
**VILLAGE OF OAKWOOD
COUNCIL MEETING MINUTES
March 3, 2020**

ATTENDED

Johnnie Warren – Council President	Gary Gottschalk - Mayor
Elaine Gaither – Council-at-Large	Ami Imbrogno – Law Dept
Chris Callender – Ward 1	Mark Garratt – Police Chief
Eloise Hardin – Ward 2	Tom Haba – Service Dept
Melanie Sanders – Ward 3	Danielle Marinucci – CBO
Patricia Rogers – Ward 4	
Candace Williams – Ward 5	

ABSENT:

Crystal Williams – Housing Inspector	James Climer – Law Dept
Ed Hren - Engineer	James Schade – Fire Chief
Carlean Perez	

*= *Late Arrival*

Warren opened the meeting at 7:00 pm
Pledge of Allegiance and Roll call were completed.

Correspondence

Warren: Debbie has been in and out this past week and has been going to the Clinic. I hope she gets better.

Motion to approve minutes of February 25, 2020 regular Council meeting made by Gaither seconded by Sanders
7 YES: Warren, Gaither, Hardin, Sanders, Williams ABSTAINED: Callender, Rogers

Departmental Reports

Building-Marinucci: Thank you for your professionalism during my ordeal. It is great to be back and to walk into this hallowed Chamber. My goal is to walk without a cane. Rental properties have been an issue. Thanks to Crystal Williams, we are going street by street. We are using ZonePro to find the owner of houses cross checking with MSL listings data from the County. We have uncovered a few in which the owner lives outside Oakwood. **Hardin** asked about the fee for rental inspections. **Marinucci:** We do not do interior unless we are invited. **Hardin:** Cleveland has interior also. **Warren:** Because they do a lead assessment. I can contact the person in charge of that program. I am sure we can find out what they are using legislatively to permit them to do that. **Hardin:** It is \$70 per unit and if you are late, it is an automatic \$100 assessment. They can afford that. We should be able to do something like that here. **Marinucci:** I spoke with Attorney Climer on this. We perform the exterior and request the interior. **Hardin:** I want the same opportunity here in Oakwood. **Marinucci:** If the exterior is really bad, we get an administrative warrant to do the interior. **Hardin:** In the meantime, please start implementing an interior and exterior program like Cleveland. **Gaither:** I got a listing from a title company. More and more municipalities are not doing point-of-sale. **Hardin:** It isn't the same. **Gaither:** It is the same concept. **Warren:** If there is a legal way to do it, we should. The title company will require it. **Gaither:** Not any longer. **Marinucci:** It is a new process. **Gaither:** They do their own homeowner inspections. **Hardin:** That is borderline taxation without representation. It is hard to juggle the tenant being present. **Marinucci:** In rentals, to enroll children in the school system, they must have a certificate of occupancy. **Hardin:** There is a situation on Raynham. I spoke with the Building Dept. A business is being run from the house and the owner was in court already. The pickup truck is fully loaded, and it is parked in the driveway. The lawn is a mess because he has parked off the driveway so many times. He has mud on the roadway from his house to the stop sign. Can you make him fix that lawn, so he doesn't bring mud into the streets? **Marinucci** will look at it again. We cited him before. **Mayor:** I gather Council was impressed by Robert Harris. **Marinucci:** We have a long way to go but we are in the right direction. **Gaither** asked about vacant properties at Oakhill and Lamson. **Marinucci:** We can condemn. **Hardin** mentioned the outbuilding on Oakhill is falling and critters are coming in and out. **Gaither:** Mold is present in the basement on the corner house. **Haba:** Water has been in the basement

