

STREETS COMMITTEE MINUTES
SEPTEMBER 4, 2018

The Streets Committee meeting was held on September 4, 2018 at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:02 p.m.

PRESENT: Committee Members: Chair Cheryl Hannan, Vice Chair Larry Antoskiewicz, John Nickell; **Council:** Gary Petrusky, Dan Langshaw, Paul Marnecheck, Dan Kasaris; **Administration:** Mayor Robert Stefanik, Law Director Thomas Kelly, City Engineer Mark Schmitzer, Service Director Nick Cinquepalmi, Wastewater Supt. Dave McNeeley; **Other:** Lou Krzepina, Bob Sandrick, Pat Dovak, John Baran, Paula Baranuk, Rich Liwosz, Nancy Nozik.

APPROVAL OF MINUTES

Moved by Mr. Antoskiewicz, seconded by Mr. Nickell to **approve the July 3, 2018 Streets Committee minutes.** Roll Call: Yeas: 3. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. Issue 1 Funding

Mayor Stefanik said that there will be legislation for the next Council meeting to apply for funding for Abbey Road between Albion Road and Rt. 82.

2. North Royalton Alternative Transportation Study

Mr. Jordan said that there is a new round of funding for sidewalk grants that the city is considering. We are looking to apply for funding for a sidewalk on the west side of State Road from Memorial Park south to Valley Parkway. Mr. Kasaris asked for a cost. Mr. Jordan said that it will be over \$100,000 and the grant states that it must be for less than \$200,000.

Mr. Schmitzer said that the revised plans for the sidewalk from City Hall to Rt. 82 are back at ODOT for final approval this month. Once we receive final approval, they have a 12 week process. Their bid package is still ready to go out first quarter 2019, with early spring construction. A meeting about the Bennett Road multi use path is being set up with NOACA and ODOT to get the scope and schedule. He felt that they would bid sometime in spring 2019. Mr. Schmitzer said that this project is more involved because there may be some easements that will be needed because of changes NOACA had asked us to make. They wanted us to make the path 10 feet wide to meet federal standards.

3. Service Department Report

A copy of this report is attached to these minutes.

4. 2016 Infrastructure Program

Mr. Schmitzer said that we are coming up on the two year warranty for this program. We are going to schedule a final walk through to see if there are any issues that need to be addressed.

5. 2017 Infrastructure Program

Mr. Schmitzer said that we have received some items that are on a punch list with Specialized Construction for Tilby, and a few minor items on Parkdale and Royalhaven. He said that this will be addressed this year as well.

6. 2018 Infrastructure Program

Mr. Schmitzer said that this program was for South Akins and Edgerton Roads. Both roads are paved. Berm material is still needed on South Akins and this is scheduled for Thursday. We will then do a final walk through on both of these roads to create a punch list for any items that need to be addressed.

Mr. Schmitzer gave an update on the pavement rehab program which involved Sprague Road between York Road and W. 130th in partnership with Parma, the Police Station and Wastewater Department parking lots and 5 additional roads including Akins, Lynn, Delsy, Gabriella and Glenwillow. These roads

will receive base repairs to the asphalt pavement and they will then receive a chip seal coating and then a fog seal on top. He said that we will not be able to get the chip seal and fog seal down this year because the limitation by ODOT is September 15th. The contractor is holding his 2018 pricing and will do the work first thing in 2019. He said that Sprague Road should be finished this week.

NEW BUSINESS

1. City Green Pavilion Update

Nancy Nozik of Brandstetter Carroll Architects addressed the committee. She said that she is here tonight to give an update on the North Royalton City Green Pavilion project. She said that she handed out a summary of our bidding efforts to date and reviewed this document with the committee. A copy of this summary is attached to these minutes. She said she met with the Mayor and Mr. Jordan to relay the information the contractors provided regarding the reduction in the scope of the project and she said there was no interest in most of the suggestions because it would really compromise both the appearance and the quality of the project. She recommends that the budget for the project be increased to \$800,000 based on what they have learned with the last two bidding cycles. She said that another recommendation made by the Mayor was to bring this to Council to see if they want to rebid at this time or hold off on the project for now. She said that the benefit is the site is clean and functional so there is not a need from a safety standpoint to do the project. She also said that contractors have told her that the best time to bid is January due to the scheduling of work.

