



WARD 3 NEWSLETTER
Fall, 2019
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We have just transitioned from Summer to Fall and there is much activity happening in the City. We are in the process of wrapping up one of the busiest construction seasons in City history, with two major projects close to completion. The SOM Center Road Resurfacing Project should be substantially complete at the end of October and the SOM Center Road and Aurora Road Intersection Project will be substantially complete around Thanksgiving. These two projects have been very challenging for all of us. Once they are finished you will soon see traffic flow much more efficiently through the center of town.

NOVEMBER BALLOT ITEMS

Polling Location Change

There is an election on Tuesday, November 5th. The Ward 3 polling location will be at the Solon Community Center this year, which is different than past years. This year there are several items worth noting on the ballot.

Issue 65 – Rezoning of the former Liberty Ford site and surrounding properties into a Planned Unit Development

A Town Hall meeting was held on September 25th at the former Liberty Ford site, where the firm that is purchasing the former Ford site presented their plan for the property.

Issue 65 is the proposal to rezone the 21.76 acre lot that encompasses the piece of land inside of Aurora Road, Solon Road, Melbury Avenue and Station Street from the current C-3 and C-4 zoning to a Mixed-Use Planned Development.

The current C-4 zoning in this area is meant for "intersection areas" with permitted uses such as gas stations, auto repair shops and car dealerships.

A vote in support of Issue 65 would change the permitted uses in this area to include commercial property, such as shops and restaurants, office space, and residential housing, including apartments, townhomes, and condominiums. The zoning for this area would allow no more than 200 residential units.

If this rezoning is passed, it is important to note that the Planning Commission and City Council would have the authority to approve the final plan for development of this property. The Planning Commission and Council would also have the ability to require the developer to conduct any specific studies (such as traffic or engineering studies) that they deem fit. This type of zoning also promotes the developer to work with the City on a plan that would benefit both parties.

The Liberty Ford property is currently under contract to be sold to Industrial Commercial Properties (ICP). ICP is a commercial real

estate development company that is headquartered in Solon with more than 20 employees.

ICP's plan for the property would include 4 to 5 free standing buildings, a boutique hotel and a residential apartment building. The plan has located the apartment building to the rear of the property so it would not be right on Aurora Road. The development team also mentioned their current plan would have enough parking for the entire development without requiring a parking garage.

ICP envisions the outparcel buildings to house high-end restaurants and family friendly restaurants. They mentioned there was also the opportunity for mixed tenant retail to reside in these buildings. The developer also said they do not foresee any drive-thru restaurants on the property.

The ICP team described the apartment building as high-end, consisting of mostly 1 bedroom units that would get market rate. They described market rate at around \$1,500 to \$2,500 per month. The building would have high-end amenities and finishes.

Issue 64 – Rezoning of 22.8 acres at 34350 Solon Road (by Sedlak Interiors)

This property currently resides between Sedlak Interiors and nVent off of Solon Road. The property owner of the former proposed "Fountains of Solon" property has requested the City consider changing the zoning on the property from "C-3" Commercial to "I-2" Industrial Zoning. The "I-2" Industrial Zoning is consistent with the zoning in the area and would provide the opportunity for light manufacturing and office space on the property. The broker for the property indicated there has been interest in developing this site if the zoning is changed to the "I-2" Zoning. If additional manufacturing and office space is added to this property, the City would benefit from

additional income taxes earned by employees on the site.

Issue 63 - City Charter Updates

This ballot issue is to enact the recommendations from the City's outside attorney to tighten the City's Charter to require three readings for all initiative petitions related to zoning issues. These recommendations came from outside Counsel to help strengthen the City's Charter following Issue 110 last year. The Charter amendment gives citizens a forum to discuss and review the issue with City Council before it goes to the ballot. The Mayor and Council do not have the authority to stop a properly circulated and submitted initiative petition with sufficient signatures from being placed on the ballot. However, it gives the City and voters the opportunity to review and provide public feedback on the impact the issue may have on the City in a public forum at three consecutive regular council meetings, one of which must be a public hearing. You can view a copy of the updated Charter language on the City's website at www.solonohio.org.

Ward 3 City Council and School Board Members

On November 5th, Ward 3 residents will also have the opportunity to vote for the City Council Representative and School Board Members.

Finance Update and 2020 Budget Preview

The City's 2019 operating budget is forecasting to be at \$44.4 million with revenues of \$45.5 million. This includes a surplus of \$4.3 million that will be transferred out of the General Fund and used to pre-fund 2020 capital expenditures, economic development and included in the City's "rainy day" fund. The 2019 budget increased 1.7% year over year, which shows the financial discipline that City employees

have with residents' money. The 2020 operating budget is currently estimated to be \$45.9 million prior to the completion of the departmental review and request process.

The 2020 Capital Budget, without infrastructure improvements, is estimated to be around \$4.5 million. Most of these funds will go to improvements of City owned buildings. When selecting capital projects, the City prioritizes safety, security and wellness before the "nice to have" projects. As such, there are some HVAC and roofing projects that are being prioritized at the Service Department. Additionally, there are projects at the Rec Center around improvements of the gym floor, banquet rooms and electrical and lighting. There are other potential projects at Fire Station #1 and City Hall. In 2020, the City will also update its fleet of vehicles by replacing several Police, Fire and Service Department vehicles. These are typical requests that come in the Capital Budget.

