

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE COUNCIL SPECIAL MEETING

HELD: August 9, 2022

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Virtual Meeting Notice

For the safety of our staff and residents, to listen to the live stream of the meeting please go to: <https://www.facebook.com/233577357056186/live/> or the City's website: www.brecksville.oh.us. Questions and comments may be e-mailed to ttabor@brecksville.oh.us or by phone to (440) 526-2609 and will be forwarded to the appropriate personnel for a response.

Call to Order

7:00 PM

Roll Call

Caruso, Ganim, Kingston, Redinger, Stucky.

Tim Muckley-Sherwin Williams; Todd Gerber-Welty Gilbane;

Items for Consideration:

Mr. Gerber said the Brecksville Ordinance allows construction work between 7:00 AM and 7:00 PM Monday – Saturday. The Sherwin Williams project will require approximately 16 concrete pours through the month of September. Mr. Gerber said the areas are 100 feet by 300 feet and a minimum of 14 inches thick. The pour areas have been highly designed and engineered. Each pour requires approximately 50 trucks and takes 10 hours to complete the pour. The concrete supplier has assured delivery of the required amounts of concrete beginning at 4:00 AM. The concrete is required to be at a temperature less than 90 degrees. Mr. Gerber said for the supplier comes from Akron. A previous pour that began at 7:00 AM resulted in several workers being treated for heat stress. Mr. Gerber said the nearest house is 1,305 feet from the pour area. A windscreen has been installed to reduce dust and light pollution. The schedule that is being requested for approval is 2:00 AM open the gates, 2:30 AM pump truck is set up, 3:30 AM Concrete trucks start arriving for batch testing; 4:00 AM start placing concrete; 6:00 AM start ironworkers and crane; start finishing concrete until completion.

Councilmember Stucky said this information is what Council requested prior to authorizing the early start. The heat and supply shows a hardship for the requirements of this project. Councilmember Stucky asked if the lights are required to be on all night and where do the trucks enter the site from.

Mr. Gerber said the areas are engineered so that bulkheads and joints are required in specific locations and must be poured in one continuous pour. There could be structural deficiencies if the concrete dries too fast. A third party inspector is on site. The lights are required to be on 24 hours a day. Construction traffic enters from Miller Road.

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Councilmember Caruso said the early start is a quality and safety issue. Councilmember Caruso asked if the contractor is confident the concrete will be completed by the end of September. Mr. Gerber said they expect to, as long as the weather allows.

Councilmember Stucky asked if residents could be notified when early work would be taking place.

Council President Redinger asked how many workers are on site during concrete pours.

Mr. Gerber said the notifications can be done however residents request. There are concrete finishers, inspectors, equipment drivers and ironworkers. Approximately 50 workers on site.

Katy Hannigan, 6816 Westview. Ms. Hannigan said the lights are still on all night and the noise is not just back up beeping sounds. The noise is scraping rocks, breaking glass and machines. Ms. Hannigan believes the weather forecast allows for cooler temperatures so early starts are not necessary. Ms. Hannigan feels the need for early start times is poor project management.

Lights outside are on 24 hours a day, they face east and cannot be shut off.

Heather Ochacki- 6738 Westview. Ms. Ochacki said the lights are on at 2:00 AM and face her house. The lights are visible in her driveway at 9:24 PM because there is no buffer, the trees were removed.

Mr. Gerber said the lights may be from the DiGeronimo site, which is much closer to Westview.

Ms. Hannigan said she cannot see the DiGeronimo property from her house and the lights are constantly on. The contractor should have been aware that work would be necessary before the allowable 7:00 AM time. Ms. Hannigan said there is cranes, scraping, beeping, not just concrete trucks.

Mr. Gerber said there is no reason for earthwork equipment to be used during that time.

Steve Schadler, 8980 Cinnebar. Mr. Schadler asked if the temperatures are falling, could the schedule be modified from 4:00 AM start times.

