

**BZA Meeting
December 2, 2019**

Mayor Renda called the Board of Zoning Appeals Meeting to order at 6:00pm.

ROLL CALL:

PRESENT: Mr. Bolek, Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda

ABSENT: Mr. Stanard

Others Present: Alex Cortes, Legal Counsel; Sherri Arrietta, Clerk of Council

Mr. Buczek made a motion seconded by Mrs. Cooper to approve the minutes from the October 7, 2019 Board of Zoning Appeals Meeting.

AYES: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda

NAYS: None

ABSTENTIONS: Mr. Bolek

MOTION CARRIED

**Donnelly Residence – Area Variance, Generator
155 Hunting Trail**

The applicants are seeking a variance from Sections 1348.03 and 1171.23 to install a backup power generator in the front yard of their home at 155 Hunting Trail. Both Code sections require generators be located in the rear yard, with allowances for side yard placement under certain circumstances. Therefore, the requested placement in the front yard requires a variance.

At this time, Mr. Cortes swore in all those wishing to speak at this evening's Public Hearing, and Mayor Renda declared the Public Hearing open at 6:01 pm.

Mike Metcalf, Mattingly Brothers, Inc., was in attendance to present the request. Mr. Metcalf stated that locating the generator anywhere other than in the front would be a hardship because of the difficulty in relocating the existing gas and electric lines to the home. This is an older home that has been remodeled, including a recent remodel of the basement that has a drywall ceiling, not a drop ceiling.

Mr. Metcalf pointed out the location to the right where the garage is located. He said there is a hill in the rear that drops off. He also pointed out the u-shaped driveway and the entrance to the far right. He said there is no means to get the utility lines to another area unless they were to bore around to the left, but that would also

require a variance due to being too close to the property lines. Therefore, they decided to seek this variance and add screening.

As there was no one else in attendance who wished to comment, Mayor Renda closed the Public Hearing at 6:03pm.

Mrs. Cooper asked about trenching under the driveway. Mr. Metcalf said that would be the boring option, which would end up tearing into the driveway. The difference in cost would be between \$8,000 and \$10,000, which would prevent the homeowners from getting a generator.

Mrs. Cooper asked about locating the generator on the other side of the house, but Mr. Metcalf said it could not be located there due to the placement of the double-garage doors and a man door, as well as the straight slant of the lot down behind the house.

Mrs. Cooper said that when this Ordinance was first enacted, a lot of the concern with generators was not how they looked so much as how they sound. Noise pollution was something considered, so putting a generator in the front is a big hurdle for her. Mr. Metcalf replied that noise given off by generators has lessened significantly over the years; the model his clients wish to install generates only 64 decibels at peak usage. The only time the generator would be running is during an emergency. At the time it runs a low-speed test exercise once a week, which is only for five minutes; the noise level is under 50 decibels.

Mayor Renda asked what type of screening is being proposed, both in terms of visual screening and sound-dampening. Mr. Metcalf stated that the noise will be less for the neighbor to the right, as the exhaust output is on the left of the unit. He was not planning any screening on the right side, as that is where the air intake is located, and he needs a minimum of three-feet of clearance because it is an air-cooled unit. They would plant either evergreens or large boxwoods in front of the unit, as they are dense and would be unable to be seen through even during the winter.

Mr. Janke said he understands that cost can be a hardship but realizes that noise levels are something to which the Board is sensitive. He asked when the Ordinance was passed, and Mayor Renda and Mrs. Cooper said it passed in 2014. Mr. Metcalf said the units have dropped six decibels in noise output since then.

Mayor Renda pointed out that cost is not one of the Duncan Factors that the Board relies on when considering variances.

Mr. Bolek asked if Mr. Metcalf could give an example of what 50 decibels sounds like. Mr. Metcalf stated that a small push lawnmower runs at about 84 decibels. To get a sense of what 50 decibels would sound like, put that mower in a garage, close the doors, and stand about 50 feet away. It would sound more like a low hum. Typical air conditioning units run at 35 to 55 decibels. The other consideration is that sound has a different pitch – generators use an electric motor as opposed to a gas powered engine.