Mr. Langshaw said that it sounds like it might be a timing issue and asked Ms. Nozik when she recommends we go out to bid if we decide to rebid. Ms. Nozik said that spring and summer are the worst times because contractors are already busy and working. Late fall, early winter they are trying to get their schedules in place for the next construction season. In her experience, there was a time when construction costs leveled off for several years, but now they are going back up. We have never seen costs go back down, they may level off again, but they are not going to come back down. Mr. Langshaw asked if the tight schedule was an issue. Ms. Nozik said that was possibly an issue the first time but the second time we had a full 3 weeks+ and had a pre-bid meeting very early in the process so that there would be plenty of time to go through the documents and ask questions. She said that we received a lot of questions during the bid period which was encouraging and we were able to answer those questions appropriately. She said that the time frame for the second bid was appropriate and the problem might have been the time of year. Mr. Nickell said he is hearing a lot of "we can't" which doesn't thrill him. He felt that we need something up at the site to make more use of the City Green. He asked if building this structure into the hill is more expensive than perhaps doing something similar to the Metro Parks West Creek Keystone Shelter which is a large log type structure. He said that maybe we need to revisit where we put the pavilion, or maybe not construct the concrete structure and level off the land and construct an open-air structure. Ms. Nozik said that if we did an open-air pavilion similar to what is in Memorial Park, it would be much less cost, but it would have a lot fewer features. She said one of the benefits of what we are planning on the City Green was to take advantage of the hillside and the view from the top of the hill. She said that if we changed course and went with a simple pavilion, it would not have the same impact. Mr. Nickell said a lot of cities around us have these types of pavilions, and we have bare grass. He said that it might be less costly than building a concrete structure built into the ground and maybe we could clear an area to take advantage of the view. He said that his idea is if the concrete structure is too much, maybe we look at a large pavilion on the surface, with restrooms. He said that a lot of people were concerned that if we wanted to have community concerts, etc. where would the stage and band set up. Ms. Nozik said that even if you have a free-standing pavilion you normally set up the band in the covered area because of the equipment. She said that we can certainly look at other options. She said that we could go with a patio area at the top of the hill and put the pavilion somewhere completely different. Mr. Jordan said that there are items on this evening's Council Consent Agenda; one is for the rejection of the electrical bids for the City Green and authorize a rebid and the other is for the rejection of the pavilion bids for the City Green and authorize a rebid. In both instances the contractors came in much higher than the estimates for many of the reasons previously stated. He said one of the questions is if Council wants to reauthorize the rebid of the pavilion with an increase in the budget to \$800,000. He said that if we were to go back and redesign the project he

