

VILLAGE OF OAKWOOD
COUNCIL MEETING MINUTES
September 8, 2020

ATTENDED

Johnnie Warren – Council President	Gary Gottschalk-Mayor
Brian Thompson- Finance Director	Brian Thompson-Finance
Elaine Gaither- Council at Large	Ross Cirincioni - Law
Chris Callender – Ward 1	Tom Haba - Service
Eloise Hardin-Ward 2	Danielle Marinucci – CBO
Melanie Sanders – Ward 3	James Schade – Fire Chief
Patricia Rogers – Ward 4	
Candace Williams – Ward 5	

ABSENT:

Carlean Perez-Recreation	Mark Garratt – Police Chief
James Climer – Law Dept	Ed Hren - Engineer

*=Late Arrival

Warren opened the meeting at 7:03 pm
Pledge of Allegiance and Roll call were completed.

Correspondence

Clerk: Oakwood issues which will appear on the November 3 ballot

Motion to approve minutes of July 25, 2020 Council meeting made by Gaither seconded by Sanders

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

Motion Passed

Motion to approve minutes of July 27, 2020 Council Special made by Rogers seconded by Gaither

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

Motion Passed

Warren: With the proposed charter changes, the Mayor has a presentation.

Mayor's Presentation

Tartabini Property

Mayor reviewed the Tartabini Property – 24 acres. We hope to have the Army Corps of Engineers here to assess for wetlands. If it is, it would take \$1.4 million dollars to delineate. He explained a proposed office building of 60,000 sq. ft. and a 100 sq. ft. building with light manufacturing with an entrance off Broadway; not using Oakwood Parkway. He explained a possible TIF to pay for the entrance.

School Board Property

Mayor: We got this for \$1. **Hardin:** What will they be getting? **Mayor:** Everything. They will pay us for the wetland study when it gets developed. They had this appraised at \$800,000. It may not be worth \$100,000. The Army Corps of Engineers will visit the Tartabini site, this and two others. A pond could be there offsetting the wetlands. **Warren** asked the acreage. **Mayor:** Five. Keep in mind no development could exist in the portion zoned recreation. A pond could be put there for recreation. **Williams:** So, there will be no development there. **Mayor:** Correct.

John's Trailer

Mayor: They have been here a long time and there is a large piece of property. They are interested in selling it. Kokosing will be leaving at the end of the month. We will lose \$75,000 annually. A company from Cleveland interested in this. I met with their CEO, CFO and real estate agent for two hours a few days ago. They are very interested in coming to Oakwood. I am offering a deal hard to refuse. Initially 200,000 sq. ft. building leading to 300,000 with a starting payroll of \$7 million. They manufacture hydrogen fuel cells which are used to run large trucks using clean energy. The issue here

is wetlands. Army Corps will check this out with them paying for the study. I would like to have light manufacturing there. This will have a TIF with taxes coming back to Oakwood. Waste Management is near this site. They are willing to pay the cost of moving from Cleveland and giving up 50% of withholding collections five years. They are willing to do that rather than us giving it up. There is a lot going on. He showed the area on a slide show (attached). Maines is now Linear Logistics out of Detroit Michigan, the largest food distributor in the country. He showed it on the map as well as the Premier site. He talked about a deep freezer, drier and cooler which he hopes Linear Logistics along with Northern Hasserot could come to an agreement to install a building to house those functions. **Hardin** asked if Northern Hasserot is staying. **Mayor**: They haven't left. **Warren**: Economics is in our favor right now. **Hardin** asked who is paying for the wetland study there. **Mayor**: We are, because we owe them a tax credit of \$46,000 but Maines is no longer there. We may spend \$2,300 and will keep the rest. Maines claimed bankruptcy so we are not required to pay them. I want to see if this is developable. He reviewed Solon Road/Richmond Road and the Silver Oak Landfill area. Much is wetlands and is in landlock. He spoke about potential development outside the landfill which is zoned residential, nature preserve and/or sound stage. They are asking for \$350,000 for eight acres which has a 150 ft. drop from the road to the back of the property. We are hoping they will come in at \$150-200,000. **Hardin** asked about it. **Mayor**: There are 45 acres. **Williams** asked about it. **Mayor**: There was a lounge at that location. **Warren**: Riviera Party Center. **Mayor** explained the Premier Site. **Hardin** asked who is paying for a wetland study. **Mayor**: They are. One building wants to be there by spring of 2021. A temporary road will be put into place while construction is being done. **Warren**: The wetlands can remain if they want to work around it. **Mayor**: That is the entry road. We want this road started by year's end. When we have a few of these developed we will work on the new municipal building then we can start working on reserves. There isn't any other community with this much development at this time and no retail or warehouse distribution as a main activity

Departmental Reports

Fire-Schade: Everything is going well.

