



COUNCIL UPDATE

March 19, 2021

MEETINGS & REMINDERS

Please note meetings are being held as webinars and conference calls. Information for residents to participate may be found on the clevelandheights.com calendar.

Monday, March 22	-	6:30 p.m.	-	City Council
	-	6:45 p.m.	-	Committee of the Whole
Wednesday, March 24	-	7:00 p.m.	-	Transportation Advisory Committee

LEGISLATION

- One piece of legislation will be voted on regarding the Board of Control's Resolution which is attached. This amends MetroHealth's development plan for, "the reduction of parking, and a conditional use permit to construct a 79,000 s.f., 100-bed behavioral health hospital & construct an additional 12-bed behavior health patient unit in the existing hospital, reconfiguration of the west parking lot and requesting a reduction in the required parking."
- Legislation for the meeting on April 5 will be included in next week's packet.

UPDATES FROM THE CITY MANAGER

- Centennial plans have been finalized and will be launched in April. Historic photos are on display in the lobby. An interactive GIS map is being developed to show how Cleveland Heights has grown over the past 100 years. The Centennial overview is attached.
- The Finance Director has prepared a financial statement for the month of February which is attached.

POTENTIAL FOR PARKLETS IN CLEVELAND HEIGHTS

Based upon interest from the owner/operator of Parnell's in the Cedar-Fairmont district, staff has been working with them to explore the possibility of a Parklet along Cedar Road. Many communities around the nation have developed Parklet Programs, especially as a response to COVID and its impact on local businesses. The City of Cleveland has a very successful program locally; the City of Boston provides a great model as well:

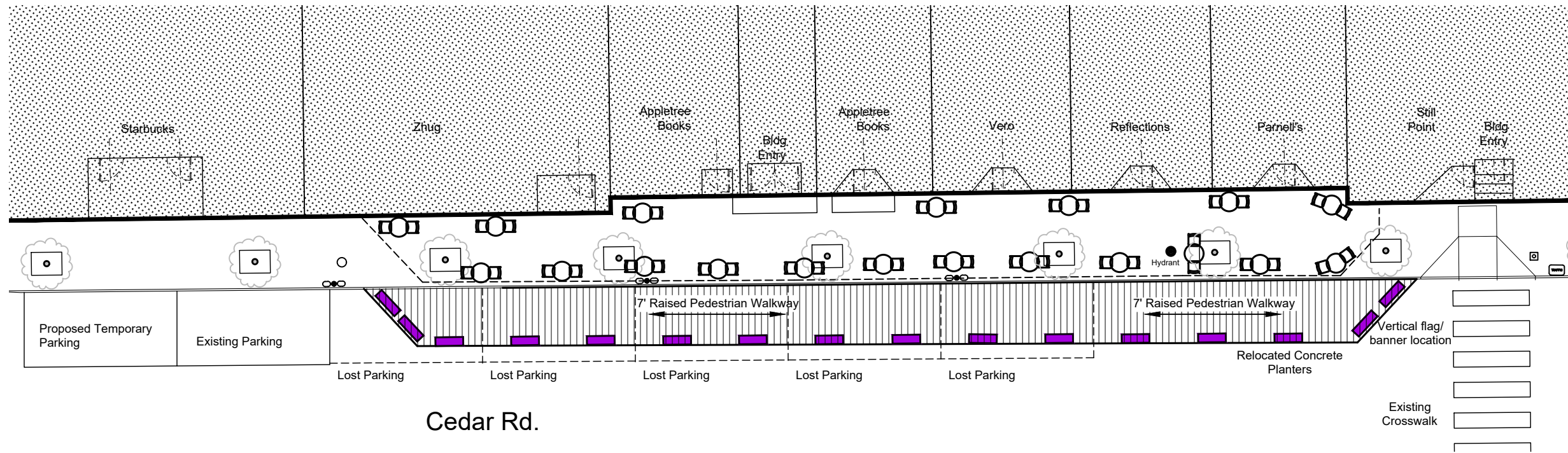
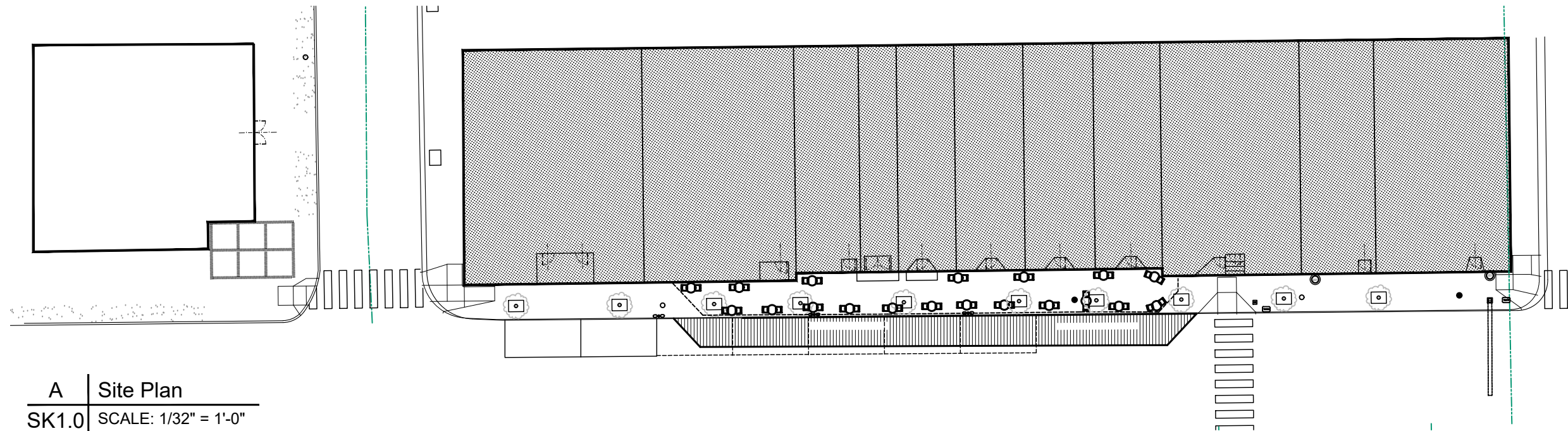
<https://www.boston.gov/transportation/boston-parklets-program>

Staff met with the owner/operator and a volunteer architect on-site to better understand the proposal and the context. Attached please find a preliminary plan that depicts the proposal. As can be seen, the proposal is to allow for expanded seating on the sidewalk only, with the pedestrian passage moved to the parking/travel lane. This clarification is important, as many people had misunderstood the proposal as placing the seating in the parking/travel lane.

