



## CLEVELAND HEIGHTS

**Monday, April 20, 2020 Minutes**

**COMMITTEE OF THE WHOLE**

7:00 – 7:55 p.m.

Mayor Stein presiding

Roll Call: Present: Dunbar, Hart, Russell, Seren, Stein, Ungar

Staff present: Briley, Hanna, Kickel, Lambdin, Niermann O'Neil

**CITY COUNCIL**

8:00 – 9:12 p.m.

Mayor Stein presiding

Roll Call: Present: Dunbar, Hart, Russell, Seren, Stein, Ungar  
Excused: None

Staff present: Briley, Hanna, Niermann O'Neil

**Report of the City Manager**

Tanisha Briley gave an overview of her report to Council which may be read in full at [https://www.clevelandheights.com/DocumentCenter/View/6542/cc\\_packet\\_04062020](https://www.clevelandheights.com/DocumentCenter/View/6542/cc_packet_04062020).

**Report of the Clerk of Council**

No report.

**ADMINISTRATIVE SERVICES COMMITTEE**

No report.

**ENERLOGICS SOLAR PRESENTATION**

Scott Ameduri gave a presentation of the Power Purchase Agreement for City Hall, the Community Center, and the Service Garage. According to the estimated schedule, the systems should be complete in November and power delivery to the City would begin no later than December. The cumulative 30-year savings will be \$875,524. The presentation may be viewed in full at <https://www.youtube.com/watch?v=vb0w9Ue6krU>.

Council Member Seren asked about state regulations for on-site consumption. Scott Ameduri said they constructed a site in Brooklyn, Ohio with the energy from that being distributed to 17 different Cuyahoga County sites. That was done with Cleveland Public Power which has a different regulatory regime than FirstEnergy. FirstEnergy requires net energy on a per-account basis. Council Member Seren asked if the City could develop a power organization that would allow for virtual net metering; and how that would work with any standing contracts. If the state laws change, can we make an adjustment? Scott Ameduri stated there is a multi-decade process currently in Boulder, Colorado. Additional panels could be added to the Service Garage if the load changes or state law changes.

Council Member Hart asked if the leaking garage roof would impact this project. Tanisha Briley stated the leak was from the skylight which is regularly repaired and has been repaired since that leak. Joe Kickel stated there is a portion of the roof that will get replaced and critical repairs have been done.

Council Member Dunbar asked about the 30-year time frame with the advancement of technology. Scott Ameduri responded these have a 25-year manufacturer warranty, so the panels have an extensive life. He stated there are advancements every year, but for the past 5 years, they have been modest.

Council Member Ungar made a statement of support and thanked the County. He asked what similar projects have been done. Scott Ameduri stated they have worked directly with Cuyahoga County before and have two projects this coming year: the Medical Examiner and Animal Shelter. They will also be doing the Harvard Garage once they replace the roof. Lakewood is doing four locations. Council Member Ungar asked if installation would penetrate the roof. Scott Ameduri explained they do not penetrate, but instead used concrete blocks. Council Member Ungar inquired about the warranties. Scott Ameduri stated we pay nothing if energy is not generated.

Council Member Hart asked if it would hold up to a microburst. Scott Ameduri responded yes and it would hold up to a hurricane.

Council Member Russell asked if they had already inspected the service garage roof. Scott Ameduri responded the team had done a walk-through level of inspection and there were no red flags.

Council Members Hart and Russell thanked Scott Ameduri and Joe Kickel.

## **ADMINISTRATIVE SERVICES COMMITTEE**

No report

## **COMMUNITY RELATIONS AND RECREATIONS COMMITTEE**

Council Member Russell stated she tried to get seniors' phone numbers from the sanitation department for wellness checks, but they do not collect phone numbers. She asked if we could begin collecting phone numbers, so if trash is not out for a few weeks, someone can follow up.

Council Member Russell has been in communication with Joe McRae regarding what will happen with summer recreation and programs.

Mayor Stein stated he thought it was reasonable to request numbers for seniors' refuse pickup. Tanisha Briley stated that the refuse collectors run the same routes and if they notice anything different at a senior's house, they notify Police for a wellness check as part of our current process. We have the addresses, but not everyone on that list is interested in being contacted that way. Council Member Russell suggested that when a senior resident calls to request pickup, we collect their phone numbers. Tanisha Briley responded that we can do that.

## **FINANCE COMMITTEE**

Council Member Hart stated she thought that was a great idea. Council Member Hart stated she found out about the layoffs that came last week by reading it on Cleveland.com when someone called her and she wanted Council to receive more information so they can be prepared when people are calling them.

Council Member Hart stated she didn't think the pre-paid medical expenses were the best use and she wants to understand better Tanisha's thinking on that.

Tanisha Briley stated an email was sent on April 2 detailing the lay-off that stated they were notifying staff on April 6 via mail, so Council should have had that information several days before the impacted employees found out.

## **MUNICIPAL SERVICES COMMITTEE**

Council Member Dunbar stated that the Nature Center at Shaker Lakes plant sale sold out quickly and a lot of residents are taking the time during shut-down to focus on gardens and discussed the importance of native plants.

## **PLANNING AND DEVELOPMENT COMMITTEE**

Council Member Ungar agreed with Council Member Hart about notifying Council in enough advance that they could convene with Finance if they choose. Moving forward, it should go through the Mayor and Vice Mayor, then the Finance Committee. He agreed with Council Member Russell about collecting numbers and having refuse collectors report if anything is awry.

