

# City of Bay Village

Council Minutes, Special Meeting  
Council Chambers 8:00 p.m.

January 13, 2014

Paul A. Koomar, President of Council, Presiding

Present: Clark, Henderson, Koomar, Lee, Lieske, Tadych, Vincent, Mayor Sutherland

Also Present: Law Director Ebert, Finance Director Mahoney, Service Director Thomas, Assistant Service Director Sears, Community Services Director Bock, Police Chief Spaetzle, Fire Chief Lyons, Recreation Director Enovitch, Operations Manager Landers, John Cheatham, Chief Building Official, SAFEbuilt, Inc.

## **AUDIENCE:**

The following audience members signed in this evening: Conda Boyd, Marty Mace, Kent Silverberg, Mike O'Boyle, Russell Thompson, Melissa Henderson, Nancy Trainer, Patrick McGannon, Eric Ritter (LEEDCo), Dave Karpinski (LEEDCo), Dick Majewski, Dennis Wilk, Ernie Minichello, Dan and Mary Barringer.

President of Council Koomar called the meeting to order at 8:00 p.m. with a roll call and Pledge of Allegiance led by Tom Henderson, Councilman of Ward 4.

## **ANNOUNCEMENTS**

**Mayor Sutherland** announced the reappointment of Barry Tyo to the Board of Zoning Appeals for a five year term expiring January 1, 2019. Mr. Tyo has been on the Board of Zoning Appeals for a number of years and is one of the most dependable members.

Mayor Sutherland announced that former Councilman Mark Barbour has agreed to join the Planning Commission.

There is vacancy on the Civil Service Commission. Mayor Sutherland is seeking resumes of interested residents who potentially have some Human Resources background. The Mayor invited any interested party to submit a resume to her via email or regular mail.

**Mr. Koomar** announced that there will not be a meeting of Bay Village City Council on Monday, January 20, 2014, due to the observance of Dr. Martin Luther King Jr. Day. There will be a meeting of Council on Monday, January 27, 2014.

**LEEDCo Presentation regarding Offshore Wind Power Industry in Ohio  
Brenda O'Reilly, Pat McGannon, Bob Shields**

Ms. Brenda O'Reilly from the Bay Village Green Team advised that they are present today because they asking City Council to pass a resolution that shows that Bay Village is in support of offshore wind power developed in Lake Erie. Ms. O'Reilly stated that we have an opportunity to show support for a project that will not only bring economic development to our region, but also further the cause for more alternative energy options for the region.

Ms. O'Reilly introduced Dave Karpinski and Eric Ritter of LEEDCo.

Mr. Dave Karpinski, Vice President of Operations of LEEDCo, advised that LEEDCo was formed as a public/private partnership with the sole mission of bringing offshore wind energy to Northeast Ohio. The partners are founding members working with the four counties where prime wind development is happening from Lorain to Ashland Counties, the City of Cleveland, Nortech and the Cleveland Foundation. Their mission is to create economic impact in the region through the development of the wind industry and to create a source of local generating clean energy. They are structured as a 501c3, not-for-profit organization. It encompasses the idea of using the lake and exploiting the resource we have for energy. In 2005 there was funding raised and the wind resource was started to be measured. In 2009 they decided this can be done but they needed an entity to make this happen, which was the genesis in forming LEEDCo. They are seeking public engagement in this process. In 2012 the Department of Energy expressed interest in developing offshore wind, and issued an opportunity to solicit projects as demonstration projects in offshore waters in the United States. LEEDCo applied for that and was one of seven winners in December, 2012. The Department of Energy funded them for one year, and now all seven winners are competing for the next round of funding, in the amount of \$47 million for each project. They are attempting to make their case that they are one of the best projects to attract the \$47 million and leverage that into private investment to get the first offshore wind project in the Great Lakes operational to provide for energy infrastructure in the future.