over 10 years. **Marinucci** will begin condemnation. He also mentioned a house on Grove which is in need of attention. **Mayor** asked about the houses on Alexander which were torn down. It was so bad; the guys wore masks. This can't be happening. **Warren**: I did my own remediation on a house I bought which had mold condemnation. The County approved the work. **Marinucci**: We play hardball with issues like that. **Rogers** asked about Bugarcic's property on Hickory. I see a lot of legislation on the agenda. yet his house sits there in decay. **Mayor**: We were going to take it down. What is the plan of action? **Marinucci**: I talked to him a few months ago and he had a buyer in mind. **Rogers**: How can he not pass inspection, but it gets sold? **Marinucci**: That has been going on for a long time. **Mayor**: You did that to the house next to Dawnco Heating. You wanted that house torn down and they didn't do it. They were going to remodel the one building. By having this attitude everything is the way it was and looks terrible. That was the position of this Council at the time. You have nice potential; something must be done, but we are now talking about \$1.2 million grocery store. **Hardin**: He is getting tax abatements. We will help him. It isn't personal. It is principle. **Marinucci**: I will keep on him about it. He told me he has investors. He must work with us. **Hardin**: I'm sorry Pat. I called a couple people about that property. **Marinucci**: It is going to be a beautiful building. **Hardin**: He still must respect the community. **Rogers**: The one on Hickory? **Mayor**: He is leaving the Macedonia house to his daughter. **Hardin**: He must clean it up. **Williams**: He has two properties in our community and wants to start a new business without handling these? **Marinucci**: They are rental properties. **Rogers**: He lived in the brick house on Macedonia. **Mayor**: The house on Hickory is a rental property. **Rogers**: Crystal suggested he donate it to the Village, and we tear it down. **Marinucci**: No. **Hardin**: He worked for it, but he has an obligation to respect the property owners around him. **Warren** asked if there are code violations. If so, why aren't we citing him? **Marinucci**: He kept that project off the ground for the benefit to the Village. At the time we were trying to get everything through the Planning Commission. It is going to be nice. **Warren**: This is the time to put the heat on him. We may just have first reading on this legislation. **Marinucci**: Premier was trying to buy the property. **Gaither**: We are glad you are back Dan. **Marinucci**: Thank you.

Service-Haba: I will be changing the lights in the Council Chambers to LED with a NOPEC grant. We will begin tomorrow morning. We are not going to drop the ceiling. We cleaned the entire ceiling. **Gaither** mentioned the Community Center ladies washroom looks nice. **Callender**: Is there an estimated time for the rubbish pick up? **Haba**: We have handled that in the past. I will call them this week. They are not obligated to keep the same schedule though. **Williams**: Ours has never been picked up the same time. **Haba**: Holidays are affected.

Law-Imbrogno: We are working on suggested change the Charter.

Police-Garratt: I have the attendance/legislation sheet from Debbie and will fill it out as you go along.

Mayoral Report: He handed out packets for Council. Brian came to me and said one of our companies has an abatement in Twinsburg which is Rock the House. He showed Crains magazine in which Rock the House has been highlighted in the last three months. They provide entertainment equipment; stages, sound stages, etc. for 1800 venues each year in Cleveland. They are located on First Place in Oakwood. They are ranked 20 in the top income tax collections in Oakwood. Others are Northern Haserot, Maines, Medical Service Company, Home Instead, and Thermo (which, with their other company makes them number three). **Warren** asked the revenue. **Mayor**: Their receipts were \$1.5 million. **Warren** asked what the Village receives. **Mayor**: We will touch on that. The number one fastest growing company in northeast Ohio is Rock the House. He reviewed the tax incentive summary for Nichols which is going into a Geiss building. We will get \$50,000. We are getting \$35,000 from Medical Service. I am giving them 30% over what we collect over five years, but we won't collect until 2023. It will only be \$15,000 a year. The other 40% of that building was empty, but that part is only bringing in \$4000. I will be speaking to the owner of the company and the real estate agent. **Williams** asked about it. **Mayor**: It begins in 2023 and ends in 2026. The stipulation is, if they are far above that, we can extend it. We extended Oakwood Laboratories and Home Instead. That is an incentive for them to grow. We aren't held to it, but we have the option of extending it. The next four are modest, McDonalds, Federal Metal, Quality Inn, and Ohio Cat. Their real property improvements are modest. This Community Reinvestment Agreement results in a property tax exemption; 49% for 15 years. We don't need school board approval for these. He explained the CRA's and TIF's. TIF money can be used for storm water works, sanitary works, street repair leading to their site or landscaping. The second 15 years of the TIF are at least doubled. It is a nice legacy. The schools are not involved with these. **Williams** asked when Nichols is coming to the Village. **Mayor**: It could be in the next few months. **Williams**: The \$5,000 for the last two, is that being donated? **Mayor**: The last two are different. Bugarcic property improvement is \$1.2 million so we are offering him 80% for 15