Councilmember Stucky said business cannot be done like that. Trucks and material are time specific, concrete is the most difficult part of a project.

Mr. Schadler asked if the time could be amended if the temperatures are lower on a specific day, so the residents are not impacted.

Mayor Hruby said there is a trailer on the site that is marked with the name "Hunt". The lights on that building are facing north and another is facing north east. Mayor Hruby asked if the light that is seen from Westview be adjusted from north facing. Mr. Gerber said he will look into having the lights adjusted away from Westview.

Alfred Geis, 7601 Parkview. Mr. Geis said during construction someone will always be inconvenienced. Mr. Geis said the Donnelly Company is a very good company and unless necessary would not inconvenience the residents. Mr. Geis said it appears to be that the three companies involved are being responsible and doing the job properly.

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Ms. Hannigan said this is more than mud on the road or dust. She has children that have been disrupted by the construction.

Amy Thomas, 6750 Westview. Ms. Thomas said the residents are not asking for anything unreasonable.

Mr. Schadler asked what would happen if the contractor was not granted approval to work.

Councilmember Caruso said there are items to consider. Councilmember Stucky said the contractor has provided information that was requested regarding the hardship the contractor is facing.

Mr. Schadler said it will be a hardship if Council votes no. Mr. Schadler asked what precedent will this set if approved.

Mayor Hruby said no precedent will be set. Contractors often request extended hours. Overnight paving for SR 82 and I77 have been authorized previously. Currently, the contractor is working (72) hours non-stop to move a gas supply line near the Town Square.

Councilmember Kingston asked how resident will be notified if this is approved. Mr. Gerber said he can place signs on the street, weekly fliers or whatever the residents are open to.

Mayor Hruby said the City could assist with notifications to the properties if needed.

Councilmember Kingston said signs on the street would be a good way to notify the residents.

Ms. Hannigan asked if the work could be done (2) days in a row. Mr. Gerber said it may be possible if weather and working conditions are perfect, but not probable.

Ms. Ochacki asked if it was possible to have a contact other than the Police with concerns so that Council is aware of the complaints.

Council President Redinger said all of the Councilmembers have e-mail and phone numbers available to all of the residents. You may contact any member of Council at any time. Councilmembers are aware of the complaints.

Nick Sevidy, Sherwood Trail. Mr. Sevidy said safety should be considered for the members of the community when granting this. The City should consider the citizens that are affected by the construction. Tired citizens driving, getting in accidents. The cultural concerns that portray corporations above residents and that money is more important.

Councilmember Caruso asked if there are concerns of death or injury if concrete failure if installed improperly. Mr. Gerber said yes.

Mark Butler- 6900 Westview. Mr. Butler said there is noise and light pollution from the site. Mr. Butler said the site could be designed so that vehicles are not required to back up. Lighting could be directed away from residences.

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Council President Redinger said signs will be placed at the street notifying residents twenty-four hours prior to overnight pours and a calendar to residents with a proposed weekly schedule.

Councilmember Kingston asked if a Councilmember could be appointed to follow up. Councilmember Stucky said he will be on the site for safety training and will review for compliance. CBO

Motion made by Caruso to allow the contractors at Sherwin Williams site to pour concrete beginning at 4:00 AM, with neighboring resident notification through September 30, 2022, Seconded by Stucky.

Voting Yea: Caruso, Ganim, Kingston, Redinger, Stucky.

Motion to Adjourn

8:20 PM

Motion made by Redinger, Seconded by Caruso.

Voting Yea: Caruso, Ganim, Kingston, Redinger, Stucky.

Mayor and Safety Director: Jerry N. Hruby,

City Council Members: Laura C. Redinger, *President*; Dominic Caruso, *Vice President*; AJ Ganim,
Daryl Kingston, Ann Koepke, Beth Savage, Brian Stucky.

Clerk: Tammy Tabor