Building-Marinucci: Being short handed the Building Dept. is running as good as can be expected. Two people are working, we have a few out. Crystal quit. **Williams**: Has she been gone a while? **Marinucci**: About a month. We need to remove her from the website. **Clerk**: Thank you. **Gaither**: Do you have someone in mind to replace her? **Marinucci**: I have been getting names. We are being careful with Covid. **Mayor** asked him to explain the process with Robert in the office. **Marinucci**: I haven't given Robert a title yet because I have him on a fast track to CBO. I give him quizzes on the Building Code book. Mini Thomas project is going well. Robert takes pictures there daily. I quiz him. We met the general contractor. I want to get him certified as a Residential Building Inspector first then a Commercial Building Inspector.

Thomas New Construction

Mayor: Mini Thomas bought four acres off Solon Road south of the Meadows. There is well water and we are dealing with Cleveland Water and a sewer line. She has helped Oakwood by not going back to her home on Broadway, which sustained a fire. **Warren** asked about the issue with water. **Mayor**: Cleveland Water wants to take it from under the road instead of the Meadows. Ed has a plan to assess it. It also requires a fire hydrant. **Marinucci**: The general contractor was commenting how slow the utilities are. **Warren**: I see the Utility Director at least twice a week, let me see your plan. **Marinucci**: I am pushing the contractor to get her in the house by Christmas. Rain caused a glitch. The dirt walls caved in and the basement was full of water. I want Robert there every day. He is learning residential and commercial at the same time and virtual seminars.

Building Dept

Warren asked how long Robert has been here. **Marinucci**: He will be here a year. **Mayor**: He was part of the camp program about five years. He applied to Building Dept. **Williams** asked for a job description. **Marinucci**: I don't have one yet. **Williams**: He doesn't have a title or job description. **Marinucci**: No. **Warren**: You can use the title Administrative Assistant for the time being and outline his duties. **Marinucci**: I have him doing zoning inspections, not building. He has good computer skills. **Warren**: Would you consider getting his resume together and send it in for an intern RBI. **Marinucci**: We will send that in. **Warren**: They are meeting at the state level. If you do that, let me know when you are sending it in, and I can let the gal know to get him on the agenda. He would have a classification as an Interim RBI. You have two years to pass the test. **Marinucci**: He is very intelligent. **Hardin**: I know you are short staffed but how are you operating daily? **Marinucci**: Permits, inspections. **Hardin**: Who does that? **Marinucci**: Everybody; Debbie, Lillie, Robert. They all do permits. Then driving around the Wards. **Hardin**: When does that happen? **Marinucci**: Robert was doing two Wards and Crystal was doing three. Debbie does some of the Ward. I went with Robert in your Ward the other