Mr. Metcalf added that portable generators are legal yet are much louder and more obnoxious sounding when in use.

Mr. Bolek asked for clarification about noise from the proposed unit, and Mr. Metcalf said it runs at 50 decibels when testing and 64 decibels when in use. Mr. Bolek said noise is a concern, as the generator is the only thing

running when power is out. While he feels there is no place it can be hidden so that noise entirely goes away, placement in relation to the neighbors is critical, as sound will bounce off the building. He feels the noise from generators can be disruptive.

Mr. Bolek said that, although finances are not considered as a hardship, he can see that the homeowners do not have the areas that others may have for installation, though they might if they take cost out of the equation.

Mayor Renda said, for consideration, that an average conversation is at about 60 decibels. Mr. Bolek also found a reference stating that a normal conversation or a closed dryer is approximately 60 decibels. However, he said his point is that the sound of a generator is very noticeable when there is no other noise competing with it.

Mr. Bolek said a map to see where all surrounding neighbors are located would be critical to see.

At this time, homeowner Matthew Donnelly joined the meeting. Mayor Renda reopened the Public Hearing at 6:16 pm and Mr. Cortes administered the oath to Mr. Donnelly.

Mr. Donnelly explained that their lot is three acres in size with a lengthy distance behind the house. The lot slopes down and away from the house in the rear. He said the neighbors across from them have a generator that he can hear, but only when he is outside. In fact, most of his neighbors have generators, so the noise they hear would be their own units. He is willing to put up any type of screening the Board would want.

As there was no one else in the audience to who wished to comment, Mayor Renda closed the Public Hearing at 6:18 pm.

Mr. Janke pulled up the GIS map to show the houses in the area of Hunting Trail. Mr. Metcalf pointed out that the neighbor to the right as one faces the rear yard and said that the exhaust from a generator in the rear would be directed toward their main window. However, Mrs. Cooper said she believes the regulations require the exhaust be directed to the interior of the lot.

Mr. Buczek stated that when the electric company changed their tree trimming frequency from every three to every five years, there were many more outages. As a result, many people installed a generator. He has several surrounding him which he can hear, but not loudly, and not when he is inside. He does not see the noise as being as much of a problem as when the units were first installed.

Mr. Bolek stated that the Board needs to be careful when going against an ordinance to grant a variance. Financial burden alone is not enough to warrant a variance. He also said it may not always be best to go the cheapest route, and he noted that it may be difficult to install the unit in the small area that is proposed and still screen it properly.

Mr. Metcalf replied that the focal point of the house is the entryway, not this area near the garage. He said the homeowners have already taken steps to hide certain other items that are not pleasing. He added that the proposed unit is three feet tall, which is lower than the brick trim along the lower portion of the house. Even

allowing for the required clearance, there is enough room to install evergreens that are at least as tall as the unit.

Mr. Bolek asked for clarification about the cost difference if the unit was installed in the back. Mr. Metcalf said the job as proposed is already costing between \$8,000 and \$10,000, and redirecting and burying the utility lines will add another \$5,000 to \$6,000, which is not cost effective. At this point, he feels homeowners will need to weigh the costs of having a generator against the cost of their insurance deductibles and hotels should they have damage resulting from an outage. He also said he believes that everyone will have generators in the next 10 to 15 years, so issues other than noise will eventually need to be considered.

Mr. Janke asked about the size of the generator. Mr. Metcalf says it measures four feet by two feet and is three feet tall. He has to allow 18 inches clearance from the house and three feet on either side for air flow. The recommendation is to allow three feet in front, but they usually allow two feet, as there is no impact to air flow, so there will be room for either screening plantings or a small white fence or something similar that blends with the house.

