

## **CITY OF ROCKY RIVER**

**March 4, 2019**

The meeting of the Committee-of-the-Whole was called to order by Mr. Moran, President of Council, immediately following the Special Meeting in the David J. Cook Council Chambers.

Council Members Present: Mr. Hunt, Mr. Shepherd, Mr. O'Donnell,  
Mr. Furry, Mr. Klym, Mr. Moran

Absent: Mr. Sindelar

Administration: Mayor Bobst, Director Costello, Director Thomas

Law Director: Mr. Bemer

### **MAYOR'S REPORT:**

The Mayor distributed the Annual Report for the City of Rocky River to Council. The report is missing the annual report from the Cuyahoga County Health Department. That will be forwarded to City Council as soon as it is received. The entire document will be on the city's website within the week.

The Mayor shared that Lyle Westerfield, a former Rocky River Police Officer has passed away. Mr. Westerfield worked for the city for many years and also worked as a Security Guard at Rocky River High School. The Mayor and Administration extend their sympathies to his wife Chris, his family and his police family.

The Mayor and Director Costello presented an update of Bradstreet's Landing to Cuyahoga County Council this morning. The Mayor used the same slides that Council was presented by SmithGroup, JJR. The Cuyahoga County Council was very supportive.

The Mayor also updated Council regarding permit submittals. The Threatened and Endangered Species Coordination has been completed with the US Fish and Wildlife Services and ODNR. The ODNR Shore Structure and Coastal Erosion permit along with the Submerged Land Leases have been worked on closely regarding the design and received guidance and will be submitted mid-March. The Ohio EPA Section 401 Certification is waiting feedback from the Ohio EPA and will begin the final submittal process. The US Army Corp of Engineers, 404 permit is anticipated to be submitted in mid-March.

The Mayor again mentioned that the Teamsters Collective Bargaining Agreement with the Service Department has been finalized.

ReadyNotify will be transitioning to Code Red as a communications platform that is community wide. The city is encouraging all 4,500 subscribers to re-register to take advantage of all the updates. An icon on the city's home webpage will link residents to Code Red to re-register.

- Mr. Furry asked about the initial Submerged Land Lease application with ODNR. The Mayor responded that the original was never found but the city will have a Submerged Land Lease by the end of this project.

**COMMITTEE REPORTS:** President Moran said that there is a Planning Commission Meeting this Wednesday at 7:00 p.m. regarding Preservation Partners on Lake Road, St. Christopher Church's plan for a field and playground next to the St. Christopher parking lot and the City of Rocky River for a new police station.

**COMMUNICATION & ANNOUNCEMENTS: NONE**

**UNFINISHED BUSINESS:**

**ORDINANCE NO. 88-18:** Mr. Moran said that this ordinance is a zoning change on Wooster Road and has been read twice. This is a Public Facility zoning moving to an R-2 zoning. Plans were presented and the Planning Commission did approve the zoning change. A Public Hearing has been scheduled for 7:00 p.m. on Monday, March 18<sup>th</sup>.

- Mr. Shepherd said that he spoke at the Planning Commission Meeting and his thoughts on the project are accurately reflected in those minutes. Mr. Shepherd is not a huge fan of this project. Mr. Shepherd said that there is current interest in the property from another church. That use is consistent with how the property has been used and the current zoning would work.
- Mr. Moran stated that there were some residents at the same meeting whose property abutts this property and had questions regarding what was going on and asking for more details.
- Mr. Klym said he received some clarification regarding his question last week. When he looks at the drawings it doesn't look like a single-family house but looks like an attached home. The plans do not fit a cluster home designation either.
- Mr. Bemer said that Kate Straub did some research and said it would help to look at the Planning Commission meeting minutes of August 21, 2018. At this meeting, the Planning Commission discussed the surrounding area and the understanding of an R-5 building within 500 feet but most of the structures in the immediate vicinity are single family and even single story residential houses. What the developer initially wanted to do was out of the question. A cluster development has to have 11,000 square feet per unit and can go as high as 30 feet, so a cluster was not going to be approved by the Planning Commission. The R-2 definition fits to the greatest extent to what the developer was looking for; two single-family dwellings that are attached. In the spirit of compromise and recognition of a vacant property, the R-2 was recommended. More discussion by Council ensued.