years. Normally you don't do this with a grocery store, but we want a nicer building design. We did that with Dolphin. He will save \$24,000 in property tax a year for 15 years. From the TIF we will get \$2,000 for 15 years and the second 15 years we will get \$10,000. Donation to the schools is \$5,000/year for 14 years. We will give him 50% back in payroll taxes. It isn't a lot of money. We did the same with the Hampton. We are getting more in bed tax than we get for payroll there. Rock the House is adding onto a building they don't currently own; the second building is on First Place. They are currently using it to store equipment. This deal is \$1.4 million. They will ask 100% for 15 years on the expansion. The property tax incentive will save them \$35,000 a year for 15 years. Oakwood won't receive anything from a TIF. For that, they will give to the schools \$5,000/15 years and we will give up 15% on anything in addition. Their payroll must be over \$2.2 million. **Hardin** asked the dollar amount. **Mayor**: I don't see it in the next few years, but we are still getting 85%. Twinsburg is offering them incentives. We are working with a disadvantage. Ohio Cat is at Oakleaf and Alexander and are bringing equipment from their Brookpark location. **Williams** asked if the donation to the schools is that scholarships? **Mayor**: They want that to help in their campaign for their levies. **Williams** asked about Oakwood Scholarship funding in the past. **Mayor**: That was money from a company who gave it to us directly. **Williams**: We are not doing that any longer? **Mayor**: Premier is giving \$1 million; \$30,000 for camp, \$20,000 a year for scholarships for college, trade or vocational school which will begin in two years. This is the time to move on these. We want our money coming back to the Village. **Williams** asked him to drive home the point on the current Bugarcic property. **Mayor**: This has dragged on. Dan is back, we will make sure it is moved on.

Broadway I-217 to Tryon Road

Mayor: Reconstruction was done on the road. Phase II is signalization of the lights and changing of the poles to be fluted, Roc Lane and Wendy's as well as the Commons at the hotel will have fluted lighting. They will have a nice base with flute and a flute on top. I insisted this continue at Tryon and Macedonia with a base and top on it instead of basic pole. The winding trail will go from the Community Center to Tryon Road. It will be six ft wide and six ft from the roadway. **Hardin** asked when this will be done and how it will be funded. **Mayor**: In the spring and paid through a grant.

