

THE CITY OF STREETSBORO, OHIO

SPECIAL SERVICE COMMITTEE MEETING MINUTES

Monday, January 22, 2024

This Special Service Committee Meeting was called to order on Monday, January 22, 2024 at 7:00 p.m. by Anthony Lombardo, Chairman. Mrs. McDaniel gave an invocation and Mayor Broska led the Pledge of Allegiance.

PRESENT: Jon Hannan, Justin Ring, Anthony Lombardo, Steve Michniak, Marianne Glenn, Jennifer Wagner, Lisa McDaniel

ABSENT: None.

ALSO PRESENT: Glenn Broska, Mayor
Frank Beni, Law Director
Rich Polivka, Police Lieutenant
Robert Reinholz, Fire Chief
Matt Miller, Finance Director
Bill Miller, Service Director
Justin Czekaj, Municipal Engineer
John Cieszkowski, Planning Director
Patrick O'Malia, Economic Development Director
Greg Mytinger, Parks and Recreation Director
Shawna Lockhart-Reese, HR Manager
Matt Coffman, IT Network Administrator
Melissa Procop, Mayor's Executive Assistant
Caroline Kremer, Clerk of Council

Special Business

T-7534 Purchase Equipment from Rain Drop for Splashpad

Mark Williams, President and CEO, and Jodi Holt, regional sales representative, of Rain Drop Products gave a presentation of the proposed equipment for the City Center Splashpad by a video Teams Meeting. Mayor Broska said the items depicted were the items Streetsboro would be ordering. Mr. Williams said they were trying to change the world to be more inclusive, especially in children's aquatics, more than just complying with the ADA law to be accessible; he wanted his splash parks to be as inclusive as possible. They wanted to maximize the sensory experience for children of all abilities. He said they squirt kids with water; that was their job, but they were adding lights, sound, action and reaction, cause and effect and tactile senses. They wanted this project to be fun and interactive and inclusive for all; to maximize the sensory experience for all abilities. This project had a dual element because the children's aquatic play world was also being asked to merge with the decorative fountain world. The customers were asking for a play place during the day and "the Bellagio" at night, which Mr. Williams thought they had designed for Streetsboro. The lights could be used to theme the Splashpad for various holidays and celebrations even in the off season when the water was turned off (blue for police appreciation, pink for Breast Cancer Awareness, etc.)

Ms. Holt mentioned four of the features that made this Splashpad a really unique experience. It was space themed for the Streetsboro Rockets. 1) Stirring Waters fun table was designed for children with special needs and accessible by children of any height or in a wheelchair. It had lights to make it visually appealing and a speaker for different sounds. 2) Command Center also had LED buttons that did different things like activate ground gushers, control different sounds and other effects. 3) The Astronaut had an LED button that could control the flow of the water and there would be a sound component as well. 4) The Rocket w/Contrails was more cause and effect than sound features and the rocket would light up too.

Mr. Williams said the point of being inclusive was to make a project that everyone wanted to be at, so children of all abilities could play together. Mr. Williams and Ms. Holt provided various views of the splashpad park during the day and at night. He said this was not your average sprinkler park.

Mr. Ring thanked Mr. Williams and Ms. Holt for the presentation. He asked if there was a warranty. Mr. Williams said there was a lifetime warranty on rust and corrosion. The buttons were industrial grade for heavy use in caustic environments and had a 5-year warranty. There was a five-year standard warranty against UV fade which was outstanding because the industry standard was 1.5 years. There could be a 7-year UV warranty for an extra cost; Ms. Holt would provide the cost, maybe 2% or 5%.

Mayor Broska mentioned that something designed into this splash park was that all the features plugged into the same orifice in the ground and could be changed out if a new feature became available or someone wanted to switch one out. The features “all wear the same shoe size.”

Mrs. McDaniel said this park seemed very cool and high tech so she wanted to know who would do the actual installation and assembly as it was not part of Rain Drops proposed contract. Mr. Czekaj said City Council had already given approval to go out to bid to build the splashpad. What the Engineering Department had decided to do was to purchase the materials directly from Rain Drop instead of from a contractor that would mark them up, then install them. The construction contractor would install the plumbing as part of the Amenities package of the City Center site, and they would install all the splashpad features. This would help reduce some overhead costs. Ms. Holt would work with any of the contractors that would bid for the job. Mr. Williams noted that the Rain Drop offices in Ashland, Ohio were not that far from Streetsboro, so the Rain Drop techs could visit Streetsboro to monitor the installation and to correct any problems that may arise.