As a result, and with consultation with the City Manager, staff proposes the following next step to explore the possibility of a Parklet Program and to ensure that it would be safe and not create any issues for public safety:

- Set up a test run, with traffic cones for a couple of days the week of March 22nd; have City staff, including the Police Department observe. Have internal discussion to make sure public safety departments are comfortable after the test run. If so, propose a temporary pilot program to Council, with details about materials, loading, operation, etc.

Staff will follow-up with a report for the April 5, 2021 meeting on the results of the test run and, hopefully, a proposal for the temporary pilot program. Finding ways to be creative and support our businesses is important.



Conceptual Project Notes

- ADA-compliant, raised pedestrian pathway, with surface aligned with existing sidewalk.
- Pathway constructed from Trex deck material, or similar, in removable panels for seasonal use.
- Socially-distanced seating, with liquor control fencing (shown dashed) where needed. Final layout and access to be determined.
- Loss of five parking spaces, with the addition of one temporary parking space.
- Seating closer to and focused on the entries to the food establishments.
- Existing concrete planters to be seasonally relocated to provide buffer to vehicular traffic.
- Signage and/or decorative flagging at east end of new pedestrian walkway to provide visual identification of walkway to motorists.
- Temporary accent/decorative lighting to be studied and added.



CLEVELAND HEIGHTS

Committee of the Whole

March 22, 2021

6:45 p.m.

Agenda

Online Only

<http://www.youtube.com/cityofclevelandheights/live>

1. Executive Session - *To discuss with an attorney for the public body, claims or disputes involving the public body that are the subject of pending court action.*

Memo

To: Susanna Niermann-O'Neil, City Manager

From: Amy Himmelein, Finance Director

Date: March 17, 2021

Re: February 2021 Financial Statements

Attached are the February 2021 Unencumbered Balances Statement for All Funds and the Review of General Fund Statement. The review below encompasses activity from January through February 2021.

The beginning unencumbered balances for the year have changed from the December 2020 ending balances given to Council. An audit adjustment was reversed as it was discovered it should not have been made in the prior year. The net effect of this reversal was to increase the City's fund balance by \$343,252 which includes a \$262,594 increase to the General Fund.

Review of General Fund

Revenue

- Property Tax revenue has decreased 6% from the prior year. It is unknown if the cause is due to the pandemic.
- Municipal Income Tax increased 9.4%. February 2021 revenue is from January 2021 collections by RITA. The increase is mainly in the collections of individual income tax which had declined in January.
- Charges for Services decreased 34.9% as the result of the community center shut-down.
- Fees, Licenses, Permits decreased 24.5% due to the delay in issuing occupancy permit invoices. The delay occurred due to the implementation of a new permit system in Housing.
- All Other Revenue increased 1233% due to the timing of recording administrative fees owed from foreclosure bonds. The revenue recorded in January was for 2021 administrative fees. The additional revenue recorded in February was the proportional amount charged for bonds received during 2020. Going forward the Building department will charge the admin fee at the beginning of the year and whenever a bond is received.

Expenditures

- Personal Services overall has decreased because there was one more pay as of this time in 2020.
- Overall, Parks and Recreation has decreased significantly due to the closure of the community center as a result of COVID-19.
- Police Administration Other increased due to an encumbrance to pay for a full year's lease of the body cameras.
- Joint Dispatch increased due to encumbering the full year's anticipated payments to HHCC.
- Refuse Collection Other increased due to new costs associated with recycling.
- Street Maintenance Other has decreased because less has been encumbered for salt and less materials, tools and supplies has been purchased.
- General Operations Personal Services increased due to encumbering larger unemployment fees from COVID-19 unemployment claims. The federal government is expected to reimburse the City for these costs.

- General Operations Other increased due to the payment for liability insurance which Council approved at the end of December 2020.
- Law Department Other increased due to encumbering estimated legal fees at the beginning of 2021 instead of encumbering them later in the year as was done in 2020.
- Special Improvement Districts increased due to encumbering the entire estimated payment to the SID's at the beginning of 2021 instead of encumbering them later in the year as was done in 2020.

Review of All Funds

Overall, the negative unencumbered fund balances mean the City has not received enough revenue to cover the expenditures plus encumbrances currently incurred. These negative balances will be corrected by year end, unless they are related to grants or another revenue source that has yet to be received.

- The Sewer fund balance increased due to collections from the first quarter billings.
- The Parking fund balance remains negative as the permit fee received has not been sufficient to cover the expenditures of the fund. The largest expenditures are property taxes and leased parking spaces for Top of the Hill.

