

# City of Seven Hills

Record of Minutes of

COUNCIL MEETING HELD December 26, 2018

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This Regular Council Meeting was called to order by President of Council Anthony D. Biasiotta at 7:49 p.m. with the Pledge of Allegiance.

## **ROLL CALL**

Present and accounted for were Mayor Dell'Aquila, Assistant Director of Law DiChiro, Councilman-at-Large Elliott, Councilwoman-at-Large Kelly, Councilwoman-at-Large Stager, Ward 1 Councilman Biasiotta, Ward 2 Councilman Wrobel, Ward 3 Councilman Snitzky, Ward 4 Councilman Greenwald, and Building Commissioner Vittardi. Absentees were Director of Finance Herwick, Director of Public Service and Properties Johnson, and Engineer Collins.

## **Motion to Excuse Absence**

**MOTION** by Mr. Biasiotta, seconded by Ms. Stager, to excuse the absence of Director of Finance Herwick, Director of Public Service and Properties Johnson, and Engineer Collins due to scheduled Holiday Vacation time.

Roll Call: all yea

**MOTION CARRIED**

## **READING AND DISPOSAL OF JOURNAL**

**MOTION** by Mr. Wrobel seconded by Mr. Greenwald, to accept the Minutes of the Special Council Meeting held December 17, 2018, as printed.

Roll Call: all yea

**MOTION CARRIED**

## **CONSENT AGENDA**

**MOTION** by Mr. Elliott, seconded by Ms. Kelly, to accept the Consent Agenda of December 26, 2018, as printed, if there is no division of the question.

Roll Call: all yea

**MOTION CARRIED**

## **RESOLUTIONS OF COMMENDATION**

There were no Resolutions of Commendation

## **REPORTS OF COMMITTEES**

### **Planning, Zoning, and Economic Development**

Planning, Zoning, and Economic Development Committee Chairman Snitzky stated that the Committee last met on Monday, December 17, 2018, and the minutes from that meeting are on file with the Clerk of Council. Mr. Snitzky said that the Committee will hold its next regular meeting on Tuesday, evening, January 22, 2019.

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## **Public Works**

Public Works Committee Chairman Greenwald stated that the Committee will hold its next regular meeting on Monday evening, January 7, 2019. Mr. Greenwald said the minutes from the most recent meeting (December 3, 2018) are pending.

## **Community Services**

Community Services Committee Chairwoman Kelly stated that the Committee last met on Monday evening, December 3, 2018, and the minutes from that meeting are on file with the Clerk of Council. Ms. Kelly said that the Committee will hold its next regular meeting on Monday evening, January 7, 2019.

## **Police and Fire**

Police and Fire Committee Chairman Elliott stated that the minutes from the last meeting (December 17, 2018) are pending. Mr. Elliott said that the Committee will hold its next regular meeting on Tuesday evening, January 22, 2019.

## **Parks and Recreation**

Parks and Recreation Committee Chairman Wrobel stated that the minutes from the last meeting (December 17, 2018) are pending. Mr. Wrobel said that the Committee will hold its next regular meeting on Tuesday evening, January 22, 2019.

## **Rules, Ordinances, and Ethics**

Rules, Ordinances, and Ethics Committee Chairwoman Stager stated that the Committee last met on Monday evening, December 3, 2018, and the minutes from that meeting are on file with the Clerk of Council. Ms. Stager said that the Committee will hold its next regular meeting on Monday, January 7, 2019.

## **Finance, Civil Service, and Personnel**

Finance, Civil Service, and Personnel Committee Chairman Biasiotta stated that the Committee last met on Monday evening, December 17, 2018, and the minutes from that meeting are on file with the Clerk of Council. Mr. Biasiotta said that the Committee will hold its next regular meeting on Monday evening, January 7, 2019.

## **APPOINTMENTS AND CONFIRMATIONS**

There were no appointments or confirmations.

## **COMMUNICATIONS, PETITIONS, AND CLAIMS**

There were no communications, petitions, or claims.

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## COUNCIL OPEN TO THE AUDIENCE ON LEGISLATION ONLY

There were no questions or comments from the audience.

