

The Village of Walton Hills

Committee of the Whole Meeting

Date: September 6, 2016

Time: 6:00 p.m.

Location of Meeting: Council Chambers

Mayor Hurst called the meeting to order. The roll call was taken by Katie Iaconis. Present: Councilpersons Denny Linville, Mary Brenner-Miller, Paul Rich, Gloria Terlosky, Don Kolograf, and Brian Spitznagel. Administration present: Katie Iaconis, Fiscal Officer; Bill Mason, Law Solicitor.

Persons having business before Council – Mayor Hurst opens up the floor to persons having business before Council. He also reminds all of the residents in the audience that they have the opportunity to ask questions for every item on the agenda, as we do each time, so if they have any input they would like to share, the Council would be more than happy to listen to them. None at this time.

Council Comments – Mayor Hurst gives Council the opportunity to make comments about a recess or over the summer. None at this time.

Road Program Discussion by Village Engineer Mr. Don Sheehy – Mayor Hurst states he would like to get several different programs back on track with a five-year program and wants a long-term plan to figure out funding, possibly borrowing money and bonding it out instead of continued rollover notes. On August 3, 2016, Mr. Joe Gigliotti gave the pavement condition and ratings over a five-year plan, for which Council has a copy of the memo. Mr. Sheehy explains the five-year plan is at least a tentative plan to work out how to resurface a number of roads over time, which have oxidized and deteriorated due to weather, and they would like to address them before they get worse. Mr. Sheehy explains that they have outlined what they feel is a good approach; some roads hold up better or worse than projected, so some streets might move up in the program and some might be deferred for delayed for a while. They also look into various funding opportunities. A number of roads have been done in town with some help from Cleveland Water or the county or Ohio Public Works Commission, so they will continue to try to obtain those sources of funding. Even though they have about three million dollars' worth of work, the hope is that they would be able to push that number down as they approach various jobs and go after other funding sources. Councilman Rich comments that there are a lot of secondary roads that need work and a couple of primary roads that need work, and he would like to know what could be done for primary roads first where they could get help if it is available. Mr. Sheehy states that currently there is not enough money and different funding would need to be applied for. A lot of it is based on the condition of the roadway. If the road is in fair condition, the chances of getting funding are lower. In the past, they have tried tying things with water line work, which is how Sagamore Road, Egbert, and others were done. There may be other opportunities to tie into water line work on some of the roads, but for Alexander, at over one million dollars, there may be opportunities to get funding from the county. The timing for this is this fall for projects potentially next year. Funding has been applied for already from the county. Mayor Hurst states that Alexander is the next road to be rebuilt, and they continuously apply for monies that are available. For the secondary roads, there is no funding available, and they are deteriorating. The big ones are Hickory, Tulip, and Chestnut, which have not been done since 1983, and they have already surpassed their improvements. Mayor Hurst wants to try to address that now and look into a long-term plan. He states that while Sagamore Road is just one year old, they still have to do crack sealing, which is general maintenance; this is also done with Egbert Road and Dunham Road. Dunham Road was done in 2004 or 2005, and they are continuously patching or fixing parts of it. Mayor Hurst states they will also talk about crack sealing and striping for this year. They received \$10,000 from the county, and they are looking at a program they want to do in 2016 and whether it should be funded. Mr. Sheehy states the county gave \$10,000 for materials for crack sealing. Councilman Linville asks whether the \$35,500 for crack-sealing work for this year includes the \$10,000.

Mr. Sheehy states that \$35,000 is the total, which includes the \$10,000, and it is technically a reimbursement. Councilman Rich questions why Alexander Road, which is listed as “fair,” is to be done prior to a lot of the roads that are “fair to poor.” Mr. Sheehy explains it depends on the usage of the road and that those roads with higher traffic volume should be addressed sooner. Mr. Sheehy comments regarding striping and states that 2014 was the last time the main roads were striped; 2013 was the last time all of the side streets were striped. Mr. Sheehy recommends that striping be done this fall, and they would like to get the bid out; the cost would be about \$40,000 to stripe everything. Mayor Hurst states that the project at Northfield Road and Alexander Road with the telephone poles and adding turn lanes will probably not get finished this year. They will do half this year and possibly half next year. The funding for this was received but not allocated. Mr. Sheehy will provide more details once the engineering is completed. Mayor Hurst notes there are no other questions or comments for Mr. Sheehy. No other questions or comments from the audience about the streets.