UNENCUMBERED BALANCES FOR ALL FUNDS
AS OF FEBRUARY 28, 2020

FUND NUMBER	FUND NAME	UNENCUMBERED BALANCE AS OF 1/1/21	YTD REVENUE	YTD EXPENDITURES + ENCUMBRANCES	12/31/2020 ENCUMBRANCES	UNENCUMBERED BALANCE AS OF 2/28/2021
101	GENERAL	\$18,029,004	\$10,129,935.38	\$10,869,427	\$660,671	\$17,950,184
102	BUDGET STABILIZATION ACCOUNT	\$100,000	\$0	\$0	\$0	\$100,000
201	STREET CONSTRUCTION	\$1,301,343	\$328,376	\$515,145	\$366,338	\$1,480,913
202	FOUNDATION GRANTS	(\$50,138)	\$0	\$165,100	\$0	(\$215,238)
203	FIRST SUBURBS CONSORTIUM	\$2,501	\$0	\$0	\$0	\$2,501
204	COMMUNICATION SYSTEMS OPERATION	(\$73,642)	\$0	\$0	\$0	(\$73,642)
205	PUBLIC WORKS FACILITY IMPROVEMENT	\$423	\$0	\$0	\$0	\$423
206	LAW ENFORCEMENT TRUST	\$161,775	\$902	\$26,820	\$11,858	\$147,716
207	DRUG LAW ENFORCEMENT TRUST	\$107,575	\$11,200	\$43,005	\$463	\$76,232
208	CDBG RESOURCE	(\$671,920)	\$1,378,649	\$430,709	\$111,901	\$387,921
210	EPA BROWNFIELD GRANT	\$0	\$0	\$0	\$0	\$0
211	HOME PROGRAM	\$246,352	\$20,782	\$38,850	\$350	\$228,634
212	FEMA	\$159,866	\$0	\$19,375	\$19,375	\$159,866
213	POLICE FACILITY IMPROVEMENT	\$3,533	\$0	\$7,588	\$10,303	\$6,248
214	LOCAL TV PROGRAMMING	\$953,085	\$35,152	\$128,906	\$2,856	\$862,187
215	CAIN PARK	\$5,080	\$0	\$14,165	\$0	(\$9,085)
216	RECREATION FACILITY IMPROVEMENT	\$494,921	\$237,000	\$218,194	\$33,371	\$547,099
217	PUBLIC RIGHT OF WAY	\$164,932	\$0	\$0	\$0	\$164,932
221	INDIGENT DUI TREATMENT	\$271,196	\$1,905	\$0	\$0	\$273,101
222	MUNICIPAL COURT COMPUTERIZATION	\$56,017	\$8,519	\$0	\$0	\$64,536
223	DUI - ENFORCEMENT/EDUCATION	\$121,432	\$975	\$0	\$0	\$122,407
225	MUNI COURT - SPECIAL PROJECTS	\$2,130,836	\$14,176	\$2,315	\$1,241	\$2,143,938
226	LEAD SAFE PROGRAM - CUYAHOGA CNTY	(\$111,820)	\$0	\$32,370	\$0	(\$144,190)
227	NEIGHBORHOOD STABILIZATION PRGM	\$123,584	\$0	\$0	\$0	\$123,584
228	CDBG-COVID	(\$165,286)	\$0	\$47,068	\$15,000	(\$197,354)
230	STREET LIGHTING	\$1,301,403	\$0	\$143,274	\$0	\$1,158,128
231	TREE FUND	\$529,493	\$49,830	\$356,102	\$73,622	\$296,843
232	POLICE PENSION	\$143,750	\$101,000	\$180,475	\$0	\$64,275
233	FIRE PENSION	\$43,893	\$101,000	\$253,983	\$0	(\$109,090)
234	EARNED BENEFITS	\$476,987	\$0	\$137,054	\$0	\$339,933
237	FIRST SUBURBS DEVELOPMENT COUNCIL	\$57,754	\$0	\$0	\$0	\$57,754
238	CORONAVIRUS RELIEF FUND	\$144,659	\$0	\$447,989	\$458,264	\$154,935
239	REFUSE GRANT FUND	\$0	\$0	\$0	\$0	\$0
240	FEDERAL MISCELLANEOUS GRANTS	\$0	\$0	\$0	\$0	\$0
301	G.O. BOND RETIREMENT	\$558,728	\$509,000	\$0	\$0	\$1,067,728
402	FINANCED CAPITAL PROJECTS	\$914,836	\$0	\$0	\$0	\$914,836
411	ECONOMIC DEVELOPMENT	\$1,095,857	\$1,977	\$130,038	\$125,725	\$1,093,522
412	CITY HALL MAINTENANCE AND REPAIR	\$100,949	\$4,255	\$13,047	\$0	\$92,157
415	SEVERANCE RING ROAD RECONSTRUCTION	\$35,045	\$0	\$0	\$0	\$35,045
416	REFUSE CAPITAL FUND	\$0	\$0	\$0	\$0	\$0
601	WATER	\$705,213	\$0	\$169,925	\$76,506	\$611,795
602	SEWER	\$4,669,776	\$742,518	\$2,320,446	\$664,055	\$3,755,903
603	PARKING	\$218,194	\$7,562	\$346,007	\$11,521	(\$108,730)
606	AMBULANCE SERVICES	\$1,321,006	\$84,613	\$200,427	\$21,710	\$1,226,902
701	HOSPITALIZATION	\$1,568,362	\$1,111,352	\$1,111,352	\$0	\$1,568,362
703	WORKERS COMPENSATION	\$204,767	\$0	\$0	\$0	\$204,767
804	OFFICE ON AGING	\$14,311	\$0	\$114	\$0	\$14,198
808	YOUTH RECREATION SCHOLARSHIP	\$59,826	\$0	\$0	\$0	\$59,826
809	POLICE MEMORIAL TRUST FUND	\$11,808	\$0	\$0	\$0	\$11,808
810	YOUTH ADVISORY COMMISSION	\$71	\$0	\$0	\$0	\$71
811	JUVENILE DIVERSION PROGRAM	\$6,903	\$0	\$0	\$0	\$6,903
857	SALES TAX	\$535	\$7	\$190	\$0	\$352
858	MISCELLANEOUS AGENCY	\$2,020,412	\$39,661	\$203,260	\$0	\$1,856,813
864	NEORS	\$214	\$0	\$63	\$0	\$151
TOTALS		\$39,565,401	\$14,920,345	\$18,572,782	\$2,665,132	\$38,578,095