## ORDINANCES AND RESOLUTIONS

**Ordinance No. 163-2018** – AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN ANNUAL PROFESSIONAL SERVICE CONTRACT WITH PHILIP TOMBERLAIN II FOR THE PURPOSE OF DIRECTING THE ROOKIE ATHLETIC YOUTH PROGRAMS AT THE CITY OF SEVEN HILLS COMMUNITY RECREATION COMPLEX FOR THE PERIOD COVERING JANUARY 1, 2019 THROUGH DECEMBER 31, 2019.

**MOTION** by Mr. Elliott, seconded by Ms. Kelly, to read Ordinance No. 163-2018 by title only for its third and final reading.  
Roll Call: all yea **MOTION CARRIED**  
Ordinance No. 163-2018 was read by full title only for its third and final reading.

**MOTION** by Mr. Elliott, seconded by Ms. Kelly, to pass Ordinance No. 163-2018.  
Roll Call: all yea **MOTION CARRIED**

### **ORDINANCE NO. 163-2018 IS DECLARED PASSED.**

**Ordinance No. 164-2018** – AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN ANNUAL PROFESSIONAL SERVICE CONTRACT WITH THE PART-TIME PROGRAM INSTRUCTORS (K. Rodrick, T. Verderber, A. Toth, S. Laurenzi, L. Johnson, D. McKowski, and M. Serrano) AT THE CITY OF SEVEN HILLS COMMUNITY RECREATION COMPLEX FOR THE PURPOSE OF PROVIDING VARIOUS CLASSES AT THE CITY OF SEVEN HILLS RECREATION CENTER FOR THE PERIOD COVERING JANUARY 1, 2019 THROUGH DECEMBER 31, 2019.

**MOTION** by Mr. Snitzky, seconded by Ms. Stager, to read Ordinance No. 164-2018 by title only for its third and final reading.  
Roll Call: all yea **MOTION CARRIED**  
Ordinance No. 164-2018 was read by full title only for its third and final reading.

**MOTION** by Mr. Snitzky, seconded by Ms. Stager, to pass Ordinance No. 164-2018.  
Roll Call: all yea **MOTION CARRIED**

### **ORDINANCE NO. 164-2018 IS DECLARED PASSED.**

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**Ordinance No. 165-2018** – AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH COVERALL HEALTH BASED CLEANING OF VALLEY VIEW, OHIO, FOR THE PURPOSE OF PROVIDING CUSTODIAL SERVICES FOR THE CITY OF SEVEN HILLS RECREATION AND FITNESS COMPLEX FROM JANUARY 1, 2019 THROUGH DECEMBER 31, 2019; AND AUTHORIZING AN AMOUNT NOT TO EXCEED \$19,104.00 FOR SAID SERVICE.

**MOTION** by Ms. Stager, seconded by Ms. Kelly, to read Ordinance No. 165-2018 by title only for its third and final reading.

Roll Call: all yea

**MOTION CARRIED**

Ordinance No. 165-2018 was read by full title only for its third and final reading.

**MOTION** by Ms. Stager, seconded by Ms. Kelly, to pass Ordinance No. 165-2018.

Roll Call: all yea

**MOTION CARRIED**

**ORDINANCE NO. 165-2018 IS DECLARED PASSED.**

**Ordinance No. 166-2018** – AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AGREEMENT ON BEHALF OF THE CITY OF SEVEN HILLS, OHIO, WITH WARREN FIRE EQUIPMENT, OF WARREN, OHIO, FOR THE PURPOSE OF PURCHASING SCOTT RIT PAK III EQUIPMENT, AND APPURTENANCES, FOR USE BY THE CITY OF SEVEN HILLS FIRE DEPARTMENT; AND APPROPRIATING THE SUM NOT TO EXCEED \$12,020.00 FOR SAID PURCHASE.

**MOTION** by Mr. Wrobel, seconded by Mr. Elliott, to read Ordinance No. 166-2018 by title only for its third and final reading.

Roll Call: all yea

**MOTION CARRIED**

Ordinance No. 166-2018 was read by full title only for its third and final reading.

**MOTION** by Mr. Wrobel, seconded by Mr. Elliott, to pass Ordinance No. 166-2018.

Roll Call: all yea

**MOTION CARRIED**

**ORDINANCE NO. 166-2018 IS DECLARED PASSED.**

**Ordinance No. 167-2018** – AN ORDINANCE TO APPROVE, ADOPT, AND ENACT THE 2018 REPLACEMENT PAGES TO THE CODIFIED ORDINANCES; TO REPEAL ORDINANCES IN CONFLICT THEREWITH; AND TO PUBLISH THE ENACTMENT OF NEW MATTER.

