

The Utilities, Safety & Environment Committee

held a meeting on **Wednesday, March 20th, 2024** at 6:00 P.M.

COMMITTEE MEMBERS PRESENT: Chair Mitchell, Stewart, Armstrong, Davis
Other Councilmembers present: Cerra and Siwierka

OTHERS PRESENT: Safety Service Dir Pyanowski, Law Dir Breunig,
Engineer McKillips, Public Works Supt Conner, Fire Chief Pronesti, Water Team
Leader Jacob

1. Approval of the March 6th, 2024 Utilities Committee Meeting Minutes.

Moved by Mrs. Davis and second by Mr. Stewart to approved the above minutes.

2. The matter of the 2024 Street Sweeping Program.

Referred By: Engineer Schneider

Engineer McKillip said this is an annual project. The sweeping takes place on city streets that have curbs and a few large streets. It's done twice a year. \$220,000 is the budgeted amount this year.

Mr. Oswald asked about the prices?

Engineer McKillips said the prices actually went down. The city pays for about 500 to 600 tons of debris that is collected and disposed of at the landfill.

Mr. Stewart asked if the City would benefit if we would purchase this equipment and operate it ourselves?

Engineer McKillips said they did look into that a few years ago and there was discussion about that. It's worth looking into it again. There is a significant cost to purchase the equipment. But, then we would have control of the program. Worth looking to.

Chair Mitchell said there were a lot of complaints that the company wasn't doing their job last year. Are we going to monitor them this year?

Engineer McKillips said they have inspectors that go out with a list of streets that are currently being worked on. The City is broken down into 32 districts for this program. If there is problem they will address it with the contractor and they will go back and re-sweep that street or area. Last year there were issues with turmoil within the company.

Mrs. Davis said the program won't work if we don't enforce the 'no parking' bans. It doesn't do any good if they have to go around cars and aren't able to do the job correctly. We need to make a statement to get the cars off the street. The no parking signs don't work, we need to enforce it. And it's only for a few days.

**Motion made by Mr. Oswald, second by Mr. Armstrong to authorize the Mayor to advertise for bids and enter into a contract for 'said' project, emergency clause.
MOTION CARRIES COMMITTEE REPORT WRITTEN**

3. The matter of Amendment No. 4 for continuation of construction inspection services for the WWPC Plant. Emergency clause requested.

Referred By: Engineer Schneider

Engineer McKillips said this is a request to continue the agreement with CTI for services. This will be the fourth amendment. Inspection services are performed at the WWPC Plant. Mr. Gary Lee has been the inspector on several plant projects. He has talent that pertains to our plant and has been doing it for 8 years. We want to continue using his services. Another big project which is scheduled to begin in late summer or early fall, is the Windward siphon Gulf Road pump station project which is across the street from our plant and we would like to use him for that project.

**Motion made by Mr. Oswald, second by Mr. Stewart to authorize the Mayor to enter into 'said' agreement for Amendment #4 of 'said' project, emergency clause.
MOTION CARRIES COMMITTEE REPORT WRITTEN**

4. The matter of going out for bids for the Elyria Public Safety Training Facility and being funded by the FBI.

Referred By: Engineer Schneider

Engineer McKillips said this is requesting to advertise for bids for the simulation and the range buildings and other facilities there. The plans are almost complete and they want to get this moving and spend the money from the FBI. We have 2.7 million dollars from the FBI and are looking at 2.5 million as a cap for everything. They are close to that number. If we would need to go back to the FBI for more they will entertain that idea to increase the funds.

Chair Mitchell said there was talk about the noise from the gun range and she asked if the buffers will be included in this part of the project?

Engineer McKillips said some of the buffers are included in this phase. It depends where the price is at and how much dirt they will be able to obtain. The area will be secured and there will be fencing and they have looked into materials to use with the fencing to help with buffering. It was brought up that the City might put funds towards that.

Chair Mitchell said it's important that we keep our word about the noise.

Law Dir Breunig asked if this is a reimbursement agreement with the FBI? And we'll have to have that money appropriated when we go out for bid.

We'll get reimbursed but we'll still need to have the funds.

Engineer McKillips said yes, it's a reimbursement. We will get an invoice and we send it to the FBI, they send us the funds and we pay for it. That is how we're operating it, not necessarily how it's written in the agreement.

Law Dir Breunig said when we sign a contract with the winning bidder we need to be able to say that we have money appropriated whether in hand or not or being paid by a third party.

Mr. Stewart asked if the plans have been approved by PC?

Engineer McKillips said they have submitted site plans for Design Review and received comments and they are addressing those at this time, if all goes as plan they'll go out for bid.

Mrs. Davis asked for confirmation that this is costing the City nothing?

Engineer McKillips said this project is costing the City time, manpower, but no money.

Mr. Stewart said there is probably engineering costs for reviews.

Dir Breunig said we've been in these talks with the FBI since 2019 and we finalized that agreement a couple of years ago.

Mrs. Davis asked for a refresher on paper as to this project?

Engineer McKillips asked if it would be okay to provide that report for the Finance Committee which will show the current layout and details.

Motion made by Mr. Stewart, second by Mr. Oswald to authorize the Mayor to advertise for bids and enter into an agreement for 'said' building project.

MOTION CARRIES COMMITTEE REPORT WRITTEN

5. The matter of waiving Building Permit fees for the Public Safety Training Facility.

Referred By: Engineer Schneider

This matter will go to Finance Committee only.

6. The matter of entering into a Service Contract with Strollo Architects for services for the design of a new Central Maintenance Complex.