Mr. Karpinski continued with his PowerPoint presentation, noting the following:

- Waters of Lake Erie and the wind energy source prepared by the National New Energy Laboratory
- Potential of the Great Lakes Region accounts for 742 GW of energy.
- The Great Lakes represents 20% of the nation's capacity for offshore wind energy
- A reasonable vision for the Ohio waters of Lake Erie would be 5000 MW, amounting to less than 10% of the capacity of Lake Erie
- 8000 jobs would be generated
- \$13 billion of product would be generated in the region

Their project would be situated seven miles offshore from downtown Cleveland, consisting of six turbines with underground cable tied into the Cleveland Public Power Station., creating 18 MW of energy. The team assembled to build the project was explained in detail by Mr. Karpinski. LEEDCo is seeking public support through resolutions from local communities. Resolutions of support have been received from the cities of Avon Lake, Euclid and Lakewood.

The deadline for their submission to the Department of Energy is February 7, 2014.

A question and answer period followed the presentation.

Mr. Mike O'Boyle asked if they are seeking private equity funding before going to residents.

Mr. Karpinski stated they would have the \$47 million from the Department of Energy and they need \$14 million in private equity investment. That would provide the funding to build the project. The revenue from power sales would pay off debt incurred. The \$47 million from the Department of Energy is a grant.

The distance from the downtown shore line is seven miles. From the Avon Lake/Bay Village shore line is 5 ½ miles. They are working on a visual rendering, but from downtown Cleveland it would appear as the size of one-half of a thumb.

Mr. Henderson asked how many turbines would constitute 5 GW in Lake Erie.

The turbines shown on the proposal are 3 MW. Overtime lesser, larger turbines are put in. The largest one operating now is 6 MW. Five MW is about 1,000 and most of the work would be a little west of Cleveland all the way east. Development is planned in areas where there is the least bird and fish activity.

Mr. Vincent asked where the jobs would come from as a result of this project. Mr. Karpinski commented on the Economic Impact Study they performed and estimate about 475 jobs to be produced. The long term vision for 5000 MW would produce about 8,000 jobs. Jobs would be produced in the construction of the turbines, dock workers, building trades, teamsters, carpenters, operators, longshoreman, and professional support services.

Mr. Henderson stated that this project is \$127 million, with \$47 million in taxpayer funding. His understanding is that it is significantly more expensive than the onshore wind developments in the area; three and one-half times perhaps. Mr. Henderson noted that there is quite a bit of green on the map indicating onshore wind, and asked the rationale in going offshore given the excess cost in doing so.

Mr. Karpinski stated that the land base installations have been around for about thirty years. They have come down in price. There is more to do with the water. A couple of reasons for offshore wind is that if you look just at Ohio, the land mass is way down in the range where there is not great wind at all. Although the mass is large, the wind density is very low. For Ohio, it is about leveraging the resources you have; there is a much higher energy density in the water. In Texas, it would be a different story. Texas has tremendous land base wind potential and they are tapping into it. It is about what resource you have, and what you can take advantage of given where you are.

Mr. Henderson asked if the taxpayer funds they are competing for are only for offshore products. Mr. Karpinski stated that the Department of Energy funds are for all offshore projects only. They are going to pick three, and it is hoped one will be here.

Conda Boyd asked about the 8,000 job creation quotation, and if those are jobs to build the project, how many jobs will be needed to continue the project.

Mr. Karpinski stated that when they look at the process over a twenty-year window there is on-going construction and installation over that twenty-year period. Those 8,000 are permanent jobs over the horizon, but there are also maintenance and operation jobs as well. When you mix all those together, that is how you arrive at the 8,000 jobs.

An audience member stated that he assumes there are people who oppose the development of wind energy, especially offshore wind energy. He asked what those arguments against wind energy are, and Mr. Karpinski's response to those arguments.