**MOTION** by Ms. Kelly, seconded by Mr. Wrobel, to read Ordinance No. 167-2018 by title only for its third and final reading.

Roll Call: all yea

**MOTION CARRIED**

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Ordinance No. 167-2018 was read by full title only for its third and final reading.

**MOTION** by Ms. Kelly, seconded by Mr. Wrobel, to pass Ordinance No. 167-2018.

Roll Call: all yea

**MOTION CARRIED**

**ORDINANCE NO. 167-2018 IS DECLARED PASSED.**

**Ordinance No. 169-2018** – AN ORDINANCE ACCEPTING THE CONSORTIUM BID OF GREAT LAKES PETROLEUM TO BE THE BEST CONSORTIUM BID THEREFORE; AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AGREEMENT FOR THE PURCHASE OF SAID ULTRA LOW SULFUR DIESEL SUPREME FUEL FOR THE ONE-YEAR OPTIONAL RENEWAL PERIOD JANUARY 1, 2019 – DECEMBER 31, 2019 TO BE USED BY THE SERVICE DEPARTMENT VEHICLES, FIRE DEPARTMENT VEHICLES, AND THE CITY HALL GENERATOR; AND AUTHORIZING AN AMOUNT NOT TO EXCEED \$30,000.00 FOR SAID PURCHASE.

**Ordinance No. 169-2018 was read by full title only for its second reading.**

**Ordinance No. 170-2018** – AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AGREEMENT ON BEHALF OF THE CITY OF SEVEN HILLS, OHIO, WITH SIGNAL SERVICE COMPANY OF WARRENSVILLE HEIGHTS, OHIO, FOR THE PURPOSE OF MAINTAINING THE TRAFFIC SIGNALS THROUGHOUT THE CITY OF SEVEN HILLS FOR THE PERIOD COVERING JANUARY 1, 2019 THROUGH DECEMBER 31, 2019; AND APPROPRIATING AN AMOUNT NOT TO EXCEED \$6,000.00 FOR SAID SERVICE.

**Ordinance No. 170-2018 was read by full title only for its second reading.**

**Ordinance No. 172-2018** – AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AGREEMENT ON BEHALF OF THE CITY OF SEVEN HILLS, OHIO, WITH CREATIVE MICROSYSTEMS, INC., OF ENGLEWOOD, OHIO, FOR THE PURPOSE OF PURCHASING SOFTWARE SET-UP AND DEPLOYMENT, TRAINING AND IMPLEMENTATION OF A MICROSOFT SQL SERVER WITH APPURTENANCES, AND TWELVE MONTHS ANNUAL SOFTWARE FEE AND AUTHORITY UPGRADE; AND APPROPRIATING THE SUM NOT TO EXCEED \$22,174.00 FOR SAID PURCHASE.

**Ordinance No. 172-2018 was read by full title only for its second reading.**

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**Amended Ordinance No. 174-2018** – AN ORDINANCE TO AMEND SECTIONS 911.06(8)(9) (10) (11), CONDITIONS PRECEDENT TO FINAL APPROVAL OF RECORD MAP; ISSUANCE OF BUILDING PERMITS, AS CONTAINED IN CHAPTER 911, ACCEPTANCE AND DEDICATION OF SUBDIVISIONS GENERALLY, OF TITLE THREE, PLATS AND PLATTING, OF PART NINE, PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF SEVEN HILLS, OHIO.

**Amended Ordinance No. 174-2018 was read by full title only for its second reading.**

**Ordinance No. 176-2018** – AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CUYAHOGA COUNTY DISTRICT BOARD OF HEALTH FOR THE PURPOSE OF PROVIDING FOR THE IMPLEMENTATION OF MINIMUM CONTROL MEASURES, ILLICIT DISCHARGE DETECTION AND ELIMINATION PROGRAMMING AND POLLUTION PREVENTION FOR MUNICIPAL OPERATIONS – PHASE II STORMWATER SERVICES IN 2019-2021.

