

City of Broadview Heights

SERVICE/SAFETY COMMITTEE MEETING MINUTES

January 13, 2020

Ms. Mahnic called the **SERVICE/SAFETY COMMITTEE MEETING** to order at 6:30 p.m.

ATTENDANCE

**MEMBERS PRESENT:** Ms. Jennifer A. Mahnic (Councilor At-Large)  
Mr. Thomas Pavlica (Ward 1 Councilor)  
Mr. George Stelmaschuk (Ward 3 Councilor, President Pro-  
Tem)

**OTHER COUNCILORS PRESENT:**

Mr. Joe Price (Councilor At-Large)  
Mr. Glenn R. Goodwin (Councilor At-Large)(late)

**COUNCILOR ABSENT:** Mr. Robert A. Boldt (Ward 4 Councilor, President)  
Mr. Brian Wolf (Ward 2 Councilor)

**OFFICER(S) PRESENT:** Mr. Samuel J. Alai (Mayor)  
Mr. Gary Yelenosky (City Engineer)  
Mr. David Schroedel (Service Director)  
Ms. Kristina Sorensen (Economic Development Director)  
Chief Hajek (Fire Chief)  
Mrs. Helen Dunlap (Clerk of Council)

**OFFICER(S) ABSENT:** Lt. Steve Raiff (Police Lieutenant)  
Mrs. Paula Horner (Parks & Recreation Director)  
Mrs. Amy Jo Washabaugh (Human Service Director)  
Mr. Vince Ruffa (Law Director)  
Mr. Dave Pfaff (Finance Director)  
Mr. Joe Mandato (Chief Building Official)

NEW BUSINESS

**1. BVH Multipurpose Development**

Ms. Mahnic stated that with this first item on the agenda there are some representatives from this project in the audience and that this committee primarily focuses on things such as access for our safety forces, lighting and water retention.

Mr. Yelenosky stated that he will run through his list and then let the representatives from the project talk and if there are any questions from the committee they will answer those. He will start with water retention. This project does meet both quantity and quality storm water requirements with the city. They are proposing an underground storage system basically on the east side of the site that will basically retain the water to the requirements of the city. There is also a storm easement running through the site which will be transferred to the city which is similar to the Giant Eagle which is a storm sewer that runs from the south to the north. The developer is proposing a lot split into 2 lots, one on the north side and one on the south side. There are 2 sanitary laterals that run through the property and they have confirmed that they will have an agreement between the property owners. The other thing that they discussed was the traffic flow and basically the flow, the westbound traffic traveling on Route 82. The developer has agreed to participate in putting up delineators so that you cannot make a left hand turn onto the pork chop, basically a left hand turn into the development. He doesn't know if the committee has seen the plans.

Ms. Mahnic stated that when they talk about traffic control, they usually have the Police here to say if they are okay with it. Have they approved that?

Mr. Yelenosky stated that the Police Department has been informed of and they have had multiple discussion with them and they are on board with basically what they have discussed with the developer. Nothing is committed at this point in terms of an exact solution but they are willing to participate in doing some sort of control to limit that left hand turn.

Ms. Mahnic asked for Mr. Yelenosky to show her the ins and outs of the site which Mr. Yelenosky showed on the proposed plan.

Mr. Yelenosky stated that the city would prefer that the main route would be down Treeworth but as we know people at locations such as Giant Eagle and McDonald's make a left turn at the pork chop multiple times per day and that is a problem. They would block this one with a delineator system which we would work with the developer with. Therefore there would only be a right in and right out at the pork chop. There is an intermittent stream which they are working with the Army Corps and he believes that they have a jurisdictional letter with them and they are also working with the West Creek Conservancy for mitigation of that intermittent stream that runs through the site. His department is going to request an additional light at the entrance off of Treeworth for additional lighting.

Ms. Mahnic asked Chief Hajek for verification to make sure that the Fire Department can get around everything and everything meets code for their equipment and vehicles.

Chief Hajek stated yes. They did have discussion regarding a hydrant that is going to go on the property. He did not talk directly with the developers but he talked to Mr. Yelenosky and he mentioned that they were going to put that in. The building is sprinklered so there will be a hydrant on the scene.

Mr. Bob Abramovich with LLC Realty and he will just expand on what Mr. Yelenosky talked about and maybe explain the overall site plan a little bit but the proposal is for a bakery/café' on the corner which is roughly 4200 sq. ft. and then a two tenant building to the east and both with drive thru's around the back. The one tenant is the Starbucks and the other tenant is still TBD. The rear building will be the Crystal Clinic which will be two stories and be an orthopedic center. From a logistics there will be an enter/exit off of Treeworth. Just to expand on what Mr. Yelenosky stated, they did have conversation and they are committed and willing to work with the city and engineering on coming up with a solution to eliminate the left hand turn movement on west bound traffic. There are some similar systems that have been installed not only in northeast Ohio but in other areas that they work in as well but they will work with the city that is mutual and agreeable to everybody. They don't want accidents here anymore. He also expressed to Mr. Yelenosky that they would share in the cost of that also. Matt Weber one of their civil engineers is here as is Jared Dickey who is the chief architect for the Crystal Clinic so they are here to answer any question.