Mr. Karpinski stated that the most prevailing argument is the impact on wild life, specifically bird life and fisheries. On the bird/bat study side, there are techniques to measure the patterns of the population and how site placement impacts the populations. The industry believes that based on what they have studied, placement of the turbines where there are not migratory paths minimizes the impact. On the fishery side, they would not be placed in active fishery sites. Based on surveys, the site being looked at for this project is not a site where there is a lot of fish activity. There is a rigorous process imposed by the state and federal government to provide information that supports evidence that there is a minimal impact on the wildlife and fisheries. They will be required to monitor before construction and after construction to show the impact before and after. The mindset is to begin with the smaller installation, do the monitoring and learn the impact on wildlife before proceeding with larger installations.

Mr. Karpinski noted that another benefit of the offshore development is that the turbines are out of sight and cannot be heard by the population. The population along shorelines compared to the rest of the United States is about four-and-one-half times more dense. The energy consumption is very high along the shorelines. The energy generation source from offshore wind developments is very close to the people using the energy. To put wind installations on land in the plain states requires cross country transmission to have the energy delivered.

Mayor Sutherland stated that she was involved in this project at the very early inception and one of the biggest issues was the fact that Lake Erie ices over and how would they engineer the turbines to withstand the ice.

Mr. Karpinski stated that this is one of their biggest challenges. A lot of the work in the past year focused on understanding the characteristics of the ice to develop the foundation and then engineering the foundation to withstand that ice. They have engaged an ice expert from Finland who has worked on structures in the north part of the Bay and have received good input. They are researching ice cones which are an angled structure that goes around the foundation. As the ice comes in it pushes against it cracking the ice and mitigating the load from the ice. Part of the project is modeling and understanding of the actual physics of the lake.

Mrs. Lieske stated that she read that Canada has a moratorium against these types of projects. She asked if Mr. Karpinski has had some conversations early on with some of the Canadian officials as to how they came to the point of a moratorium.

Mr. Karpinski stated that there were decisions made that offshore wind energy was something the Canadian Provincial government wanted to develop. They went out and issued leases for massive amounts of turbines with very little public engagement process. The leases were less than one mile offshore. The siting was bad and the public engagement was non-existent. Developers bought the leases and then the local residents realized what was happening and there was an uprising. That's when the moratorium came into place.

Mr. Karpinski stated that they are coming into this more incrementally and building public support along the way before a massive leasing process. They have spoken to some of the developers who were caught in the middle of the Canadian situation.

Mr. Henderson asked, regarding public support, if the data presented is available on a city-by-city basis. Mr. Karpinski stated that they can make it available. Mr. Eric Ritter of LEEDCo will follow up by providing that information to the Clerk of Council who will forward it to the members of Council.

Mr. Tadych addressed Mr. Karpinski, noting that he presented six turbines and stated that they are about 1000 meters apart. If this structure juts out into the lake, at the point of the first one, how far do they extend?

Mr. Karpinski stated that it is about 5000 meters, a little over two and one-half miles. The closest one is seven miles and then you are out from there.

Mr. Tadych asked if boating and lake activity would be interrupted, and could boats go between these installations.

Mr. Karpinski stated that there is plenty of room between them. One thousand meters is a lot of space. They are outside the commercial shipping lanes, which fell in with the state's favorability. For the commercial fisherman and pleasure boaters, there isn't a lot of pleasure boating out that far. There is commercial fishing in some of the area. What they know from the European experience and intuitively from any structure put in the water it serves as an artificial reef. They need to be a safe-haven for boaters and the Coast Guard requires certain provisions that if a boater is in distress they can actually board the platform and get out of the water. There are several guidelines to be followed from the Coast Guard FAA on how they are marked with colors and lights.

Mr. Tadych asked if the structures would be lighted. Mr. Karpinski stated they would be lighted. The Coast Guard is still discussing what that would look like. There are technologies that are radar sensitive to turn the lights on if there is aircraft in the area, and turn the lights back off when there is no air activity.

Mr. Tadych stated that the Associated Press just ran an article about Port Clinton's onshore development. Their intentions might be to turn off the lights at a certain point in the night. He asked Mr. Karpinski if he would expect the offshore installation would be dark out there at some point. Mr. Karpinski stated he would expect it would be dark at some point; they are working

with the FAA who must set those guidelines and sign off on the project.