**CITY OF CLEVELAND HEIGHTS
REVIEW OF GENERAL FUND
AS OF FEBRUARY 28, 2020**

	2/29/2020 Actual	2021 Budget	2/28/2020 Actual	Percentage 2021 Budget	Difference 2021 vs 2020
REVENUES:					
Property Taxes	\$3,425,000	\$7,175,859	\$3,220,000	45%	(\$205,000)
Municipal Income Tax	\$5,019,028	\$28,000,000	\$5,489,000	20%	\$469,972
Other Local Taxes	\$9,442	\$50,000	\$0	0%	(\$9,442)
State Levied/Shared Taxes	\$302,310	\$1,554,900	\$302,310	19%	(\$0)
Intergovernmental Grants & Contracts	\$1,703	\$910,000	\$26,396	3%	\$24,693
Charges For Services	\$510,691	\$3,100,000	\$332,704	11%	(\$177,986)
Fees, Licenses, Permits	\$511,246	\$2,295,000	\$386,120	17%	(\$125,126)
Interest Earnings	\$89,214	\$200,000	\$6,287	3%	(\$82,927)
Fines and Forfeitures	\$287,512	\$1,720,000	\$204,958	12%	(\$82,554)
All Other Revenue	\$11,347	\$786,500	\$151,260	19%	\$139,913
Sale of Assets	\$0	\$0	\$10,900	0%	\$10,900
Total Revenues	\$10,167,493	\$45,792,259	\$10,129,935	22%	(\$37,558)

	2/29/2020 Expenditures + Encumbrances	2021 Budget Amended	2/28/2020 Expenditures + Encumbrances	Percentage 2021 Budget	Difference 2021 vs 2020
Community Services					
Commission on Aging	\$0	\$0	\$0	0%	\$0
Community Relations Personal Services	\$11,312	\$106,386	\$0	0%	(\$11,312)
Community Relations Other	\$1,180	\$12,550	\$153	1%	(\$1,027)
Public Relations Personal Services	\$43,613	\$175,358	\$26,954	15%	(\$16,660)
Public Relations Other	\$11,329	\$117,000	\$494	0%	(\$10,835)
Community Services Admin Personal Services	\$40,312	\$2,041	\$0	0%	(\$40,312)
Community Services Administration Other	\$330	\$6,600	\$0	0%	(\$330)
Public Health Administration	\$0	\$243,500	\$2,380	1%	\$2,380
Total Community Services	\$108,076	\$663,435	\$29,980	5%	(\$78,096)

Parks and Recreation

Parks & Recreation Admin Personal Services	\$46,261	\$315,506	\$48,736	15%	\$2,476
Parks & Recreation Administration Other	\$5,088	\$37,388	\$2,005	5%	(\$3,083)
Swimming Pools Personal Services	\$2,048	\$273,629	\$0	0%	(\$2,048)
Swimming Pools Other	\$14,666	\$131,450	\$721	1%	(\$13,945)
Cain Park (Transfer)	\$0	\$0	\$0	0%	\$0
Ice Programs Personal Services	\$53,894	\$250,987	\$9,741	4%	(\$44,153)
Ice Programs Other	\$7,365	\$19,950	\$1,466	7%	(\$5,899)
General Recreation Programs Personal Services	\$13,381	\$144,222	\$8,838	6%	(\$4,544)
General Recreation Programs Other	\$13,200	\$34,300	\$892	3%	(\$12,309)
Sports Programs Personal Services	\$19,470	\$126,995	\$0	0%	(\$19,470)
Sports Programs Other	\$27,262	\$105,100	\$663	1%	(\$26,599)
Community Center Personal Services	\$106,148	\$644,839	\$54,659	8%	(\$51,489)
Community Center Other	\$147,921	\$496,933	\$32,770	7%	(\$115,151)
Office on Aging Personal Services	\$28,963	\$169,838	\$15,938	9%	(\$13,025)
Office on Aging Other	\$28,459	\$34,300	\$1,540	4%	(\$26,918)
Total Parks and Recreation	\$514,127	\$2,785,437	\$177,969	6%	(\$336,158)

Finance Department

Finance Department Personal Services	\$55,847	\$440,679	\$62,258	14%	\$6,411
Finance Department Other	\$64,899	\$194,300	\$80,554	41%	\$15,655
Income Tax	\$188,177	\$1,015,000	\$189,885	19%	\$1,708
Total Finance Department	\$308,922	\$1,649,979	\$332,697	20%	\$23,775

Planning & Development

Landmark Commission	\$51	\$16,100	\$0	0%	(\$51)
Planning Department Personal Services	\$65,913	\$521,991	\$49,380	9%	(\$16,532)
Planning Department Other	\$4,236	\$33,000	\$1,253	4%	(\$2,983)
Planning Commission Personal Services	\$581	\$8,138	\$0	0%	(\$581)
Planning Commission Other	\$2,616	\$3,900	\$1,048	27%	(\$1,567)
Architectural Board of Review Personal Services	\$1,163	\$11,492	\$775	7%	(\$388)
Architectural Board of Review Other	\$0	\$500	\$0	0%	\$0
Board of Zoning Appeals Personal Services	\$775	\$5,813	\$775	13%	(\$0)
Board of Zoning Appeals Other	\$1,564	\$2,975	\$1,000	34%	(\$564)
Total Planning & Development	\$76,899	\$603,910	\$54,232	9%	(\$22,667)