would have to negotiate a new contract with Brandstetter Carroll if this is who we would use for a redesign. Mr. Nickell asked how much it costs each time we rebid. Mr. Jordan said that the additional cost would be for the advertising which is around \$1,000. Discussions ensued reviewing many of the items previously discussed and noted above. Mayor Stefanik said that none of the surrounding communities have a pavilion similar to what we are proposing and he would hate to have it scaled down to be just another pavilion like we have at Memorial Park. He said that if we put this on hold for a while and take a better look at it, maybe the economy will change a bit. He said that just because we are getting high bids doesn't make it wise to throw money at it. This would be his personal preference. He said that we survived events on the green this year without the pavilion and he said that he did not receive any complaints. In fact, he received comments on how nice the green space looks. He said that what we have there now will suffice until we decide on a more reasonable time to go out to bid when pricing gets better. He felt that we need to be patient and do it right. Mr. Petrusky agreed with the Mayor and felt that we should hold off on it. He said he too received comments about how nice the green space looked and want to keep it that way. He said that if we are going to try to raise the budget, he would vote against it. Mr. Kasaris said that we only have one time to do it right. He said that he is not interested in scaling back the design. If we can't do it this way right now, then let's wait and do it the right way when we can. Mr. Antoskiewicz agreed and said he does not want to scale it down and put just anything up there so we can say that we did it. He said that this is right in the center of our town and will be our showcase. Anything we do here needs to be done right. He said that we need to be patient and hold off to see if there is better timing down the road. Mr. Langshaw asked if there was anything else that could have been done with regards to the advertising in an effort to cast a wider net in the market. Ms. Nozik said that there is a requirement for public advertisement which the city does. In addition to that any project that we are involved with and are bidding, we personally reach out to every contractor that we know who we think is appropriate for the project. She said that she emails the advertisement out to them. She said that there is an organization called the Builders Exchange that contractors go to. She sent the advertisement and the link directly to Builders Exchange. She said that we made sure that everyone had the documents at the places where the contractors normally go to get information. Any material products that we had specified or vendors we had talked to along the way were also sent the advertisement for them to share as well. Mr. Antoskiewicz said that the contractors view this as a small job and therefore not a top priority for them. Mr. Langshaw asked if we broaden the vision to include more beautification as called for in the Master Plan, would this make it more attractive to the bidders. Ms. Nozik said this could help but there are contractors for which this project is just the right size, but the numbers just came in too high at this time. Mr. Langshaw said that he is in favor of waiting for better timing. Mr. Nickell said that while the concrete structure proposed is impressive, this is not what he envisioned for the City Green. He envisioned something more like the West Creek pavilion. It would fit in better and the cost would be better. He said that he does not think that the economy is going to drop and when we bid this out next year it is still going to be \$800,000. He said that we need to decide if this is the type of structure we want. Maybe we need to reimagine the project as a wooden structure that would be closer to what we want to invest. He said that he does not want to wait another two years; we seem to do that a lot in North Royalton. Mayor Stefanik said that he does not agree that we wait a lot. He doesn't see Strongsville or Brecksville putting up a wooden structure on their City Green in the middle of town. He felt that if we were going to construct a new wooden pavilion it should be built at Memorial Park where there is plenty of parking. He does not want to put a large structure like that up on the City Green; it takes away from the green space. He said it is called a City Green for a reason and he feels that building it into the hill is the best option. Mrs. Hannan said that she agrees that timing is not right to try to put it out to bid. She doesn't think we should add more money to it right now, however she agrees that when we do decide to bid it out, the budget is probably going to have to increase a little bit. Mr. Jordan said that based on what he is hearing tonight, the motion on Council's Consent Agenda this evening for the rejection of the City Green Pavilion bids should be amended to have the language authorizing the rebid removed. Mr. Nickell asked why we need to reject the electrical bids. Mr. Jordan said that the bids came in over the budget as well. He said that 75% of the electrical upgrades are being paid with a grant from NOPEC and the budget is much smaller. He reviewed some of the aspects of what electrical work to be done on the green. He said that there is really no option but to upgrade for safety and usage issues. He said that we added an alternate to the project to add LED lighting for the poles in order to lower our electrical costs. Mr. Antoskiewicz

asked how much the bids were over. Mr. Jordan said less than \$50,000.00. It was agreed to authorize the rebid.