At this time, Mayor Renda read the comments from Building Official Paul Kowalczyk:

- 1348.03(a) requires generators to be located in the rear yard
- 1348.03(b) allows generators to be located in a side yard if the location will not create adverse conditions or impact the neighboring properties.
- 1348.03(c) requires that in either of the locations above, the generator must be a minimum of 50 feet from a rear property line and 35 feet from any side lot line.
- 1348.03(d) generators shall be screened from the public right-of-way and adjacent properties
- The existing gas meter is located on the front of the house to the left side of the service entry door.
- The electric meter is located on the right front corner of the house. I would assume the proposed location at the front of the house was chosen due to the close proximity to the gas and electric meters. Although this location would be convenient from an installation standpoint, the generator could be located at the rear of the house directly behind the garage. The gas line and electrical lines could be run from that location to the front of the house (either trenched around the exterior of the home or through the garage to eliminate trenching through the driveway).
- The Building Department has no additional comments.

Mayor Renda asked if Mr. Metcalf agreed with the Building Official's comments, and he said he agreed. He reiterated that there is a very small area behind the house before the lot drops off, but he is trying to avoid that location. The gas and electric codes require specific depths for burial of either direct or piped utility lines, and he was also concerned about impacting the septic leach field. He said he is a firm believe that the easiest method is not always the best, but felt that there were enough other considerations that it was necessary to seek the variance.

Mr. Bolek said, as an architect, he does not like the front placement because of the aesthetic, while the Code primarily considers the impact of noise. He still feels the generator could go in the rear. Mr. Metcalf again mentioned the required depths for utility placement as well as that locating the generator in either side yard

would place the unit too close to the property lines. Mr. Bolek said that would be a good argument for hardship, but it would be important to have additional documents to support that position.

Mayor Renda asked if this argument for the variance would be that the back yard is inappropriate due to the slope rather than due to a financial issue; Mr. Metcalf said yes, that would be his argument.

Mr. Cortes stated that the best course of action would be to postpone this Hearing so the applicant can provide additional documentation to this Board supporting the argument that topography is the hardship. He said once the Board votes, the applicant is prohibited from returning to seek the same variances barring a significant change in circumstances, and that is a very high standard to meet.

Mr. Donnelly agreed to postpone the request.

Mr. Bolek informed the applicants that it would be important to show photos demonstrating the slope of the rear yard as well as the showing the side of the driveway and why that is also a bad location. Additional photos and documents should support the argument for the best placement, not for financial considerations. Mrs. Cooper added that she would also like to see the distance from the driveway to the front of the house for the proposed location.

Mayor Renda asked again if the applicant would like to table the issue and bring it up at the next Board of Zoning Appeals meeting, which will be in February.

Mr. Metcalf asked for clarification about returning for the variance again if the Board voted no this evening. Mayor Renda reiterated that no, they cannot come back with the same project; it would need to be radically different.

Mr. Donnelly and Mr. Metcalf stepped out briefly to discuss their options.

Mr. Donnelly returned to say that they wished to move forward, as they have already testified about the difficulty with the rear yard and side placement alternatives.

Mayor Renda informed the applicant that the Board usually has more documentation and data proving the hardship. Mr. Bolek added that it is important the Board can clearly demonstrate why a decision was made to anyone who asks.

Mr. Metcalf asked if he could provide that documentation after this evening's Hearing if the Board makes a decision in his favor. He does not want his client to delay and face the risk of damage from another power outage when they have already decided to install a generator. He said they would be willing to provide a

written statement saying they will move the unit if additional review would still not result in approval of the front-yard location.

Mayor Renda said that, on the advice of Legal Counsel, the Board cannot give a variance on a contingency.

Mr. Donnelly said he still wants to move forward.

Mayor Renda asked Mr. Cortes to review the Findings of Fact. Pursuant to Section 1131.17 of the Planning and Zoning Code, "Area Variance" the applicant sought a variance from Section 1348.01 of the Codified Ordinances, "Stand-by/Backup Power Generation." Mr. Cortes noted that there is a corresponding Section 1171.23, "Electrical Power Generation; Air Conditioning and Air Handling Equipment; Pool Equipment," which also deals with the location of power generators. While not called out on the original application or Public Hearing Notice, the two Code sections are substantially similar, so there is no prejudice to the applicant in moving forward under both provisions. Section 1171.23 will be incorporated by reference.

