

Record of Proceedings
Regular Council Meeting
May 12th, 2022

1 Presiding Officer, Mayor Nicholas Molnar called the May 12th, 2022 regular meeting to order at
2 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** Chaplain Tom O'Brien of Nordonia Hills American
8 Legion 801.
9

10 **PROCLAMATIONS:** The Mayor read three, proclaiming May 2022 to be Older Americans Month, to
11 observe May 13, 2022 as Police Officers Memorial Day, and proclaiming May 12, 2022 as Donnie Bell
12 Day.
13

14 Donnie Bell was in attendance to receive the honor, along with several family members, friends and
15 colleagues. The Mayor, Chief Ripley, Assistant Chief Celinski, Fire/Medic Dave Morris from the
16 Macedonia Firefighter's Association, and Union President Dave Aberth thanked him for his service and
17 dedication, shared memories and presented him with a commemorative fire axe. Chief Ripley also
18 recognized the Fire Department retirees in attendance: Diane Moore, Ed Mrak, and Doug Brasovich.
19

20 **APPROVAL OF MINUTES:**

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22 Ms. Brandt moved, second by Mr. Garvas, to approve the minutes of the public hearing and regular
23 meeting of April 28, 2022 as received from the Clerk of Council. The motion carried unanimously upon a
24 voice vote.
25

26 **PUBLIC COMMENTS:**

27
28 ~ **Lawrence Marek, 467 Mapleview Road** reported the pipework was done on the corner of Mapleview
29 and Indian Run, complimenting the work performed. He believes more work needs to be done to prevent
30 water flowing from North Bedford Road onto his property. One of the ways to prevent it is for the water
31 west of North Bedford Road to stay on the west side. Mr. Marek referenced work being done to help the
32 flow of water near newer homes, and having requested the City send a letter to one of his neighbors to ask
33 him to clean out their section of the swale to improve waterflow.
34

35 **CORRESPONDENCE:** The Clerk of Council read a letter received by the Fire Department from retired
36 firefighter/EMT Linwood Emmons of Hamilton, NJ who was on vacation passing through Macedonia on
37 March 19, 2022. He stated he had neck and chest pains, and immediate action was taken by
38 firefighter/paramedics Matt Maloney and John Schwab to help relieve the pain and have him transported
39 to the Ahuja Medical Center in Beachwood. There is no doubt in his mind that the experience and speed
40 of the paramedics saved his life and wishes to convey his thanks for the experienced and well-trained
41 staff.
42

43 **INTRODUCTION, READINGS & ADOPTION OF LEGISLATION**

44
45 **ORDINANCE NO. 25-2022**

46 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A REAL ESTATE PURCHASE
47 AGREEMENT FOR THE REAL PROPERTY KNOWN AS PERMANENT PARCEL NO. 33-11015
48 FOR THE AMOUNT OF \$625,000, AND APPROPRIATING THAT AMOUNT was offered by Mr.
49 Garvas for **third reading by title only**. Seconded by Mr. Ventura.
50

51 The Mayor reiterated the purpose of the legislation as it has been discussed over the last three Council
52 meetings, wherein this property was a key piece of what the Future Growth Committee had planned for in
53 its report. The dollars being used for this purchase are coming from the sale of the former Bedford

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54 Anodizing property, not from taxpayer-contributed dollars. Residents have voiced that they want
55 different, non-corporate type entities in this space and this gives the City an opportunity to do that in the
56 future. The City would have control over this space and the ability to provide incentives to businesses to
57 settle there.

58
59 Mr. Garvas stated he has been a part of discussions over the last 8-10 years where residents have asked
60 “why did the City allow this?” or “why did the City not do this?”, and he believes this is a perfect
61 example where the City can have some say. While he is excited by the opportunity he also realizes we
62 may not see this happen for a number of years.

63
64 Prior to voting, Ms. Tulley stated she has talked with numerous people on both sides of this. Some have
65 asked if we would have a plan by the end of 2023 detailing exactly what the City intends to do not only at
66 this property, but the surrounding area. She also referenced neighboring Glenwillow and how they
67 incorporated former Austin Powder Company buildings. Ms. Tulley wants potential future traffic to be
68 considered, and noted the City would now be responsible for the maintenance of that property up to and
69 including any development. Finally, she asked whether any future adjacent properties became available,
70 would the City buy them? She believes a plan needs to be in place by the end of next year, and if the City
71 does not and needs to resell it, it would need to be done quickly so as to avoid the market taking a
72 nosedive.