1. Curb address painting solicitors

Mr. Langshaw said that this was discussed before August recess. He provided a sample of language provided by the Law Department and reviewed it with the committee, a copy of which is attached to these minutes. He said that since our safety forces do not rely on house numbers painted on the curb, he said that it does not make sense to even have them. He said that this is also an attempt to prevent scammers from taking advantage of our residents. This way the police can issue a citation if there is a complaint. Mr. Kasaris said that he has never had a complaint about someone painting an address on a sidewalk or apron. Mr. Langshaw said that this language was included because of the particular Section of the code but could certainly be removed and just leave the word “curb”. Mr. Langshaw said that anyone who does this work has to be bonded, insured and licensed. Even the college kids that do this every summer are violating our law. Mr. Nickell agreed about the language pertaining to sidewalks and aprons. Even though they are in the right of way, doesn't the property owner also own the sidewalk and apron and can paint it if they want. Mr. Kelly said that he doesn't know the answer off the top of his head. He said that many people do things these days to improve their property with things such as stamped concrete and colors, etc. which he doubts the city would have any objection to as long as it met our minimum standards. If you would like we can cut this language back to state for curbs only. He said that he will discuss this with Mrs. Vozar. Mrs. Hannan said that she is unsure that Mr. Langshaw will meet his objective if they remove the words sidewalk and apron. She asked what will stop the scammers from saying they will paint someone's sidewalk or apron. Mr. Langshaw said that no one has done that and we can always readdress this. He said the issue is curb painting and it has been an issue every summer since he has been on Council. This allows a police officer to address the issue on the spot. Mrs. Hannan said that the police can currently stop and ticket them on the spot for not having a permit. Mr. Langshaw said that it is his understanding that currently it is just a warning. This language would result in a ticket. Mr. Marnecheck said that we will still have the problem of needing to educate the residents about these scammers and that what they are doing is illegal. Mr. Langshaw said that it is our job as Council representatives to educate our constituency and many of us have newsletters that can be used for this purpose. This proposed legislation gives us a simple way to address this and give law enforcement a tool to ensure our residents are not taken advantage of. Mr. Antoskiewicz asked what is the current penalty. Mr. Kelly said that it is a minor misdemeanor with a maximum fine of \$150, no jail time. Mrs. Hannan said that if a resident decides they want to paint their curb, they are now guilty of a minor misdemeanor. Mr. Langshaw said that there is officer discretion in any situation. Mrs. Hannan said that it shouldn't be officer discretion. Mr. Petrusky said that in all the years that he has been on Council he has never seen one resident paint their curb. He has however received complaints from residents about these scammers. He said if we want to be specific then we will have to stipulate that the utility companies are allowed to chisel the sidewalk and the curbs because that is how they mark the locations of the sewers, electrical, etc. He felt that this is just a way to tell the scammers that if you come here and we catch you, you are going to get fined. He said that other cities have the exact same thing on their books and it eliminates people from going there. Mr. Kasaris said that this legislation is not meant to affect the utility companies but it might be a good idea to put in language to exempt them. Mr. Langshaw said that he will work with the Law Department on this. He summed up by stating that we will be striking out the reference to sidewalks and aprons, and exempt the utility companies. Mr. Kasaris said that he will cosponsor this legislation.

ADJOURNMENT

Moved by Mr. Nickell, seconded by Mr. Antoskiewicz **to adjourn the September 4, 2018 meeting.** Roll Call: Yeas: 3. Nays: 0. **Motion carried.**

Meeting adjourned at 7:00 p.m.

Street Department & Storm Water Monthly Report – August 2018

8/1/18-Wed.

Asphalt-Ridge Rd. project [we will be doing repairs from Wallings to Rt.82].
Storm Water-continue catch basin repairs in Timber Ridge.

8/2/18-Thur.

Asphalt-continue on Ridge Rd.
Storm Water-finish pouring the basins in Timber Ridge. Later in the day we started basin repair in South Hampton.

8/3/18-Fri.

Asphalt-Ridge Rd.
Storm Water-poured two basin repairs, one on Malvern Ln. the other at Ridge & So. Hampton.

8/6/18-Mon.

Asphalt-Ridge Rd. [finished the southbound lane, starting northbound from Rt82 tomorrow].
Storm Water-start catch basin rebuild on Rt82 just west of the police station.

8/7/18-Tue.

Asphalt-Ridge Rd.
Storm Water-Rt82 finished the rebuild, set up for a Wednesday morning pour.

8/8/18-Wed.

Asphalt- Ridge Rd.
Storm Water-poured basin on Rt82 in the morning. In the afternoon we started crack sealing Ridge Rd.

8/9/18-Thur.

Asphalt-Ridge Rd.
Crack Sealing-Ridge Rd.

8/10/18-Fri.

Asphalt- Ridge Rd.
Crack Sealing- Ridge Rd. also sealed on Vista Dr.

8/13/18-Mon.

Asphalt- Finished Ridge Rd. in the morning, in the afternoon started on Yorkview.
Storm Water-6910 Cady Rd. installed culvert pipe.

8/14/18-Tues.

Asphalt- Yorkview East grind and install asphalt strips
Storm Water-Cady Rd. installed asphalt apron.
Mowing.

8/15/18-Wed.

Asphalt-Yorkview Dr.
Storm Water-4107 Akins Rd. installed new culvert pipe and apron. Late afternoon started basin work at the Y.M.C.A.

8/16/18-Thur.

Asphalt-Yorkview Dr.
Storm Water-rebuild catch basin at the Y.M.C.A.

8/17/18-Fri.

Asphalt-Cedarwood Dr.

Storm Water-10701 Akins Rd. culvert pipe replacement.

8/20/18-Mon.

Patching-Cedarwood Dr.