Energy Audit Discussion: Mayor Hurst introduces Mr. Mark Havens from Gardiner Trane and advises Council that in their packets is Mr. Haven’s preliminary audit. Mayor Hurst states that Mr. Havens will explain the Letter of Intent and then Council may ask questions. Mr. Havens gives a brief history of Gardiner Trane as well as his own history in the energy sector. He explains that they did a no-cost preliminary analysis, and the findings were presented a couple months ago. Mayor Hurst advises Council they have Dan Stuckey’s memo, which states the original replacement dates. Mr. Havens explains that they are approaching, if not already at, the useful life of a lot of the equipment in the building including boilers, chillers, doors, and windows. Mr. Havens highlights the main points regarding the building systems including the variable air volume system, boilers, service garage, lighting systems (interior/exterior, parking/parking garages, village parks, traffic signals), and building envelope (doors, windows, and roof). Mr. Havens gives Council an opportunity to ask questions; there are none. Mr. Havens explains the goal is to have enough savings generated by the measures to pay back the debt service for the projects. Mr. Haven states that once the Letter of Intent is issued, they do a final development. It is a contract-ready document. There is no charge for the Letter of Intent unless the deal is not taken. Mayor Hurst opens the floor for questions. Councilman Linville expresses concern about bidding. Mr. Havens explains that Gardiner Trane would be fully engineering the installation and handle managing, designing, bids, and energy calculations. Mr. Haven goes on to state the goal is Energy Star. Councilwoman Mary Brenner-Miller expresses support for Gardiner Trane. Councilman Don Kolograf asks for further information regarding guaranteed or shared savings, which Mr. Haven explains. Councilman Brian Spitznagel requests a minimum figure for everything. Mr. Haven gives a general range between \$300,000 and \$350,000 depending on what is done. Councilman Kolograf asks if there is a specific plan for improvements to be made. Mr. Haven explains they are flexible; there will be one contract with Gardiner with a project manager assigned to the job. Councilman Linville asks if they could be provided with a dummy contract, which Mr. Haven states he will provide. Solar options are discussed. Mayor Hurst notes there are no further questions for Mr. Haven and proceeds to discuss funding. Mayor Hurst reviews the memo he distributed regarding their outstanding debt including general obligation notes and OPWC loans. He requests that Council start thinking about making decisions this year. Mayor Hurst references Dan Stucky’s memo regarding the age of the boiler supply, air conditioner condenser for the community room, Village Hall A/C condenser, doors and windows, roof replacement, furnace, and service department needs. Councilman Spitznagel expresses concern regarding the timeline and being fiscally responsible. Councilman Linville questioned whether other companies should be looked into to see what they have to offer. Katie Iaconis stated that COSE did a free energy audit, which provided similar results as Gardiner, but Gardiner gave more options. Mayor Hurst stated he would ask for a Letter of Intent and a copy of a sample contract for the energy audit. Mayor Hurst requested answers in the next couple weeks regarding bonding. He reminds Council that police cars need to be purchased. No comments from the audience about the energy audit or funding mechanism for the Village of Walton Hills.

Ordinance on Delinquency of Property Tax – Mayor Hurst discusses an industrial property that is not paying their alarms and requests from Council to have this at the regular council meeting for an ordinance. No questions or comments from the audience or Council.

Resolution for Bids for Senior Snow Plowing – Mayor Hurst mentions advertising in October. He would like to go out for bids and have a resolution in October to agree on a final price at next council meeting. No comments or questions from the audience.

Resolution for Tax Rate for the County – Mayor Hurst states the budget has already been done for 2017. This tax rate is the same rate they have always had. He encourages Council to keep everything the way it is right now. Council agrees with the resolution.

Other Business – Mayor Hurst states that next week there will be Executive Session, special council meeting. Nothing will be passed; it will just give authority to go into Executive Session. Mayor Hurst discusses the memo regarding the Ohio Honor Flags program, which they will be a part of for Veteran's Day on November 11th at 2 p.m. The program will last approximately 1 hour 40 minutes. Mayor Hurst discusses a new ordinance to the Village of Walton Hills called Storefront Projects, which will be drafted by Bill Mason. The ordinance will be funded by grant money. No comments from the audience or Council.

Councilwoman Brenner-Miller motioned to adjourn the meeting, seconded by Councilwoman Terlosky, and six ayes approved. The meeting adjourned at 7:33 p.m.

Katie Iaconis, Fiscal Officer