Mrs. Lieske asked what the communication has been between LEEDCo and the City of Rocky River. Mr. Ritter stated that they are not on the agenda for Rocky River Council yet. They are on the agenda in Bratenahl, speaking to their Council on Wednesday, January 15. They will be speaking to the City of Lorain on January 23. They have been working with the Rocky River Green Team to get on their agenda also.

Mr. Koomar asked Mr. Karpinski to also follow up with the distance from the Avon Lake/Bay Village shore and give Council a sense on that distance.

Conda Boyd stated that her son has a windscreen that shows a wind farm with many contrails coming off each of the turbines. Mr. Karpinski stated that there is a whole analysis of the layouts of wind farms and the impact of the air disturbance. Mrs. Boyd asked if Bay is downwind from an installation, how that affects Bay Village. Mr. Karpinski stated that the contrails would be dissipated before reaching Bay. The dominant winds are out of the southwest. This small project would not create that type of condition.

Mr. Vincent asked if turbine blades ice over. Mr. Karpinski stated that this is another challenge. Under certain conditions ice will form. They will be testing technology that uses heaters in the blades to mitigate the ice. They are also looking at ice mitigation coatings that would prevent the build-up of ice. Certain conditions have to occur for the blades to ice and they are trying to model how many days that actually could happen given the atmospheric conditions.

Mr. Lee asked with the original six, and then at project maturity with 1000 turbines, would there ever be any condition that the noise would reach shore. Mr. Karpinski stated that at this point there is no indication that this would happen. With the state permit process they would have to measure noise propagation from the wind farm.

Mr. Lee asked how many coal plants does LEEDCo anticipate the 5 GW of power being produced at maturity would allow to be closed. Mr. Karpinski stated this would allow closing of three to three and one-half coal plants.

Mr. Lee asked if it matters if the wind energy is variable. Mr. Karpinski stated that it does matter, where they are at it is so little it doesn't matter. Some experts say when you have 20% wind energy on the grid it starts to become a challenge. In the beginning they look at this and as the technology advances all these things converge. Mr. Lee asked if there will be technology in place to store the wind energy so it is in reserve for a day when the wind is not producing. Mr. Karpinski stated that there are a lot of people working on that because of that factor.

Mr. O'Boyle asked how individuals can get involved in this project. Mr. Eric Ritter of LEEDCo will be given Mr. O'Boyle's contact information.

Mr. Karpinski and Mr. Ritter were thanked for their presentation this evening.

Mrs. Lieske noted that February 7, 2014, the deadline for LEEDCo's application to the

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Department of Energy, is a Friday. There is a meeting of Council on January 27, and again on February 3. She stated that something of this importance should really be on three readings and she believes it should be three Mondays because that is when residents tend to attend the meetings. She asked the thinking on moving forward with anything on the agenda for future meetings.

Mr. Koomar stated that after the full set of information comes from LEEDCo he will solicit Council's opinions and decide if it should be brought up at the next session. It will be difficult to have three readings; but it could be two readings.

Mr. Koomar called for a reading of the Minutes of the Special Meeting of Council held December 30, 2013. It was **MOVED** by **Mr. Clark** to approve the minutes of December 30, 2013 as prepared and distributed. Motion carried 7-0. Mr. Koomar called for a reading of the Minutes of the Organizational Meeting of Council held January 2, 2014. It was **MOVED** by **Mr. Clark** to approve the minutes of January 2, 2014 as prepared and distributed. Motion carried 7-0.

**Mr. Clark** introduced and read **Ordinance No. 14-01** to make temporary appropriations for the current and ordinary expenditures of the City of Bay Village pending receipt of the Amended Official Certificate of Designated Resources during part of the fiscal year ending December 31, 2014 and declaring an emergency, and moved for adoption. Mr. Clark explained that this is an ordinance to fund the city through the month of February in advance of approving a final appropriations ordinance for the city for the year.