Mrs. McDaniel wondered how many children could play at this park at a time. Ms. Holt thought about 200 kids could fit comfortably; the splash pad was about 5,500 square feet, 50' x 110' but kidney shaped.

Mrs. Glenn asked about a vac pack listed in the quote. Ms. Holt said it was a self-contained filtration recirculation system delivered to the site. It wasn't a separate building; it was semi buried in the earth with drawers that opened on either side for maintenance access. It could be screened with a bush or two.

Mr. Hannan read the warranty online that required the installation to be done per instructions. Mr. Czekaj confirmed that Rain Drop would provide on-site services, especially since they were so close, to ensure the installation was done properly, and then they could use the site as an example to future clients. Mr. Williams said there were only four companies that did this for a living, and Streetsboro was very close to one of them, so Rain Drop would provide the site visits for free because of the proximity.

Ms. Holt explained that if a feature malfunctioned, you could turn off a valve and not have it running, or it could be removed completely, then a cover would be placed over the orifice; or another small feature could be installed in its place while the original item was being repaired.

Mrs. McDaniel said this sounded like an unusual unique splashpad to be built. She wondered how many similar splashpads (in size, features, or function) Rain Drop had done. Mr. Williams listed a couple of inclusive splashpads with lights, sound, vibration, etc. that Rain Drop had done, but they had done thousands of projects around the world. There were only 10-20 with LED lighting, sound, cause and effect, and inclusivity as part of the splashpad around the world.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mr. Hannan, seconded by Mr. Ring. Upon voice vote, **motion carried.**

Update on City Center and City Hall Design

Representatives from the architectural firm, levelHEADS, (Christopher Trotta, Sr. and Anthony Duncan) said they and the Streetsboro team (Mayor Broska, Mr. Czekaj, Mr. Cieszkowski, Mrs. Procop and the rest) had been designing a project together to develop the best possible solution for the site for the future of Streetsboro. What was initially developed was an elliptical city park with a City Hall at the entrance to the site off SR 43. They tried to integrate a building that would work as City Hall and work with connectivity to the playground, the splashpad, the oval and a pedestrian promenade that went across the site with potentially a gazebo in the center of the oval. There would be a parking lot with about 34 spaces to the north of the building for City vehicles and employees. There would be parking around the oval as well for employees, visitors and/or the public. Under the north parking lot would be underground storage tanks for the storm water retention and to forego a detention pond on the west side of the site to avoid the maintenance/upkeep of a detention pond right off SR 43. The City Hall building would be 14,500 square feet (90' x 180'), basically twice the size of the Community Center project just constructed. It would be single story with no basement level, no elevators. It would have colors that would work well with the fire station near there with grey brick. There would be a sloped gable roof and a flat roof (that was sloped to drain), like the fire station. There would also be a courtyard feature inside the building, open to the exterior. There would be head-in parking at the east side of the building with handicapped parking spaces adjacent to the front entrance.

Mr. Trotta described the floor plan of the City Hall building [see attached map]. The entrance faced the oval and as people entered the building they would be greeted by looking straight into the courtyard. To the right would be Council Chambers with a gallery area for staging for the Chambers or to hold small events (student art show, etc.). The gallery could also be an overflow area with tv

monitors if the Council Chambers was full. The public would access Council Chamber through the gallery. There were public restrooms near Chambers and mechanical, electrical, and storage space behind Chambers. The employee entrance from the north parking lot would be at this end of the building with a corridor behind Chambers to access the administrative offices and the rest of the building. Council Chambers would have a high ceiling with visual access to the courtyard that could be screened to darken the room for daytime video presentations. There would be about 30 seats for the audience. There would be 21 total seats to accommodate City Council and the department heads; each seat would have a monitor with the Council seats on a raised platform. There was a back door to Chambers for access to the Executive Session meeting room and a unisex bathroom. There was another side door to Chambers for department heads to access the restroom or take the back corridor to their offices. There was a ramp to access the seats on the dais and there was counter space behind a low wall to accommodate the recording/streaming equipment.

