

PUBLIC IMPROVEMENTS, STREETS, SEWERS AND DRAINAGE COMMITTEE

held May 15, 2013

6:00 p.m

Members Present: Councilman Clete Miller, Chairman
Councilman Dave Tadych
Councilman Steve Lee

Also Present: Dan Galli, Director of Public Service and Properties
Bob Greytak, CT Consultants
Joyce Bond, CT Consultants
Scott Vura, Osborn Engineering
Chris Bednar, Osborn Engineering

Audience: Bill Barsek, Anthony and Dawn Galang, Bill Mengerink, Dorothy Stewart, Martha Krebs and Roger Faulb, Suzanne Bagnall, Rob and Sue Nelson, Don and Cindy Zimmerman. Additional Sunset Area residents were in attendance but did not sign in.

Chairman Miller called the meeting to order at 6:00 p.m. This evening's agenda includes listening to presentations from two engineering firms for improvements to the roadways, storm systems, and possibly sanitary systems in the Sunset neighborhood area. Originally there were three proposals. One of the firms decided to withdraw their proposal.

The first firm to present this evening is CT Consultants. Their presentation will be followed by a presentation from Osborn Engineering Company. Both firms have done work for the city in the past. The committee felt that these presentations should be open to public discourse, to receive any questions that the residents may have. After the presentations are completed, the committee and audience will be given an opportunity for questions.

Editor's Note: Copies of the Presentations are available separate from these minutes due to their File size."

CT Consultants

Bob Greytak, Principal and Joyce Bond, Senior Landscape Architect presented, as a Power Point demonstration, the documents attached to these minutes as if incorporated herein. Mr. Greytak commented that they are here to share ideas, thoughts, and observations regarding improvements in the Sunset Area. Their firm is a municipal engineering firm with 160 employees and 9 offices across the State of Ohio.

In order to create a conceptual design, there would need to be discussions with residents before moving forward. Mr. Greytak explained in great deal the regulatory issues regarding water

quality in sewer systems, and the fact that these systems are under scrutiny by the Federal and State Environmental Protection Agencies.

Ms. Bond pointed out the narrow right-of-way of the streets, the limited ability to collect storm water, the mature trees close to the roadways, and the storm-to-sanitary, and sanitary-to-storm sewer connections. He suggested the use of retrofitted rain gardens and bio-swales, cut out in the curbs for water collection. For the roadways, a Green Lane Initiative could be considered, as well as an inverted crown in the roadway with a drain, and the use of pervious pavement.

CT Consultants timeline would be to address design and engineering for the remainder of 2013, and begin construction in 2015.

Osborn Engineering Company

Scott Vura, P.E., LEED AP, Vice President, Principal, Infrastructure Group, and Chris Bednar, Senior Design Engineering, presented as a Power Point demonstration, the documents attached to these minutes as if incorporated herein.

Mr. Bednar stated that Osborn Engineering is a 121 year-old company, employee owned for 115 of those years. They have done extensive work for the City of Bay Village, and cited their most recent projects with the city. They have been looking at the Sunset Area for the last two years, in all types of weather to monitor the conditions in the area.

Mr. Bednar noted the beginnings of the Sunset Area many years ago as an area of cottage homes, north of Lake Road. It has changed significantly through the years, with the construction of larger homes, but is still being serviced by cottage roads. The challenge is to bring it up to a well operating neighborhood, with good roads and water drainage.

Before doing anything in the area, Mr. Bednar stressed the importance of testing the soil to determine what improvements the ground would support. As part of the improvements, they would suggest bio-swales and bio-mediation basins for water retention and collection. For the roadways, a lane of a different color on one side of the roadways that could be used for both pedestrian traffic and vehicle traffic was suggested. Pervious pavement is highly recommended to allow water to infiltrate through the joints of the pavers. Another benefit of this type of pavement is that in the winter time, water drains quickly away from the road. The roads will not be paint-striped.

