

ORDINANCE NO. 021-2023(PD), *First Reading*

By Mayor Seren

An Ordinance authorizing the Mayor to execute an agreement with Partners Environmental Consulting, Inc. for environmental consulting services including the preparation of Phase I and Phase II Environmental Site Assessments for the former Hillside Dairy/Police Annex Property at 1418 Warrensville Center Road; declaring said Property as blighted; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, the City of Cleveland Heights (the “City”) has identified the redevelopment of the Mayfield Triangle area located between Mayfield Road, Noble Road, and Warrensville Center Road as important for the future of the City and its residents; and

WHEREAS, the City owns a large parcel of property in the Mayfield Triangle area identified as Permanent Parcel No. 683-06-035 (the “Site”); and

WHEREAS, among the barriers to the redevelopment of the Mayfield Triangle is the building located on the Site at 1418 Warrensville Center Road which was formerly known as the Hillside Dairy (the “Building”); and

WHEREAS, since the City acquired the Site in 2000 the Building has housed a number of City functions related to public works and signs and signals, and has also served as the Police Annex; and

WHEREAS, all City functions were removed from the Building in 2021; and

WHEREAS, the Building is considered blighted and is located in an Improvement Target Area (“ITA”) as designated by the United States Department of Housing and Urban Development (“HUD”); and

WHEREAS, the City wishes to demolish the Building to allow for the redevelopment of the Site; and

WHEREAS, in order to demolish the Building and redevelop the Site, any environmental conditions must first be identified; and

WHEREAS, the City intends to apply for a United State Environmental Protection Agency (“USEPA”) Brownfield Cleanup Grant for the demolition of the Building and redevelopment of the Site so as to offset any financial burden on the City and its residents; and

WHEREAS, a requirement of the USEPA Grant application is the preparation of Phase I and II Environmental Site Assessments (ESAs); and

WHEREAS, the Mayor recognized that the preparation of Phase I and II ESAs is a specialized service that the City cannot provide and, therefore, sought outside consulting services;

ORDINANCE NO. 021-2023(PD)

and

WHEREAS, the City solicited bids for environmental consulting services for the former Hillside Dairy/Police Annex through an RFP process; and

WHEREAS, the City received seven (7) responses, which were all deemed complete; and

WHEREAS, each of the responses were reviewed by the Department of Planning & Development; and

WHEREAS, after evaluation of responses, Planning & Development staff has recommended to the Mayor that the proposal of Partners Environmental Consulting, Inc. (“Partners”) be accepted; and

WHEREAS, the Mayor has determined that the services offered by Partners best meet the City’s needs; and

WHEREAS, the services are proposed to be paid for via the City’s Community Development Block Grant (“CDBG”) administrative services budget and, therefore, will have no impact on the City’s operating budget; and

WHEREAS, this Council further determines that the Building and Site located at 1418 Warrensville Center Road are blighted as defined in local, state and federal law.

BE IT ORDAINED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. The Mayor be and is hereby authorized to execute an agreement with Partners Environmental Consulting, Inc. (“Partners”), to provide environmental consulting services related to the preparation of Phase I and Phase II Environmental Site Assessments for the former Hillside Dairy/Police Annex property at 1418 Warrensville Center Road. The agreement shall be in substantially in accordance with the terms set forth in the Proposal for professional services submitted by Partners on January 20, 2023, a copy of which is on file with the Clerk of Council and Finance Department. Total compensation for the services to be provided by Partners shall not exceed the sum of Sixty-seven Thousand Four Hundred Five Dollars (\$67,405.00), which sum shall include all services and expenses. All agreements hereunder shall be approved as to form by the Director of Law.


SECTION 2. The City Council of the City of Cleveland Heights officially designates the property located at 1418 Warrensville Center Road, Permanent Parcel No. 683-06-035, as blighted, and determines its remediation will be beneficial to the community.

SECTION 3. Notice of the passage of this Ordinance shall be given by publishing the title and abstract of contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights.

SECTION 4. It is necessary that this Ordinance become immediately effective as an

ORDINANCE NO. 021-2023(PD)

emergency measure 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 prepare the Phase I and II ESAs to allow the application under the USEPA Brownfields grant program to be submitted on a timely basis. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Ordinance 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.



MELODY JOY HART
President of the Council



ADDIE BALESTER
Clerk of Council

PASSED: 02/13/2023

Presented to Mayor: 02/14/2023

Approved by Mayor: 02/14/2023



KAHLIL SEREN
Mayor