



**City Of Broadview Heights
City Council
Work Session Minutes
January 20, 2026 - 7:30 pm**

Call to Order

Boldt: City council Work Session, January 20th at 7:30.

Pledge Of Allegiance

Led by: Joe Price

Roll Call

Council Members Present:

- Mr. Glenn Goodwin - Councilor At-Large
- Mr. Joe Price - Councilor At-Large
- Ms. Jennifer Mahnic - Councilor At-Large
- Mr. Thomas Pavlica - Ward 1 Councilor, President Pro-Tem
- Mr. Brian Dunlap - Ward 3 Councilor
- Mr. Brian Wolf - Ward 2 Councilor
- Mr. Robert Boldt - Ward 4 Councilor, President

Officers Present:

- Mr. Samuel J. Alai - Mayor
- Mr. Vince Ruffa - Law Director
- Ms. Amanda Hutcheson - Parks & Recreation Director
- Asst Chief Joe Fleming - Fire Chief
- Mr. Dave Pfaff - Finance Director
- Chief Don Polick - Police Chief
- Mr. David Schroedel - Service Director
- Mr. Ethan Neff - City Engineer
- Ms. Robin Parsons - Council Clerk

Business

Discussion from Mayor

ARIS Agreement - Home Days

Boldt: Mayor, you're up first.

Alai: Thank you. This is our annual Aris Home Days Agreement. Which includes three handicap units, one 8 station trailer, five standard units, and a double sink and everything that goes with that. I would ask that you pass this for home days. Thank you.

Boldt: Council, any discussion on this?

Goodwin: Yeah, this includes more than home days. This is the whole season, right?

Alai: No, this is only home days. That will be under Parks and Rec. It's a different purchase because this I think comes out of

the administration special events line. Thank you.

Boldt: Any other questions from counsel? We'll put it on. Mayor, do you want to go over the half a million dollar road fund improvement?

Alai: Yeah. Thank you, Mr. President. As you and I discussed and service committee this evening talked about in past that we would bring the total for the road fund for 2026, \$2 million as discussed. And I want to thank all of you on council for agreeing and hopefully we can move forward. Thank you, Mr. President, if you have any other comments.

Boldt: Any questions on this,

Price: Mr. Mayor, you could share with the public since they watched this at home, what the original budget budget was 'cause the 2 million is an increase.

Alai: Yes. It's a \$500,000 increase from 1.5 to \$2 million to do some additional roads.

Price: Thank you Mayor for clarifying that.

Boldt: Any other questions? Both committees I think pretty much took all the questions.

Alai: Questions, Mr. President I forgot to add on. With the map that Ms. Mahnic talked about with the additional roads, I will make sure that Ethan and Dave put together a map as best they can to show where they'll be doing their concrete repairs that come out of a separate budget for that. And that most likely will be very helpful for us to see where we'll be doing concrete repairs.

Price: May I ask a question? So when, when you, you do that, and Ethan, if it's not very laborous for you, it would be nice when you give us this list of all these streets and roadways and you do a great job of that, but let us know when they were last resurfaced with a date, maybe in captions next to it. That way we know this road it's been 20 years or 25 years, or just five years. And if it's experienced some trouble, it helps us answer questions. I think better if we could just put in captions if that's not too much work for you.

Alai: Yeah, we'll do our best to make this map very user friendly.

Price: Thank you.

Goodwin: You bring up a good point because some of those, like I say, it's been over 50 years since they've been addressed and that has to be a part of the equation when you're making the decisions too, I would think. 'cause those people that built there 50 years ago have paid taxes for 50 years and not got potentially any of their tax monies addressed to their particular situation. But that would be great if we had that along with them. Definitely.

Wolf: Mr. President? So I'll go a step further and this will probably be the one that you're gonna say no, but what about an interactive map on the website so residents could click on their street and see the information. You might be able to put like pictures and animations and I went overboard, but animation sounds pretty in my head.

Boldt: It sounds pretty my head. Let's ask Ethan, since he's standing at the podium now.

Price: Remember, work is a pleasant four letter work.

Boldt: Ethan, go ahead.

Neff: That is possible to do, but it is gonna require an outside consultant to put that map together because there's certain coding and programming that we're just not capable of doing here. So we can do a lot, you know, we create all these maps. We do have a somewhat interactive GIS that we created when I first started here to kind of track things in line with keeping track of what roads were paved each year, just internally. But yeah, we'd have to hire an outside consultant, an outside GIS civil engineer firm to do that.