As noted, this is a request for an area variance. For purposes of making a determination, a variance from the terms of the Code shall not be granted unless the evidence demonstrates that the literal enforcement of the Planning and Zoning Code will result in a practical difficulty. In determining practical difficulty, the Board considers the following factors.

1. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district.
2. Whether the property in question will yield a reasonable return and there can be a beneficial use of the property without the variance.
3. Whether the variance is not substantial and is the minimum necessary to make possible the reasonable use of the land or structures.
4. Whether the essential character of the neighborhood would not be substantially altered, and adjoining properties would not suffer substantial detriment as a result of the variance.
5. Whether the variance would not adversely affect the delivery of governmental services such as water, sewer, or trash pickup.
6. Whether the property owner did purchase the property with the knowledge of the zoning restrictions.
7. Whether special conditions or circumstances do not exist as a result of the actions of the owner.
8. Whether the property owner's predicament cannot feasibly be obviated through some method other than a variance.
9. Whether the spirit and intent behind the zoning requirement will be observed and substantial justice done by granting a variance.
10. Whether the granting of the variance requested would not confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.
11. Whether a literal interpretation of the provision of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

Mr. Cortes stated that, based on the evidence presented by the applicant and his representative, there are two main arguments that have been advanced: one is a feasibility issue based on price and the other is the issue of

topography. With respect to the issue of topography, Mr. Cortes said it should be noted that no pictures, drawings, plans or other evidence have been provided to substantiate this testimony given this evening.

Mr. Bolek made a motion seconded by Mrs. Cooper to approve the Findings of Fact.

AYES: Mr. Bolek, Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda
NAYS: None
MOTION CARRIED

Mrs. Cooper made a motion seconded by Mr. Buczek to grant an area variance for a backup power generator at 155 Hunting Trail.

AYES: Mr. Buczek
NAYS: Mr. Bolek, Mrs. Cooper, Mr. Janke, Mayor Renda
MOTION DENIED

Mr. Cortes stated that the applicant can appeal this decision to the Court of Common Pleas within 30 days from the date the Board mails its decision in writing.

As there were no other items for discussion, Mr. Bolek made a motion seconded by Mr. Buczek to adjourn the Board of Zoning Appeals Public Hearing Meeting at 6:52 pm.

Respectfully submitted,

Sherri Arrietta, Clerk of Council

Planning Commission Meeting December 2, 2019

Mayor Renda called the Planning Commission Meeting to order at 6:53 pm.

ROLL CALL:

PRESENT: Mr. Bolek, Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda

ABSENT: Mr. Stanard

Others Present: Alex Cortes, Legal Counsel; Sherri Arrietta, Clerk of Council

Mrs. Cooper made a motion seconded by Mr. Janke to approve the minutes from the November 4, 2019 Planning Commission Meeting.

AYES: Mr. Bolek, Mrs. Cooper, Mr. Janke, Mayor Renda

NAYS: None

ABSTENTIONS: Mr. Buczek

MOTION CARRIED

Mendelsohn Residence – Addition, Window Placement 75 Hunting Trail

Mayor Renda reminded everyone that, at the November Planning Meeting, there was a robust discussion about window placement on the proposed addition at 75 Hunting Trail. In order to keep the project moving for permitting, the Planning Commission approved in concept the addition but with the requirement for additional review by both the Village Architect and the Planning Commission of a reconfigured window plan.

Richard Hurst, Hurst Design Remodel, was present at the meeting and provided drawings with the new window plan. He said that additional information still needs to be added to the building plans for permitting, and those will be sent separately. He apologized for not being completely familiar with this project, as he is filling in for the person who originally planned to attend this meeting.

At Mrs. Cooper's request, Mr. Hurst reviewed the changes to the windows from the original design.

Mayor Renda said that the Village Architect reviewed the revised window plan and approved it with the following comments: "The three windows above the rear garage look better, but the bathroom would

look much more appropriate as a double-hung matching the adjacent window.” He also had some concerns about whether the new windows meet egress requirements, but the Building Official said egress requirements are met by the proposed windows.