PAGE 2
CITY OF CLEVELAND HEIGHTS
REVIEW OF GENERAL FUND
AS OF FEBRUARY 28, 2020

	2/29/2020 Expenditures + Encumbrances	2021 Budget Amended	2/28/2020 Expenditures + Encumbrances	Percentage 2021 Budget	Difference 2021 vs 2020
Public Safety					
Traffic Signs & Signals Personal Services	\$11,168	\$61,039	\$9,207	15%	(\$1,960)
Traffic Signs & Signals Other	\$111,078	\$146,450	\$82,940	57%	(\$28,138)
Police Administration Personal Services	\$1,532,821	\$9,212,469	\$1,245,286	14%	(\$287,534)
Police Administration Other	\$278,995	\$725,264	\$336,356	46%	\$57,361
Police Academy Personal Services	\$0	\$0	\$0	0%	\$0
Police Academy Other	\$36,934	\$110,107	\$43,492	40%	\$6,558
Police Vehicle Maintenance Personal Services	\$0	\$0	\$0	0%	\$0
Police Vehicle Maintenance Other	\$0	\$0	\$0	0%	\$0
Fire Administration Personal Services	\$1,282,027	\$6,670,509	\$1,009,661	15%	(\$272,366)
Fire Administration Other	\$105,519	\$298,087	\$100,419	34%	(\$5,100)
Joint Dispatch (Transfer)	\$0	\$0	\$0	0%	\$0
Joint Dispatch	\$1,116,323	\$1,500,000	\$1,500,000	100%	\$383,677
Fire Prevention Personal Services	\$22,187	\$96,500	\$15,065	16%	(\$7,122)
Fire Prevention Other	\$141	\$6,300	\$264	4%	\$123
Building Department Personal Services	\$0	\$0	\$0	0%	\$0
Building Department Other	\$109,603	\$545,700	\$89,968	16%	(\$19,635)
Housing Inspections Personal Services	\$75,771	\$531,324	\$60,231	11%	(\$15,540)
Housing Inspections Other	\$24,478	\$70,800	\$26,185	37%	\$1,708
Street Lighting (Transfer)	\$0	\$0	\$0	0%	\$0
Animal Control Personal Services	\$13,330	\$73,634	\$12,490	17%	(\$840)
Animal Control Other	\$29,663	\$33,934	\$26,934	79%	(\$2,729)
Total Public Safety	\$4,750,037	\$20,082,118	\$4,558,500	23%	(\$191,537)

Public Works

Service Administration Personal Services	\$32,686	\$317,380	\$34,839	11%	\$2,152
Service Administration Other	\$1,170	\$8,992	\$617	7%	(\$554)
Capital Projects Administration Personal Services	\$0	\$0	\$0	0%	\$0
Capital Projects Administration Other	\$21,000	\$23,000	\$23,000	100%	\$2,000
Refuse Collection Personal Services	\$313,464	\$1,911,340	\$249,570	13%	(\$63,894)
Refuse Collection Other	\$175,122	\$940,847	\$314,853	33%	\$139,731
Vehicle Maintenance Personal Services	\$164,278	\$875,271	\$130,052	15%	(\$34,226)
Vehicle Maintenance Other	\$576,224	\$1,528,329	\$552,242	36%	(\$23,982)
Street Maintenance Personal Services	\$248,148	\$1,318,930	\$168,322	13%	(\$79,825)
Street Maintenance Other	\$232,030	\$345,818	\$172,893	50%	(\$59,136)
Public Properties & Park Maint Personal Services	\$208,964	\$1,204,883	\$177,190	15%	(\$31,774)
Public Properties & Park Maintenance Other	\$376,470	\$1,093,189	\$346,948	32%	(\$29,522)
Forestry (Transfer)	\$0	\$0	\$0	0%	\$0
Total Public Works	\$2,349,556	\$9,567,979	\$2,170,525	23%	(\$179,030)

General Government

City Council Personal Services	\$13,970	\$77,884	\$10,336	13%	(\$3,634)
City Council Other	\$4,933	\$9,563	\$5,213	55%	\$280
City Manager Personal Services	\$86,116	\$564,445	\$64,288	11%	(\$21,828)
City Manager Other	\$11,720	\$19,912	\$4,003	20%	(\$7,717)
Civil Service Commission Personal Services	\$194	\$2,381	\$775	33%	\$581
Civil Service Commission Other	\$805	\$30,300	\$22,930	76%	\$22,125
General Operations Personal Services	\$102,341	\$421,752	\$241,795	57%	\$139,454
General Operations Other	\$746,477	\$1,451,669	\$1,088,495	75%	\$342,017
Management Information Systems Personal Services	\$51,924	\$338,715	\$43,904	13%	(\$8,021)
Management Information Systems Other	\$33,757	\$248,261	\$71,976	29%	\$38,219
County Fiscal Officer Deductions	\$0	\$215,000	\$0	0%	\$0
Law Department Personal Services	\$109,320	\$601,065	\$80,377	13%	(\$28,943)
Law Department Other	\$294,316	\$532,426	\$445,999	84%	\$151,683
Special Improvement Districts	\$222,690	\$396,591	\$392,791	99%	\$170,101
Municipal Court Personal Services	\$183,021	\$1,018,710	\$144,212	14%	(\$38,809)
Municipal Court Other	\$48,664	\$192,043	\$77,124	40%	\$28,460
Total General Government	\$1,910,248	\$6,120,716	\$2,694,215	44%	\$783,967

PAGE 3
CITY OF CLEVELAND HEIGHTS
REVIEW OF GENERAL FUND
AS OF FEBRUARY 28, 2020

Other	2/29/2020 Expenditures + Encumbrances	2021 Budget Amended	2/28/2020 Expenditures + Encumbrances	Percentage 2021 Budget	Difference 2021 vs 2020
Transfers & Advances	\$0	\$5,050,000	\$0	0%	\$0
Hospitalization	\$875,628	\$6,838,953	\$851,309	12%	(\$24,319)
Total Other	\$875,628	\$11,888,953	\$851,309	7%	(\$24,319)

TOTAL GENERAL FUND EXPENDITURES	\$10,893,493	\$53,362,528	\$10,869,427	20%	(\$24,066)
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Excess Revenue Over/(Under) Expenses	<u>(\$726,000)</u>	<u>(\$739,492)</u>
Unencumbered Balance Beginning of Year	\$10,436,981	\$18,029,004
Add: Prior Year Encumbrances	<u>\$1,266</u>	<u>\$660,671</u>
Estimated Unencumbered Balance	<u><u>\$9,712,247</u></u>	<u><u>\$17,950,183</u></u>



CLEVELAND HEIGHTS

AGENDA (tentative) – CLEVELAND HEIGHTS CITY COUNCIL MEETING

Monday, March 22, 2021

Online Only

Regular Meeting

6:30 p.m.