An overall timeframe for being able to implement the improvements to the area was quoted by Mr. Bednar as a design taking three to four months, with the physical construction season between April 15 and October 31. He noted that construction will take approximately three to four months, longer than the normal six to eight weeks, because everyone must have access to their property.

Question and Answer Period

Chairman Miller thanked everyone for attending this evening and spending the time to listen to two firms to present their backgrounds, strengths in other cities, and strengths that they have demonstrated in the City of Bay Village working on other projects. He noted that the next step is for the evaluation of the presentations and the selection of one of the firms.

Mr. Miller invited questions about the firms, and questions more specific to the city leadership of how this improvement will be addressed over the next year or so. He noted that the 2013 city budget has already been addressed. This project is not part of that budget to do this improvement. The process has begun now to deal with the professional engineers, designers and the people of the Sunset community to find a solution, get the ball rolling, get the funding in place, get everything addressed as far as time lines, and get it initiated.

Question from the audience: “You say that there is money in the budget this year to engage the engineers and begin the studies?”

Answer: (Mr. Miller) “Yes, there is.”

Audience: “And they have given you quotes?”

Answer: “The proposals that we received are now two years old. So, the dollars that they proposed to us need to be revisited. I don’t know how much of a factor it’s going to be in selecting that particular firm. There was a significant difference in those two firms, the values of their services. Are they all apples to apples? I haven’t gone through to say if they are exactly the same. One is more expensive than the other.”

Audience: “But we can proceed with the design?”

Mr. Miller: “Yes.”

Mr. Tadych: “The beginning money is available to start the process.”

Audience: “Will the city backfill with gravel temporarily? We had talked about that as an option.”

Mr. Galli: “It’s on our list. We are just now starting our maintenance for 2013.” “It’s on our list to make it passable.”

Audience: “Likewise with the storm drainage we talked last fall about trying to remedy at least the corner of Sunset and Kenmore a little bit. Will you be pumping out the catch basins at the corner to see if that is possibly plugged up? Has anything happened there?”

Mr. Galli: “We haven’t done anything yet. But, I will address that. We are going to have a meeting on our schedules as we proceed and I will readdress to see if we can get a crew done there. Maybe we can flush it. Maybe we can improve it. We have a meeting this week.”

Audience: “One of the issues we brought up at the last meeting was Lake Road. Lake Road has a tie-in. I don’t know how much...are we really pressing back on the individuals who have properties on Lake Road that they are tying in because how much is flushing back on Sunset and then matriculating down to the rest of the neighborhood. That’s where the city can get involved. Has there been a push to make sure they are up to code for everyone that is on Lake Road? I know there is an elevation issue, which I understand, but I’ve got to think you’ve seen on our backyard, and everyone else’s backyard that there is a lot of run-off that’s coming from the properties from Lake Road that are not being tied in directly to the access that they have.”

Mr. Tadych: “Well it wouldn’t be sewage, it would be the rainwater run-off that you’re talking about, collecting that at the end of the cliff going down on the south side. I’m not sure if there was something when we did Lake Road initially, the new sewer that we put in, new then; there was a tap that we tapped everybody in on Lake Road. Whether they’re all really in, I don’t know. I don’t know if we could check that.”

Mr. Galli: “We could send our sewer crew out to do some dye testing; get out there and make sure those on Lake Road are connected. We can address that.”

Mr. Miller: “What I think I’m also hearing is that that shedding effect is contributing to the backyard accumulation.”

Mr. Tadych: “I had a woman in the ward, and I’m not going to mention names, she had her duct work filled with water from the Lake Road people with water running down backwards. She was on that south side of that group and her duct work filled with water. It was terrible. We got that pretty much corrected, I believe.”

Mr. Miller: “There is a challenge with trying to stop some of the properties from shedding. You can address it. It is kind of a slippery slope because how do you actually say that that property is shedding water onto yours.”

Audience: “We are the last people. If everyone kept up to code, they’re at least tying in to what they have accessibility to, where we don’t have anything.”