Mr. Bolek said the revised design is an improvement and discussed which windows did and did not have muttons. Mr. Janke displayed the original versus the revised design for further clarification.

Mrs. Cooper again reviewed the Village Architect’s comments.

Mr. Bolek said that the revised design is a big improvement overall and it is a matter of opinion whether to make the bathroom window a double-hung window.

Mrs. Cooper stated that the Village Architect’s comments can be relayed to the homeowner, and they and the designer can make the call. They have already addressed the Planning Commission’s previous concerns regarding the rear windows, and the Village Architect’s comment about the bathroom window is a suggestion only, so approval is not contingent upon changing it to a double-hung window.

Mr. Janke made a motion seconded by Mrs. Cooper to approve the addition and window placement at 75 Hunting Trail.

AYES: Mr. Bolek, Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda
NAYS: None
MOTION CARRIED

Rafal Residence - Addition

5 Brandon Court

Allan Pearl of Allan Builders, Inc. was present to represent the project. Mr. Pearl said the homeowners would simply like a larger closet. He is very familiar with the home, as he built it 20 years ago. He said that the interior plans are slightly incorrect, as they show both interior closets being larger. Only one will be bigger.

Mayor Renda stated that the Village Architect approved the design with the following recommendation: “Suggest adding window(s) to the front and/or side since visible from the street on two sides.” This comment relates to the front and right side elevations found on sheet A-2.

Mr. Pearl said that he has spoken to the homeowners, and they do not have a problem with adding windows. However, the addition is not particularly visible from the street, and he pointed out on the site plan where the shape of the lot and trees will block the view. He said that they would rather not have a window because light coming in can fade clothing, and keeping shades drawn all the time can cause condensation. If they were to add a window, they would black it out and drywall over it.

Mr. Pearl said there is a triple window in the basement on the right side of the house that could be moved up if the Planning Commission desires.

Mayor Renda said the suggestion from the Village Architect is just a suggestion, not a requirement. Regarding moving the triple window, Mr. Bolek suggested taking it out altogether if it is not going to be used as a true window; Mr. Pearl said it would only be looking into a crawl space.

Mr. Bolek made a motion seconded by Mr. Buczek to approve the addition at 5 Brandon Court with removal of the basement window.

AYES: Mr. Bolek, Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda
NAYS: None
MOTION CARRIED

J3 Luxe - Sign
34105 Chagrin Blvd.

Low Belknap and Cione Belknap, Agile Sign and Lighting Maintenance, were present at the meeting.

Mr. Belknap said that the sign is already up and apologized for not knowing they should have had prior approval. There was no change to the size, they only replaced the faces. The sides are clear plastic, so they illuminate from the sides as well as the front. The lights are all LED, which makes them efficient. Overall, he feels it is a good compliment to the building.

Mrs. Cooper made a motion seconded by Mr. Bolek to approve the sign for J3 Luxe located at 34105 Chagrin Blvd.

AYES: Mr. Bolek, Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda
NAYS: None
MOTION CARRIED

Discussion

Mrs. Cooper pointed out that this is Mayor Renda's last Planning Commission meeting. She thanked Mayor Renda for her service and said it has been great working with her.

Mayor Renda said she told Mr. Janke prior to the meeting tonight that she was on Council for six years before becoming Mayor, several of which she also served on Planning, then for twelve years straight she has sat in as Mayor, so she figures she has been on Planning Commission for about 15 years total. She

said she is really sad to be going, as this is one of her favorite things. She said the Planning Commission does a great job and makes the process easy.

As there were no other items for discussion, Mr. Buczek made a motion seconded by Mr. Bolek to adjourn the Planning Commission Meeting at 7:23pm.

