JERRY N. HRUBY**, MAYOR AND SAFETY DIRECTOR**
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TAMMY TABOR, CLERK

MINUTES

Council Committee Meetings
November 19, 2019

Present: Council President M. Harwood, Councilmembers G. Broski, L. Carouse, J. Petsche, L. Redinger, D. Rose, K. Veras, Mayor Jerry N. Hruby, Law Director D. Matty, Assistant Law Director S. DiGeronimo, Engineer G. Wise, Finance Director L. Starosta, Fire Chief N. Zamiska, Police Chief W. Goodrich, Purchasing Director R. Riser, C.B.O. S. Packard, Service Director R. Weidig, J. Mitchell, Brecksville Magazine, Clerk of Council T. Tabor.
Absent: None.

Council President Harwood said an executive session will be held after Committee of the Whole.

Buildings & Grounds Committee
Chairperson - K. Veras
Committee members - L. Carouse, L. Redinger.
Chairperson Veras called the meeting to order at 6:30 P.M.
Roll Call – Present: Carouse, Redinger, Veras.
Absent - None.

Approval of the November 19, 2019 Buildings & Grounds Committee meeting minutes.
Motion by Veras, seconded by Redinger, to approve the, November 19, 2019 Buildings & Grounds Committee meeting minutes as presented. Ayes: Carouse, Veras, Redinger. Nays: None. Motion carried 3-Ayes, 0- Nays.

Mayor Hruby provided the architect's rendering for the color scheme, layout and fixtures for the aquatic facility.

Adjournment: Motion by Veras, seconded by Redinger, to adjourn the Buildings & Grounds Committee at 6:43 P.M. Ayes: Carouse, Redinger, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Finance Committee
Chairperson - Laura Redinger
Committee members - L. Carouse, D. Rose.
Chairman Redinger called the meeting to order at 6:43 P.M.
Roll Call – Present: Carouse, Rose, Redinger.
Absent - None.

(Finance Committee, Continued)

Approval of the November 19, 2019 Finance Committee meeting minutes.
Motion by Redinger, seconded by Rose, to approve the November 19, 2019 Finance Committee meeting minutes as presented. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

Blossom Hill School and Field House Project: Councilmember Redinger asked if Assistant Law Director DiGeronimo would like to take questions on the legislation proposed for the Blossom Hill School and Field House Project.
Councilmember Rose asked if the properties would be transferred by warranty deeds. Assistant Law Director DiGeronimo they will be Limited Warranty Deeds. The "Quit Claim" language will be amended in the final document. Councilmember Rose asked for clarification on the conveyance of public streets. Assistant Law Director DiGeronimo said the streets are included in properties being conveyed. The property lines extend to the middle of the road. Council President Harwood said the Comstock property is now included in the agreement. Mayor Hruby said yes, that property was not originally part of the agreement. However, the City will obtain the property as part of the agreement.

Conveyance Agreement: Councilmember Petsche said in paragraph No.1, there is a typo that should read "Real Estate" instead of real state.
Councilmember Petsche said he believes the language should say portions of parcel "D". Assistant Law Director DiGeronimo said the exhibit that is attached, is an accurate description.
Councilmember Petsche said in item 2. In the fifth line, "hall" should be corrected to read "shall".
Councilmember Petsche asked if the City will have liability insurance on the Central School at the time of transfer from the school district to the City. Assistant Law Director DiGeronimo said yes.
Councilmember Redinger asked what the expected date of the property transfer is. Assistant Law Director DiGeronimo said there is a challenge that will need to be overcome. The Central School property is made up of several old parcels with old property markers listed. Assistant Law Director DiGeronimo said the County would like a new legal description for the property that lists current identifiers rather than stones, chains, maple trees, etc. Assistant Law Director DiGeronimo said he will be meeting with the County to see if they will allow the property conveyance in anticipation of new legal descriptions.
Councilmember Rose asked if there are deed restrictions on the parcels and will they be consolidated into one parcel. Assistant Law Director DiGeronimo said yes, they will be consolidated and there are no deed restrictions.
Councilmember Broski asked if the school will need to agree on these documents. Assistant Law Director DiGeronimo said the School Board will be meeting on October 20th and these agreements are on the School Board Agenda.