<http://www.youtube.com/c/cityofclevelandheights/live>

- 1) Meeting called to order by Council President**
- 2) Roll Call of Council Members**
- 3) Excuse absent members**
- 4) Committee Reports**

a.) PLANNING AND DEVELOPMENT COMMITTEE

RESOLUTION NO. 28-2021 (PD). A Resolution approving Board of Control
Resolution 2021-01

Introduced by Council Member _____

Vote	_____	_____	_____
	For	Against	No. Reading

5) Adjournment

NEXT MEETING OF COUNCIL: MONDAY, APRIL 5, 2021

Proposed: 03/22/2021

RESOLUTION NO. 28-2021 (PD)

By Council Member

A Resolution approving Board of Control Resolution 2021-01; and declaring an emergency.

WHEREAS, MetroHealth Medical Center, 10 Severance Circle, in an S-1 Mixed Use Zoning District, hereinafter referred to as the “Applicant,” has made formal application requesting approval of Amendment to the Detailed Development Plan, a variance for the reduction of parking, and a conditional use permit to construct a 79,000 s.f., 100-bed behavioral health hospital & construct an additional 12-bed behavior health patient unit in the existing hospital, reconfiguration of the west parking lot and requesting a reduction in the required parking, as illustrated on the drawings by Hasenstab Architects, dated February 10, 2021 and subsequent supplements, herein referred to as the “Project”, and pursuant to Chapters 1113, 1115, 1141, 1143, 1151, 1153, 1161, & 1166 of the Cleveland Heights Codified Ordinances and the Revised Preliminary Land Use Plan for the Severance Town Center District; and

WHEREAS, the Project would require a redesign of the East parking lot, resulting in an overall reduction in parking spaces on the Medical Center campus; and

WHEREAS, a parking needs assessment was provided by Walker Consultants, which concluded that in both the current and future conditions, the actual demand for parking is much lower than is required; and

WHEREAS, the Board of Control held a Public Hearing to consider this application on March 2, 2021 and March 18, 2021, at 5:00 p.m. pursuant to the requirements outlined in Section 1113.03 and 1143.10(c) of the Zoning Code; and

WHEREAS, the matter was referred by the Board of Control to the Planning Commission for review and recommendation on March 2, 2021; and

WHEREAS, the Planning Commission held a Public Hearing on March 10, 2021 and March 17, 2021 at 7:30 p.m. and approved the Project and voted to forward a positive recommendation of approval to the Board of Control; and

WHEREAS, on March 18, 2021 the Board of Control found that the Objectives of the Planned Development Regulations per Section 1141.01 of the Zoning Code have been addressed by the Project; and

RESOLUTION NO. 28-2021 (PD)

WHEREAS, on March 18, 2021 the Board of Control found that the twelve (12) purposes in the Revised Preliminary Land Use Plan for the Severance Town Center District have been addressed by the Project; and

WHEREAS, on March 18, 2021 the Board of Control found that the Project is within the purpose of and is compliant with the standards of the S-1 Mixed Use Zoning District, per Chapter 1143 of the Zoning Code; and

WHEREAS, on March 18, 2021 the Board of Control found that the Project will comply with the General Standards for All Conditional Uses per Section 1151.02 of the Zoning Code; and

WHEREAS, on March 18, 2021 the Board of Control found that the Project will comply with the Supplemental Standards for the “Hospital” conditional use per Chapter 1153 of the Zoning Code; and

WHEREAS, on March 18, 2021 the Board of Control found, per Section 1161.05 of the Zoning Code that there is sufficient parking present to allow for a reduction in parking to 402 spaces; and

WHEREAS, on March 18, 2021 the Board of Control found that, in its opinion, the Applicant clearly demonstrated there were special conditions and circumstances resulting in practical difficulty in complying with the parking requirements of the Zoning Code, specifically, the overall size of the lot, the amount of existing impervious surfaces, the required 150-foot buffer, and the intent to preserve buffered and landscaped spaces to the extent practicable; and

WHEREAS, on March 18, 2021 the Board of Control found that, in its opinion, the variance to reduce the required parking is in harmony with the general purpose and intent of the Zoning Code and that the public health, safety, and general welfare will be safeguarded and substantial justice done through the granting of the variance; and

WHEREAS, on March 18, 2021 the Board of Control approved the Amendment to the Detailed Development Plan; and

WHEREAS, on March 18, 2021 the Board of Control approved the variance for a reduction in parking to 402 spaces; and

WHEREAS, on March 18, 2021 the Board of Control approved the Conditional Use Permit to operate a new 100-bed, 79,000 s.f. behavioral health hospital on the existing East parking lot, an 8,107-s.f. build-out on the second floor of the existing building to accommodate a 12-bed behavioral health patient unit, a new generator and fuel tank, loading dock, landscaping and screening, patio and patient courtyard area, infrastructure, as well as parking, subject to the following conditions and standards of quality; and

WHEREAS, per Section 1143.10(f) of the Zoning Code, approval by the Board of Control of a detailed development plan shall not become effective unless and until it has been approved by Council; and

RESOLUTION NO. 28-2021 (PD)

WHEREAS, per Section 1143.10(f), if Council takes no action in approving or disapproving the plan within thirty (30) days from receipt of certification of approval by the Board of Control, the action of the Board of Control in approving the proposal shall become in full force and effect;

WHEREAS, Clerk of Council certified receipt of certification of approval by the Board of Control on March 19, 2021; and

WHEREAS, this Council wishes to act to approve the referenced action of the Board of Control at the earliest time possible in order to permit the MetroHealth project to proceed without waiting through the 30-day Council review period.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. This Council does hereby affirm the review, analysis, recommendations, and approvals by the Board of Control and Planning Commission with regards to the application by MetroHealth Medical Center to construct a 79,000 s.f., 100-bed behavioral health hospital & construct an additional 12-bed behavior health patient unit in the existing hospital, reconfiguration of the west parking lot and requesting a reduction in the required parking at 10 Severance Circle.