day. I was impressed at how good your Ward was. The yards are maintained. We may have missed something. It is easy to call the Building Dept. with an address and we can make that decision a lot easier. **Hardin:** There are three major problems. When I told Robert about it, he suggested I fill out forms. **Marinucci:** We have people fill out forms. **Hardin:** As a courtesy to a Council person, why would I have to complete a form based on an infraction, why? **Marinucci:** We have other Council people do it. **Williams:** I have residents complaining the appeal of Oakwood is diminishing. Violations have not been addressed for years. **Hardin:** The expectation is, you want a Council person to complete a form. To me that is a problem. **Marinucci:** I did not realize that. **Hardin:** I know what my job description is, and I try to do it. I get a call and I call you. I am not making it up. Why would I have to fill out a form? It might sound petty to you. I give everybody their proper respect. What is the point? **Mayor:** I agree with Council, if they are clear on what has to be done. Follow up in two-three days and follow-up with a phone call. A resident had a big camper in their yard, it is now gone. Draining off a water pipe was an issue but that was taken care of on your street. There were problems on Wright Ave. **Marinucci:** We were there today. **Hardin:** There is an item on Lynbrook for better than two weeks. I personally came up to the Building Dept. three times. I was told you went out and you did not see what I saw. **Marinucci:** I apologize I missed it. **Hardin:** You couldn't possibly miss it. We are understaffed. **Mayor:** Fortunately, it is in the fall. Let's make sure we get a good person. **Hardin:** You need someone right now. Based on the pandemic, you can't allow residents into the Building Dept. **Marinucci:** We don't want people in the building. **Hardin:** Today if I dial the number for your Dept. what do you get? **Marinucci:** That has been resolved. The roll over phone calls go into her cell phone. We were both answering phones. Messages built up. There isn't that much space for messages. I talked to Lillie. When that happened, the cache was emptied. **Williams:** I know what areas need addressed in my Ward, but I have no way of knowing what you are looking for. Crystal was there but I still haven't seen my Ward report. **Hardin** asked the Mayor to intervene. That department doesn't function to the satisfaction of... **Mayor:** That will be a priority. Garden Road has a box truck in a driveway. Our legislation is very clear. On residential streets, you cannot have box trucks in yards. Cite them. Take care of that because it is happening in every Ward. It was brought to my attention; Lillie is looking to retire and be rehired. That is a Councilmanic decision. **Hardin:** Unless that department gets their stuff in order I don't want to hear anything from that department. Today was the last straw. **Mayor:** Lillie and Debbie weren't there. **Hardin:** It should not affect the public. **Warren:** We cannot have a limit on whether someone can leave a message, we have to extend our ability for the phone to take unlimited messages. A resident should not call and get a message the voice mail is full. That should never happen. Make sure you call people back too. **Mayor:** Address that Dan. **Marinucci:** That doesn't happen all the time. **Hardin:** It happens enough that it is a problem. Just like the Council lady who said she never got feedback. Even if you took the time to write out a report of what was seen or done. There is no system in place for feedback. People ask me about it. I don't know. There should be a paper trail of how it was resolved. **Marinucci:** There is definitely a paper trail. We send letters out. **Hardin:** A part of the follow up should be a written report to the Councilperson of the Ward. **Marinucci:** You are going to have to help us. **Williams:** Part of your job is to go through the community. I have the same issue. **Marinucci:** We have one person in the next three weeks. It is a big community for one person, doing letters and follow up letters. **Mayor:** Council is asking for follow-up to the Council person. This way, they know a person in the Building Dept. made the contact. These are things a secretary can help with. **Hardin:** I will give you a big hint. This is really big; you can live in it. **Marinucci:** Robert will look at it tomorrow. **Hardin:** Why do we go through this; this isn't the only time. You must be consistent. **Marinucci:** We are understaffed. I have Robert doing so many things. You are complaining about three properties. I went through your jurisdiction and I didn't see it. Maybe we missed the road which is possible. We will be on it tomorrow. **Williams:** The problem isn't one or two houses; we are seeing in the budget that the Building Dept. is spending more money in computers. We expect a system we can rely on when we talk to residents. We don't have that in place. We are not talking about a few things you are not seeing; there is no system in place. **Marinucci:** When Crystal was here, she was doing three Wards and Robert was doing two Wards. Robert is overwhelmed. **Warren:** Even when Crystal was here, for months they weren't getting the reports. It is incumbent upon you to have a weekly meeting or something. We get written reports from all our directors. I don't see yours no matter what the staffing is. Your staffing was adequate two-three months ago. There must be a procedure, I want to see violations you are writing separated by Ward. This way, it will be memorialized in a report. Instead of writing a violation a person is just told about it. A month later, it is still going on. There needs to be a violation written. They don't think we are enforcing anything. The next step is to send a violation and retain copies to scan them to Debbie. She can then disseminate them to the proper Council person. **Rogers:** You have Carlean, you have Dee in Administration, why not have Hiliary half a day to answer phones if everyone is out. **Mayor:** We are hearing you loud and clear; you will have secretarial help next week. **Marinucci:** Today we went to Garden Road about the box truck. I talked to the guy and he is taking it to Village Hall. We sent him a letter. He was cleaning more out of there. He is a hoarder. **Sanders:** Obviously, Crystal is gone. Do

