

Record of Proceedings  
Regular Council Meeting  
September 26th, 2024

1 Presiding Officer, Mayor Nicholas Molnar called the September 26th, 2024 regular Council meeting to  
2 order at 7:30p.m.

3  
4 **Present:** Council members Jessica Brandt, Dave Finley, Jeff Garvas, Jan Tulley, and Vini J.  
5 Ventura. Also present: Law Director Mark Guidetti and Clerk of Council Jon Hoover.

6  
7 **INVOCATION & PLEDGE OF ALLEGIANCE**

8  
9 **APPROVAL OF MINUTES:**

10  
11 Ms. Brandt moved, second by Mr. Garvas, to **approve the minutes of the regular meeting of**  
12 **September 12, 2024 as received from the Clerk of Council.** The motion carried by a unanimous voice  
13 vote.

14  
15 **PUBLIC COMMENTS:**

16  
17 ~ **Chris Coblentz, 6770 Richard Rd., Boston Heights,** spoke on the topic of RES.NO. 66-2024 and his  
18 wish for Council to approve the Valley Reserve PUD. The Mayor referenced a recent decision by the  
19 BZA and questioned why Mr. Coblentz is asking for their not to be sidewalks on both sides of the roads  
20 within the planned development. Mr. Coblentz stated that several developments within the City do not  
21 have sidewalks and with these being private drives thought sidewalks on one side of the road would be  
22 acceptable.

23  
24 Ms. Brandt asked clarifying questions on what the Planning Commission approves versus what Council  
25 approves, to which Mr. Coblentz stated the Planning Commission granted conditional approval of the  
26 PUD, but that Council ultimately gives legislative approval.

27  
28 Mr. Guidetti added that what Council is deciding tonight is whether to approve the conditional zoning  
29 certificate that the Planning Commission issued, along with the partial sidewalk waiver. Mr. Garvas  
30 asked for clarification that a “yes” vote on RES.NO. 66-2024 would approve the waiver for sidewalks on  
31 both sides of the street, to which Mr. Guidetti confirmed. Mr. Guidetti further added that if RES.NO. 66-  
32 2024 were rejected, Mr. Coblentz would have the option to go back and work something out with the  
33 Planning Commission.

34  
35 Mr. Coblentz added that he is trying to follow what has been done in the past with regards to sidewalks  
36 within PUDs in the City.

37  
38 **CORRESPONDENCE:** None

39  
40 **INTRODUCTION, READINGS & ADOPTION OF LEGISLATION**

41  
42 **RESOLUTION NO. 66-2024**

43 A RESOLUTION WAIVING THE REQUIREMENT FOR THE CONSTRUCTION OF FULL  
44 SIDEWALKS AND OTHERWISE CONFIRMING THE CONDITIONAL ZONING CERTIFICATE AS  
45 APPROVED BY THE CITY OF MACEDONIA PLANNING COMMISSION IN REGARD TO THE  
46 VALLEY RESERVE SUBDIVISION DEVELOPMENT PROJECT was offered by Mr. Finley for its  
47 **first, second and third readings by title only.** Seconded by Ms. Brandt. The motion carried  
48 unanimously by a voice vote.

49  
50 The Mayor referenced this legislation is what was discussed during the public comment period of the  
51 meeting and asked Dir. Guidetti if Council could stipulate in approving the PUD that sidewalks be built  
52 on both sides of the street, to which Dir. Guidetti replied Council can do that, but then the question  
53 remains on whether the developer will build or not.

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54 In response to a question from Mr. Garvas, Dir. Guidetti elaborated that Council can make amendments to  
55 the legislative language as has been done in the past and leave at 1<sup>st</sup> reading to allow for more  
56 consideration. The Mayor asked if there could be an administrative approval in consultation with  
57 Commissioner Monaco, to which Dir. Guidetti replied in the negative.