Near the front entrance of the City Hall would be the Water Department to greet visitors and accept payments. There would also be a payment drop box along the oval for after hours or those that didn't want to come into the building. The Building Department would also be near the entrance for easy access with the Planning and Engineering offices at the front of the building. There were to be a couple of conferences rooms. The Mayor's Office and other department heads offices were toward the back of the building with storage and work spaces in the center area. Most of the offices were 10'x12' and some of the space was flexible and available for future expansion since the building could not expand horizontally in any direction and would have to expand internally.

The front of the building would have a canopy over the entrance [see attached renderings]. The façade materials would be glass and brick, some metal panels, and some stone at the front center to give some warmth to the building as well. The glass windows of the gallery at the entrance to Council Chambers would reflect the trees in the oval area for connectivity. All four sides of the building were visible because even the "back" of the building faced SR 43 and all sides would have the same glass, brick, metal panels, and stone.

Mr. Hannan asked about signage. Mr. Trotta said there would be signs to announce what the building was off SR 43 and at the entrance facing the oval. Mr. Czekaj said this was still a draft and definitely not finalized, so those items would be clarified later. Mayor Broska added that usually the flag poles were at the front of a building, but they may place the flagpoles at the SR 43 side of the building with a concrete pad and benches to dress up that view a little bit.

Mr. Trotta described the interior view of the building. The courtyard would have bench seating and low maintenance landscaping.

Mrs. McDaniel said this was exciting and looked really good, but she questioned if the courtyard was really a good use of space. There were already windows in Chamber for natural light and she wondered if the courtyard would be used much. Mr. Trotta said this space may become a 440 square foot opportunity in the future for expansion. He said a lot of visitors to City Hall were residents dealing with problems or struggles and this space helped to create a pleasant, welcoming environment. Coming into a building with bright natural light and seeing trees and plants would calm and soothe the visitors more than most City Halls and help to change their attitudes before they

even met a staff member. The designers didn't see it as a negative thing, and it could be filled in someday into the future, if needed. Mayor Broska said one thing they liked about the courtyard was to provide an opportunity for visual access to the outside for all the City employees. The courtyard would be visible during any meetings or training sessions in Chambers. Mrs. McDaniel appreciated that the courtyard had some flexibility if it may be needed for something else in the future.

As they were designing the features of the building, Cavanaugh Building Corporation was also involved to help get cost estimates as this progressed to make design decisions for the next step of the three-phase design process.

Chad Davidson, Cavanaugh Building Corporation Vice President Building Division, and Christine Daily, Project Manager, introduced themselves and said they were excited to be part of this project. Cavanaugh was currently working on the structure and site development for the City Center site and looked forward to working on this building for Streetsboro. He said levelHEADS was doing a great design. Council appreciated the update presentation.

T-7533 Change Order #3 for City Center Infrastructure – Undercutting/Sanitary Sewer

Mr. Czekaj explained that as he had mentioned in previous Council Meetings, they kept finding things underground at the City Center site. This was the change order for that work. They had excavated the things that were found and moved them to the rear of the site. There was a plan for the mound that would be reshaped for the future project. He stated that Cavanaugh Building Corporation had been doing a tremendous job and the City was lucky to have such a quality contractor on site doing this work and that would also be performing the City Hall site work because they noticed an opportunity with the sanitary line, to run it now into an existing manhole that was on site instead of running it under SR 43, which would have caused great disruptions for the residents. This would be change order #3 for \$61,160.90 to cover these costs.

Mr. Ring confirmed that the change order for the sanitary line would save about 90% on costs (it could have cost \$177,000 to do the original plan under SR 43). Mr. Czekaj said the City was very blessed to have a contractor who was so good to work with and would move on to the City Hall project.

Mr. Hannan thanked Mr. Czekaj for always looking to find cost savings and to avert potential headaches in the future.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mr. Michniak, seconded by Mr. Ring. Upon voice vote, **motion carried.**

T-7546 Minor Text Amendment to Zoning Code 1152.02 Site Plan Review

Mr. Cieszkowski said this was kind of a housekeeping text amendment to treat two-family dwellings in the same manner that single family dwellings were handled. Single family dwellings were not required to go through site plan review by the Planning Commission for each separate building and this would amend the Code to treat two-family dwellings in the same manner.