Construction Agency Agreement: Councilmember Rose said this agreement seems to be efficient. Council President Harwood said he feels it is. Mayor Hruby said the City has had several months of working under this type of agreement with the contractors and the School Board. Brecksville Service Director Weidig has been attending the meetings on behalf of the City.
Council President Harwood said the exhibits are referenced in the documents, those have not been finalized at this time. The costs of the Field House and School costs have been broken out. A2 will be the GMP preliminary cost, will be replaced once the final bidding is complete.
Councilmember Broski asked if Council will need to reconfirm those numbers, the final cost. Assistant Law Director DiGeronimo said Council will have the final cost approved by all parties. Assistant Law Director DiGeronimo said the final numbers will be in January. Council President Harwood said the contractors will have all contracts written with the subcontractors by February 28th. Council President Harwood said Finance Director Starosta will need final numbers to determine the amount of funding required.

Shared Use Agreement: Councilmember Rose said Eric Rader of Shook Construction contacted him in response to a question at the previous meeting. Councilmember Rose asked how much of the $6.3 Million shared cost was the City's responsibility, for primarily site work. Mr. Rader said $2.8 million is the City's responsibility and $3.5 million is the school's responsibility.
Councilmember Petsche asked if the entire $7.9 Million is required to be deposited by February 28th as stated on page 6. Finance Director Starosta said she was told the funds needed will be the costs and GMP amount which included the hard costs and the Construction Manager and design services. The contingency will be held back. Finance Director Starosta said in the budget documents for 2020, it is $8.6 million. Councilmember Petsche said Article 6 page 15 paragraph "D" should be renumbered. Assistant Law Director DiGeronimo said the corrections will be made.
Councilmember Redinger said the notice to proceed is expected to go out in December.
Councilmember Broski asked where the funds will be deposited. Finance Director Starosta said the City will deposit funds with the School Board. Monthly reports are required to be filed with the City regarding payments from that account.

Stadium Drive Lease: Councilmember Petsche said the agreement states the Lessor will be responsible for maintaining landscaping, utilities and operational costs. Councilmember Petsche asked if the cost is known. Mayor Hruby said that is not known. It will be cutting the grass and trimming bushes on the property. Council President Harwood said many of the City's youth programs use those fields. The City currently assists with cutting the grass. The City's soccer and lacrosse teams use those fields. The Mayor had an agreement with the school to cut the grass and the City would use the fields. The Service and Recreation Departments assist with that when needed. This will be similar to what the City does now. Mayor Hruby said the school has had limited funds to put into the property. The City will now take care of the property in the manner it needs to be cared for. Councilmember Broski asked why the City is leasing the property to the school. Mayor Hruby said the City will now own the property and the City is allowing them to use the property. Councilmember Redinger asked how the 20 year agreement came to be. Assistant Law Director DiGeronimo said the number was agreed upon after much discussion. It was also discussed that the school may not be needing the use of the property as much as they have in the past.
Council President Harwood asked if the property could be used for storm water purposes.
Assistant Law Director DiGeronimo said yes if it was needed.

(Finance Committee, Continued)

Councilmember Redinger asked why the City is responsible for the School Resource Officer. Mayor Hruby said the School Resource Officer is the Dare Officer.
Councilmember Redinger said the cost of $2.4 million will be shared equally with the School District.
Councilmember Rose asked if the school year is defined as to when school is in session, does that include summer school. Assistant Law Director DiGeronimo said he does not believe the elementary school has summer school classes. Councilmember Rose asked what will happen if the operating committee does not agree, how would those issues be settled? There are (3) representatives from the City and (3) members representing the school. Assistant Law Director DiGeronimo said he did not know how a disagreement would be settled.
Councilmember Petsche asked if there will be locker rooms in the Field House. Council President Harwood said no. Council President Harwood said the layout of the shared space is included in the agreement. Mayor Hruby said the shared space will house the lockers, cubbies, concessions, cafetorium areas. The educational wing will be closed from the shared space and Field House.
Councilmember Carouse asked if the City is insuring the Field House and the Board of Education is insuring the school. Assistant Law Director DiGeronimo said each building is on their respective property, so each is responsible for their own property. Councilmember Broski asked who is responsible for the shared area. Assistant Law Director DiGeronimo said the school will insure the shared space. Mayor Hruby asked if the City has discussed insuring the shared space with the City's current insurance agent. Purchasing Director Riser said not at this time, however she can discuss that if necessary. Mayor Hruby said the City has a blanket insurance policy.
Councilmember Redinger asked if the amount on Pg. 17 Section 11.4, there is mention of additional funding. Is this referencing the account funded by a $10,000.00 deposit from each party. Assistant Law Director DiGeronimo said no, this would be additional appropriations.

