



**WARD 4 NEWSLETTER**  
**Summer, 2019**  
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Summer is always a busy time for our Service, Recreation and Engineering Departments and this year is no exception. The reality is that this spring and summer have presented many challenges. Until recently it seemed like it rained every day. Not only was it raining almost every day but, it was raining a lot. Even with the exceptionally wet weather, our various city departments have been working diligently to repair our roads, beautify our city and host a multitude of recreation activities.

The City has been aggressive with its 2019 list of construction projects, as the city is planning to perform over \$22 million in infrastructure improvements this year. The City recognizes that construction projects can be an inconvenience for our residents, but we ask that you be patient. Infrastructure is vital to a city's success and we are fortunate to be able to perform these improvements.

**SOM Center/Aurora Road Intersection Improvement Project**

When completed, an additional lane on SOM Center Road at the intersection of Aurora Road will be installed. This will allow for improved traffic flow and more efficient operation. An additional lane will also be installed on Aurora Road, which will result in a dedicated right turn lane onto SOM Center Road and storm and sanitary sewers along Aurora Road from Solon Boulevard east to the Solon Village Shopping Center entrance on Aurora Road. To date, most of the work west of SOM Center Road is complete. Underground utility work on Aurora Road east of SOM Center Road is now in process. Even with the excessively wet weather and unforeseen utility conflicts, the project is on schedule and is expected to be substantially

completed this year.

**SOM Center Road Resurfacing Project**

This project will resurface SOM Center Road from US 422 south to the railroad bridge. There will be sidewalk and base repairs performed as part of this paving project as well. The City did receive over \$700,000 in funding from the Ohio Department of Transportation which will cover a significant portion of the project cost. Much of the construction work on this project will be performed at night in order to minimize traffic disruptions.

**Arbordale Avenue Reconstruction Project**

The reconstruction of Arbordale Avenue began earlier this summer. The roadway, along with the sanitary and storm sewers, will be replaced as part of this project. Individual house laterals for storm and sanitary sewers will also be replaced. The project has been temporarily paused due to an unforeseen utility conflict that was discovered when excavation was started. It is expected that the project will restart once AT&T relocates their utility ducts. The project was scheduled to be completed by the end of the year, but this unforeseen need to stop work may jeopardize the project completion date.

**SOM Center/Pettibone Road Intersection Expansion**

The City has contracted with GPD Group to redesign the SOM Center/Pettibone Road intersection. The redesigned intersection will include the installation of additional left turn lanes to the eastbound and westbound portions of Pettibone Road at SOM Center.

## **Water Reclamation Plant Upgrades**

The City of Solon recently completed a \$10 million upgrade of its Water Reclamation facility. It should be noted that the upgrades were completed without requiring any additional fees, taxes or loans. The upgrades included the addition of a 1.78 million gallon equalization tank to better handle wet weather overflow events. The installation of this new tank will help ensure that the City does not receive any EPA permit violations. The system is fully functional and has performed very well during our excessively wet spring and summer.

## **November Ballot Issues**

**Former Fountains of Solon Property** – The owner of the property has indicated that he has been in contact with developers that are interested in developing this site if the property is rezoned from C-3 Commercial to I-2 Industrial Zoning. The I-2 Industrial Zoning will allow for light manufacturing and office space on the property and conforms to the goals of the City's Master Plan. City Council voted unanimously to place this rezoning on the November 2019 Ballot.

**Former Liberty Ford Property** – City Council voted 5-2 to place a rezoning issue on the November 2019 Ballot to create a Mixed-Use Planning District for the area encompassing the former Liberty Ford property as well as everything bounded by Solon Road, Station Street, Melbury Avenue and Aurora Road. This rezoning would allow for a mix of commercial, office space, and up to 200 residential apartments and/or townhouses.

**City of Solon Charter Update** – Last Fall in a court case related to Issue 110 (Kerem Lake), the Ohio Supreme Court ruled that our City Charter was in-artful and vague when it came to issues relating to initiative petitions. As a result of the Supreme Court ruling, City Council hired an outside consultant to update our Charter. City Council voted unanimously to place the consultant's recommended Charter changes on the November 2019 Ballot.

## **Recent Economic Development Activity**

**ALDI and Hobby Lobby** – Construction is underway for the remodeling of the former

Sears/Kmart site to include an ALDI at the north end, and a Hobby Lobby adjacent to Marc's. This is an extensive renovation project that will include significant upgrades to the façade, interior and parking lot. Construction is expected to be completed by the end of this year.