SECTION 2. This Council does hereby approve the Board of Control's approval of the Amendment to the Detailed Development Plan.

SECTION 3. This Council does hereby approve the Board of Control's approval of the variance for a reduction in parking to 402 spaces.

SECTION 4. This Council does hereby approve the Board of Control's approval of the Conditional Use Permit to operate a new 100-bed, 79,000 s.f. behavioral health hospital on the existing East parking lot, an 8,107-s.f. build-out on the second floor of the existing building to accommodate a 12-bed behavioral health patient unit, a new generator and fuel tank, loading dock, landscaping and screening, patio and patient courtyard area, infrastructure, as well as parking, subject to the following conditions and standards of quality:

- (a) All new/additional signage shall require review and approval by the Board of Control prior to the issuance of any building permit and installation of any signage;
- (b) The earthen berm on the southern portion of the Site shall be extended eastward and included on the final landscape plan;
- (c) Additional bushes and shrubbery shall be planted in the southern 150-foot buffer area to discourage cut-through pedestrian movement and included on the final landscape plan;
- (d) The Applicant shall work with the Planning Department on refining the landscaping and plantings, including species, number, and location, as well as consideration of a pollinator garden. A final landscape plan shall be provided, as specified in Zoning Code Section 1166.02 and 1166.03, which will need to be approved by the Planning Director before the issuance of a building permit or certificate of occupancy;

RESOLUTION NO. 28-2021 (PD)

- (e) Details on the tree inventory, tree impacts, and tree preservation during construction shall be provided and shall comply with a final tree preservation plan, in accordance with Zoning Code Section 1166.11, which will need to be approved by the Zoning Administrator prior to the issuance of a building permit;
- (f) The 150-foot-deep densely wooded setback area along the east and south border shall continue to be maintained so that the trees visually screen the Project from the residentially-zoned properties to the east and south. Trees shall be planted periodically by the Applicant if necessary to maintain and preserve the wooded setback's present character. An arborist should be retained to guide the long-term tree maintenance strategy;
- (g) The Zoning Administrator, on the basis of increased parking demand for the use, may require alternative approaches or the conversion of all or part of the land banked area to off-street parking spaces. Such conversion shall require approval by the Board of Control and Planning Commission;
- (h) The Applicant should implement the recommendations related to the improvements to parking lots found in the January 29, 2021 Parking Study by Walker Consultants;
- (i) Ambulance sirens shall continue to not be used upon entering Severance Town Center. The Applicant shall reach out to the fire and EMS departments that use the Facility to remind them of the no-siren zone;
- (j) The Facility shall be maintained and operated so that the noise generated from the Site does not create a nuisance to the abutting residential properties of Severn Road;
- (k) The self-test of each generator on the Site shall take place between the hours of 7:00 AM and 7:00 PM, and each shall be conducted no more than once monthly for a maximum of ½ hour per day, unless change is approved by the Planning Director;
- (l) The Applicant shall establish a clear channel for neighbors to bring issues to our attention quickly and get a timely response from MetroHealth; and
- (m) The City may require the Applicant to return to the Board of Control for additional approvals should the goals and objectives of the conditional use not be met; and

SECTION 5. Notice of passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights.

SECTION 6. This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to affirmatively act to approve or disapprove the Board of Control's approval at the earliest time possible, in order to avoid a thirty-day delay to the MetroHealth project. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Resolution shall take effect and be in force immediately upon its passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.

RESOLUTION NO. 28-2021 (PD)

JASON S. STEIN
President of Council

AMY HIMMELEIN
Clerk of Council

PASSED:

BOARD OF CONTROL
METROHEALTH MEDICAL CENTER

AMENDMENT TO THE DETAILED DEVELOPMENT PLAN
VARIANCE FOR A REDUCTION IN PARKING; &
CONDITIONAL USE PERMIT

Upon the motion being made and seconded, the following resolution was adopted:

BOARD OF CONTROL RESOLUTION 2021-01

WHEREAS, **MetroHealth Medical Center, 10 Severance Circle**, in an S-1 Mixed Use Zoning District, hereinafter referred to as the "Applicant," has made formal application requesting approval of Amendment to the Detailed Development Plan, a variance for the reduction of parking, and a conditional use permit to construct a 79,000 s.f., 100-bed behavioral health hospital & construct an additional 12-bed behavior health patient unit in the existing hospital, reconfiguration of the west parking lot and requesting a reduction in the required parking, as illustrated on the drawings by Hasenstab Architects, dated February 10, 2021 and subsequent supplements, herein referred to as the "Project", and pursuant to Chapters 1113, 1115, 1141, 1143, 1151, 1153, 1161, & 1166 of the Cleveland Heights Codified Ordinances and the Revised Preliminary Land Use Plan for the Severance Town Center District; and

WHEREAS, the Public Hearing to consider this application was held on March 2 and March 18, 2021, at 5:00 p.m. pursuant to the requirements outlined in Section 1113.03 and 1143.10(c) of the Zoning Code; and

WHEREAS, the matter was referred to the Planning Commission for review and recommendation; and

WHEREAS, the Planning Commission held a Public Hearing on March 10, 2021 and March 17, 2021 at 7:30 p.m. and approved the Project and voted to forward a positive recommendation of approval to the Board of Control; and