Mr. Miller: “This Sunset district would be fully evaluated in the design process. We are going to see who is contributing to what. What streets are not contributing? The basin, for instance, if that is plugged up, that could be one of the early check marks. Get it cleaned out and get it flowing again. So, the design process is going to start to evaluate that. And, you may have opinions about the historic nature of water always rolls into my driveway and goes into my garage if it rains more than a half an hour. And, those kinds of things are evidence you need to present to the designer to say to them that this is really the situation we’re looking at. Because, a surveyor may come through and say here are all the points, here’s all the elevations, we don’t see it happening. But, you have evidence that it actually flows into your yard, sits there for two weeks.”

Mr. Lee: “Are there downspouts on Lake Road that aren’t tied in? “

Mr. Tadych: “We don’t know. That’s what they have been asking.”

Audience: “With the new construction we are assuming that they are having a garage in their back yard that is now heaving water into our back yard.”

Mr. Tadych: “It is the little buildings that I think might be infiltrating down. The homes, I think are connected up properly. But that issue could be looked at.”

Audience: “What is the process and schedule of time that you may choose an engineer?”

Mr. Miller: “We would like to get a couple of representatives from the Homeowners Association. Four representatives to meet with us and reevaluate the presentations, talk through the plusses and minuses of each firm. Both have been doing work with the city, both are very well known entities. And, then make a selection. I would think by mid-June. We will have a meeting in a couple of weeks, and then make a decision at the end of that meeting. Before we can physically award that contract, we would have to make some ordinance amendments to have the funds. That process could take two weeks. Usually, it is an announcement and then the amendments to the ordinances for finances. After that, we would issue a letter and say this is your notice to proceed; you have been awarded the project. From there, it is again, trying to evaluate the time line. Talk about through the whole scope. CT said to us that it could be to the end of 2013 until they get the design. I don’t know if that works with me, or with you, but I would think, from my experience, we could start addressing it and trying to come up with solutions by probably fall. Maybe, October, we could actually have some concrete designs that are leading us toward some estimated costs for construction.”

Audience: “What is the approximate value of the engineering design contract?”

Mr. Miller: “Well, that’s something that I think the first question that we were listening to was asked was, ‘What are those numbers?’ Right now, we have two distinct numbers that were provided to us two years ago. And, I don’t think we are going to make a decision based on that value. And, what we’ll have to do is negotiate.”

Mr. Tadych: “There are some other housekeeping things that have to happen. Right now, our ordinances say that when we re-develop an area we must put in sidewalks. We are going to have to specify this as a new residential district and spell it all out.” There are some housekeeping things that have to be begun and found out about that we don’t know. But, we certainly don’t want to put sidewalks in. There is just no room for them. We will have to change the ordinance.”

Mr. Miller: To add to what Dave is just saying, between the presentations you asked me about one-way streets. They are not permitted in the city right now based on our ordinances. Again, we would have to look at something like that if the design is leading towards that. I think it might be premature to just change the ordinance without knowing what the design is predicting.

The ordinance change should be specific to the design elements. But, I think before we draft any ordinance to say we don't do this, we don't do that, we want to see what the design is predicting, and the estimated cost, and then craft those ordinance changes specifically to your neighborhood. To say, this is why we are changing it. This is the design we all agreed to."

Audience: "The first group spoke of EPA regulations. The second group didn't really mention much of that."

Mr. Tadych: "It's just like it didn't exist with the second group."

Audience: "I guess that's where we as citizens are relying on the city to step up and have that involvement because that is not something that is our expertise."

Mr. Galli: "Both of them are dealing with the EPA. I think they took different approaches. The second one, Osborn, was looking more at several specific solutions to the problem. I think they were a step ahead. They both are going to have to establish and get EPA approval on this project. The plans would go to them."

Audience: "They all talk about funding. We citizens don't know where to get those funds. Is there a committee within the City of Bay Village that can earmark our community to those dollars that are out there and available."

