

**VILLAGE OF CUYAHOGA HEIGHTS
COUNCIL WORKSHOP
MINUTES
MARCH 28, 2018
6:00 PM**

ROLL CALL: BIRO BLOAM CENTA CONTIPELLI HARRIS SCHOEFFLER

Ms. Harris called the meeting to order. Clerk Unger called the roll. Those present were, Mayor Bacci, Law Director Bill Mason, Clerk Unger, Barbara Biro, Todd Bloam, Rick Centa, Renato Contipelli, Cheryl Harris, and Matt Schoeffler. Also in attendance were Assistant Law Director Ben Chojnacki, Chief Financial Officer Angel Meriwether, and Engineer Todd Sciano.

DISCUSSION ITEMS:

Discussion and conceptual ideas relating to the demolition of two homes and future development of the access to Bacci Park from lower E. 71st Street:

Mayor Bacci explained to Council that Mr. Sciano is going to go over the issues relating to the demolition of the houses on E. 71st Street, and the ideas for linking that area to the Multi-Purpose Trail at Bacci Park. He turned the meeting over to Engineer Todd Sciano. He asked Mr. Sciano to go over his PowerPoint presentation of what he has dubbed the Bacci-Park Multi-Purpose Trail Phase 4 - Willowbrook Connector.

Mr. Sciano broke out the presentation into three parts, Historical Property Impacts, Potential Project Costs, and Potential Project Revenues.

Mr. Sciano first went over the property ownership map that showed the properties involved in the project. The two properties that are going to be raised are at 5037 & 5045 E. 71st Street. He gave Council a map showing the property that the Village owns behind the homes. He explained that the Village previously purchased the land behind the homes to the north and south, so the Village owns a large portion of the land behind the homes all the way down to Bacci Park. Mayor Bacci said that he was aware that the Village owned a large portion of land behind the homes, and this is what made him think that this could be a good fit to make an entrance to the park from E. 71st Street for the residents located at that end of town. This way the residents don't have to go to Canal Road to enter the park. We have also talked about other points of entry for the Village residents, and this would be the first path leading from the residential area to the park.

While looking at one of the slides of the land, the Mayor said that there is a clear path from E. 71st to Bacci Park, but there is a portion of the land that dramatically drops off and would not be

negotiable. We need to make the path meander to the park, and in order to do that, we need to fortify a portion of the property to the south to make it more walkable. This is where we are talking about a revenue source, in taking in clean fill to make it less dramatic, and more walkable access point for this trail extension.

Mr. Sciano told Council that there has been fill already dumped from the top of the hill which has spilled over into the Villages land. He explained that without a controlled fill from the bottom up, you will incur slippage of the fill because it can't be properly compacted. This is what has happened throughout the duration of the fill that was placed on the Mallos property. We can tell this has been happening from historical maps of the topography. So we need to add more fill to the Village property to make it negotiable for walking.

Mayor Bacci said that we would build a plateau at the top and then start to fill from the bottom. He said that trucks would come through at the Thompson Aluminum property off of Canal Road and connecting to the path.

Mr. Sciano talked about the additional cost of taking the houses down due to the ethics opinion the Law Director has provided, and how he hoped that the cost of the demolition would be offset by the revenue we receive from the fill. Mayor Bacci said he wants it to be cost neutral. There are many questions concerning the demo of the houses, and we have to be very careful not to disrupt the houses around them, so the cost will be substantial, but our goal is to get the same amount of money for the fill that it will cover the cost of the demolition. The Mayor wants Council to know that they are going to look at some companies that will do the demo in exchange for taking clean fill. This would make the project cost neutral.

Council asked if the path would be paved, and wide enough for a vehicle. Mayor Bacci said it will eventually be paved for a Village vehicle to be used on the path, and we will look for all grants that might be in play for this, but we are not looking to do the work anytime soon. We are having this meeting to let Council know our intentions for the path, and begin the first phase of getting the houses raised, and start working on making the path.

By fortifying this property, we will be able to secure the movement of the land on the hill. Mr. Sciano currently has a geotechnical inclinometer monitoring devise that shows the hill on E. 71st is moving and separating from the street. We would also defer to the third part expert that the Council would engage as directed by the Law Director on how to approach the project based on the ethics opinion, to make sure there is no slippage. The Mayor said that this could also fortify the other houses that are on the hill, so it would be good for them.

We need to go to the marketplace to see what kind of deal can be made to tear down these homes and accept clean fill. We want this project to be cost neutral, and not cost the Village anything.

Council asked the question of the dumping from private owners over the years, and how it affects this project. Mayor Bacci said that the spoils did cross the property line, but he believes

that this is something we will have to work with it in the design of the project. Whoever was dumping was doing it illegally. You need a permit to dump, and no one obtained a permit. So legal is going to look into the matter at this time.

Mayor Bacci said these are the proposals for this project, and we would like to get some feedback from companies that might want to be involved, and come back to Council with our results.

Mayor Bacci said they will also like to look at the property behind the pool and see if we can fortify this area in the future. Mr. Sciano said that the land right behind the pool is a drop of twelve feet. This area continues to erode away, and will need attention in the near future. Mr. Sciano said that this is an area that we also looked to put a path in for Bacci Park, and will continue to see what we can do to lengthen the trail in the future, while fortifying the hill.

The Mayor said to stay tuned, and we will let Council know more when we get more information.

OTHER BUSINESS:

Mr. Bloam made the motion to go into Executive Session for pending litigation on a former employment matter, seconded by Mr. Contipelli. Biro Aye, Bloam Aye, Centa Aye, Contipelli Aye, Harris Aye, Schoeffler Aye. Motion carried.

Mr. Contipelli made the motion to come out of Executive Session and back into the Workshop, seconded by Ms. Harris. Biro Aye, Bloam Aye, Centa Aye, Contipelli Aye, Harris Aye, Schoeffler Aye. Motion carried.

MOTION FOR ADJOURNMENT:

Mr. Schoeffler made the motion to adjourn, seconded by Ms. Harris. All in favor, none opposed. Motion carried.

Meeting adjourned at 7:15 pm.