ROLL CALL:

AYES: Bolek, Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda

NAYS: None

MOTION CARRIED

Respectfully Submitted:

Sherri Arrietta, Clerk of Council

DRAFT

**VILLAGE OF MORELAND HILLS
ROADS AND SAFETY COMMITTEE
MEETING MINUTES
December 3, 2019**

Members Present:

Councilman Steve Richman (Chair)
Councilwoman Monica Sturgis
Mayor Susan Renda
Chief Kevin Wyant
Service Dir. Ted DeWater
Village Eng. Jeff Filarski

Meeting called to order by Councilman Richman at 8:00 A.M.

Quorum established and upon motion by Mayor Renda; 2nd by Chair Richman, meeting minutes from previous meeting were approved.

POLICE DEPARTMENT UPDATE (by Chief Wyant):

- **Bentleyville Rd.** -Residents have expressed concerns about (1) truck traffic; and (2) the stops signs on both ends of the one-way street. Mr. Brian Halliday of 278 Bentleyville Rd. was in attendance and inquired as to whether weight restriction signage could be added to help dissuade truck traffic. Chief Wyant expressed that since no thru trucks are permitted, a weight restriction sign would conflict; but that the Police Dept. can increase presence to increase enforcement.

Chief Wyant stated that the concern expressed re: the double stop signs is that it can create a “stand-off” situation, with no-one going thru; and/or stopping in the middle of the street. The stop signs do, however help force motorists to slow down/stop prior to going thru.

Engineer Filarski mentioned that there is an option to prevent the “stand-off situation,” that being a signal with detectors at each end that would time and guide the motorists as to who should remain stopped while the other is guided thru. The cost would be approximately \$30,300. Discussion followed along the lines that some residents may be unhappy with further slowdowns due to the signals. Councilwoman Sturgis inquired as to whether a temporary/portable system is available. Engineer Filarski estimated that might cost approx. \$5,000 and most of that might not be able to be applied to the cost of a new system. A less expensive, temporary wire system could be utilized, but was not recommended because it is “snow-plow season.” The consensus of the Committee was to have Engineer Filarski seek firm numbers as to a temporary/trial run of the signal equipment and how much would be recouped toward a new system; and in the meantime, the Police Department will monitor the area, and all report back next committee meeting.

- **Giles Rd.** Residents have expressed concerns about motorists being unaware that Giles is not a thru street, and using private driveways and lawn areas at the end of the street to turn around. Mr. Mayeroff, a resident of Giles

Rd. was in attendance and relayed numerous instances of lawn damage and on one occasion almost being hit by a motorist. Mrs. Mann, of Giles Rd. added background information and that there is also an issue of loitering and unauthorized parking at the guard rail end of the street. After discussion as to potential options, the Committee came to consensus that a flashing sign prior to the Giles-Millcreek intersection be added to warn motorists that Giles is a no-thru street; and a "Road Closed," black and white 36" x 36" sign be added at the guard-rail end of Giles.

- **Chagrin River Road/Rt. 87-** Chief Wyant reported that he has received comments re: the change to a flashing red light here. The comments reflect that things are better generally, and that traffic moves fine except during "rush hour" when traffic stacks up a little bit.

VILLAGE ENGINEER UPDATE (by Village Engineer Jeff Filarski):

- **2019 Road Program:** Completed.
- **2019 Culvert and Drainage Program:** 3/5 complete (except for paving/grass seeding to be completed in the spring). The two remaining projects are: (a) Miles (and the Village will be receiving \$15,000 from Solon to pay for ½ of this culvert repair); and (b) Jackson-Giles (repair expected after the holidays; Village to apply to NEORS Community Cost Share Fund to pay for project).
- **Rt. 87 Slope Repair:** The storm sewer part of the project has commenced. Water Department vs. Village will now be responsible to pay for waterline relocation, which will reduce Village cost for project by approximately \$62,000.
- **Cuyahoga Cty. Preventative Maint. Program Funds Request:** \$159,953 has been requested from this fund for Village road maintenance.

SERVICE DEPARTMENT UPDATE (by Service Director Ted DeWater):

- **Drainage:** A culvert that was collapsing on Deepwood Drive was replaced.
- **Vehicle Repairs/Equipment:** A camera on the garbage truck was replaced. Snow equipment/vehicles are up/running and ready for the snow.

