

City of Bay Village

Council Minutes, Committee Session
Dwight A. Clark, President of Council, presiding
Council Chambers.

September 18, 2023
7:00 p.m.

Dwight A. Clark, President of Council, called the meeting to order at 7:00 p.m.

Present: Dwight A. Clark, President of Council
David L. Tadych, Vice President of Council, Councilman, Ward 1.
Lydia DeGeorge, Councilwoman, Ward 2
Michael Greco, Councilman, Ward 3
Peter J. Winzig, Councilman, Ward 4
Thomas J. Kelly, Council-at-large
Sara Byrnes Maier, Council-at-large.
Mayor Koomar.

Also Present: Law Director Barbour, Finance Director Mahoney, Police Chief Gillespie, Fire Chief Lyons, Recreation Director Enovitch, Director of Public Service and Properties Liskovec, Building Director Tuck-Macalla, Clerk of Council Kemper.

AUDIENCE

Martha Raymond, Dan Rettig, Denny Wendell.

ANNOUNCEMENTS

Mayor Koomar stated that he reached out to the Cuyahoga County Council representative regarding the county's tax relief program. The Mayor is seeking more information and the process for relief, and has extended an invitation to him to attend one of the City Council meetings in October.

COMMITTEE OF THE WHOLE

ENVIRONMENT, SAFETY, & COMMUNITY SERVICES COMMITTEE- T. Kelly, D. Tadych, S. Byrnes Maier.

Agreement with the District Advisory Council of the Cuyahoga County General Health District to provide public health services for the City of Bay Village during the calendar years 2024 and 2025.

Mr. Kelly advised that the Cuyahoga County General Health District contract for public health services is a routinely followed agreement with the District Advisory Council. The agreement for calendar years 2024 and 2025 is now before Council. If Bay Village did not enter into this agreement for service, there would be a need to create our own entity. Cuyahoga County Board of Health has done a fine job in the past, and it seems to be wise to maintain that relationship.

Finance Director Mahoney advised that the contract has been going up 10% since 2022 and 2023. For years 2024 and 2025 there is a 10% increase per year. This year the City is paying \$107,000, and there is a \$10,000 increase for 2024.

Mr. Clark noted that the previous contracts were similar amounts each year, but like everything else inflation steps in. Mrs. Mahoney noted that most cities in Cuyahoga County use the health services. The City of Cleveland is the only city that maintains their own health department.

Review of proposals for Construction Manager at Risk for the Bay Village Fire Station Project.

Mr. Kelly referred to Fire Chief Lyons for comments regarding the proposal for the Construction Manager at Risk for the Bay Village Fire Station Project. A memorandum from Mark Spaetzel, Project Coordinator, dated September 14, 2023 was distributed to members of City Council, breaking down the process to review the Construction Manager at Risk by the Fire Department Renovation Evaluation Committee. The committee is comprised of Fire Chief Lyons, Infrastructure Manager Curtis Krakowski, Project Manager Kathryn Kerber, Engineer Don Bierut, and Project Coordinator Mark Spaetzel. The committee requests that the Council approve Infinity Construction Company, Regency Construction Services, and RFC Contracting as the three short-listed firms for the Construction Manager at Risk for the Fire Department Renovation Project.

Fire Chief Lyons stated that the committee met, evaluated and scored individually each of the firms' statements of qualifications. After compiling all of the scoring they have made the recommendations set forth in the September 14 memorandum from Project Coordinator Spaetzel. The next step is sending out requests for proposals for the three firms. When those proposals are received back they will be scored individually by the committee. Invitations will be sent to the three firms for presentations to the committee. The committee feels it is moving in the right direction and seeks Council's support.

Mayor Koomar stated that the administration was included from the standpoint that Infinity Construction Company was involved in the cost estimating in the first phase. Regency Construction Services has some Bay residents that are involved and were involved in the library project. The Mayor is not familiar with RFC Contracting Company.

Chief Lyons stated that all three firms demonstrated in their statement of qualifications that they had experience in fire station construction and with the Construction Manager at Risk project delivery method.

FINANCE AND CLAIMS COMMITTEE -D. Tadych, P. Winzig, T. Kelly, D. Clark.

Acknowledgement of receipt of the August 2023 Financial Statements of the City of Bay Village as prepared and submitted by Finance Director Renee Mahoney.

Mr. Tadych discussed the August 2023 financial statements of the City of Bay Village. Municipal Income Taxes are up 8.7% for the month, and last year they were up about 15% at this time of the year. Things are looking very good; there is not much to worry about. Mr. Tadych

asked about the original total budget and the current total budget on the last page of the financial statements. Fund No. 400 is out of budget.

