

MINUTES OF COUNCIL MEETING
CITY OF UNIVERSITY HEIGHTS
JANUARY 22, 2008

Mayor Rothschild called the meeting to order at 7:30 p.m.

Roll Call: Present: Mrs. Adele H. Zucker
Mr. Kevin Patrick Murphy
Mr. Peter R. Bernardo
Mr. Frank Consolo
Mr. Steven Sims

Absent: Ms. Frankie B. Goldberg
Mr. Steven D. Bullock

Also Present: Clerk of Council Nancy E. English
Law Director Kenneth J. Fisher
Finance Director Arman R. Ochoa
Chief of Police Gary Stehlik
Fire Chief John Pitchler
Service Director Christopher Vild
Community Coordinator Walter Stinson
Building Commissioner William C. Nadeau
City Engineer Joseph R. Ciuni

MOTION BY MR. CONSOLO, SECONDED BY MR. BERNARDO to excuse the absence of Ms. Goldberg and Mr. Bullock. On roll call, all voted "aye."

Minutes of the regular meeting held on January 7, 2008

MOTION BY MRS. ZUCKER, SECONDED BY MR. SIMS to approve the minutes of the January 7, 2008 meeting. On roll call, all voted "aye."

Comments from the Audience:

Mayor Rothschild announced that the proposal of Waterway Gas & Wash Company will not be heard until the meeting of February 4, 2007.

There were no comments from the audience.

Agenda Items:

A. Heritage Home Loan Program Update - Sarah Beimers, historic preservation specialist, Cleveland Restoration Society

Ms. Sarah Beimers, historic preservation specialist, Cleveland Restoration Society, stated that due to a staffing change, she now covers the eastern side of the Cuyahoga County. Ms. Beimers reviewed the activity of the Heritage Home Program in University Heights for the year 2007. There were twenty (20) program inquiries. Seven individuals received technical assistance with repair/rehabilitation projects valued at an estimated \$148,000. Three loans were signed totaling \$34,511 and construction was completed in 2007 on four loans, which were booked in 2006, totaling \$215,242. Ms. Beimers distributed a booklet which consisted of a five-year overview of the program in University Heights with an explanation of the services provided under the program. She noted that new additions to homes are now excluded from Heritage Home Loan funding since additions take a major part of the County Treasurer's link deposit funds. Therefore, most of the projects are maintenance, repair and rehabilitation type projects. The terms of the program have remained the same: second mortgage with KeyBank at a 3.5% fixed interest rate with terms for 7-10 years. In order to meet the age criteria, the homes must be at least 50 years old (built before 1958). Ms. Beimers noted that the Heritage Home Program is marketed through direct postcard mailings to over 4,000 University Heights residences, through yard signs at project locations, and through web links.

Mr. Bernardo inquired if the Cleveland Restoration Society is paid a fee at loan closing. Ms. Beimers responded that they are paid a fee of 2% of the construction amount to pay for construction management and technical assistance throughout the loan process. Mr. Bernardo then inquired why the City pays an \$8,000 administrative fee. Ms. Beimers stated that the administrative fee helps to pay for staff that is assigned to the City as well as to provide the technical support to a homeowner who may not take out a loan.

Vice Mayor Zucker asked if homes with siding can qualify for a loan. Ms. Beimers replied that homes with vinyl and aluminum siding would not qualify because the original exterior of the homes have been altered. She added that vinyl windows also change the character of houses; and, therefore, they are not allowed with the exception of a few windows in the back of the home.

Vice Mayor Zucker also noted that some names listed in 2007 were also listed in 2006. Ms. Beimers replied that the loans signed in 2006 have one year to complete their project so they are shown as completed construction loans in 2007. She also noted that some people request technical assistance yearly or a couple of times a year for different projects.