Mr. Stelmaschuk stated that he thinks from the committee standpoint that they have gotten everything that they need for this.

Mr. Pavlica stated that the Planning Commission did look at this and it came to them for Preliminary Approval and they were happy with the lay-out and obviously they changed the drive thru direction from what was proposed once before. They answered the storm water issues.

Mayor Alai stated that they didn't change any drive thru. They came in with the drive thru the way that it is.

Mr. Price asked Mr. Abramovich if he can show where they are going to park the mobile MRI unit. He knows that there was a concern regarding navigation and if that tractor trailer can navigate around that building he is sure that our fire trucks can do the same.

Mr. Abramovich stated that Crystal Clinic has mobile MRI units that they rotate to each of their facilities throughout greater Ohio and it would come in and make a movement around the building and park it temporarily one day each week behind the building and they would then come out and head back to Treeworth and then on to Route 82. The area in question here is directly behind the building on the back of the south side of the building and it is a full WB57 which is a full size 18-wheeler.

**Ms. Mahnic moved to grant approval at this stage; seconded by Mr. Pavlica. All voted in favor and this now goes back to the Planning Commission for final approval.**

#### OLD BUSINESS

1. **Update on Workshop for property owners and HOA's on maintaining storm water management systems.**

Mr. Yelenosky stated that he was thinking about holding a Workshop in May, early May. Possibly May 10<sup>th</sup>.

Ms. Mahnic stated that this was brought up because he knows that a lot of them have knocked on doors and Mr. Price and she specifically were in New Hampton and they met a lot of homeowners that live with community retention basins and they don't know how to take care of them. HOA Board Members are just volunteers and they don't know a lot about this stuff so they thought that it would be a nice outreach to the community to do every once in a while, obviously not something that needs to be happening every 90 days because a lot of those boards stay consistent for a few years. She thinks that this is a great outreach program that the city can offer residents. Mr. Yelenosky will be reaching out to those HOA's, the ones that they know about.

Mr. Yelenosky stated that he will be reaching out and send a notification out to all of the contacts that he has from the HOA's and he will confirm a date and time. He would prefer it to be on a Monday night before a council meeting.

## **2. Update on Wyatt Road retention basin and removal of dead tree.**

Mr. Yelenosky stated that they have satisfied the homeowner to the south of that basin. Rudzik Excavating planted new trees and we finalized everything that we said that we were going to do. We did remove the tree and Mr. Schroedel helped out with that so everything should be finalized in terms of the Wyatt Road retention basin.

Ms. Mahnic stated that the Wyatt Road retention basin was brought up in Shade Tree Commission because the Shade Tree Commission wanted to see since it is city property if the city wanted to add additional trees since so many were taken down. She knows that she had conversations with the Mayor and Mr. Yelenosky's department and Service as to how to do that or if that is something that they want to do because there are two things happening. One, we still need access back there and right now we have some gravel for a path to lead to there and she doesn't know if it is the most esthetically pleasing but we also don't want to entertain people to go back there. It is not supposed to be a wildlife sanctuary where people are walking their dogs and stuff so there is a fine line between making it look beautiful but also let people in that area that this isn't a piece of property that people should even be driving their vehicles back there. Mayor Alai stepped back in the room and Ms. Mahnic mentioned to him that she was mentioning the Wyatt Road retention basin and she knows that they have spoken and Shade Tree Commission and she just wanted to see if that was an area that they wanted to add more trees and if so, how do they do that in a way that is still allows vehicles to get back there while maintaining a balance of not inviting people to take their cars back there or go back there for recreational purposes. That was one of the questions from Shade Tree Commission if the city wanted them to get involved with adding trees there since so many were taken down.

Mr. Schroedel stated that if he remembers correctly the way that it was left at Shade Tree Commission was a couple of the Shade Tree Commission members were going to go out there and evaluate it and maybe do something for Arbor Day where the kids could plant sapling oak trees. He has his doubts whether they could be able to get back there without sinking up to their ankles in mud so they have a few months before Arbor Day and they can go back there and maybe if the trees aren't by the road then it wouldn't impede the access and they could put them back on the hill to replace some of the trees that were taken down for the surrounding properties.

Ms. Mahnic stated that she just wants to make sure that we were keeping up open lines of communication between administration and Shade Tree Commission and what people are experiencing over in that area.

### **3. Update on Majestic Oakes drain cover/casting and letter to resident regarding Ordinance 20-05.**

Mr. Yelenosky stated that he did send Mr. Green a letter based on the conversation from the last meeting and he has not had any correspondence with him since. He did write a work order to the Service Department just this week on updating that grate that is in his backyard and he is sure Mr. Schroedel and his staff will get to that as soon as they can.