There being no further discussion, Mr. Koomar called for a vote on the motion to adopt Ordinance No. 14-01.

Roll Call on Suspension of Charter Rules:

Yeas- Clark, Henderson, Koomar, Lee, Lieske, Tadych, Vincent

Nays-None

Roll Call on Suspension of Council Rules:

Yeas –Clark, Henderson, Koomar, Lee, Lieske, Tadych, Vincent

Nays–None

Roll Call on Use of the Emergency Clause:

Yeas –Clark, Henderson, Koomar, Lee, Lieske, Tadych, Vincent

Nays -None

Roll Call on Adoption:

Yeas–Clark, Henderson, Koomar, Lee, Lieske, Tadych, Vincent

Nays–None.

Mr. Koomar announced adoption of Ordinance No. 14-01, an emergency measure, by a vote of 7-0.

**Mr. Clark** introduced **Ordinance No. 14-02** to make appropriations for the current and other expenditures of the City of Bay Village for the Fiscal Year 2014, including temporary appropriations made in Ordinances Number 13-119, and 14-01.

Mr. Koomar announced that Ordinance No. 14-02 is on first reading.

**Motion by Mr. Lee** to add review of Codified Ordinance Chapter 377, Bicycles, to the Matters Pending before Council Committee. Mr. Lee noted that he is hopeful to schedule a meeting of the Environment, Safety and Community Services Committee in the very near future, possibly Monday, January 27, 2014. The Law Director has done some work on this topic, and the committee would like to continue to move this forward.

**Motion passed 7-0.**

**Mr. Tadych** introduced and read **Ordinance 14-03** authorizing the Mayor to enter into an agreement with CT Consultants, Inc. as the Engineering Consultant for the City of Bay Village for the year 2014, and declaring an emergency.

Mr. Koomar announced that Ordinance No. 14-03 is placed on First Reading.

**Motion by Tadych** authorizing the Service Director to advertise for bids for 2014 Pavement Marking and Street Striping Program, and for the 2014 Annual Construction Materials.

**Motion passed 7-0.**

**Motion by Tadych** to remove “Salt Dome” from Matters Pending before Council Committee list.

**Motion passed 7-0.**

**Motion by Lieske** to extend time for Planning Commission to review application of Robert Gulla for a proposed restaurant at 27115 East Oviatt, for a period of sixty days, from January 25, 2014 to March 16, 2014.

**Motion passed 7-0.**

**Motion by Lieske** to extend time for Planning Commission to review application of the Bay Village Board of Education for review of plans for additions to the Westerly Elementary School for a period of sixty days, from February 2, 2014 to April 3, 2014.

**Motion passed 7-0.**

**Motion by Lieske** to extend time for Planning Commission to review application of the Bay Village Board of Education for review of plans for additions to the Normandy Elementary School for a period of sixty days, from February 2, 2014 to April 3, 2014.

**Motion passed 7-0.**

**Motion by Lieske** to confirm the reappointment of Barry Tyo to the Board of Zoning Appeals for a

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5-year term expiring January 1, 2019.

**Motion passed 7-0.**

In compliance with Section 121.22 of the Ohio Revised Code, **Mr. Clark** moved to convene to Executive Session regarding Administration Compensation, Inglefield, litigation update, and personnel (Chapter 151 – Employment Provisions)

Roll Call Vote: Yeas- Clark Koomar, Henderson, Lee, Lieske, Tadych, Vincent. Nays – None.  
Motion passed 7-0.

Prior to convening to Executive Session, President of Council Koomar called a brief recess to conduct a meeting of the Cahoon Memorial Park Trustees.

Also present in Executive Session were Mayor Sutherland, Law Director Ebert, Finance Director Mahoney.

Council reconvened in an open meeting at 9:58 p.m. Present were: Clark, Henderson, Koomar, Lee, Lieske, Tadych, Vincent.

There being no further business to discuss, the meeting adjourned at 10:01 p.m.

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Paul A. Koomar, President of Council

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Joan Kemper, Clerk of Council