Mr. Sims inquired if the Cleveland Restoration Society has considered other forms of marketing the program. Ms. Beimers responded that they are continually thinking of ways to market the program. She welcomed suggestions from Community Coordinator Walter Stinson and City Council members. Mr. Sims also asked if goals are set for the community in terms of the amount of activity. Ms. Beimers replied that goals are set based on past activity and the size of the community. She added that last year homeowners were not rushing to take out home loans because of the sub-prime issue. Mr. Sims stated that the Heritage Home Loan Program is a wonderful program and the level of use should be much higher. He encouraged an increase in marketing effort. He also expressed concern that additions have been excluded from the program because one way to make housing more contemporary and competitive is through first floor family room additions. Ms. Beimers will bring this information to the attention of Cuyahoga County Treasurer Jim Rokakis. Mr. Bernardo mentioned that the response may also be low because a large number of homes in University Heights have either vinyl siding and/or vinyl windows. Mr. Consolo offered the assistance of the Civic Information Committee to come up with ways to get the word out to the community.

Mr. Consolo inquired as to what happens if a construction project is not completed within the one year period. Ms. Beimers responded that the homeowner is offered an extension.

There was discussion regarding the amount of administration fees paid in prior years. Mayor Rothschild requested that the fee be reduced to \$7,500 for 2008. Ms. Beimers stated that she will let the City's request be known and report back to the City. Mr. Fisher requested that the Cleveland Restoration Society forward a schedule as to how the fees are prorated among the participating communities.

Building Commissioner William Nadeau reported that the quality of the work connected with the Heritage Home Loan Program as well as the education the homeowners receive makes for an excellent program. He added that it is a good program because unlike other programs there are no income limitations. Mr. Nadeau stated that the program is a great service to the community.

B. Motion authorizing payment to the Cleveland Restoration Society for the Heritage Home Loan Program

Following discussion in agenda item "A," a motion to table was presented.

MOTION BY MR. BERNARDO, SECONDED BY MR. CONSOLO to table payment to the Cleveland Restoration Society for the Heritage Home Loan Program until the reduced fee request is considered. On roll call, all voted "aye."

C. Motion authorizing emergency repair of service garage heater

Service Director Christopher Vild reported that two of the three forced air heaters in the truck garage were out of service and the one working heater is not generating enough heat to prevent damage to water lines and equipment. Therefore, Medina Heating was contacted and they presented a recommendation to replace the current system with two infra-red tube style heaters. Mr. Vild noted that Medina Heating advised that the tube heaters would perform better while using 32% less energy. Due to the recent low temperature, the Finance Director allowed the new heaters to be installed in an effort to prevent the water lines from freezing. After questioning, Mr. Vild stated that a safety hazard does not exist with using the infra-red tube style heaters. Mr. Vild reported that the installation was completed on January 22, 2008 and recommended payment in the amount of \$6,600.

MOTION BY MRS. ZUCKER, SECONDED BY MR. BERNARDO to authorize emergency repairs to the service garage heater by Medina Heating in an amount not be exceed \$6,600. On roll call, all voted "aye."

D. Motion to advertise for bids for 2008 Catch Basin and Inlet Cleaning Program

City Engineer Joseph Ciuni reported that the 2008 Catch Basin, Inlet and Sewer Cleaning Program is the continuation of an annual program which the City has undertaken for several years. He reported that under the program approximately 300 catch basin (one-third of city) and sewer lines would be cleaned and flushed. He noted that \$20,000 has been budgeted for the program this year.

MOTION BY MRS. ZUCKER, SECONDED BY MR. CONSOLO to advertise for bids for the 2008 Catch Basin and Inlet Cleaning Program. On roll call, all voted "aye."

E. Motion authorizing joint bidding with the City of Shaker Heights on Street Improvement Program

Mr. Ciuni reported that \$200,000 is budgeted for street resurfacing this year. He noted that University Heights joined with Shaker Heights on previous street improvement projects. Mr. Ciuni recommended authorizing Shaker Heights to handle the bidding process and hire the contractor. However, GPD Group inspectors will inspect the streets in University Heights. Mr. Ciuni stated that when the contract was jointly bid two years ago, University Heights experienced an estimated 5% savings.