73
74 Prior to voting, Mr. Ventura echoed some of the concerns Ms. Tulley mentioned, but believes some of
75 those issues will exist either way, regardless of whether the City purchases the property. He thinks it is a
76 good investment and better the City runs the plan than somebody else.

77
78 Mr. Garvas moved, second by Mr. Ventura, to **adopt ORD.NO. 25-2022 and post the same according**
79 **to law.** Motion carried by a majority roll call vote. Councilors Brandt, Garvas, Tulley and Ventura
80 voting in the affirmative, Councilor Finley in the negative. **ORD.NO. 25-2022 declared and adopted.**

81
82 **RESOLUTION NO. 35-2022**

83 A RESOLUTION AUTHORIZING THE DISPOSITION OF CERTAIN MUNICIPAL PROPERTY BY
84 THE PARKS AND RECREATION DEPARTMENT OF THE CITY OF MACEDONIA IN
85 ACCORDANCE WITH OHIO REVISED CODE SECTION 721.15 was offered by Ms. Brandt for **first,**
86 **second and third reading by title only.** Seconded by Ms. Tulley. The motion carried unanimously by a
87 voice vote.

88
89 Dir. Chadock explained this legislation allows for his department to release six pieces of old equipment
90 that are anywhere from 16-20 years old. These pieces would go to auction once the new equipment is
91 received, which could still be 8-16 weeks from now.

92
93 Ms. Brandt moved, second by Ms. Tulley, to **adopt RES.NO. 35-2022 and post the same according to**
94 **law.** Motion carried unanimously by a voice vote. **RES.NO. 35-2022 declared and adopted.**

95
96 **ORDINANCE NO. 36-2022**

97 AN EMERGENCY ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN
98 THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$580,000, TO RETIRE OUTSTANDING
99 BOND ANTICIPATION NOTES OF THE CITY ISSUED TO PAY THE PROPERTY OWNERS’
100 PORTION OF THE COSTS, IN ANTICIPATION OF THE LEVY AND COLLECTION OF SPECIAL
101 ASSESSMENTS, RELATED TO THE CONSTRUCTION OF A RIGHT-IN RIGHT-OUT ACCESS
102 ROAD OFF OF STATE ROUTE 8 TO PROVIDE INGRESS AND EGRESS TO THE
103 CROSSINGS/GOLDEN LINK SHOPPING CENTER, TOGETHER WITH ALL NECESSARY
104 APPURTENANCES AND RELATED IMPROVEMENTS THERETO was offered by Mr. Garvas for
105 **first, second and third reading by title only.** Seconded by Mr. Finley. The motion carried unanimously
106 by a voice vote.

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107
108 The Clerk informed Council of the receipt of the fully executed Fiscal Officer's Certificate.
109

110 Dir. Guidetti reported this ordinance is related to the upcoming Ordinance No. 37-2022 and effectively
111 closes out the notes in anticipation that were issued to fund the project and continues to fund the project
112 until such time that it is paid off through the statutory assessment implemented through Ordinance No.
113 37-2022. The property owners who benefited from the improvement are paying for 98% of the costs,
114 with the City covering 2%.

115
116 The Mayor thanked Dir. Guidetti for all the work he has put into this process.
117

118 Ms. Tulley thanked the owner of the local Chik-Fil-A franchise, who spearheaded and worked side by
119 side with the Law Department to get the other property owners to agree to the project.
120

121 Mr. Garvas moved, second by Mr. Finley, to **adopt ORD.NO. 36-2022 and post the same according to**
122 **law.** Motion carried unanimously by a voice vote. **ORD.NO. 36-2022 declared and adopted.**
123

124 **ORDINANCE NO. 37-2022**

125 AN EMERGENCY ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE
126 CONSTRUCTION, INSTALLATION, AND IMPROVEMENT OF A CERTAIN "RIGHT-IN RIGHT-
127 OUT" ACCESS DRIVE INTO AND OUT OF THE CROSSINGS/GOLDEN LINK SHOPPING
128 CENTER WITHIN THE CITY OF MACEDONIA, ALTOGETHER WITH THE NECESSARY
129 APPURTENANCES THERETO was offered by Ms. Tulley for **first reading by title only.**
130

131 Dir. Guidetti reported that he will be sending notice out, as a courtesy, to the property owners informing
132 them that Council is considering this and that the final costs of the project have been put together.
133

134
135 **MOTIONS / OTHER LEGISLATIVE ACTION:**
136

137 Mr. Ventura moved, second by Ms. Tulley to **accept the donation of 30 cases of fully-cooked golden**
138 **crispy chicken breast fillets valued at \$1,114.18 from Tyson Foods to be used for the City's Senior**
139 **Program.** Motion carried unanimously by a voice vote.
140

