, Engineering and Service all have a hand in all of this as well and they have no problems trying to get as robust as we possibly can to help protect the property owners.

Ms. Mahnic stated that she really appreciates the administrations recommendation being so aggressive and really might set the standards for other area communities by doubling our storm water capacity requirements. She thinks that it is very impressive.

Mayor Alai stated that they worked hard at and they thought long and hard on it as well. We need to be. Again, it is for the future. He will tell you this and he won't speak for Mr. Yelenosky but we will do everything in our power but we are not going to tame Mother Nature, we need to realize that. We need to do the best that we can to help prevent during a normal rainstorm or even a 50 year storm but these 100 year storm capacities, they are tough to deal with and this is across the nation and the world and this doesn't mean that Broadview Heights isn't going to try to do that. We are committed to do the best to protect the properties of our residents. He wants to thank the committee.

Mr. Price stated that he guesses that the only question that he has is the recommendation is consider standards greater than those engineered to manage and control a 100 year storm so he had said 20% greater. Is that something that Mr. Yelenosky is recommending?

Mr. Yelenosky stated that is what the administration is recommending.

Mr. Wolf stated that they will be discussing that in a few minutes at the Rules meeting in more detail in regards to the legislation.

Ms. Mahnic asked if they need to make a motion to move it on to that committee.

Mrs. Dunlap stated yes or it would still stay on this committee's agenda. She asked that Mr. Yelenosky talked about Chapter 1248.04, 1286 plus the 100 year storm plus the 20% and whatever else was mentioned.

Mr. Yelenosky stated 1248.04, 1286.07 and 1334.41.

Mayor Alai stated that he would ask that they move this on with the committee recommendation.

Mr. Yelenosky stated that if they would like to move it on to a Work Session.

Mr. Wolf stated that Rules can do that.

Ms. Mahnic moved to send to the Rules, Ordinance and Franchise and Building Codes and Public Building and GPZ Committee with the Service Committee recommendation to increase our current legislation for storm water capacity to 100 year calculations and critical storm flow rates oversize by 20% and that would effect Codified Ordinance Chapters 1248, 1286, and 1334.41; seconded by Mr. Price. All present voted in favor. This now goes to the Rules, Ordinance and Franchise and Building Codes and Public Building and GPZ Committee with the Service Committee recommendation.

ADJOURN

Mr. Wolf stated that with no further business to come before the committee, this meeting is adjourned.

The time was 6:26 p.m.



HELEN DUNLAP, CLERK OF COUNCIL



ROBERT BOLDT, PRESIDENT OF COUNCIL