MOTION BY MRS. ZUCKER, SECONDED BY MR. CONSOLO to authorize joint bidding with the City of Shaker Heights for the 2008 Street Improvement Program. On roll call, all voted "aye."

F. Motion authorizing the purchase of incandescent LED lamps for Warrensville Center Road traffic lights

Chief of Police Gary Stehlik reported that the incandescent LED lamp is a new form of technology for traffic lights. He noted that they last longer, burns less wattage and are brighter. He stated that LED lamps were installed in all the new traffic lights on Cedar Road as part of the County's project, but were not installed as part of the Warrensville Center Road project. Chief Stehlik recommended that the new LED lamps be purchased to bring Warrensville Center Road up to the same safety standard as Cedar Road. Traffic Control Products, Inc. has quoted a price of \$9,373 for the lamps.

Mr. Consolo asked if the cost could be shared with the County. Chief Stehlik replied that the cost would be the sole responsibility of the City as they were written out of the County's project because of the cost. Mr. Consolo inquired if other quotes were received. Chief Stehlik noted that the other companies solicited did not submit quotes, but he could try to get more quotes.

MOTION BY MR. CONSOLO, SECONDED BY MR. MURPHY to table the purchase of incandescent LED lamps in order to receive additional quotes. On roll call, all voted "aye."

G. Resolution No. 2008-03 Authorizing a contract with Integrated Consulting Services for professional services as third party administrator for workers compensation claims

Resolution No. 2008-03 authorizes a contract with Integrated Consulting Services for providing professional services as third party administrator for workers compensation claims covering January 1, 2008 through December 31, 2008 in an amount not to exceed \$10,000. Mr. Ochoa noted that last year's contract with Integrated Consulting Services was \$15,000, but he negotiated the price down by getting an additional quote.

Mr. Sims inquired if the company is currently providing services to the City's satisfaction. Mr. Ochoa responded in the affirmative. After questioning, Mr. Ochoa reported that the third party administrator (TPA) and a managed care organization (MCO) are required by the Board of Workers Compensation.

MOTION BY MR. SIMS, SECONDED BY MRS. ZUCKER to approve the passage of Resolution No. 2008-03. On roll call, all voted "aye," except Mr. Consolo, who "passed."

Law Director Kenneth J. Fisher stated that five votes are required to pass the legislation as an emergency measure. He added that since Mr. Consolo abstained, there were only four (4) affirmative votes. Mr. Fisher stated that the **Resolution No. 2008-03 will be placed on first reading.**

H. Motion to hold an executive session immediately following this regular meeting for the purpose of discussing personnel, litigation and real estate matters

An executive session was not required.

Directors' Reports:

Mayor Rothschild announced that Finance Director Arman R. Ochoa will be the new president of the Municipal Finances Officers Association beginning in February. She noted that there is a history of the directors in University Heights becoming presidents of their respective professional organizations.

Fire Chief John Pitchler reported that the Fire Department received a \$1,500 grant from Cuyahoga County for the CERT Team.

Committee Reports:

Civic Information Committee Chairman Frank Consolo reported that his committee will meet on Tuesday, January 29, 2008 at 7:00 p.m. in the conference room at City Hall. Public notice of the meeting has been given.

Mr. Consolo reported that a page has been added to the City' website on the Stormwater Management Committee. He mentioned that the page was formulated with the assistance of Vice Mayor Zucker, Service Director Christopher Vild and Finance Director Arman Ochoa.

Vice Mayor Zucker announced that there will be an outgoing tribute to former Councilman Steven D. Bennett as president of the Northeast Ohio City Council Association (NOCCA) at its annual meeting on February 21, 2008 at 6:00 p.m. at the Rockside Road Embassy Suites. She mentioned that all council members are members of the association and encouraged them to attend. Official notice of the annual meeting is forthcoming.

There being no further business to discuss, the meeting was adjourned.

Mayor Beryl E. Rothschild

Nancy E. English, Clerk of Council