Wolf: A high school project.

Mahnic: Right. Like an internship.

Neff: I mean there's even certain levels of programs we'd have to acquire to do that. So, but it's possible and it would be fun.

Mahnic: Might be something the finance committee could talk about funding. I like this idea. Okay.

Wolf: Maybe service can discuss it first so we know what we're getting into.

Mahnic: You might wanna copyright this idea, Mr. Wolf. This could be an app for communities to use.

Boldt: Okay. So that's a future item. If we could probably ask what Mr. Goodwin, Mr. Price asked for and then also put the mileage that we do each year. I think that would be a good start. And then do we wanna put this on the website so everybody, when you finish what streets you're gonna do for the year, we could put that on the website so everybody could see that.

Neff: Oh yeah, we can add it to the website. It goes out with the paving program bid tab every year too. So that's usually accessible on the website. It is harder to nail down which streets have been performed let's say 50 years ago. Just because our aerial images and our documentation from back then is really hard. But maybe we can come up with a category that we don't really know.

Boldt: And I get what Mr. Goodwin's asking for and I agree with it 80%. But the problem is some streets are used more than other streets. Some streets are cut throughs to other streets and those take a lot more wear and tear on them. Years ago when Gary was here, we talked about increasing the base on the roads to give them longevity. So I think that's what he's asking for is how many of these were done concrete and now are changing over to asphalt. How many are asphalt that's not making it 20 years. So I think that's ultimately one of his questions. And the people that live on those streets, if they haven't touched them in 40 years, do we give them a little preferential? I don't know. I know you've always just looked at the grade of the road to ensure everybody got the best quality roads out there. So I agree with you on that side of it. So any other discussion we want to have on this? Okay. Thanks Ethan for coming up. Clarifying.

Neff: Yep.

Boldt: Your next up so you might as well continue.

Discussion from Engineering Department, Mr. Neff

2026 Cuyahoga County Preventative Maintenance Award

Neff: Thank you Mr. President. First item on the list, we were able to increase the county preventative maintenance award for 2026 from previous years and we are requesting approval to accept the award of \$46,000.

Boldt: Council? We'll put that on.

Neff: Thank you.

2025 Treeworth Boulevard Change Order 1 & Change Order 2 Approval

Neff: The second item on the list is approving change order one and two for the tree worth Boulevard extension Project. We were able to successfully non-perform various utility installations. This comes as a benefit to the city and the potential development. There is an additional storm sewer related work that needs to be performed to complete the project as reflected in change order too. And overall the project is going very well. The concrete roadway portion is complete. And now we are just waiting for the weather to break to finish up the project. And based on all my conservative project projections, the project will reach completion substantially under budget by June 15th, 2026.

Boldt: Council, any discussion on this?

Price: If I may go ahead. So for clarity for the public is what you expressed, I fully understood, but I don't think they understood the Greek in it change order number one if I recall as a reduction.

Neff: Yes, it's a credit

Price: for the work that's not being done, which was in excess of \$500,000.

Neff: Yes.

Price: Change order two is to do additional like \$486,000 and you should come in under budget.

Neff: Yes. All the projections are showing that this project will be completed under budget.

Price: Because most people, the public, when they hear change order, they're thinking more money being added. I just wanted the public to know that you're reducing the cost of the project by more than half a million dollars, but doing other work that offsets it somewhat but comes into the benefit of the taxpayers.

Neff: Yes, exactly.

Price: Okay. Thank you. That's all I have Mr. President. Okay.

Boldt: 00:10:51 I see no more questions, go ahead.

Neff: Great.

2026 Paving Program Authorization to Bid

Neff: The third item on the list was just to approve the authorization to bid for the 2026 paving program as discussed in the committee meeting.

Boldt: Council, no questions. We'll put that on.

Neff: Great.

Cuyahoga County Soil & Water MS4 Erosion Control Inspections MOU

Neff: And then the last item is approving the agreement for the 2026 Cuyahoga County soil and water MS four erosion control inspections. The total amount for 2026 is \$15,150.

Boldt: We'll put that on.

Neff: Great. Thank you.

