

City of Seven Hills

Record of Minutes of

SPECIAL COUNCIL MEETING HELD December 2, 2013

This *SPECIAL* Council Meeting was called to order by Council President Michael C. Barth at 6:48 p.m. with the Pledge of Allegiance.

ROLL CALL

Present and accounted for were Mayor Dell' Aquila, Director of Law Pignatiello, Director of Finance Johnson, Councilman-at-Large Snitzky, Councilman-at-Large Trafis, Ward 1 Councilman Barth, Ward 2 Councilman Tripi, Ward 3 Councilwoman Lecznar, Ward 4 Councilman Draganic, Director of Public Service and Properties and Acting Engineer Lovece, and Building Commissioner Moro. Absentee was Councilman-at-Large Bentkowski.

OPEN TO THE AUDIENCE

There were no questions or comments from the audience.

CITY OF SEVEN HILLS PLANNING COMMISSION REPORT AND RECOMMENDATIONS, DATED OCTOBER 10, 2013

Hamilton Health Care Realty, LLC, Biltmore Nursing Home, 819 Rockside Road

MOTION by Mr. Snitzky, seconded by Mr. Trafis, that in accordance with Seven Hills Codified Ordinance No. 975.11, Council has received a Report and Recommendations of the Planning Commission, dated October 10, 2013, and that Council affirm said report and recommendations of the Planning Commission.

Roll Call: all yea

MOTION CARRIED

Mr. Trafis:

At the Planning Commission Meeting of October 10, 2013, the Planning Commission granted final approval of the Biltmore Nursing Home, with all members voting in the affirmative.

MOTION by Mr. Trafis, seconded by Mr. Snitzky, to concur with and approve the Planning Commission granting of final approval of the Biltmore Nursing Home.

Roll Call: all yea

MOTION CARRIED

Council President Barth stated he would take miscellaneous comments from anyone in the Administration at this point of the special meeting.

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MISCELLANEOUS COMMENTS

Mayor Dell'Aquila:

Seven Hills is excited to see this project move forward. On behalf of the City of Seven Hills we welcome Hamilton Health Care to our community. We should also acknowledge the efforts of all the elected officials, the principles who have brought this development to our community, and the residents who were so understanding as the process moved forward. This has indeed been a community effort that tonight we are about to see come to a very important step in the process to its complete fruition. This is exactly the sort of business development that has lagged for far too long in Seven Hills and about which our community must continue to focus if we are to prosper. Commercial development is the lifeblood of any community, particularly in difficult times such as these of ever-growing expenses and ever-diminishing resources. I personally have encountered practically 100% unanimous support for this project, and I'm impressed by the quality of the improvements to be constructed, as well as the quality of the individuals who are investing in our City's future. My administration will continue working with Hamilton Health Care as well as others interested in investing in the future of Seven Hills. I thank you, gentlemen, so much for bringing this development to our community.

Mr. Snitzky:

I'd like to make a quick comment. I want to thank you gentlemen with Biltmore for your patience and professionalism in going through this whole process. I've been affiliated with the City approximately forty years and this is one of the better developments that I've seen in the City in that whole time. I want to thank you again for your professionalism and look forward to the things you can do for us and the benefits to this City and to the residents. I also want to thank the Administration – the President of Council, the Mayor, the Engineering Department – you put a lot of work into this, and it took a lot of time, and it's turned out to be quite, quite good. So, thank you.

Council President Barth:

First, Mayor, I want to apologize for turning the clock back two years and calling you Councilman. The Council Clerk just corrected me on that.

It was just about two years ago that as Interim Mayor I first met with some of the individuals here today to discuss the prospects of a state-of-the-art, first-class nursing home development at the corner of Pinnacle Park and Rockside Road. Because nursing homes are so tightly regulated, the lengthy governmental approval process was discussed in great detail as were the potential obstacles that would have to be overcome before the nursing home could be built. I assured the developers that the City would not be one of those insurmountable obstacles and that Seven Hills would embrace the project.

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Council President Barth (continued):

Mayor Dell' Aquila and I, together with his staff and Chairman Foley, worked with the developers of the plan. Mayor, I want to publicly thank you and your staff, and Ed Foley for your exemplary work. This has been a long process and a very expensive one for Hamilton Health Care. So I want to encourage my colleagues to accept the Report and Recommendations – and you already have, and I thank you for that – for approving the Biltmore Nursing Home development. This nursing home will bring nearly 100 jobs with a payroll of approximately \$3.5 million to Seven Hills in addition to the physical improvements that will be made to the surrounding areas. In addition, nursing homes serve not only patients and their families, but also their communities. So not only will this nursing home contribute to our economic health, it will provide essential services to some of our most vulnerable citizens. I would like to recognize and thank Tom Bartlebaugh and his team for bringing this development to Seven Hills and the consideration and sensitivity given to their homeowner neighbors. Lastly, I would like to recognize the residents of Old Rockside Road for their input, their practical approach, and most of all their professionalism during this entire process. They understood that tax generating businesses are essential to the financial health of this City, and similar to hospitals, nursing homes create jobs and generate significant economic activity. They understood that this was good for the City. I thank you residents of Old Rockside. This is one of the most significant business investments made in Seven Hills in quite some time and I thank Hamilton Health Care for that. Once again I want to thank this body for confirming this project.

OTHER BUSINESS

Council President Barth stated there was no further business brought forward before Council.

MOTION by Mrs. Lecznar, seconded by Mr. Tripi, to adjourn the meeting.

Roll Call: all yea

MOTION CARRIED

The December 2, 2013 Special Council Meeting was adjourned at 6:59 p.m.

Michael C. Barth, President of Council

Attest: _____

Carol L. Sekerak, Clerk of Council

Date: _____