**Ordinance No. 176-2018 was read by full title only for its second reading.**

**Ordinance No. 177-2018** – AN ORDINANCE TO APPROPRIATE A SUM NOT TO EXCEED \$28,060.00 FOR THE PURCHASE OF ONE (1) 2019 FORD UTILITY INTERCEPTOR FOR USE BY THE CITY OF SEVEN HILLS POLICE DEPARTMENT, WITH APPURTENANCES, SAID PURCHASE TO BE MADE FROM LEBANON FORD THROUGH THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES OFFICE OF STATE PURCHASING (STATE CONTRACT RS900718); AND DECLARING AN EMERGENCY.

**MOTION** by Mr. Elliott, seconded by Mr. Snitzky, to read Ordinance No. 177-2018 by title only for its first and final reading.

**Council President Biasiotta** stated:

“I would like to add for the record that we are passing this on emergency tonight to lock in the 2018 pricing for this 2019 vehicle.”

Roll Call: all yea

**MOTION CARRIED**

Ordinance No. 177-2018 was read by full title only for its first and final reading.

**MOTION** by Mr. Elliott, seconded by Mr. Snitzky, to pass Ordinance No. 177-2018 as an emergency measure.

**Council President Biasiotta** stated:

“I’d like to add that we had the opportunity to purchase this 2019 vehicle at the 2018 bid price. By doing this early we save money because we would have been bidding on the 2019 pricing for a 2020 vehicle.”

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**Council President Biasiotta** continued:

“In addition, the 2020 vehicle is a planned new model year and some of the apparatus on our current vehicles can be transferred to the 2019 model which would be ordered today and may not fit the new model year of 2020. So, it’s an additional savings that cost us to move the purchase up and replace what we had planned to do as part of the 2019 budget.”

Roll Call: all yea

**MOTION CARRIED**

**ORDINANCE NO. 177-2018 IS DECLARED PASSED.**

**Ordinance No. 178-2018** – AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND DIRECTOR OF FINANCE TO ENTER INTO A TWELVE-MONTH MUNICIPAL ADVISORY AGREEMENT THAT SHALL RENEW ITSELF EACH PERIOD ON THE ANNIVERSARY OF THE EXECUTION DATE OF THE AGREEMENT, ON BEHALF OF THE CITY OF SEVEN HILLS, OHIO, WITH MAS FINANCIAL ADVISORY SERVICES LLC, AND APPROPRIATING AN AMOUNT NOT TO EXCEED \$12,000.00 ANNUALLY (RETAINER FEE), PLUS ADDITIONAL AMOUNTS AS AUTHORIZED BY COUNCIL, FOR SPECIAL WORK TO BE PERFORMED AS REQUESTED BY THE CITY TO PROVIDE MUNICIPAL ADVISORY SERVICES AS STATED IN THE ATTACHED AGREEMENT; AND DECLARING AN EMERGENCY.

**MOTION** by Ms. Kelly, seconded by Mr. Greenwald, to read Ordinance No. 178-2018 by title only for its first and final reading.

**Ms. Kelly** stated:

“We placed an emergency on this Ordinance to help to establish any economic benefit, if at all. The sooner we do this, the sooner we are in a better position to move forward.”

**Council President Biasiotta** stated:

“I would like to add to Councilwoman Kelly’s comments -- the economic analysis that this Financial Advisory Service will be performing is on the larger Rockside Project. To be specific, and in conjunction with, the Memorandum of Understanding that’s on for first reading later on in this Agenda.”

Roll Call: all yea

**MOTION CARRIED**

Ordinance No. 178-2018 was read by full title only for its first and final reading.

**MOTION** by Ms. Kelly, seconded by Mr. Greenwald, to pass Ordinance No. 178-2018 as an emergency measure.

**Council President Biasiotta** stated:

“I would like to add that MAS Financial Advisory Services was recommended to the City of Seven Hills by Orange Village. They evaluated the Pine Crest Project.”

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**Council President Biasiotta** continued:

“In addition, this firm is licensed by the State of Ohio to do tax evaluations as well as the economic projections that are necessary for verifying in that economic benefit and any tax decisions that may lie ahead in regard to the large Rockside Development.”