Council Member Ungar stated he is working with FutureHeights on a program that would support and check on seniors in the community. There will be a sign-up if people want to have someone check in regularly. More information will be posted on clevelandheights.com and the FutureHeights website.

Council Member Ungar stated Council Member Dunbar and Susanna Niermann O’Neil had been heading up the Safe Routes to Schools initiative which topped out over one million dollars.

Council Member Russell thanked Council Member Ungar for initiating the conversation with FutureHeights and thanked Tanisha Briley for posting the information on our website. She dittoed Melody about the layoff email and asked that it be a headline within the report. Vice Mayor Seren clarified that it was April 3 when the email went out.

**ORDINANCE NO. 33-2020 (PD), *Second Reading***. An Ordinance authorizing the City Manager to take all actions necessary for participation in the services offered through the Cuyahoga County Aggregated Solar Project and administered pursuant to the Cuyahoga County Cooperative Purchasing Program

Introduced by Council Member Ungar, Seconded by Vice Mayor Seren  
Vice Mayor Seren thanked the County and City staff for all of their work. Council Member Hart made a statement of support for the project and the environmental impact. Council Member Russell agreed. Mayor Stein stated the City had considered this for several years and thanked the County and staff.

Roll Call: Ayes: Hart, Russell, Seren, Stein, Ungar, Dunbar  
Nays: None

**Legislation Passed**

**RESOLUTION NO. 34-2020 (PD), *Second Reading***. A Resolution authorizing the City Manager to enter into an agreement with Panzica Construction for consultant services as Owner’s Representative for the Top of the Hill Redevelopment Project

Introduced by Council Member Ungar, Seconded by Vice Mayor Seren  
Council Member Russell stated the reasons she thinks we’ll be very happy with Panzica. Council Member Hart stated people have good things to say about them.

Roll Call: Ayes: Seren, Stein, Ungar, Dunbar, Hart, Russell  
Nays: None

**Legislation Passed**

Council Member Ungar asked to yield to Council Member Hart regarding Resolution No, 36-2020, and to recuse himself because he and his wife are passive investors in unrelated matters with Mr. Ferris who is involved in this development. Law Director Bill Hanna read the related rules for recusal.

Vice Mayor Seren moved to recuse Council Member Ungar from voting on Resolution No. 36-2020 which was seconded by Council Member Russell.

Roll Call: Ayes: Dunbar, Hart, Russell, Seren, Stein  
Nays: None

**Motion Passed**

**RESOLUTION NO. 36-2020 (PD).** A Resolution amending Resolution No. 74-2019 to authorize an amendment to the Memorandum of Understanding with Cedar Lee Connection, LLC, concerning the Cedar-Lee-Meadowbrook development

Introduced by Council Member Hart, Seconded by Council Member Russell  
Council Member Hart stated they had a robust conversation about this and after the 90-day extension, progress should be made or we should begin looking around for a new developer.

Council Member Dunbar stated progress is usually made after this is signed, so we can debate it when we get there.

Roll Call: Ayes: Seren, Stein, Dunbar, Hart, Russell  
Nays: None

**Legislation Passed**

Council Member Russell stated we are doing development for Cedar Lee, but she didn't see anything for Taylor or Noble, and requested a list of empty lots for that area so we could pursue development in that area. Council Member Hart agreed. Tanisha Briley stated that Economic Development recently gave a presentation of the development currently going on and what is planned. There has been a lot of work done with the Opportunity Zone planned for that area as far as trying to attract development including advertising and connecting with partners. The conversation may shift with the economic impact of COVID-19. Council Member Russell stated she received that report and requested maps for those specific areas. She stated she will continue to talk about it because the area needs development and she is concerned about it.

Council Member Dunbar recognized Joe Kickel for championing Safe Routes to Schools on the staff side. She stated there is also funding for Safe Routes to Parks.

**PUBLIC SAFETY AND HEALTH COMMITTEE**

No report

## Consent Agenda

Motion to suspend rules by Council Member Ungar, Seconded by Council Member Hart

Roll Call: Ayes: Seren, Stein, Ungar, Dunbar, Hart, Russell  
Nays: None

**Motion Passed**

Bill Hanna explained the number and title needed to be read for the consent agenda. Council Member Seren asked about suspending the reading along with suspending the rules. Bill Hanna stated that was true for multiple reading and although he was not aware of anyone doing it that way, he was open to that discussion. Council Member Seren reference the County Board of Control consent agenda where they are not all referenced in the record. Council Member Dunbar stated she believes reading it all in makes it more transparent what Council is approving.

**RESOLUTION NO. 37-2020 (AS)**. A Resolution authorizing the Ohio Department of Transportation (“ODOT”) to proceed with the project of improving sidewalks and pedestrian crossing facilities within Cleveland Heights

**RESOLUTION NO. 38-2020 (F)**. A Resolution updating the signatories designated for the account with Nirvana Public Funding, LLC

**RESOLUTION NO. 39-2020 (F)**. A Resolution updating the list of City employees authorized to be signatories on certain City accounts

Motion to adopt by Council Member Ungar, Seconded by Council Member Russell

Roll Call: Ayes: Ungar, Dunbar, Hart, Russell, Seren, Stein  
Nays: None

**Motion Passed**

## Mayor’s Report

Mayor Stein extended his best wishes and encouraged people to follow guidelines to stay safe.

**NEXT MEETING OF COUNCIL: MONDAY, MAY 4, 2020**

Respectfully submitted,

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Jason S. Stein, Mayor

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Susanna Niermann O'Neil, Acting Clerk of Council  
/jkc