Mr. Ring asked if two-family dwellings had more scrutiny regarding firewalls, etc. that single family dwellings did not, so that maybe they should go through a site plan review. Mr. Cieszkowski said firewalls would fall under the Building Code, and this would not make any changes to building requirements. This was just regarding what would go to Planning Commission to be approved for the site plan. Subdivision applications would still continue to go through Planning Commission review. This was for each separate individual building that would go on each one of those lots.

Mr. Ring wondered if the City was planning on a subdivision of duplexes. Mr. Cieszkowski said the City was not. Mr. Ring said he would prefer the duplexes stayed under site plan review by the Planning Commission because if there was not going to be a subdivision of duplexes that required a subdivision approval process, then he wanted any duplexes to be individually built to go through a site plan review. Most new homes to be built would either be in a subdivision or a one-off on an individual lot, so most homes would be reviewed as part of the overall subdivision approval process. Mr. Ring did not want any one-off duplex on an individual lot to have no site plan review, just because it was not in a subdivision. Mr. Cieszkowski said it would have a review of the topo administratively before it could be approved or get a zoning certificate to construct the structure, just like any single-family dwelling. This just would not require that a singular two-family dwelling would have to go to the Planning Commission for review before it was able to be built. Mr. Cieszkowski didn't feel a two-family dwelling should be treated any differently than a single-family detached dwelling. Mr. Cieszkowski did not envision very many, if any, of these subdivisions, or dwellings, being proposed. He wasn't aware of any being considered. The City did not permit two-family dwelling in many districts; but he didn't want there to be a situation where someone was ready to build but had to go to the Planning Commission before they could get a zoning certificate and were able to move forward with the construction.

Mr. Ring said it was required to go through Planning Commission at some point in the past for a reason, and now that was to be changed, but why? Mr. Cieszkowski said in the last 10 years he had worked for Streetsboro there had not been a single two-family dwelling go through Planning Commission, so it didn't seem to be needed. He thought it was maybe an unintentional oversight in the original code. He said if Council decided they wanted two-family dwellings to go through a different process than single-family dwellings, that was fine. He said there were no site issues with two-family dwellings that could not be handled administratively. Mr. Ring commented that this would take power away from the Planning Commission and any time that was proposed, he questioned it. If there was really absolutely no need for it, and it should never have been in the Code, and it was no different than a single-family dwelling, then he'd be OK with this proposal. Mr. Cieszkowski said that was how he viewed it.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING FOR FIRST READING.

Moved by Mr. Hannan, seconded by Mr. Michniak. Upon voice vote, **motion carried.**

T-7535 Purchase Furnishings for Community Center

Mr. Mytinger said it was exciting times at City Park because the Community Center was nearly complete so, it was time to fill the Community Center with tables and chairs, desks, dishwasher, etc.

to really make it usable. These items were not expected to exceed \$68,000, which should coincide with the appropriation adjustment later in tonight's Finance Committee Meeting. This would also include all the IT needs for the building.

Mr. Michniak noted there was no "not to exceed" amount that Mr. Mytinger had mentioned listed in the ordinance, so he suggested adding it.

MOTION: TO ADD IN SECTION 2 THE LANGUAGE "NOT TO EXCEED IN BULK \$68,000."

Moved by Mr. Michniak, seconded by Mr. Ring. Upon voice vote, **motion carried.**

Mr. Hannan noted the ordinance listed the vendors to be purchased from, so he had asked Mr. Mytinger earlier about the items to be purchased, which Mr. Mytinger had provided by email. The (not foldable) chairs would be stacked and stored in the storage room and there would be one chair dolly to move the stacks of chairs to where they were needed.

Mr. Hannan asked what would happen with the current furniture now being used in the parks and Recreation and Senior Center offices. Mr. Mytinger said three of the four current L-shaped desks would go into the new facility, the fourth would go into the new maintenance office once that was constructed off the Parks maintenance garage. Some other items might be stored until they were needed. A lot of items were just old and broken and not really usable.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING AS AMENDED.

Moved by Mr. Ring, seconded by Mr. Michniak. Upon voice vote, **motion carried.**

Announcements

There will be a Finance Committee Meeting immediately following this meeting.

There being no further business to be addressed by this Committee, and upon motion by Mr. Ring, seconded by Mr. Michniak, this meeting adjourned at 8:11 p.m.

ATTEST:

Caroline L. Kremer, Clerk of Council

Anthony Lombardo, Chairman