Finance Director Mahoney stated that Fund 400 is Capital Projects. The original budget is the budget Council passed before the end of the year and usually does not include a capital budget. The only thing in the original budget column is the budget Council passed. Any changes go to the current budget. The capital budget was not included in the original budget at the end of last year.

Mr. Tadych asked what the \$9 million represented.

Mr. Mahoney stated that is all of the capital projects that are outstanding.

Mr. Tadych confirmed with Finance Director Mahoney that the capital projects outstanding will be in the new budget when it rolls over to unexpended funds.

Mayor Koomar noted, for example, that Lake Road resurfacing and Wolf Road resurfacing are still open projects. Hopefully they will be closed out by year end.

Mr. Tadych commented that the bank investments are doing well. Rates are 4.6% all the way up to 5%.

Mrs. Mahoney stated that she hasn't done a weighted average of where they are currently. Mrs. Mahoney noted that loan rates are also high.

PLANNING, ZONING, PUBLIC BUILDINGS AND GROUNDS COMMITTEE -P.
Winzig, L. DeGeorge, M. Greco.

Mr. Winzig had no report this evening.

PUBLIC IMPROVEMENTS/STREETS/SEWERS/DRAINAGE COMMITTEE –
L. DeGeorge, T. Kelly, P. Winzig.

Approval of proposal and contract with C&K Industrial Services for Lake Road Sanitary Sewer cleaning, and video.

Ms. DeGeorge reported that she will present an ordinance at the Regular Meeting of Council this evening to approve a contract with C&K Industrial Services for the cleaning of the Lake Road Sanitary Sewer. The total cost per foot is \$5.71 for the cleaning and video of the sewer. Director of Public Service and Properties Liskovec has stated that this is something that is done annually.

Mr. Liskovec stated that this interceptor is a smaller one in size. The cleaning is contracted out because contractors are best suited for this work. Sewer cleaning throughout the City is done on a seven-year cycle.

Mayor Koomar stated that the Lake Road interceptor is to the Rocky River Wastewater Treatment Plant to Glen Park and up to Wolf, and to the pump station. There is one on Wolf Road to Walmar that comes back to the pump station, and there is another one at Lake Road and Bradley Road that comes back to the pump station. These are on an eight-year cycle. Mr. Liskovec added that the main interceptor is from the lift station to the Rocky River Wastewater Treatment Plant. There are two inlet interceptors to the lift stations: Lake Road and Wolf Road. After the work done by the contractor to be approved by Council tonight, they will cycle back to the Wolf Road one for next year, and that would put them on cycle with the Lake Road interceptor, which they first did in 2017, putting them back on the seven-to-eight-year program of getting through all the different structures.

Ms. DeGeorge asked if this type of ordinance has been in front of Council previously.

Mr. Liskovec stated that it has not, except for back in 2017. The last couple sections, the way it was broken up, e.g., the Wolf Road interceptor work was broken into manageable sections to be contracted in amounts lower than the state auditor's threshold.

Mr. Clark asked Mr. Liskovec to summarize for Council the work that was done over the past seven or eight years on the interceptor. Residents that came to previous meetings have concerns that the City was not staying with this, when the City, in fact, does. The summary can be used to reply to residents' inquiries.

RECREATION AND PARK IMPROVEMENTS COMMITTEE –S. Byrnes Maier, M. Greco, D. Tadych.

Ms. Maier had no report this evening. Ms. Maier reminded everyone of the Parks and Recreation Commission meeting to be held Wednesday, September 20, 2023 at 6:30 p.m. at the Bay Village Community House to talk about ideas for programs at Reese Park, and park development in general.

SERVICES, UTILITIES & EQUIPMENT COMMITTEE –M. Greco, S. Maier, L. DeGeorge.

Approval to amend Resolution No. 23-26 to increase the value of purchase of Bay Village 2024 International HV 507 Chassis Cab Price from \$102,252.31 to \$105,690.77 due to manufacturer's price increase.

Mr. Greco stated that this purchase was part of the capital budget. He asked if the price was locked in at the time of budget approval.

Mr. Liskovec stated that the contract entered into is subject to any manufacturer's surcharge. The unit will replace an existing vehicle upon delivery of the new equipment.

Ms. DeGeorge asked if there is not an option to lock in the price. Mr. Liskovec stated that there is not that option.

Renewal of Trash Collection Contract – Motion on Council Meeting Agenda of Oct. 2, 2023 to advertise for Requests for Proposals.