WHEREAS, the Board of Control has found that the Objectives of the Planned Development Regulations per Section 1141.01 of the Zoning Code have been addressed by the Project; and

WHEREAS, the Board of Control has found that the twelve (12) purposes in the Revised Preliminary Land Use Plan for the Severance Town Center District have been addressed by the Project; and

WHEREAS, the Board of Control has found that the Project is within the purpose of and is compliant with the standards of the S-1 Mixed Use Zoning District, per Chapter 1143 of the Zoning Code; and

WHEREAS, the Board of Control has found that the Project will comply with the General Standards for All Conditional Uses per Section 1151.02 of the Zoning Code; and

WHEREAS, the Board of Control has found that the Project will comply with the Supplemental Standards for the "Hospital" conditional use per Chapter 1153 of the Zoning Code; and

WHEREAS, the Project would require a redesign of the East parking lot, resulting in an overall reduction in parking spaces on the Medical Center campus; and

WHEREAS, a parking needs assessment was provided by Walker Consultants, which concluded that in both the current and future conditions, the actual demand for parking is much lower than is required; and

WHEREAS, the Board of Control has found, per Section 1161.05 of the Zoning Code that there is sufficient parking present to allow for a reduction in parking to 402 spaces; and

WHEREAS, in the opinion of the Board of Control, the Applicant clearly demonstrated there were special conditions and circumstances resulting in practical difficulty in complying with the parking requirements of the Zoning Code, specifically, the overall size of the lot, the amount of existing impervious surfaces, the required 150-foot buffer, and the intent to preserve buffered and landscaped spaces to the extent practicable; and

WHEREAS, in the opinion of the Board of Control, the variance to reduce the

required parking is in harmony with the general purpose and intent of the Zoning Code and that the public health, safety, and general welfare will be safeguarded and substantial justice done through the granting of the variance.

NOW THEREFORE BE IT RESOLVED by the Board of Control of the City of Cleveland Heights, Ohio, that:

- (1) the Amendment to the Detailed Development Plan is hereby approved;
- (2) the variance for a reduction in parking to 402 spaces is hereby approved;
- (3) MetroHealth Medical Center is hereby granted a Conditional Use Permit to operate a new 100-bed, 79,000 s.f. behavioral health hospital on the existing East parking lot, an 8,107-s.f. build-out on the second floor of the existing building to accommodate a 12-bed behavioral health patient unit, a new generator and fuel tank, loading dock, landscaping and screening, patio and patient courtyard area, infrastructure, as well as parking, subject to the following conditions and standards of quality:
 - (a) All new/additional signage shall require review and approval by the Board of Control prior to the issuance of any building permit and installation of any signage;
 - (b) The earthen berm on the southern portion of the Site shall be extended eastward and included on the final landscape plan;
 - (c) Additional bushes and shrubbery shall be planted in the southern 150-foot buffer area to discourage cut-through pedestrian movement and included on the final landscape plan;
 - (d) The Applicant shall work with the Planning Department on refining the landscaping and plantings, including species, number, and location, as well as consideration of a pollinator garden. A final landscape plan shall be provided, as specified in Zoning Code Section 1166.02 and 1166.03, which will need to be approved by the Planning Director before the issuance of a building permit or certificate of occupancy;
 - (e) Details on the tree inventory, tree impacts, and tree preservation during construction shall be provided and shall comply with a final tree preservation plan, in accordance with Zoning Code Section 1166.11, which will need to be approved by the Zoning Administrator prior to the issuance of a building permit;
 - (f) The 150-foot-deep densely wooded setback area along the east and south border shall continue to be maintained so that the

trees visually screen the Project from the residentially-zoned properties to the east and south. Trees shall be planted periodically by the Applicant if necessary to maintain and preserve the wooded setback's present character. An arborist should be retained to guide the long-term tree maintenance strategy;

- (g) The Zoning Administrator, on the basis of increased parking demand for the use, may require alternative approaches or the conversion of all or part of the land banked area to off-street parking spaces. Such conversion shall require approval by the Board of Control and Planning Commission;
 - (h) The Applicant should implement the recommendations related to the improvements to parking lots found in the January 29, 2021 Parking Study by Walker Consultants;
 - (i) Ambulance sirens shall continue to not be used upon entering Severance Town Center. The Applicant shall reach out to the fire and EMS departments that use the Facility to remind them of the no-siren zone;
 - (j) The Facility shall be maintained and operated so that the noise generated from the Site does not create a nuisance to the abutting residential properties of Severn Road;
 - (k) The self-test of each generator on the Site shall take place between the hours of 7:00 AM and 7:00 PM, and each shall be conducted no more than once monthly for a maximum of ½ hour per day, unless change is approved by the Planning Director;
 - (l) The Applicant shall establish a clear channel for neighbors to bring issues to our attention quickly and get a timely response from MetroHealth; and
 - (m) The City may require the Applicant to return to the Board of Control for additional approvals should the goals and objectives of the conditional use not be met; and
- (4) The Secretary is directed to forward a copy of this resolution to the Clerk of Council as required under Section 1143.10(f) of the Zoning code for final disposition by City Council.

ROLL CALL:

Ayes:

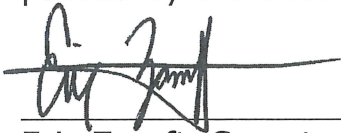
Cohen
Neirmann-O'Neil
Stein
Unger

Nays:

None

Motion carried.
Adopted.

I hereby certify that the above is a true and correct copy of the resolution passed by the Board of Control at its meeting held on March 18, 2021.

A handwritten signature in black ink, appearing to read "Eric Zamft", written over a horizontal line.

Eric Zamft, Secretary to the Board of Control

A copy of this resolution was filed with the Clerk of Council on Friday, March 19, 2021.

A handwritten signature in blue ink, appearing to read "Amy Himmelein", written over a horizontal line.

Amy Himmelein, Clerk of Council