Roll Call: all yea

**MOTION CARRIED**

**ORDINANCE NO. 178-2018 IS DECLARED PASSED.**

**Ordinance No. 179-2018** – AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING ON BEHALF OF THE CITY OF SEVEN HILLS, OHIO, WITH THE CUYAHOGA SOIL AND WATER CONSERVATION DISTRICT AND THE NORTHEAST OHIO REGIONAL SEWER DISTRICT, FOR THE PURPOSE OF WORKING WITH THE CITY OF SEVEN HILLS FOR EFFECTIVE COLLABORATION FOR PROVIDING TECHNICAL ASSISTANCE IN IMPLEMENTING SOIL AND WATER CONSERVATION MEASURES AND THAT THE CITY OF SEVEN HILLS AGREES TO GRANT AN ANNUAL CONSERVATION APPROPRIATION TO THE SWCD NOT TO EXCEED \$5,500.00 FOR A TWELVE-MONTH PERIOD FOR SAID SERVICE (NEORS Regional Stormwater Management will reimburse the City of Seven Hills for the \$5,500.00 thru Title V of the NEORS Regional Stormwater Management Code Section 79); AND DECLARING AN EMERGENCY.

**MOTION** by Mr. Greenwald, seconded by Mr. Wrobel, to read Ordinance No. 179-2018 by title only for its first and final reading.

**Mr. Greenwald** stated:

“The reason for the emergency is that this is apparently time sensitive. It is a no-cost, pass-through agreement through NEORS (*Northeast Ohio Regional Sewer District*) for them to help us out with Storm Water Management and that is the reason for the emergency.”

Roll Call: all yea

**MOTION CARRIED**

Ordinance No. 179-2018 was read by full title only for its first and final reading.

**MOTION** by Mr. Greenwald, seconded by Mr. Wrobel, to pass Ordinance No. 179-2018 as an emergency measure.

Roll Call: all yea

**MOTION CARRIED**

**ORDINANCE NO. 179-2018 IS DECLARED PASSED.**



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**Ordinance No. 180-2018** -- AN ORDINANCE TO AMEND THE APPROPRIATIONS OF THE CITY OF SEVEN HILLS, OHIO, FOR THE YEAR ENDING DECEMBER 31, 2018; AND DECLARING AN EMERGENCY.

**MOTION** by Ms. Stager, seconded by Mr. Elliott, to read Ordinance No. 180-2018 by title only for its first and final reading.

**Ms. Stager** stated:

“This is basically for accounting purposes. Apparently, it matches funds to where they were actually spent. There are no new monies being spent at all. Just again, moving monies from an appropriate fund to where they were actually spent. And, this report needs to be on file with the County next week -- therefore, we need to declare an emergency.”

Roll Call: all yea

**MOTION CARRIED**

Ordinance No. 180-2018 was read by full title only for its first and final reading.

**MOTION** by Ms. Stager, seconded by Mr. Elliott, to pass Ordinance No. 180-2018 as an emergency measure.

Roll Call: all yea

**MOTION CARRIED**

**ORDINANCE NO. 180-2018 IS DECLARED PASSED.**

**Ordinance No. 181-2018** – AN ORDINANCE TO MAKE APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF SEVEN HILLS, OHIO, FOR THE YEAR ENDING DECEMBER 31, 2019; AND DECLARING AN EMERGENCY.

**MOTION** by Mr. Elliott, seconded by Ms. Kelly, to read Ordinance No. 181-2018 by title only for its first and final reading.

Roll Call: all yea

**MOTION CARRIED**

Ordinance No. 181-2018 was read by full title only for its first and final reading.

**MOTION** by Mr. Elliott, seconded by Ms. Kelly, to pass Ordinance No. 181-2018 as an emergency measure.

**Council President Biasiotta** stated:

“I would just like to add for the record, that this is a temporary appropriation that allows us to pay our contractors and employees to start 2019. This Ordinance will eventually be replaced by the 2019 budget after we are done with a thorough budget review, budget hearings, etc.”

Roll Call: all yea

**MOTION CARRIED**

**ORDINANCE NO. 181-2018 IS DECLARED PASSED.**

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**Ordinance No. 182-2018** – AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH RFS SEVEN HILLS, LLC, FOR THE PURPOSE OF SUMMARIZING AND MEMORIALIZING THE AGREEMENT BETWEEN THE CITY AND RFS SEVEN HILLS LLC (the Developer), REGARDING THE DEVELOPMENT OF A MIXED-USE PROJECT ON CERTAIN REAL PROPERTY LOCATED WITHIN THE PUD DISTRICT AND SUBJECT TO THE PUD ORDINANCE.