Boldt: Thank you

Discussion from Recreation Department, Ms. Hutcheson

TruGreen Agreement

Boldt: Ms. Hutcheson?

Hutcheson: Thank you Mr. President. My first item is our TrueGreen agreement for 2026. We have a new sales rep for this year and he was able to keep at the same number from 25. And that's this.

Boldt: I see no questions.

Hutcheson: Thank you very much.

ARIS Agreement

Hutcheson: The second item is our agreement with Aris and that is to take care of the affordable restrooms for this campus. So two here and then five at the field complex for all this season.

Boldt: Council, any questions on this? Okay, I think Mr. Goodwin's question was answered before. Thank you.

Cincinnati Flooring Agreement

Hutcheson: And then the last item is an agreement with Cincinnati floor to do the lower level Group A exercise room. It hasn't been done in over 6 years and we have a little bit of a moisture problem. Jazzercise uses that room quite frequent. We'd like to get that done during shut down this August.

Boldt: Council, any question?

Price: I have a question. Amanda, what are we doing to address the moisture problem?

Hutcheson: We've gone back and forth. We've had some service meetings and they feel that at this time it's just a short period of time. It's when we change over from spring into the summer and the HVAC, it's an old building and we just had like a week or two where it just gets this light little film. So we've been in there and the custodians are doing a good job staying on top of dry mopping it before and after every class. So when we talked to the rep, they said it could be because we haven't done that room in quite some time. So that's why we're bringing it to take care of it.

Price: Okay, thank you.

Hutcheson: You're welcome. Thank you.

Boldt: Thank you Amanda.

Discussion from Service Department, Mr. Schroedel

Bramblewood Seal Repair

Boldt: Mr. Schroedel?

Schroedel: Yes, Mr. President. First item on my list is the Bramble wood pump station generator needs a seal. We ask it replaced. Our mechanics do a lot of these generators, but the job is outside of their scope. It's a very large, it's an older generator, but a very good generator, but it's huge. You have bring crane in, two guys from Ohio CAT for a couple of days, so cost is mostly labor on and it's only a couple hundred in parts and the rest labor. 10,326.92 for Ohio CAT to replace this seal.

Boldt: Counsel, put it on.

Vac Con Truck maintenance overhaul

Schroedel: The second item is maintenance on our Vac Con truck, it's 10 years old now. And, just wear and tear, parts need to be replaced, tested, repaired, total cost of \$16,354.50.

Boldt: Council, any questions?

2026 Street Striping Program Bid Authorization

Schroedel: Third item is just the authorization to get the street striping program for this year.

Boldt: Council? When we do that, can we put special attention on McIntosh to New Hampton? I know Mr. Pavlica and Ms. Mahnnic are gonna question it when the bids come in. It seems that the striping last year was a little lighter than the year before when we originally did it. So is there anything we can do to ensure that that stays whiter for a longer period of time? Okay. 'cause I know Mr. Dunlap brought up how it was

Schroedel: It did go by the ODOT specs, the amount of glass, the thickness paint, that sort of thing. Tough to go out and measure that paint. We can do our best. Years ago, the road paint would last three years. It was oil-based paint, latex paint, which comes off easier if you get it on your car. But it also does not near as long on the roads,

Boldt: I know that's the issue at especially that intersection.

Schroedel: But yeah, we'll mark that out with whoever wins the bid.

Boldt: Thank you.

Price: David, have we considered using the thermal PVC striping with the reflective material put in it.

Schroedel: We have used that. The county actually used it when they redid Wallings road.

Price: Yeah, it's an ODOT spec and it's expensive.

Schroedel: Much more expensive.

Price: Right, but it will last, it literally lays down probably a eighth or about an eighth of an inch. And it's hard.

Schroedel: The striping that, that it was actually at 82 also probably lasted four or five years and we had to put paint on top, so you're getting a couple more years, but it's quite more expensive.

Price: Well just think of not having to listen to the two council people going back and forth about doing it every year. It'd be once every five years versus every year.

Schroedel: I've had years where I've gotten zero calls and I've had years with a lot of calls.

Boldt: Can we do a line item on that?

Mahnnic: Maybe just in those specific one or two areas we know in the city that really need a little more attention.

Schroedel: Sure. Maybe we can put it on as an alternate.

Boldt: Yep. Thank you. Any other questions or comments? Thanks Dave.