Projects

Mayor explained the loop with no entrance off Macedonia Road. The entrance is at the top as three lanes going to two lanes, looping and coming back on open property with one lane for emergency vehicles. This project is costing \$2.2 million and includes signalization, realignment with Fair Oaks paid for by the developer, landscaping on Macedonia and a trail leading to Alexander Road, in addition to the maintenance and watering. The ballot issue includes the back lots. The ballot issue is to allow Council to make the changes. Premier has an option to buy the three homes south of the site on Macedonia. **Rogers** asked if that includes the house which appears to be a business. **Mayor** reiterated the three properties on the drawing. In the meantime, you can knock down trees until the end of March. You can't touch a tree that potentially has bats in it. The EPA has to come out and inspect. The other zoning change is in Ward 5. A flier is going out encouraging yes votes on Issues 13 and Issue 14. He explained the map (attached). He explained the project in Ward 5. Voting yes on Issue 14 allows for less than 2.5 acres of undeveloped land abutting I-271 in the vicinity of North Lane off Oak Leaf to be used for vehicular parking only with no entrance ever from North Lane. There will be abundant showcasing on a mound which will totally screen the site. A creek will run through that as well. **Williams**: Are you talking about the properties off North Lane? **Mayor**: Off Oak Leaf. The people are only deciding if they want Council to decide. **Williams**: The parking area is going to be part of that project. **Mayor**: Yes. **Hardin** asked the company involved. **Mayor**: Next to this is Waste Management. A power line runs that property as well. **Williams**: When is this coming out? People are already voting. **Mayor**: By the middle of next week. With the future development of the Ford Motor location and the traffic to MGM, Oak Leaf will require a third lane. I am meeting with ODOT next week to have some of this done this year. It is all happening so fast. The Chairman of Ford Motor had a deal, but it may be falling apart. I gave him the types of incentives Walton Hills could offer him if they were in the position to offer it. Ford Motor and MGM could take care of this with TIFs. **Hardin**: What are you going to tell ODOT? **Mayor**: I want at least two lanes at a cost of \$1.34 million. A third lane would cost another \$560,000. On the Fair Oaks side, it is \$810,000 and with the signalization, it brings it to \$1.88 million. I think in time, ODOT would come up with \$1 and OPWC with \$500,000 for a balance of \$1.44 million. **Williams**: I thought Walton Hills wasn't in a position. **Mayor**: They are going to have to be part of this. **Williams**: You want them to do this in 2020. **Mayor**: At least the two lanes. I am hoping ODOT will give us \$1 million. It is cheaper while they are here with the I-271 project to offer the job to them. **Williams**: How do you approach Walton Hills. **Mayor**: They have money, but they have a part time Mayor. They haven't offered incentives. There are 110 acres

over there. They haven't even approached Ford Motor. **Williams:** We can't plan on them paying toward this. **Mayor:** I am not waiting on them either. That road must be fixed. We can review this more at the next meeting. **Williams:** Can you create a draft of how you expect this to be paid for at the next meeting? I am not following. **Mayor:** We have to take this action now while Kokosing is still here and hopefully Ford will show incentive to get everyone on board. **Hardin:** Maybe Ford will pay in. **Mayor:** That could be as well. A lot is going on right now. **Hardin:** There is a lot in the air. **Mayor:** Cuyahoga County has the 9th biggest loss in the entire U.S. due to the high taxes. We have been blessed with keeping Sherwin Williams in the area both downtown and Brecksville. Swagelock is in Solon. The County is offering \$700,000 for roadwork. There isn't a lot of land left in Cuyahoga County to keep businesses. **Hardin:** You are in touch with the County. **Mayor:** We are talking Team NEO, Greater Cleveland Partnership, ODOT, and Jobs Ohio. They are all involved.

He gave Council the flyer for Issues 13 & 14 which is going out to residents. I am paying for this myself since we are taking a position. We have a lot going on and we are way ahead of the curve. We will be fine. Thank you very much. Let's get this thing done already.

Open Floor Comments, hearing none, floor was closed.

Legislation

2020-15 A resolution authorizing the Mayor to execute an agreement with Nichols Paper & Supply Co., for the provision of a job creation grant and declaring an emergency

MOTION TO SUSPEND made by Gaither seconded by Callender

YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

MOTION TO ADOPT made by Sanders seconded by Callender

YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

2015-16 An emergency ordinance determining the period of tax exemption for an improvement to real property owned by Bugarcic, Julia & Sveltana, located in Oakwood Community Reinvestment Area No. 1 and authorizing the Mayor to enter into a Municipal Revenue Sharing agreement with the Bedford City Schools District

First reading

2020-17 An ordinance declaring improvements to certain parcels of real property to be a public purpose, describing the public infrastructure improvements to be made to benefit those parcels requiring the owners of the improvements thereon to make service payments in lieu of taxes, establishing the Bugarcic, Julia & Sveltana, Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of such service payments and declaring an emergency