In addition to this, there are approximately \$20 million in road and other infrastructure projects that will be considered for approval. The largest project on the list is the reconstruction of Solon Road near the Bainbridge Road intersection to Aurora Road. This will include repavement of the road and potentially removing the railroad crossing.

Other street reconstruction projects on the list include, Brookland Avenue, Cochran Road resurfacing, Creeside Trail rehabilitation, Briar Hill culvert replacement and the Miles Road retaining wall rehabilitation. The City's Engineering Department reviews the state of the City's roads every year to prioritize projects. They develop a 5 year plan to help budget and map out projects for a given year.

It is important to note that there will be budget hearings starting in November and that legislation approving the budget will be

read at 3 Council meetings ahead of the budget being finalized and approved.

Solon Bicentennial

The City of Solon will celebrate our bicentennial in 2020. The City is currently working on preparing a calendar of events so residents have the opportunity to spend the year celebrating Solon and its history. The calendar currently is as follows:

- January – Winterfest
- February – State of the City Luncheon
- March – Passport to Solon Campaign
- April – 200 Volunteer Projects for 200 Years
- May – Hometown Heros
- June – Time Capsule Opening
- July – Home Days
- September – Bicentennial Ball
- October – Fall Fest
- November – Holiday Tree Lighting
- December – Video and Book Release

The goal of the City's bicentennial is to celebrate the history of Solon and encourage residents, the schools, businesses and community organizations to become involved.

The City has created a Bicentennial Planning Committee to help with these events, which includes members of the Administration, Solon Historical Society and Palmer Event Solutions, the group that the City hired to help plan and organize the bicentennial.

This celebration is a great opportunity for residents to get more involved with the City and learn more about Solon's great history.

Solon Spins

The City recently launched the Solon Spins program out of the Solon Rec Department. This program is a joint rental program between the Senior Center and the Rec Department, which allows people of all ages and abilities the ability to borrow a bicycle to ride. Thanks to the Rotary Club of Solon,

Solon Bicycle and Solon Civic Club for making this a reality.

Senior Center Update

The application period for Senior Snow Plowing for this coming winter is open. If you would like more information or an application, visit the City of Solon website: <https://www.solonohio.org/1149/Supportive-Services> or you can contact the Senior Center at 440-349-6363.

Medicare Open Enrollment for 2020 runs from October 15 to December 7. During open enrollment people may move from original Medicare plans, or choose a different Medicare prescription drug plan.

Many people think enrolling in Medicare is a once-in-a-lifetime event that's timed to coincide with their retirement date and Social Security claiming decisions. A set-it-and-forget-it attitude about health care coverage options in retirement can be costly because each year, insurance companies make changes to Medicare plans that affect out-of-pocket costs for monthly premiums, deductibles, drug costs and health care provider networks and pharmacies.

The City of Solon offers its residents the opportunity to review their plans and needs. For more information, they should contact the Senior Center.

Planning and Economic Development Department Update

Swagelok recently finalized plans for their new Global Headquarters. They will be building a new 130,000 sq. ft. campus. This building will be located on a parcel of land they currently own and have operations on. Construction of the campus is due to be complete in 2020 and will house upwards of 500 new employees.

Simply Greek on Aurora Road and Chick-fil-A on the corner of Solon Road and SOM Center

Road opened in early September. Other commercial projects that will be opening in the coming months include Yours Truly, Hobby Lobby and ALDI.

Other new businesses that opened in 2019 include Aerospace Maintenance Solutions, Northern Haserot, Solon Collision, Essentially Organic Vending, NEO Spine and Sport and Elevate Nutrition.

There is also a really great section in the October issue of Cleveland Magazine on Solon. It highlights our business community, nationally recognized public school system, Senior Center, Arts Center and Community Center along with many other amenities.

Dog Park

The construction of the dog park at Timberlake Park was slowed due to some site plan and permit approvals the City needed to obtain from Bainbridge Township. The City is working with the Township where the park is located and construction will continue once approvals are granted.

Leaf Collection

The Service Department will begin the curbside leaf collection program on Monday, October 14, 2019. The program will run through Friday, December 20, 2019, weather permitting. We ask that residents place their leaves 3 feet from the curb. City crews will work their way around the City to collect them. Crews will pass through each area several times throughout the collection season.

The Service Department requires that leaf piles NEVER be placed in the roadway; this can cause an unsafe situation for motorists and block storm sewers which will result in flooding issues. City Ordinance (ORD. #1964-660.3) states the following: (c) No person shall dump or deposit any leaves, grass clippings, brush or wood debris in such

a way that it obstructs a waterway or sewer system within any public street or sidewalk except on the tree lawn between the sidewalk and the curb.

When placing leaves out for collection, they should be raked into a windrow and placed close to, but not in, the roadway. No brush, small branches or other materials should be mixed in with leaf piles as this material will clog and damage the leaf collection equipment and slow down the collection process. Foreign objects can also be thrown from a machine and potentially harm a worker or motorist.

Thank you for taking time to read my newsletter. If you have any questions, comments or feedback, please reach out to me directly via phone at 440-476-3739 or via email at JZelwin@solonohio.org.

Thank you,

A handwritten signature in black ink, appearing to read "Jimmy Zelwin". The signature is fluid and cursive, with a large, stylized initial "J" and "Z".