58  
59 Mr. Finley moved, second by Ms. Brandt, to **adopt RES.NO. 66-2024 and post the same according to**  
60 **law.**

61 Roll call: Ayes: Ms. Brandt, Mr. Finley  
62 Nays: Mr. Garvas, Ms. Tulley, Mr. Ventura  
63 **RES.NO. 66-2024 declared failed.**  
64

65 **RESOLUTION NO. 67-2024**

66 A RESOLUTION AUTHORIZING THE MAYOR TO COMPLETE AND EXECUTE CONSENT  
67 LEGISLATION FOR ODOT'S RESURFACING OF STATE ROUTE 8 IN THE CITY OF  
68 MACEDONIA – ODOT PID NO. 102330 was offered by Ms. Tulley for its **first, second and third**  
69 **readings by title only.** Seconded by Mr. Ventura. The motion carried unanimously by a voice vote.  
70

71 Dir. Gigliotti stated this project allows ODOT to resurface a portion of SR 8 next summer from roughly  
72 the McDonald's end of Macedonia Commons heading south near Costco. Macedonia incurs no charge  
73 for the project.  
74

75 Ms. Tulley moved, second by Mr. Ventura, to **adopt RES.NO. 67-2024 and post the same according to**  
76 **law.** Motion carried by a unanimous voice vote. **RES.NO. 67-2024 declared and adopted.**  
77

78 **ORDINANCE NO. 68-2024**

79 AN EMERGENCY ORDINANCE CAUSING THE COSTS FOR DEMOLISHING THE  
80 BUILDINGS/STRUCTURES LOCATED AT 8334 SHEPARD ROAD TO BE CERTIFIED TO THE  
81 COUNTY AUDITOR AS A LIEN was offered by Mr. Garvas for its **first, second and third readings by**  
82 **title only.** Seconded by Ms. Tulley. The motion carried unanimously by a voice vote.  
83

84 The Mayor shared that both this ordinance and the following are the costs of demolishing the dilapidated  
85 buildings at these addresses that will be certified as a lien and the property owner responsible for paying  
86 these costs.  
87

88 Mr. Garvas moved, second by Ms. Tulley, to **adopt ORD.NO. 68-2024 and post the same according to**  
89 **law.** Motion carried by a unanimous voice vote. **ORD.NO. 68-2024 declared and adopted.**  
90

91 **ORDINANCE NO. 69-2024**

92 AN EMERGENCY ORDINANCE CAUSING THE COSTS FOR DEMOLISHING THE  
93 BUILDINGS/STRUCTURES LOCATED AT 1250 TWINSBURG ROAD TO BE CERTIFIED TO THE  
94 COUNTY AUDITOR AS A LIEN was offered by Mr. Ventura for its **first, second and third readings**  
95 **by title only.** Seconded by Mr. Finley. The motion carried unanimously by a voice vote.  
96

97 Mr. Ventura moved, second by Mr. Finley, to **adopt ORD.NO. 69-2024 and post the same according to**  
98 **law.** Motion carried by a unanimous voice vote. **ORD.NO. 69-2024 declared and adopted.**  
99

100  
101 **MOTIONS / OTHER LEGISLATIVE ACTION:** None  
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103  
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106

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107 **MAYOR’S REPORT**

108  
109 ~Thanks to all who attended the amazing, safe FallFest last weekend  
110 ~The structure at 9150 Valley View will be demolished soon to make way for the new Service  
111 Department building and preparations have been made to have the process go as smoothly as  
112 possible  
113 ~Trick or Treating in Macedonia will be on October 31 from 6-8pm  
114 ~If residents have questions about the new trash contract, please go to the City website for FAQs,  
115 and if you have questions beyond that contact Dir. Wilson in the Service Department. Do not  
116 rely on random Facebook pages for correct information. The City does not negotiate a contract—  
117 by law the City must go out to bid and take the lowest and best. Every service that you have now  
118 will also be in place on December 1<sup>st</sup>. Ms. Tulley thanked the Mayor and Service Department for  
119 putting that information on the website as she has received several questions, including billing  
120 related, on the new contract. Ms. Tulley questioned why Republic did not automatically renew,  
121 to which Dir. Guidetti responded there was a set number of automatic renewals in the initial  
122 contract, and it was extended the maximum amount of time. The Mayor added that the City will  
123 have the option to do a similar automatic renewal if they are satisfied with the service. Ms.  
124 Brandt added there are two different discount options: one based solely on age that comes from  
125 the provider and one that is both age and income-based from the City.  
126 ~Please don’t drive distracted—put down the phone and drive!

127  
128 **COMMITTEE REPORTS**

129  
130 **Parks & Recreation Commission:** Ms. Brandt stated the Commission met on the 18<sup>th</sup> and had a  
131 discussion on future plans, including the new baseball field quad that is in the 5-year capital plan. The  
132 Commission remains excited about the paved trails throughout the park planned for 2025. The next  
133 meeting is October 16 at 6pm in the upstairs of the Rec Center

134  
135 **Finance Committee:** Mr. Ventura stated that Finance Committee met this evening and discussed Family  
136 Rec Center and streets portion of the 2025 capital budget along with the debt going into next year. The  
137 Committee will meet again on October 24 to go over the 2025 operating budget, with Council having a 1<sup>st</sup>  
138 read of the budget.