**Chick-fil-A** – Construction is nearly complete and it is expected to open in September. It will consist of a 4,821 square foot building with a double drive-thru and patio.

**Yours Truly** – The Solon location is the Shibley family's 10<sup>th</sup> Yours Truly restaurant. It will occupy the former Donatos Pizza and Dave's Cosmic Subs building on Kruse Drive. The restaurant will include a full bar, private party and meeting rooms as well as an order-ahead pick-up window. There will also be an outdoor patio bar and fire pit. Construction is currently underway, and a grand opening is expected sometime in September.

**Swagelok** – The plans for the new Global Headquarters building have been approved by the City. The plans are for a new 134,000 square foot building to be constructed on vacant land at their current location on Cochran Road. Construction is anticipated to be complete by the end of 2020.

**Brennan Industries** – The company is constructing a 23,814 square foot addition to their building. When completed, the building will be over 51,000 square feet. Construction is expected to be completed in the spring of 2020.

**Omni Senior Living** – Construction is underway for the senior living facility across from the Uptown Solon Shopping Center on Kruse Drive. When completed, it will consist of a 105,000 square foot, four story building with 90 independent living apartments alongside a three story, 45,000 square foot building with 42 assisted living apartments and 18 memory care units. Anticipated opening is in 2020.

**Mobil Convenience Center** – Construction is currently taking place at the former Shell gas station on the southwest corner of Aurora Road and Solon Boulevard. It is anticipated that construction will be completed by the end of the year.

Wendy's – The construction of Wendy's at the former Pizza Hut location has begun. The demolition of the Pizza Hut building is complete and construction of the new building is underway.

Rita's Salon & Spa – A grand opening ribbon cutting ceremony was held on July 7<sup>th</sup>. Rita's Salon & Spa renovated and relocated into the former D&R Bagels site on Aurora Road.

### **Community Park Events**

Back by popular demand will be two events hosted at the Solon Community Park. Pop-Up in the Park will be returning on August 24, 2019 from 10:00 AM to 3:00 PM and Fall Fest will take place on October 12, 2019 from 10:00 AM to 4:00 PM. Mark your calendars now because you will not want to miss either event.

### **Yard and Brush Waste**

When disposing of brush, the Service Department asks that branches be no longer than 8 feet and no more than 6 inches in diameter and stacked neatly at the curb with the cut ends facing the street. It is helpful when smaller bundles are tied together. The City has three wood chippers to cover the entire city and it can take 10 to 15 days for collection. You can always call the Service Department (440-248-5834) to find out when the chipper trucks will be in your neighborhood.

Other yard waste and grass clippings are required to be placed in brown paper yard waste bags and placed at the curb (not near brush piles) on the day of your regular garbage pickup.

### **Reminders about Recycling**

Our Service Department and the City Administration are in the process of mailing out a pamphlet that contains an updated list of recyclables and the proper procedures to follow for their disposal. In the meantime, please remember that plastic bags and Styrofoam packaging are not recyclable and can get caught in sorting equipment. Cuyahoga County has an informative website detailing what is recyclable and what is not. <https://cuyahogarecycles.org>

### **Financial Update**

The City's Director of Finance, Matt Rubino, provided City Council with a six month actual and six month projected financial forecast for the city. For the first six months of the year, the City's General Fund Revenue came in slightly above budget and is running almost 3% above last year's collections. The Director of Finance is forecasting that this trend will continue for the remainder of the year. Operating expenditures are also in line with the budget and are projected to be 2% under budget for the year.

### **Emergency Notifications**

I am sure that I do not have to remind everyone about the extreme weather events that we experienced this year. I want to take this opportunity to remind residents that Cuyahoga County has an emergency notification system that you can sign up for called "Ready Notify." Once you sign up, the "Ready Notify" system will send a text or email to notify residents when there is an emergency or other important information that needs to be broadcast for the health, safety and welfare of the community. To sign up for emergency notification, please go to <https://ready.cuyahogacounty.us/en-us/ReadyNotify.aspx>

### **In Closing**

If you have any questions/comments about any information contained in this newsletter or any other City issue, do not hesitate to reach out to me. I would also encourage the use of the City's social media platform sites to stay in touch with what is going on around town.

Facebook: <https://fb.me/CityofSolonOH>

Twitter: <https://twitter.com/CityofSolon>

Youtube:

<https://www.youtube.com/user/solonohiogovchannel/>

My wife Lisa and I wish everyone well.

Sincerely,



Marc R. Kotora  
Ward 4 Councilman