President Moran said that the Planning Commission has presented information back to Council. It is Council's responsibility to look at zoning, but Council is also responsible for the final project being built there. Mr. Shepherd said that this project does not look like single-family homes. It is six double car garage doors in the front with a lot of concrete to allow cars to drive across the front. There is not a front yard or a front door. It does not look like a house but looks like a bunch of units. It is Mr. Shepherd's understanding that the contract opt now is that the seller can entertain other offers because it was a contingent contract. Mr. Shepherd will bring the plans to next week's meeting.

**ORDINANCE NO. 14-19:** Mr. Moran said this ordinance is for the purchase of six controller units and four GPS units for the Service Division. This will be added to a consent agenda for next week's meeting.

**ORDINANCE NO. 15-19:** Mr. Shepherd said this ordinance will be placed on the consent agenda also. This is for the water line replacement on Eriewood. This was bid-out and received a healthy response to the bid that was under the engineer's estimate. This will be fully reimbursed by the City of Cleveland Water Department.

**AMENDED ORDINANCE NO. 16-19:** Mr. O'Donnell would like this ordinance placed on the consent agenda for next week also. This ordinance involves the Hampton Road and Lakeview Avenue Water Main Improvement Project. The City of Rocky River was responsible to perform and oversee this work to the cost of \$338,200. The job came in under this amount by \$47,030 and the city needs to return this balance of money to the City of Cleveland. This ordinance will allow the city to refund this money to the City of Cleveland.

**ORDINANCE NO. 17-19:** Mr. O'Donnell requests that this be placed on the consent agenda for next week. It is to pay for engineering services for multiple different projects including the Hilliard Road Resurfacing Project, the S. Island/Wooster/Riverdale and Parklawn Sanitary Sewer Work throughout the city. The work was approved and in the budget and this ordinance pays the engineering costs for this project.

**ORDINANCE NO. 21-19:** Mr. Shepherd said that this ordinance was read for the first time and discussed prior to this meeting during the Special Meeting this evening.

**ORDINANCE NO. 22-19:** Mr. O'Donnell said that this ordinance was read for the first time and discussed prior to this meeting during the Special Meeting this evening.

### **NEW BUSINESS:**

**ORDINANCE NO. 18-19:** Mr. O'Donnell said that this is the annual ordinance regarding the Valleyview sanitary sewer lines that run into Lakewood. The City of Rocky River pays the City of Lakewood for providing this service. The City of Rocky River would incur significant costs if a new pump would need to be built. The cost has increased to \$85.15 per mcf. The Mayor added that it is being increased to \$75.00 per mcf plus millage in the amount of \$10.15 totaling \$85.15 per mcf. Mr. O'Donnell said this will have three full reads.

**ORDINANCE NO. 19-19:** Mr. O'Donnell said that this ordinance is approving that the city might use bond proceeds to pay the city back for the replacement of the new ladder truck and the new police station. The cost amounts will come before Council many times prior to the completion of either of these projects. This is only to comply with the statute that needs to be in place to use bond funds.

**ORDINANCE NO. 20-19:** Mr. Klym said that this is an ordinance regarding the increase of the outdoor swimming pool fees. The last time these rates were increased was in May 2016. This is an increase of \$2.00 in each category for pool passes except the senior price will stay the same. General admission will increase \$1.00 except for seniors, which will see a decrease of .50. Rocky River is very competitive with the prices charged in Bay Village, Avon, Westlake and Avon Lake. Rocky River is not the lowest, nor is it the highest. This will have three full reads.

### **MISCELLANEOUS BUSINESS: NONE**

As there was no further business by members of Council, the meeting was adjourned at 7:53 p.m.

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James W. Moran  
President of Council

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Susan G. Pease  
Clerk of Council