### **4. Update on Speed Tables.**

Mr. Yelenosky stated that he did meet with the City of Lakewood and took a peek at the speed tables that they partnered with NOACA for putting the speed tables in. He did attend that. They are leasing those out he thinks they said at the end of this year so if there is a certain area that you wanted to take a look at that we could put those out there and that may be an option for us to apply for.

Mr. Stelmaschuk stated that is good to know. He asked Mr. Yelenosky how badly did they have to modify the street to use those things.

Mr. Yelenosky stated that it was actually not that invasive. They basically drilled a couple of holes and epoxied them in and then they can remove them whenever they are done and just patch them. It wasn't that big of an issue for them.

Mr. Stelmaschuk stated that one of his concerns with that whole project is that it would be one thing to put it in a certain area to try to help the situation but he thinks that if they did that that everybody would want one in their development and these things are not cheap so he is glad that they got an update and keep them apprised of, he would be more interested to see what their findings were after they had them in place for several months, if it did what they thought that they were going to do.

Mr. Yelenosky stated that the feedback that he received after meeting with them is that they definitely saw a decrease in the speed of people using it however they only had them in place for six months so they didn't go through this whole winter season with them yet. That is something that would be interesting to learn more about.

Ms. Mahnic stated that she is curious if they have to remove them for snow plows.

Mr. Schroedel stated that he would want them removed.

Mr. Yelenosky stated that they did say that they are going to leave them in place but the plows do have to adjust for them so they have to lift the plows. They have to know where they are at.

Ms. Mahnic asked the committee if at this time they want to wait until they have more data.

**Mr. Stelmaschuk stated that he thinks they want to keep it on the agenda and they will get an update and maybe we will get some snow finally and see how they handle that situation with them in place because that is definitely a concern.**

Mr. Pavlica asked if they can take those off in the wintertime and put them back in the spring.

Mr. Yelenosky stated that they can. You can unbolt them from the road so basically what they do is they drill into the pavement and then epoxy them in and then you can remove them. It takes time but you can but they were going to leave them in place and see how they work and obviously the snow plow drivers know where they are at so they are going to test them out through the winter season.

Mr. Pavlica stated that he would think that the snow plows would tear them up.

Mr. Yelenosky stated that you do have to lift the plow.

Ms. Mahnic asked if there are any rules or ordinances that would determine where we can put these or not put them.

Mr. Yelenosky stated not to his knowledge. The road that they put it in, it was kind of a cut through between Lorain and Detroit or something like that so everybody was flying through there so they put them out there as a test.

Ms. Mahnic stated like Richard Road.

Mr. Yelenosky stated that it was a more heavily traveled road than that.

**Mr. Schroedel stated that the Police Chief had some concerns so he should be consulted before it is moved too far along on this.**

**Ms. Mahnic stated that they will leave it on their agenda and as Mr. Yelenosky receives additional data and as they have the Police Department, they will ask them to provide feedback as well.**

MISCELLANEOUS BUSINESS

Ms. Mahnic stated that she doesn't think that it is quite 90 days but she was wondering if they could kind of get an update on Valley Parkway retention basin.

Mr. Yelenosky stated that he really doesn't have an update at this time.

Ms. Mahnic asked if they are still working on contacting people and trying to get property to see if we could do it without the same amount.

Mr. Yelenosky stated correct.

Mr. Stelmaschuk asked if there was any update on Victoria. Are they happy now?

Mr. Yelenosky stated that to his knowledge they are. Rudzik came in at the end of the year and did finish all of that but he thinks that there are still a couple other items that need to be finished in the springtime because the weather didn't allow them to finish it. To his knowledge everybody is satisfied. He will have Soil & Water come out probably in the spring and just give a third party verification that those basins are working properly but he has not heard anything since Rudzik was out there the last time.

Mr. Stelmaschuk stated that Mr. Schroedel sent him some pictures and he sent them to the committee but the pictures were of the raised cover that the Service Department did for Valley Park. That should help when it rains hard. They appreciate Mr. Yelenosky and Mr. Schroedel's help on that and everybody else. He is sure they saved money by doing it ourselves in-house. Other than that just bouncing back to Victoria, he doesn't know if they need some committee or someone here to make sure that we follow up and make sure that they form their association like they should be or get them something in writing to the effect that we are done with anything beyond this point is on them and their HOA.

Ms. Mahnic stated that we do have the letter but you are saying that that is not 100% done and that we have to come back in the spring.

Mr. Yelenosky stated that there is a small amount of work that obviously because we were fighting the weather that we couldn't plant grass on certain areas so that kind of work still needs to be done in the spring but he thinks overall it is pretty much working properly.

Ms. Mahnic stated that when that work is done then she thinks that we need to let Mr. Ruffa know and maybe he can kind of review that they need to do this. They can't keep going back and forth. We have this letter now signed by all parties involved and they need to form the HOA and they can be part of the workshop that is going to be done.

**ADJOURN**

Ms. Mahnic stated with no further business to come before the committee, this meeting is adjourned.

The time was 6:56 p.m.

  
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HELEN DUNLAP, CLERK OF COUNCIL

  
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ROBERT BOLDT, PRESIDENT OF COUNCIL