First reading

2020-18 An emergency ordinance determining the period of tax exemption for an improvement to real property owned by Federal Metal Co. located in Oakwood Community Reinvestment Area No. 1

First reading

2020-19 An ordinance declaring improvements to certain parcels of real property to be a public purpose, describing the public infrastructure improvements to be made to benefit those parcels requiring the owners of the improvements thereon to make service payments in lieu of taxes, establishing the Federal Metal Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of such service payments and declaring an emergency

First reading

2020-20 An emergency ordinance determining the period of tax exemption for an improvement of real property owned by NAVCO Enterprises of Oakwood Village DBA McDonalds, located in Oakwood Community Reinvestment Area No. 1

MOTION TO SUSPEND made by Gaither seconded by Sanders

YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

MOTION TO ADOPT made by Gaither seconded by Rogers

YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

2020-21 An ordinance declaring improvements to certain parcels of real property to be a public purpose describing the public infrastructure improvements to be made to benefit those parcels requiring the owners of the improvements thereon to make service payments in lieu of taxes, establishing the NAVCO Enterprises Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of such service payments and declaring an emergency

MOTION TO SUSPEND made by Rogers seconded by Callender

YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

MOTION TO ADOPT made by Hardin seconded by Gaither

YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

2020-22 An ordinance authorizing the acquisition of one Ford Escape for use in the Building Department and one Ford Explorer for use by the Mayor from the State of Ohio Department of Administrative Services, State Purchasing and declaring an emergency

Garratt: The Mayor crashed his car, the insurance company totaled it for \$10,000. This replaces his car. **Gaither** asked if he was injured. **Garratt:** Not seriously. He is using a rental car right now. It takes 5-6 weeks to get a car after it is ordered. **Hardin:** These aren't new cars, right? **Garratt:** They are both 2020 vehicles. **Williams** asked what car he had. **Garratt:** A Taurus. **Hardin** asked what year it was. **Garratt:** It was 2007. **Hardin:** How long did he have it? **Warren:** Thirteen years. **Gaither** asked about the Building Dept. vehicle. **Garratt:** The one sitting back here has high mileage. **Williams:** They have two cars already. **Garratt:** We got them an Escape several years ago. **Haba:** The one is in bad shape. Carlean is using the one old car. **Garratt:** They just use the Escape for two of them. **Hardin:** Are those vehicles driven home by anyone? **Garratt:** No. **Williams:** Do we have any policies in place regarding that? **Warren:** It is known they can't drive them home. **Williams:** But it isn't in writing. **Warren:** I do not know but it is a matter of record; Council said no. We have to insist the Mayor create that policy since it is an administrative function. **Hardin:** We will use our power then; it will become policy. **Williams** asked why we are prohibited from creating policies. **Warren:** You don't legislate administrative functions. **Williams:** That is odd to me that we don't have policies on vehicles we pay for. How do we make sure that becomes policy? **Warren:** When the Director asked to drive it home, Council said absolutely not. **Hardin:** His predecessor did drive it home. It is administrative but, we are spending money. Same as if there are accidents it falls to us. We can pass this if Council desires with the caveat that administration produces a policy - no personal use. **Williams:** Within 30 days. There must be a time frame. **Rogers:** Are we asking that of the Mayor also? **Warren:** We can then consider the suspension since the one used by the Building Dept. must stay in the village and used only for the specific functions of the Building Dept. **Williams** asked if that is standard in other communities. **Imbrogno:** Yes. **Warren:** Communities are all different. Some drive them home and some use the vehicles only during the day. Even if they go to Columbus for city purposes, they must drive to the city, pick up the car and bring it back before going home. Some are authorized to drive a car. I can have a city car assigned to me as a director, but I choose not to. I am on call. That is a position of a Mayor, Fire Chief, Police Chief, Service Director. They are all on call. A Building Commissioner is not on call. **Williams:** I don't remember discussing a vehicle for the Building Dept. last year. Are they on a schedule for their cars? **Gaither:** Two years ago, they purchased one. **Garratt:** Vehicles go under Capital Lease, not the departmental budget. **Hardin:** You have a rotation. **Warren:** Service Dept. is based on need. **Williams** asked what we do with the older ones. **Garratt:** They go to auction. **Haba:** We use Govdeals now as most cities do. **Garratt:** We get more money for them now. **Hardin** asked if we are going to ask the administration for a policy. **Garratt:** I believe there is one. **Warren:** We told the director he couldn't take the car home. **Hardin:** I also feel official cars should be properly displayed. Brian leased a car for the NLC trip. He is going to pick it up and I have to pick it up here at Village Hall because it is rented under the Village of Oakwood. **Warren:** It will be incumbent upon the vehicle's usage during regular businesses hours and only for Village business. **Hardin:** It was never mentioned in their budget. **Williams:** That is what I am saying. **Warren:** The director has been out for eight weeks. **Williams:** Are you going to include - a policy must be in place within 30 days. **Garratt** suggested speaking with Brian about this because it was mentioned at the time the Mayor needed a car. Someone in the Building Dept. mentioned they also needed one. Council agreed to add with the caveat; a vehicle usage policy is to be put into place within 30 days of the passage of this legislation which limits the use of the vehicle to only during regular