Mr. Galli: "Generally what happens, I can give you an example, Bradley/Naigle Road when that came up we went to the county and said we would like to improve that intersection. They said they had money to do the study. They did the study for the City of Bay Village and gave us a preliminary design. So that didn't cost us any money. Then they came back and suggested we apply for Ohio Public Works dollars. We did that and we scored well because we had the county, City of Bay Village, Westlake, and support from Avon Lake. We ended up getting \$2.5 million for that project. That's some of the things that the consultants are good at because they deal with this everyday and they will tell us where the dollars are. Generally, road projects don't do as well. But, because this has a storm water function to it and they talked about the fact that if we do some of these green initiatives this stuff is all scoring well. We are going to get a schematic, a preliminary plan that everybody agrees to before they start actually finalizing it. Many times you can take that plan and go with an OPWC plan, or some other type of plan. And, we get reimbursed for that before you start construction."

Mr. Miller: "How any of the costs might be assessed has not been thoroughly discussed. We were just talking a few minutes ago about an easement on Lakeview, and how do we address that. We have to figure out what the right-of-way is, and so there are a number of housekeeping items we have to talk to the Law Director about and figure out the best approach, and what's the amiable way to address assessing this. Consultants are very useful in finding grants for the homeowners. They may be able to point to a program that they came upon during a certain project. Experience often is a very good tool to lead to undiscovered dollars. Dan has a wealth of knowledge as well in trying to find dollars. City Council is always very pleased when Dan comes up grants to pay for things like this."

Mr. Tadych: “It behooves us a city to try to get as much grants as we can because it cuts down both our portion of the assessment and your portion of the assessment when we have the two working together.”

Mr. Lee: “To answer your question, the engineers and city officials can sort out and search out that money, not the residents, and find those grants.”

Mr. Miller: “But if you find something, don’t hesitate to tell us.”

Mr. Galli: “We’ve had pretty good success in the last few years. Sometimes, like the Aerial Sewer Project, while we didn’t actually get a grant, we got a 100% loan, zero percent interest, for thirty years.”

Mr. Tadych: “There’s another question going through my mind and I have had a couple calls from residents on Lake Road about the association and the park at the end on Lakeview. And, whether or not they have to pay for roads or improvements along that strip even though it isn’t in their property. I said I didn’t know the answer, that’s a legal type thing. So, there are a lot of these legal quirks that we have to twist and turn and turn up answers for.”

Audience: “Sure, you’ve got fifty people trying to pay as minimal amount as possible. It’s understood. But, I think you guys realize that’s a valuable piece of real estate for the City of Bay Village. Those are taxpaying dollars that we pay into, income dollars, so hopefully the City will do the right thing for a sustainable period of time and not create a band aid. I guess that’s what we all want. We want the right solution to be done that we are not going to have to address in five, fifteen, thirty years.”

Mr. Galli: “There may be public dollars to relocate the electric underground, maybe First Energy dollars.” Those are things we’ll start looking to see if they are there.”

Mr. Pohlkamp in audience: “It is unrealistic to expect that six weeks prior to the Council summer break of July and August that this could be done in that period. However, if we lock Mr. Ebert into a room for a couple of weeks, at least when Council comes back at the beginning of September if everything is done and ready to roll that would be realistic.”

Mr. Galli: “We talked about trying to come up with four people that could represent the residents.”

(Two people from the audience raised their hands as members of the Association Board and met with Mr. Miller after the meeting.)

Mr. Tadych: “The one thing I would say is even if we do just have four people representing the group – that’s an open meeting and everyone is welcome to listen to whatever is being said. Just because we are asking for four people to join us and talk to us, don’t think that other people can’t be in the meeting also.”

Mr. Miller: “All these meetings are public.”

Audience: “Just keep moving forward.”

Mr. Miller thanked everyone for their attendance. The meeting adjourned at 9 p.m.

Clete Miller, Chairman

Joan Kemper, Clerk of Council