Referred By: Asst Dir Strohsack

Asst Dir Strohsack began by saying that this project has been in the works for a long time, at least since 2018. *[Dir Strohsack did not have his microphone on therefor his introduction on this matter was not recorded].*

Mr. Oswald asked how they derived at this company to do this>

Mr. Strohsack said they did requests for proposals in 2018 and continued with this company in 2019 and then covid hit. This is the company they have worked with before and they are very familiar with this project.

Mr. Oswald asked if this facility will be ADA compliant?

Mr. Strohsack said yes.

Mr. Oswald asked who will handle the bidding process, going out for bids and accepting bids? Do bids come in and is there a committee and who does the signing at the end?

Dir Breunig said at this point, this is just a professional service agreement for architectural design of the facility. Not at the stage for construction and when we get to that point we would advertise for bids and enter into a contract. This company, Strollo Architects was selected through an RFP for professional design services only.

Mr. Oswald said he still has questions on what we're getting with this contract, what we're entering into.

Dir Breunig what's in front of everyone for tonight is approval to enter into professional design services agreement which does not obligate council or the city to go forward with any actual construction, this is just to obtain design proposals from the architect.

Mrs. Davis asked if they've made decisions as to what this building will be used for?

Dir Strohsack said this site is across from the current complex and is almost 14 acres that we own and is ready to be built on. All the departments across the street at the current complex will move over. Long term plan is they could use the existing buildings at the old complex and use them for cold storage and out of season equipment, which we now pay Lorain Port Authority rent. There is currently millions of dollars of equipment sitting outside and some mechanics work outside. The City has grown in the last 40 years and that small complex has stayed the same.

Mr. Stewart said MS Consultants were hired in 2018 for the assessment study and put together a footprint for a new building. And then they came back in 2019 for other versions. He asked if MS Consultants is working with Strollo?

Dir Strohsack said actually Anisa Needer who was with MS at that time went off on her own and has teamed with Strollo and they are working together on this.

The normal fee for something like this is \$200,000, because they already have our info they've given us a discounted price of \$175,000.

Motion made by Mr. Oswald and second by Mr. Stewart to authorize the Mayor to enter into 'said' agreement for design services for the new complex. Emergency. MOTION CARRIES COMMITTEE REPORT WRITTEN

Mrs. Davis asked where the monies are coming from?

Dir Strohsack said Dir Pileski said prior to 2018 there was a line item in the Sanitation Fund set up as a rainy-day project for this. Mr. Pileski said there is plenty of money in that line item and that's where the money will come from. If this does go thru and he bonds this out, that money on that line item will be replaced through bonds.

7. The matter of rescinding & replacing Ord 2020-136 ~ sewer calculation for acct holders who receive water svc from other sources and sewer svc from Elyria.

Referred By: Water Team Leader Jacob

Public works Supt. Conner said in 2020, an ordinance was written where Rural Water was supplying some Elyria residents' water and it was our sewer. It was determined that we would have a calculation on how they were to get a credit for sewer for outside usage because there weren't any private meters. We're now looking to rescind that. The costs have gotten very high. In the four years that Four Seasons Development has gotten sewer credits, it's added up to about \$257,000. Now, with new homes continuing to be built and they will get water service from Rural Water, it needs to be fair for everyone. It doesn't matter if you have water and sewer or sewer only, they should be able to receive a credit by having a private meter installed.

Mr. Jacobs added that they would inform the builders that for residents to have a sewer credit, they would have to have a deduct meter. Existing customers that are already getting this calculated sewer credit would have up to 12 months to have a private meter installed at their own expense. The office calculates the credit based on what went in and what went through the meter.

Dir Breunig asked if there was an issue with Rural Water that they refused to allow the 2nd meter/private meter because it's their meters and their reads.

Mr. Jacob said we actually pay them to give us the read so we can bill the sewer. If they get a deduct meter put in, Rural Water could read the meter and give both meter reads or we could read the meters thru our new meter equipment.

Supt Conner said if they don't want to sell the meter to the customer, we can. We have 19 homes that already have deduct meters, that must've trickled in before this ordinance. We read those meters fine.

Engineer McKillips said if we were to sell these residents our meters, then they would be ours and Rural Water wouldn't have anything to say about it, it would be our meters in their homes and we would read the meters and calculate the deduct and that would be the cleanest way to proceed with this.

Mr. Jacob said we would still have to pay Rural Water for their reads so we know what to bill the sewer. Then they would get the credit on the deduct meter.

Mr. Oswald asked what is the cost to have the 2nd meter installed?

Supt Conner said the meter with an MIU box that goes outside will cost around \$400. And then what the cost to hire a plumber to install it.

Mr. Stewart asked when they expect to roll this out, to notify residents and builders?

Supt Conner said the sooner the better. The first reads that they are based on are June reads, which would be usage in May and June. They will send letters and give a time frame to install a deduct, stating after that time the sewer credit will disappear.

Mrs. Davis asked if they can be installed by the homeowner?

Supt Conner said they purchase from EPU and have a plumber install it and then our service worker will make sure it's installed properly and lead the line to the outside box.

Mr. Stewart asked how many homes?

Supt Conner said we're getting billed for 641 accounts from Rural Water which doesn't include the new homes being built.

Motion made by Mrs. Davis and second by Mr. Armstrong to authorize to rescind EOC 937.20 for calculations for sewer credits and authorizing an ordinance for sewer credits to homeowners via deduct meter. Emergency clause requested.
MOTION CARRIES COMMITTEE REPORT WRITTEN

Chair Mitchell asked for a motion to adjourn.

Mr. Oswald moved to adjourn the Utilities, Safety & Environment Committee Meeting and that motion was seconded by Mrs. Davis at 6:50 P.M.
MOTION CARRIES

The next Utilities Meeting is scheduled for Wednesday, April 3rd, 2024 at 6:00

*Respectfully Submitted by,
Colleen Rosado, Secretary/Administrative Assistant*