office hours and for Village purposes only. **Hardin** asked about the price. **Garratt**: We got the best price we could through the state bid.

Motion to suspend was made by Hardin seconded by Callender with the caveat; a vehicle usage policy is to be put into place within 30 days of the passage of this legislation which limits the use of the vehicle to only during regular office hours and for Village purposes only and an explanation of the evolution of how this purchase came about
YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

Motion to adopt made by Hardin seconded by Callender
YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

2020-23 An emergency ordinance determining the period of tax exemption for an improvement to real property owned by VANSHH LLC, DBA Quality Inn & Suites located in Oakwood Community Reinvestment Area No. 1

Motion to suspend made by Rogers seconded by Gaither
YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

Motion to adopt made by Gaither seconded by Callender
YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

2020-24 An ordinance declaring improvements to certain parcels of real property to be a public purpose, describing the public infrastructure improvements to be made to benefit those parcels requiring the owners of the improvements thereon to make service payments in lieu of taxes, establishing the VANSHH LLC Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of such service payments and declaring an emergency

Motion to suspend made by Sanders seconded by Rogers
YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

Motion to adopt made by Sanders seconded by Gaither
YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

2020-25 An emergency ordinance determining the period of tax exemption for an improvement to real property owned by Rock the House Entertainment Group located in Oakwood Community Reinvestment Area No. 1; and authorizing the Mayor to enter into a Municipal Revenue Sharing agreement with the Bedford City Schools District

Motion to suspend made by Gaither seconded by Rogers
YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

Motion to adopt made by Sanders seconded by Callender
YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams

Motion to adjourn by Hardin seconded by Callender
YES: Warren, Gaither, Hardin, Sanders, Williams

Adjourned at 8:48 pm

Approved: _____

Johnnie Warren, Council President

Debra L. Hladky, Clerk of Council

**VILLAGE OF OAKWOOD
COUNCIL WORK SESSION MINUTES
March 3, 2020**

ATTENDED

Johnnie Warren – Council President	Gary Gottschalk - Mayor
Elaine Gaither – Council-at-Large	Ami Imbrogno – Law Dept
Chris Callender – Ward 1	Mark Garratt – Police Chief
Eloise Hardin – Ward 2	Tom Haba – Service Dept
Melanie Sanders – Ward 3	Danielle Marinucci – CBO
Patricia Rogers – Ward 4	
Candace Williams – Ward 5	

ABSENT:

Crystal Williams – Housing Inspector	James Climer – Law Dept
Ed Hren - Engineer	James Schade – Fire Chief
Carlean Perez	

No meeting was held

Approved: _____

Johnnie Warren, Council President

Debra L. Hladky, Clerk of Council