139  
140 **Cemetery Board:** Ms. Tulley reported the Board met last week and that a new garage door has been  
141 ordered. The flagpole donated to the Cemetery that was to be installed has been stolen. Work has begun  
142 on the budget and there is no anticipated request for an increase in funding from the communities.

143  
144 **DEPARTMENT REPORTS**

145  
146 **Service Department:** Director Wilson – Provided a more thorough detail and timeline of the trash  
147 contract process. Republic did make a mistake on their billing but will make it right—customers can  
148 choose to pay only two months of the bill or pay in full and be reimbursed. Trash/recycling services and  
149 dates with the new provider will remain the same.

150  
151 **Engineer:** Director Gigliotti – Thanks to Council for passage of RES.NO. 67-2024. Road paving is  
152 wrapping up for the season, and a new road report that is done every three years will be forthcoming and  
153 presented to Council in the winter.

154  
155 **Parks and Recreation Department:** – Director Chadock – Thanks to all departments for pitching in to  
156 help FallFest happen last week. The Haunted Manor at Longwood Park will be open for kids to come and  
157 get candy on October 19 from 4-6pm.

158

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159 **Finance Department:** Director Veres – Thanks to Council for participating in the Finance Committee  
160 meetings. At the October 26 meeting the 2025 operating budget will be discussed.

161  
162 **IT Department:** Director Collins – 43 help desk tickets closed since the last Council meeting. Major  
163 projects completed include the on-premises two factor authentication for the Police Department and  
164 getting the new Clerk of Courts acclimated.

165  
166 **Building Department:** Commissioner Monaco – Absent

167  
168 **HR Department:** Director Smith – Absent

169  
170 **Fire Department:** Chief Ripley – Fire Prevention Open House is October 9, which will have food trucks,  
171 the swearing-in of new employees, and activities for the kids. A \$50,000 grant was received for the  
172 senior center meal program. The senior center will host a clambake on October 23.

173  
174 **Police Department:** Chief Yakopovich – Thanks to Dir. Collins for keeping the Police Department  
175 LEADS compliant, and to Dir. Wilson and his staff for the renovation of the dispatch center.

176  
177 **Law Department:** Director Guidetti – Provided additional detail and information on the trash contract  
178 process.

179  
180 **UNFINISHED BUSINESS:** None

181  
182 **NEW BUSINESS:** Ms. Tulley thanked the Police Department for increased presence near Ledgeview  
183 Elementary and Berkshire Drive. Ms. Tulley also thanked the Service Department for the work being  
184 done at the corner of North Bedford and Ledge Road.

185  
186 Ms. Brandt announced a public meeting will be held thirty minutes prior to the Council work session on  
187 October 10 regarding the moratorium on recreational marijuana that will expire in December. Residents  
188 are welcome to attend and share their opinions on whether the City allows or does not allow the sale of  
189 recreational marijuana. Information on the topic will be provided along with data from the State on what  
190 is allowed and the rules that must be followed. For more information or confirmation of the timing for  
191 the meeting, please reach out to the Clerk of Council.

192  
193 The Mayor wished the Nordonía Knights football good luck at their homecoming game against  
194 Twinsburg, and stated as a Nordonía alum he really does not want to put on a Twinsburg jersey as a result  
195 of a friendly wager placed with the Mayor of Twinsburg.

196  
197 Ms. Brandt moved, second by Mr. Garvas to **enter into executive session to discuss the appointment,  
198 employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or  
199 official pursuant to Ohio Revised Code Section 121.22(G)(1).**

200  
201 Roll call: Ayes: Ms. Brandt, Mr. Finley, Mr. Garvas, Ms. Tulley, Mr.  
202 Ventura

203 Nays: None  
204 The motion carried unanimously and Council entered into  
205 executive session at 8:04pm. Council returned from executive  
206 session at 8:20pm.

207  
208  
209 There being no further business, Mr. Garvas moved, second by Ms. Brandt, to **adjourn the meeting.** The  
210 motion passed **unanimously** pursuant to a voice vote and the meeting was adjourned at approximately  
211 8:20p.m.

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212

213 **Date:** \_\_\_\_\_

214

215

216

**Attest:** \_\_\_\_\_

217

Jon Hoover, Clerk of Council

218

219 **Mayor:** \_\_\_\_\_

220

Nicholas Molnar