Councilmember Petsche asked if on Page 3, defining the Operating Committee, should it reflect (3) members from each party. It was clarified, by removing a comma in the sentence, that (3) members representing the school and (3) members representing the City.
Councilmember Petsche asked for clarification of Section 9 paragraph 5.2 Membership fees. Assistant Law Director DiGeronimo said that the City will not charge attendees of school events for admission. The City may charge attendees, if desired, for City events being held at the Field House.

Blossom Hill Pre-K Lease Amendment: Councilmember Redinger asked if there were any comments regarding the extension of the lease agreement with the Brecksville –Broadview Heights School District and the City of Brecksville for the Pre-K classroom. Hearing none, Councilmember Redinger continued with motions for recommendation to Council.

- Motion by Redinger, seconded by Carouse, to recommend to Council passage of Resolution authorizing a Conveyance Agreement with the City of Brecksville and the Brecksville-Broadview Heights City School District for transfer of property for the Blossom Hill School and Field House project. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

(Finance Committee, Continued)

- Motion by Redinger, seconded by Carouse, to recommend to Council passage of a Resolution authorizing a Construction Agency Agreement with the City of Brecksville and Brecksville-Broadview Heights City School District for the Blossom Hill School and Field House project. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

- Motion by Redinger, seconded by Carouse, to recommend to Council passage of a Resolution authorizing a Shared Use Agreement with the City of Brecksville and Brecksville-Broadview Heights City School District for the shared use of the Blossom Hill School and Field House. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

- Motion by Redinger, seconded by Carouse, to recommend to Council passage of a Resolution authorizing a Lease Agreement with the City of Brecksville and Brecksville-Broadview Heights City School District for the Brecksville-Broadview Heights City School District's use of the Stadium Drive property. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

- Motion by Redinger, seconded by Carouse, to recommend to Council passage of a Resolution authorizing the extension of a Lease Agreement with the City of Brecksville and Brecksville-Broadview Heights City School District for the Pre-K Classrooms at Blossom Hill for one additional year. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

Employee Health Care: Finance Director Starosta said the employee health care, dental care and life insurance plans are presented for approval. Finance Director Starosta said the City is still offering (3) options for employee health care. The three year average COBRA rate was used to determine the cost of the health care plans. Employees will pay 10% of the city's cost for the "red" plan, 1.5 % for the "white" and 0% for the "blue" plan, which is a high deductible HSA plan. Employees will not contribute to life insurance or dental coverage. Finance Director Starosta said it is unknown how many employees will enroll in each plan.

Finance Director Starosta said Medical Mutual is again offering the City a $3,500.00 wellness grant. The City uses those fees to benefit departments and gifts as incentives toward wellness.

Finance Director Starosta said Medical Mutual will not be increasing administrative fees for 2020 and is recommending approval of Medical Mutual for employee health care.

Finance Director Starosta said the stop-loss insurance covers any single claim over $110,000.00. Councilmember Petsche asked if there is a limit on coverage. Finance Director Starosta said there is no limit.

(Finance Committee, Continued)

Finance Director Starosta said the Dental Coverage offered by Lincoln National was negotiated to a 3% increase for 2020.

Finance Director Starosta said the Accidental Death and Dismemberment insurance offered by Lincoln National was negotiated to a 16.8% increase for 2020.

Finance Director Starosta said employees have the option to deposit funds into a Flexible Spending Account. The fund is in pre-taxed wages and may be used for medical or dependent care costs as allowed by the federal government.

- Motion by Redinger, seconded by Rose, to recommend to Council passage of an Ordinance authorizing a contract with Lincoln National Life Insurance for an employee life insurance program. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

- Motion by Redinger, seconded by Rose, to recommend to Council passage of an Ordinance to accept the proposals of Medical Mutual of Ohio for employee health care, health care insurance administration and stop loss insurance. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

- Motion by Redinger, seconded by Rose, to recommend to Council passage of an Ordinance accepting a proposal from Lincoln National Life Insurance Company for an employee dental insurance program. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

- Motion by Redinger, seconded by Rose, to recommend to Council passage of a motion to recommend to Council continuation with Wage Works for 2020 for administration of our FSA account. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

Independent Contractor Payments: Councilmember Redinger said a request was submitted to increase a blanket purchase order for independent contractor payment. Finance Director Starosta said an additional increase will be needed and submitted for the next Council meeting.
Councilmember Redinger said the contractor that has submitted an invoice will be paid under a separate P.O. in 2020. Councilmember Petsche asked what the contractor does. Councilmember Redinger said she provides massages at the Community Center.