**Ordinance No. 182-2018 was read by full title only for its first reading.**

**Ordinance No. 183-2018** – AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AGREEMENT ON BEHALF OF THE CITY OF SEVEN HILLS, OHIO, WITH TAC COMPUTER TO PROVIDE 2019 ANNUAL RMS AND HARDWARE SUPPORT, MDT SERVICE, AND APPURTENANCES, FOR THE CITY OF SEVEN HILLS POLICE DEPARTMENT; AND APPROPRIATING THE SUM NOT TO EXCEED SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$7,500.00) FOR SAID SERVICE.

**Ordinance No. 183-2018 was read by full title only for its first reading.**

**Ordinance No. 184-2018** – AN ORDINANCE TO APPROVE THE OMNIBUS DISCHARGE OF PENDING LEGISLATION THAT HAS BEEN LAID ON THE TABLE INDEFINITELY BY THE COUNCIL OF THE CITY OF SEVEN HILLS, OHIO; ALL DISCHARGED LEGISLATION SHALL RECEIVE A ‘NAY’ VOTE AND BE MARKED AS ‘DEFEATED’.

**Ordinance No. 184-2018 was read by full title only for its first reading.**

**Amended Resolution No. 31-2018** – A RESOLUTION TO ADOPT THE CITY OF SEVEN HILLS REVISED CIVIL SERVICE RULES AND REGULATIONS.

**Amended Resolution No. 31-2018 was read by full title only for its second reading.**

**Resolution No. 32-2018** – A RESOLUTION APPROVING A LOT SPLIT CONSOLIDATION PURSUANT TO SEVEN HILLS ORDINANCE NO. 911.002 (Permanent Parcel Nos. 552-25-056, 552-25-063, 552-25-064, 552-25-065, 552-25-066, and 552-25-067) FRONTING ON ELMHURST DRIVE; AND DECLARING AN EMERGENCY.

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**MOTION** by Mr. Snitzky, seconded by Mr. Greenwald, to read Resolution No. 32-2018 by title only for its first and final reading.

Roll Call: all yea

**MOTION CARRIED**

Resolution No. 32-2018 was read by full title only for its first and final reading.

**MOTION** by Mr. Snitzky, seconded by Mr. Greenwald, to adopt Resolution No. 32-2018 as an emergency measure.

**Mr. Snitzky** stated:

“The reason for the emergency is this Resolution has been being worked through City Hall for a number of months now. The residents would like to get it done before the end of the year. Basically, it is six contiguous parcels on Elmhurst Drive that are extending their property back into a landlocked piece of property so that they will have permanent use of that piece of property.”

Roll Call: all yea

**MOTION CARRIED**

**RESOLUTION NO. 32-2018 IS DECLARED ADOPTED.**

## **COUNCIL OPEN TO THE AUDIENCE**

There were no questions or comments from the audience.

## **REPORTS AND COMMUNICATIONS FROM THE MAYOR-SAFETY DIRECTOR**

**Mayor Dell'Aquila** had no formal report.

## **REPORTS FROM THE DIRECTORS OF DEPARTMENTS AND OTHER OFFICIALS**

**Director of Finance Herwick** was not present.

**Assistant Director of Law DiChiro** had no formal report.

**Director of Public Service and Properties Johnson** was not present.

**Engineer Collins** was not present.

**Building Commissioner Vittardi** had no formal report.

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## MISCELLANEOUS

Mr. Wrobel had no miscellaneous comments.

### Mr. Snitzky:

I am hoping everybody had a wonderful Christmas. It is a time of feasting and family. We will have a happy and productive New Year.

I think the other thing that needs to be noted here is, I don't know and can't remember from past Councils that I sat on, but we passed 184 Ordinances -- or at least we looked at this year. I do not know how this stacks up, but it seems like a lot compared to other years that I have been on Council. I think we have done a heck of a lot of work. I think we should congratulate ourselves for it.

Thanks to all my colleagues for their hard work and their congeniality. Happy New Year.

### Mr. Greenwald:

I would like to thank everybody here on Council and the Administration for a great year on this job.

I would like to wish everyone a Merry Christmas this past week and Happy New Year going forward. See everyone next year.

### Ms. Stager:

Yes, I was going to say all those sentiments, as well. The one thing I am going to add to that is, gosh it has been a year since this Council took their seats. I know I have learned a huge amount of what it takes to run a City and the processes that need to be followed. I have a much, much greater appreciation for the workings of Government from the local level, right on up.