Mr. Greco stated that the Cuyahoga County Solid Waste District does help with the RFP process for cities, and asked how this could be implemented by the City.

Mr. Liskovec stated that the City has a decent framework from the last time the contract work was done. They have done enough homework and research pulling up individual contracts to make sure what the Solid Waste District has to compare. Looking at different language, the City is very much on par with the basic language of the City of Westlake or Olmsted Township. All that is looking to be changed would be how the City serves. Those are minor tweaks in the grand scheme of the large document.

Mr. Greco asked if the weekly trash pick-up, weekly recycling and weekly bulk pick-up will be kept. Mayor Koomar stated that the weekly bulk pick-up has been very positive for residents.

Mr. Greco asked if the all-year yard waste pick-up will also be kept. The Mayor answered affirmatively.

Mr. Greco stated that there was a mention of piggy-backing on another city's contract.

Mr. Liskovec stated that they are working in parallel of putting together the documents. The Ohio Revised Code permits the option of piggy-backing off of a contract that would provide similar services. This would be working through Republic Services' contracts throughout the State of Ohio.

Mr. Greco asked if Council will be presented with those options for review at the October 2 meeting of Council.

Mr. Barbour stated that there will be more information about that, but the motion would give the administration permission to seek bids. Once the City advertises for the bids they would be precluded from using the Ohio Revised Code section to piggy-back on another municipality. Shortly after the October 2 meeting, the decision would have to be made.

Mayor Koomar noted that the cities of Fairview Park piggy-backs on the Parma Heights contract. There are services in their contract that would do away with the fuel-recovery fee. If it is something they can offer for like services it would be worth considering.

Mr. Tadych asked if the City is paying the fuel-recovery cost currently.

Mr. Liskovec stated that the City is paying the fuel-recovery cost monthly. The only time the fuel-recovery was not required was during COVID when everything was down and our contract was below the threshold for fuel-recovery costs. The fuel-recovery is calculated on a specific date of every month based on the price of fuel.

Mayor Koomar noted that the City took the extension to the existing contract. Now, cities such as Parma Heights, a larger entity, has locked in without the fuel-recovery. The hope would be if we could piggy-back on another contract and keep everything we have with more favorable rates.

Mr. Barbour noted that he circulated the following information to Council:

“Another consideration is to “piggy-back” on the existing Republic/B-F contract with Fairview and Parma Heights, as permitted under ORC 9.48. This is the provision that allows cities to group purchase goods and services, so long as the originating entity followed appropriate bidding procedures including competitively bidding the contract. This existing Republic contract has very similar terms to our existing contract at a slightly more favorable per house price and overall cost than our current agreement. With option years, the “piggy-back” agreement runs until June, 2027. This was proposed by Republic and is still being reviewed in detail.”

Mr. Barbour noted this is fairly common practice on these types of contracts. Garfield Heights, Newburg Heights, Parma, Mentor and Maple Heights have done this for their trash collection.

Mr. Greco asked if there will be an extension/renewal option with the new contract.

Mr. Liskovec stated that there would be an extension/renewal option if the City does their own bid. If we piggy-back on another’s contract, it would depend on their contract and what they have in place.

Law Director Barbour stated that the Parma Heights contract extensions go through June of 2027. Their contract terminates through June of 2025, with two one-year options.

Mr. Greco summarized that we know what we want in services, and we are looking for the best price.

Mr. Clark confirmed with Mr. Barbour that the existing Bay Village contract with Republic Services expires in March of 2024.

AUDIENCE

There were no comments from the audience this evening.

MISCELLANEOUS

Mr. Clark stated that the next Regular Meeting of Council will be held on Monday, October 2, beginning with a committee meeting at 7 p.m. The meeting after the October 2 meeting will be Monday, October 16.

Mr. Winzig asked the status of the responses of the storm water survey that went out to residents.

Mr. Liskovec stated that the City Engineer has received 500 online responses. As the responses come in they are entered into a spreadsheet for analysis and review. Mayor Koomar noted that copies will be included in the quarterly sewer bills sent on October 1 with a return deadline of the survey of October 20. The form can be completed in writing, or by the QR code which is printed on the form for online participation.

Mr. Greco stated that in May or June he asked for an estimate of a possible rebuild of the Bay Village Fire Department.

Fire Chief Lyons stated that he believes it was in the neighborhood of \$17 million, received via verbal discussions from a couple of firms.

Mayor Koomar noted that the amount of \$17 million is lower by several million of the prices the City of Avon Lake received.

There being no further discussion, the meeting adjourned at 7:26 p.m.

Dwight A. Clark, President of Council

Joan Kemper, Clerk of Council