141 Mr. Finley moved, second by Mr. Garvas to **cancel the May 26, 2022 regular Council meeting.** Motion
142 carried unanimously by a voice vote.
143

144 **MAYOR'S REPORT**
145

- 146 ~The City received a grant that the Engineering Department had applied for to cover 50% of the
- 147 cost of paving the road in Golden Link Shopping Center, which amounts to about \$144,000.
- 148 ~Reminder of the E-Commerce Safety Zone in front of the City Center that people can utilize.
- 149 ~Thanks to all who donated plastic bags that are used to for senior meal delivery program. Those
- 150 who wish to donate can continue to do so by placing them in City Center lobby receptacle.
- 151 ~Congratulations to Nordonia High School students recognized for academic achievement.
- 152 ~Condolences from the City staff to the family of former Northfield Village Mayor Vic Milani.
- 153 ~Please don't drive distracted! Put the phones down and drive the car.

154
155 **COMMITTEE REPORTS**
156

157 **Parks & Recreation Commission:** Ms. Brandt reported the next Commission meeting will be
158 Wednesday, May 18 at 6:00 in the first floor Activity Room of the Recreation Center. These meetings are
159 open to the public and allow comments just like Council meetings do.

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160
161 **Cemetery Board:** Ms. Tulley had nothing to add after the annual Cemetery Board meeting took place
162 this evening, but encouraged people to pay a visit to the cemetery.
163

164
165 **DEPARTMENT REPORTS**
166

167 **Service Department:** The Mayor reported he had sent Dir. Wilson and Service Supervisor Dzurnak to a
168 stormwater conference for three days, and having attended one in the past, can attest to how beneficial it
169 is in learning how to deal with stormwater issues.
170

171 **Engineer:** The Mayor stated Dir. Gigliotti was unable to attend this evening's meeting, but read his
172 report: "Replacement of the parking lot for the Windmill Golf Center facility has begun today, May 12th.
173 Resurfacing of Highland Road, between Valley View and Chamberlin Road, is scheduled to begin the
174 week of May 23rd. All affected parties have been notified. Traffic delays are expected."
175

176 **Parks and Recreation Department:** Director Chadock – Crews are out trying to catch up on mowing
177 after rain the last few weeks. Community garage sale taking place May 14-15. Family fishing day is
178 May 21. Summerfest is taking place on June 10-11. Due to national lifeguard shortage, many outdoor
179 pools in Ohio in grave danger of not opening completely. In conjunction with the Nordonia School
180 District, lifeguard training will be offered to high school students for physical education credit beginning
181 with the 2022-23 school year. Students can receive school credit, certification and a job out of it.
182

183 **Finance Department:** Director Veres – Reminder that RITA refunds are due by July 15.
184

185 **Fire Department:** Chief Ripley was present at the meeting, but called away before he was able to give a
186 report.
187

188 **Police Department:** Chief Golden – Thanks to Donnie Bell for his service to the City. LEADS audit is
189 upcoming.
190

191 **Building Department:** Commissioner Rodic – Absent
192

193 **HR Department:** Director Smith – Health Fair committee met today and made good progress in planning
194 for this year's outdoor Health Fair. A \$5,000 grant from the Bureau of Workers' Compensation was
195 received to pay for drug-free workforce training. An organization was found that is able to hold live
196 webinars in a flexible manner to accommodate police, fire and dispatch personnel. Training will begin in
197 early August to meet the end of September deadline.
198

199 **IT Department:** Director Collins – Major projects include the completion of battery backups for dispatch
200 consoles, system updates for Police Department domain server, new City website is going into
201 development, and the Recreation Center will be switched over to the 10gig network.
202

203 **Law Department:** Director Guidetti – No report
204
205

206 **UNFINISHED BUSINESS:** None
207

208 **NEW BUSINESS:**
209

210 Ms. Brandt moved, second by Mr. Garvas, to **enter into executive session pursuant to Ohio Revised**
211 **Code Section 121.22(G)(2) to consider the purchase of property for public purposes.** Motion carried
212 unanimously by a roll call vote.

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At 8:36p.m. Council reconvened into its regular meeting.

There being no further business, Ms. Tulley moved, second by Mr. Ventura, to **adjourn the meeting**.
The motion passed **unanimously** pursuant to a voice vote and the meeting was adjourned at
approximately 8:36p.m.

Date: _____

Attest: _____
Jon Hoover, Clerk of Council

Mayor: _____
Nicholas Molnar