- Motion by Redinger, seconded by Rose, to recommend to Council passage of a motion to recommend approval of an Increase to Blanket Purchase Order #FN190009 in the amount of $2,450.00 for Independent Contractor Payments for Class Instructors at the Community Center. *Account #240730 2102.* Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

Councilmember Redinger said a request was submitted for changes to the Community Center and Human Services Center fee schedule. Mayor Hruby said these changes were approved by the Human Services Advisory Board and the Recreation Commission. Councilmember Petsche said he did not see any changes for Human Services. Councilmember Veras said there are a few

(Finance Committee, Continued)

changes, however if a person is a member of the Community Center, there is no additional charge for the Human Services membership. Councilmember Redinger said she spoke with Recreation Director Tupa earlier today and he said other equipment and materials are needed for upkeep of the facilities and fields.
Councilmember Rose asked how much of the Recreation Department is subsidized by the City. Finance Director Starosta said approximately 60%. Councilmember Carouse said Council has tried to keep it at 50%.

- Motion by Redinger, seconded by Carouse, to recommend to Council passage of a motion to recommend to Council approval of the Recreation and Human Services Department Fee Schedule for 2020. Ayes: Carouse, Redinger, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

Councilmember Redinger reminded Council of the Finance Committee meeting for the Budget will be held on November 26th at 5:00 P.M.

Councilmember Redinger thanked the employees and members of the Health Care Management Committee for the work on the health care insurance agreements.

Councilmember Petsche thanked everyone involved with the agreements for the School and Field House Project.

Adjournment: Motion by Redinger, seconded by Carouse, to adjourn the Finance Committee meeting at 7:45 P.M. Ayes: Carouse, Rose, Redinger. Nays: None. Motion carried 3-Ayes, 0-Nays.

Legislation Committee
Chairperson- Dennis Rose
Committee members - J. Petsche, K. Veras
Chairperson Rose called the meeting to order at 7:45 P.M.
Roll Call – Present: Petsche, Veras, Rose.
Absent- None.

Approval of the November 19, 2019 Legislation Committee meeting minutes.
Motion by Rose, seconded by Veras, to approve the November 19, 2019 Legislation Committee meeting minutes as presented. Ayes: Petsche, Rose, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

(Legislation Committee, continued)

Amending Section 1157.04(e): Councilmember Rose said the Planning Commission recommended approval to City Council and City Council approved the amendment. Council President said there is time to read the legislation three times before the deadline to have this item included on the March 17, 2020 election. Law Director Matty said if the legislation is read twice in December, the deadline for submission to the Board of Elections is December 18th. Councilmember Petsche said the Ordinance should read that the Planning Commission and City Council approved the legislation. Law Director Matty said the language on the legislation is proper.

- Motion by Rose, seconded by Veras, to recommend to Council passage of an Ordinance to amend Section 1157.04(e) of the Planning & Zoning Code by adding two new conditional use classifications. Ayes: Petsche, Rose, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Adjournment: Motion by Rose, seconded by Petsche, to adjourn the Legislation Committee meeting at 7:48 P.M. Ayes: Petsche, Veras, Rose. Nays: None. Motion carried 3-Ayes, 0-Nays.

Safety-Service Committee
Chairperson- Louis Carouse
Committee members- G. Broski, K. Veras
Chairperson Carouse called the meeting to order at 7:48 P.M.
Roll Call – Present: Carouse, Broski, Veras.
Absent: None.

Approval of the November 19, 2019 Safety-Service Committee meeting minutes.
Motion by Carouse, seconded by Veras, to approve the November 19, 2019 Safety-Service Committee meeting minutes as submitted. Ayes: Carouse, Broski, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Councilmember Veras said a resident relayed a story to her regarding a resident's mailbox. The Service Department was advised that a handmade mail box, built by a now deceased family member, was damaged by a snow plow. The Service Department was willing to replace the mailbox with the standard plastic replacement mailbox. Hearing the resident's request regarding the previous wooden box, the mailbox was reconstructed by Kirk, the City's carpenter. The family was very happy when the mailbox had been repaired and replaced on their tree lawn.

Adjournment: Motion by Carouse, seconded by Broski, to adjourn the Safety-Service Committee meeting at 7:51 P.M. Ayes: Carouse, Broski, Veras. Nays: None. Motion carried 3-Ayes, 0-Nays.

Streets & Sidewalks Committee
Chairperson Gerald Broski
Committee members J. Petsche, L. Redinger.
Chairperson Broski called the meeting to order at 7:51 P.M.
Roll Call – Present: Redinger, Broski, Petsche.
Absent: None.