Having no additional business to discuss, the meeting adjourned at 08:38.

VILLAGE OF MORELAND HILLS
FACILITIES COMMITTEE MEETING MINUTES

DECEMBER 3, 2019 8:30AM

CALL TO ORDER: The meeting was called to order by Committee member, Daniel Fritz at 08:45 am.

PRESENT: The following members of the Facilities Committee were present: Daniel Fritz, Committee Member, Mayor Susan Renda, Ted DeWater, Service Director, Jeff Filarski, Village Engineer, Kevin Wyant, Police Chief.

Minutes from Previous Meeting: The minutes from the September 24th meeting were distributed in advance. A motion was made by Mayor Renda and seconded by Mr. DeWater to approve the minutes without revision or additions.

BUILDING MAINTENANCE:

1) **Police Generator:** Mr. DeWater advised that the damaged generator located at the PD will be replaced as discussed. Funds from NOPEC escrow account will be used but will not be freed up until January. Cost for natural gas powered generator will be \$35,174.00 minus \$13,304.00 from NOPEC for a total of \$21,870.00 incurred by the village. Current generator was 45KW and new generator will be 60KW which will allow for future expansion and additional connections needed at the PD. Mr. DeWater hopes to purchase the new generator in January.

UTILITIES:

1) **Plant and Pump Station Updates:** Per Mr. DeWater all running as designed. Regarding WWTP at Greentree, we are replacing the upflow media filter and will soon be replacing the sand in back filters.

2) **Sewer Lateral Rebid:** Mr. Filarski advised that he will be rebidding the lateral work with new scope of work. Rebid will utilize open cut as opposed to bored work previously bid out. This new bid will result in some temporary closures on streets receiving open cut work. This will also save money as open cut will average 6-7k versus bored work at 12-16k. We will address the rebid in January.

PARKS AND GREENSPACE:

1) **Trail Updates:** Mr. DeWater advised that Rick from Service is working on trails. Trails are being cleaned with focus on areas where water accumulation is an issue. Rick has suggested that a linear foot per year approach be incorporated. Some diversion techniques used on slopes were discussed and Mr. DeWater will be looking into the potential to incorporate these techniques to assist with pushing water flow off trails.

MISCELLANEOUS BUSINESS: None

MOTION TO ADJOURN: Made by Mayor Renda with a second by Mr. DeWater.

Meeting Adjourned at 9:20

NEXT MEETING WILL BE TUESDAY FEBRUARY 4TH AT 08:30

2019 CREDIT CARD QUARTERLY REPORT

CARD	NAME ON CARD	CREDIT LIMIT	CARD EXPIRATION
DOLLAR BANK - 2 Accounts & 2 Cards			
Dollar Bank Mastercard	Susan C. Renda/Village of Moreland Hills	\$10,000	11/21
Dollar Bank Mastercard	Prashant Shah/Village of Moreland Hills	\$10,000	11/21
HOME DEPOT - 1 Account & 3 Cards		\$5,000	
Home Depot - Commercial Account	Keith Basta		No Expiration
Home Depot - Commercial Account	Bob Cooke		No Expiration
Home Depot - Commercial Account	Ted DeWater		No Expiration
LOWES - 1 Account & 6 Cards		\$10,000	
Lowes - Accounts Receivable	Keith Basta/Village of Moreland Hills		No Expiration
Lowes - Accounts Receivable	Rick Misterka/Village of Moreland Hills		No Expiration
Lowes - Accounts Receivable	Dave Pelle/Village of Moreland Hills		No Expiration
Lowes - Accounts Receivable	Tony Schoenbeck/Village of Moreland Hills		No Expiration
Lowes - Accounts Receivable	Ron Sochinsky/Village of Moreland Hills		No Expiration
Lowes - Accounts Receivable	Vickie Murfello/Village of Moreland Hills		No Expiration

December 2019 Quarterly Report:
4 Active Accounts
11 Active Cards
0 New Accounts or Cards Issued
Cards Expiration Dates are Listed Above
Account Credit Limits are Listed Above