Storm Water-finish pipe replacement and ditching at 10701 Akins Rd.

8/21/18-Tue.

Patching-Cedarwood Dr.

Asphalt-8978 State Rd. repair the street in front of this address.

8/22/18-Wed.

Asphalt- Yorkview Dr.

Storm Water-repair two basins on Andover Ln.

8/23/18-Thur.

Asphalt-Yorkview Dr.

Storm Water-17358 Waterbridge Dr. repair the sidewalk manhole, we will remove & replace two blocks after repairs are completed.

8/24/18-Fri.

Asphalt-Finish Yorkview Dr. in the morning. In the afternoon we did two strips in front of new driveway pours on Tilby.

Crack Sealing-front & back of N.R.F.D. lot. Finish Vista and Eastend Dr.

8/27/18-Mon.

Asphalt-Rt.82 [installing strips from the Broadview line to State Rd. both lanes].

Concrete- pour sidewalk at 17358 Waterbridge Dr.

8/28/18-Tue.

Asphalt-Rt.82

Signs-replace lights, N.R.P.D. had a list of lights to do, also replace old signs with new high intensity signs.

8/29/18-Wed.

Asphalt-Rt. 82

Sealing-Sharon Dr.

8/30/18-Thur.

Asphalt-Rt.82

Storm Water-vac. & jet out storm line on the corner of State & Wiltshire. Also jet out the crossover on Drake Rd.

**PROJECT NOTES
NORTH ROYALTON CITY GREEN PAVILION
PROJECT NO. 17024**

SUBJECT: CITY COUNCIL UPDATE

TO: Mayor Bob Stefanik
North Royalton City Council
BY: Nancy Nozik, Brandstetter Carroll Inc.



September 4, 2018

The North Royalton City Green Pavilion project has been issued for bid twice.

INITIAL BIDDING: 04/02/2018

| | <u>Base Bid</u> |
|---------------------|-----------------|
| Budget: | \$624,000 |
| Seitz Construction: | \$777,000 |

BCI met with Seitz Construction to discuss their bid and to determine what could be done to the project scope or bid documents to get in budget. Several items were noted as contributing to the higher bid number:

1. Bidding time was short and over a holiday.
2. Some specifications were not specific enough – too much variation in options.
3. Not enough clarity for demolition vs new sitework.

BCI refined the drawings and specifications, and worked with the City to select specific materials and finishes to control cost. In addition, the fireplace chimney was separated as an Add Alternate. The project was issued for bid again with more time allotted and no holiday conflicts.

RE-BIDDING: 07/17/2018

| | <u>Base Bid</u> | <u>Alternate</u> |
|-----------------------|-----------------|------------------|
| Budget: | \$624,000 | \$20,000 |
| Sona Construction: | \$979,751 | \$8,000 |
| Seitz Construction: | \$814,000 | x |
| Osmic Construction: | \$800,000 | \$25,000 |
| Engelke Construction: | \$813,787 | x |

Even with scope refinement and reduction, the bids came in higher the second time. This is indicative of a bidding climate that we are seeing right now across the region. Bids and construction costs are increasing at an unknown rate. The contractors and sub-contractors are very busy, and have limited labor available.

BCI again met with two of the bidding contractors to discuss the project.

RECOMMENDED OPTIONS

1. Reduce the scope of the project:
 - a. Eliminate the fireplace.
 - b. Eliminate the cast-stone base. Change to vinyl siding.
 - c. Interior of restrooms painted CMU in lieu of FRP.
 - d. Asphalt paths in lieu of concrete paths.
 - e. Patio to be standard concrete in lieu of colored, stamped concrete.
2. Increase the budget for the project: \$800,000
3. Hold the project until a future time.

Sheets 9-4-18

660.05 DUTY TO KEEP SIDEWALKS IN REPAIR AND CLEAN.

(a) No owner or occupant of abutting lands shall fail to keep the sidewalks, curbs or gutters in repair and free from snow, ice or any nuisance. **No person shall deface or disfigure any sidewalk, apron, or curb located within the City right of way by painting or otherwise marking it with words, numbers, advertisement, or otherwise.**

(b) Whoever violates this section is guilty of a minor misdemeanor and shall be subject to the penalty provided in Section 698.02.