Approval of the November 19, 2019Streets & Sidewalks Committee meeting minutes.
Motion by Redinger, seconded by Petsche, to approve the November 19, 2019Streets & Sidewalks Committee meeting minutes as presented. Ayes: Broski, Petsche, Redinger, Nays: None. Motion carried 3-Ayes, 0-Nays.

County Road Reimbursement Program. Service Director Weidig said the County approved the cost of the repairs on Fitzwater Road. The City will be receiving a reimbursement payment in the amount of $93,427.22. Finance Director Starosta said she will amend the amounts in the budget.

Service Director Weidig said the City Department has completed the road evaluations for 2020. The third phase of Fitzwater Road will be submitted for the county program in the amount of $172,312.50. The second submittal will be for the Riverview Road repairs by Moroski Hill in the amount of $126,068.75.

Councilmember Petsche said a resident talked to him regarding DiGeronimo Companies trucks on Weise Road. The resident wanted to know if this was allowed. Engineer Wise said the Settler's Road project is underway. Weise Road is a public road and they are permitted to use the road. Service Director Weidig said the road is 18 years old and is scheduled for repair in the next few years.

Adjournment: Motion by Redinger, seconded by Petsche, to adjourn the Streets and Sidewalks Committee meeting at 7:57 P.M. Ayes: Broski, Petsche, Redinger, Nays: None. Motion carried 3-Ayes, 0-Nays.

Utilities Committee
Chairperson Jack Petsche
Committee members G. Broski, D. Rose
Chairperson Petsche called the meeting to order at 7:57 P.M.
Roll Call – Present: Petsche, Broski, Rose.
Absent: None.

Approval of the November 19, 2019Utilities Committee meeting minutes.
Motion by Petsche, seconded by Rose, to approve the November 19, 2019Utilities Committee meeting minutes as presented. Ayes: Petsche, Broski, Rose, Nays: None. Motion carried 3-Ayes, 0-Nays.

(Utilities Committee, continued)

Engineer Wise said there is an easement on the agenda for approval today. Engineer Wise said the storm sewer is partly on a lot where a new home is being built. The builder agreed to an easement allowing the City to enter the property if needed to repair that sewer.

- Motion by Redinger, seconded by Carouse, to recommend to Council passage of a Resolution accepting a storm sewer easement on PP# 601-36-093, 7710 Hillbrook Oval. Ayes: Petsche, Broski, Rose, Nays: None. Motion carried 3-Ayes, 0-Nays.

Engineer Wise said the DOPWIC Grants were announced. The City of Brecksville had applied for additional grant money for the Chippewa Road Sanitary Sewer Project. The City did not receive any additional funding from DOPWIC.

Adjournment: Motion by Petsche, seconded by Rose, to adjourn the Utilities Committee meeting at 8:02 P.M. Ayes: Petsche, Broski, Rose, Nays: None. Motion carried 3-Ayes, 0-Nays.

Committee of the Whole Meeting: Motion by Harwood, seconded by Carouse, to convene a Committee of the Whole meeting at 8:02 P.M. Ayes: Ayes: Broski, Carouse, Harwood, Petsche, Redinger, Rose, Veras. Nays: None. Motion carried 7-Ayes, 0-Nays.

Approval of the November 19, 2019Committee of the Whole meeting minutes. Motion by Harwood, seconded by Redinger, to approve the November 19, 2019Committee of the Whole meeting minutes as submitted. Ayes: Broski, Carouse, Harwood, Petsche, Redinger, Rose, Veras. Nays: None. Motion carried 7-Ayes, 0-Nays.

Council President Harwood said committee members have been contacted regarding any term expirations and if they would like to be re-appointed.

Motion by Harwood, seconded by Carouse, to adjourn into an executive session to discuss matters of personnel specifically wages and benefits and a workers compensation claim. Ayes: Broski, Carouse, Harwood, Petsche, Redinger, Rose, Veras. Nays: None. Motion carried 7-Ayes, 0-Nays

Committee of the Whole Meeting Adjourned: Motion by Harwood, seconded by Carouse to adjourn the Committee of the Whole at 8:15 P.M. Ayes: Broski, Carouse, Harwood, Petsche, Redinger, Rose, Veras. Nays: None. Motion carried 7-Ayes, 0-Nays.

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cc: Members of Council,
Mayor Jerry N. Hruby,
Law Director D. Matty,
Asst. Law Director
S. DiGeronimo,
Engineer G. Wise,
Department Heads