So, thank you colleagues -- and Happy New Year.

Mr. Elliott had no miscellaneous comments.

Ms. Kelly had no miscellaneous comments.

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## Council President Biasiotta:

There is always so much to say. I want to wish the residents of Seven Hills a very Happy New Year.

I agree with Councilman Snitzky -- 184 Ordinances and 32 Resolutions was certainly a full slate. Many, many momentous things to look back on. Progress was made on a number of Economic Developments. Progress was made on a number of Charter Amendments. I won't belabor the point, but significant work was accomplished this year, and the table is certainly set for 2019. I look forward to working with my Colleagues and the Administration on even greater things in 2019.

We are beginning additional due diligence tonight with the passage of the contract for MAS Financial Advisory Services. They will be working really closely with the Administration and Council in evaluating all that is going on with the larger project on Rockside. This includes forward looking and recurring tax revenues that could be generated from the potential project and any tax implications. It is important to note, probably still very early on in the process, and there are many approvals that lay ahead for what is temporarily being called "The Bluffs at Seven Hills". During the preliminary planning we laid down five steps after the Preliminary Plan was approved.

The first step was the MOU (*Memorandum of Understanding*) and that is on for first reading tonight. This lays down a general framework in guiding principles that is going to guide the relationship between the Developer and the City of Seven Hills. Also, it sets forth a number of protections in somewhat greater detail than the PUD (*Planned Unit Development*) did in terms of locking in a percentage of tax revenue of the project into commercial development. What this will do is help assure that if the project goes forward, it must maintain that mixed-use capability. There are also limitations on the amount of residential that can be put into the project. Also, helping the City ensure that if the project goes forward, it will be of a mixed-use variety. Most importantly, it sets a definition to the economic goal in the City of \$800,000 recurring tax revenue generated by the project. The PUD stipulates that it has to have a net economic benefit to the City. We are taking it a step further saying that it has to have an economic goal of \$800,000 annually, or at greater stabilization. And that is just step one.

Step two of the process. There are many steps to go and many layers of approval. This is step one and we are on course following a very diligent and methodical path.

A couple of Council Meetings ago, I spoke to the whole process around the Meijer proposal. How it came in as a proposal in March and all the departments worked together to put down what had to happen.....the Zoning Board of Appeals, the voting of the people, etc., etc.

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**Council President Biasiotta** continued:

These things do not happen quickly, but if you go about them in a project-like, workman-like manner and have a method, they go through smoothly. With this project the most important thing is to get it done right, as opposed to quick.

So, step one that was laid out at the Planning Commission Preliminary Development Approval was the MOU, and we have that on for first reading tonight. We intend to have it on for three readings. It is that important. When we are talking about this large project, it should be done correctly -- not on an emergency basis, if it can be avoided.

I want plenty of time for input from our residents on the MOU that was on for first reading tonight. The next step after the MOU is completed is the Developer Agreement. That will take us into even greater detail of what will be developed.

At that point, the next phase is the leasing phase. This is when Fairmount takes the proposal to market. They will go to market, they will secure leases and see what's working and what the economy and what businesses want out of the development and what they don't want. At that planned time, the plan will probably be revised even further to represent economic and market conditions. Once those are locked in, financing is the next step. So, we will have potential leases and will know what the exact uses are and then we will go about putting together the finance package that will make it all possible.

Once those four steps are complete, we will then move into the final stage where we will have exact architectural designs and exact names of the original tenants.

This is a methodical path that we are going to follow in 2019 to hopefully bringing a great project to Seven Hills.

I thank my colleagues for hanging out this extra five minutes, but I felt it was very important to lay down the path work that we are going to follow over the next several months.

# City of Seven Hills

Record of Minutes of

COUNCIL MEETING HELD December 26, 2018

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**MOTION** by Mr. Biasiotta, seconded by Mr. Elliott, to adjourn the meeting.  
Roll Call: all ye **MOTION CARRIED**

The December 26, 2018 Regular Council Meeting was adjourned at 8:25 p.m.

\_\_\_\_\_  
Anthony D. Biasiotta, President of Council

Attest: \_\_\_\_\_  
Carol L. Sekerak, Clerk of Council

Date: \_\_\_\_\_

Transcribed 1/11/19  
Lisa Plisko, Council Assistant  
(Edited C. Sekerak)