Discussion from Finance Department, Mr. Pfaff

Stefanik Iosue Agreement

Boldt: Mr. Pfaff?

Pfaff: yeah, I'd just like to renew the agreement we have with Stefanik Iosue & Associates. They provide us with labor relations and HR assistance and consulting. I will note that they are asking for a rate increase up to 285 an hour from 245 an hour. But if you go back in history, we were paying 245 an hour in 2019. If you calculate out what a 3% increase over that would've been, it would've actually been greater than this. It's just that when they first came in, they gave us 175 hour rate for 40 years. Last year they increased the 245. Now they're basically getting up to market rate.

Boldt: Okay. Counsel, any questions on this? We'll put it on.

Council Open To Residents

Boldt: Council is open to the residence. Seeing no one.

Council Discussion

Boldt: Mr. Price?

Price: I have nothing tonight Mr. President.

Boldt: Thank you Ms. Mahnic?

Mahnic: The service committee did meet today. I won't repeat everything 'cause it was already done with administration at the beginning of tonight's meeting. So I look forward to hearing back from engineering and service as we asked for some reports so that we can be more friendly with our language for our residents to understand the progress we've made over the last two years. That's it.

Boldt: I did talk to Mr. Ruffa this week about our zoning and the attorney. So, I expect I'd probably talk to Kevin in the next week or so and get some time line that he'll come back to council and talk about anything that he's discovered and that way we can start talking about it. And maybe after we're done with that, if we have any questions ourselves to have him explore, we'll have him do with that. Okay. Mr. Dunlap?

Dunlap: Yeah, just one thing, Mr. President. I just wanted to share something today, it's been really cold. And look at the garbage man from Rumpke picking up trash. And actually I bought the guy's lunch today. There was a resident, Mr. Schroedel, I want you to hear this. There was a resident came up and she was pretty adamant her garbage didn't get picked up. And this guy got out of the truck and he was the perfect gentleman. Guy in the back of the truck explained to her that it's a recycling can, I pick up the rubbish, just make sure it faces the street the right way. And she was very thankful. And this is all happening when it's like minus five degrees in the middle of Royalwood. But, I just wanted everybody to think that these guys do a phenomenal job, especially in cold weather. But that's it. Thank you Mr. President.

Boldt: Thank you Mr. Wolf?

Wolf: We had finance. We paid Mr. Ruffa's bill and we threw some more money to the road program. We did not have a Groupon for the services this time. Just stay warm.

Boldt: Thank you Mr. Pavlica?

Pavlica: I have nothing today Mr. President.

Boldt: Thank Mr. Goodwin?

Goodwin: Yeah, it ditto on Rumpke on the job that they did do today, whoever that was in the trucks there, because I watched myself and somebody on my street. I won't say who, but you know, they had taken their cardboard and just left it out there, which means he had to get out, you know, out at 7:30 in the morning. He got out into that weather to pile all these boxes back in there. And if we could put that maybe out on the website again, reminding people that that should be folded up and put in their recycle bins 'cause I mean, that guy spent a couple minutes out in that freezing cold for one pickup today. And I think that's going above and beyond certainly that he did that. The other thing is, I do didn't wanna belabor the issue. I didn't wanna debate with you, but you know, about 80% of some aging streets, the cut through streets getting a little more abuse. I think really when you look down on it and at it is that the abuse comes from the heavy equipment that goes across there. The school buses, the um, the garbage trucks that get, you know, every week that come down there. That's where you get the

biggest abuse of those things. And you know, obviously 50 years as opposed to 15 or 20 years is gonna be a big world a difference. And I think that's why we should actually have all that information there.

Boldt: I'm just saying no two roads are alike and you're gonna spur debate. No answers, just complete debate. So I agree with you 80% of the way.

Goodwin: I didn't wanna debate you, but obviously

Boldt: You wanted

Goodwin: Debate a little bit.

Boldt: People are gonna debate. They're my ward so we should think about that. Are you done Mr. Goodwin? Okay, thank you.

Goodwin: Thanks.

Boldt: Mayor, do you have anything?

Alai: I do not. Thank you though.

Boldt: Alright.

Alai: Oh, we are doing a fire station presentation next week.

Boldt: Okay. All right. Thank you.

Adjourn

Boldt: We are adjourned.

The time was 7:52 pm.