you or Robert handle...**Marinucci:** Just call. Today was just me and Robert. **Sanders:** Give us house numbers of the violations. It may see something obvious, but I don't believe I would be effective looking for violations. **Marinucci:** Some issues may be property issues. **Gaither:** Boats. Cars sitting there without tags that haven't been moved for some time. We are also finding people with other containers which are not Waste Management issued. Varmints get into the rubbish and create a mess. **Warren:** If I am at home when they pick up, I will meet them at the end of the driveway and help them out. They don't have a problem with that. **Hardin:** We have legislation on the record. We have some residential areas which cannot tolerate RV's. In Ward 2 there is an RV parked. **Mayor:** You can get away with it in Ward 4 and in some cases, Ward 1 but in a subdivision like Ward 2, it is not permitted. **Hardin:** Are you aware of that? **Marinucci:** Yes, we are mentioning that to people. They have permission to park them at Village Hall. **Hardin:** I hate to call you out on this but when you went to the Glenshire house to deal with an issue there is a unit half the size of this room and nobody acted on it. That is the problem. **Warren:** You don't have follow-up. You will have to follow-up; why not cite them after you have given them a verbal warning. **Hardin:** That RV was there when you went to the house next to it. **Marinucci** asked about it. **Hardin** explained the property. The new RV is beautiful. **Mayor** asked if it was sitting there today. **Hardin:** Yes. **Mayor** told Marinucci to cite them. The same issue with the truck on Garden Road. There is legislation in place that does not allow this. They have been warned, cite them. **Marinucci:** It will be done by tomorrow. **Hardin:** The fact it has been sitting there so long and now it's a problem. When you do enforce it, the word is, well Ms. Hardin said. That is absolutely wrong! I don't need the aggravation. **Marinucci:** We don't say a Councilperson is complaining. **Hardin:** Yes, it happens. **Williams:** Just reference the ordinance. **Warren:** Maybe someone else could be doing it. **Marinucci:** We just say we received a complaint. That is our standard. **Hardin:** That is not necessary, the law is the law. **Mayor:** The proper response is, our department is enforcing this code. **Warren:** It makes our Building Dept. look deficient, why do you only do this when you get a complaint? It seems you are complacent. **Hardin:** In Cleveland Heights, if someone just mentions an infraction, the residents shake in their boots. They know enforcement is done. We don't want them shaking in their books, but we do want them to respect the ordinances. Our job is to pass ordinances, your job is to enforce them. **Mayor:** Yes. **Warren:** This is just for maintenance. **Williams:** And for our standard of living here. **Rogers:** I asked Robert if he told people who complained. He said yes, he does if they ask. I talked to Crystal about it. I hope that was resolved. **Marinucci:** We get complaints from neighbors. **Warren:** All you do is create conflict. Just tell them it is for compliance to the ordinance. **Hardin:** Just quote the ordinance. The citation should have the ordinance quoted. **Mayor:** No mentioning of who is complaining; you are the one enforcing the law and doing the inspection. They get warned then cited. **Marinucci:** Yes. **Mayor:** Tell Robert as well. **Rogers:** What is happening with Bugarcic market? **Mayor:** I don't want to get into that right now. Let's move on.

Service-Haba: We started crack sealing. We are reimbursed for materials. We did a culvert pipe for a resident. They purchase the materials. We are doing one on Somerville. **Williams** thanked him for dealing with the pavilion. I was wondering about Forbes Road. Is the first part Walton Hills, is that why that portion by Northfield didn't get done? **Haba:** That is concrete. They did a good job. **Williams:** Yes, they did.

Village Hall Main Entrance

Mayor: Entrance to Oakwood Village Hall will be closed for 10 days. Employees will go through the Council Chambers. Those with complaints will go to the Building Dept. There will be other staff there. The new handicap entrance will be done in 10 days. **Gaither:** Will they be able to get inside the Building Dept.? **Mayor:** Yes.

Landscaping

Warren: People admire the plantings on Broadway which compliments the Village, although it isn't further down by Village Hall. **Haba:** We have rabbit or deer eating some of the plants even though they are supposed to be deer resistant. **Hardin** asked for plantings around the fireman statue. Thank you for the statue. **Mayor:** It is elegant and classy. I can't underscore enough, one of the reasons companies are coming here is because of what they see on Broadway. Green scaping brings in companies with higher payroll. Great job by our Service Dept.

Job Descriptions

Hardin asked for job descriptions for every employee. **Haba:** We have job descriptions for Service Dept. They are laborers. **Hardin** asked Marinucci if he has job descriptions for all of his department. **Gaither:** He said he doesn't. **Mayor:** The answer is no. **Hardin:** That is part of the issue. They need job descriptions. **Williams:** You can find job descriptions online. Don't you have the job descriptions Brian? **Thompson:** I have quite a few on file but they need updating. **Williams** asked who does that. **Thompson:** I am thinking the Human Resource Committee was going to work

on that. **Williams:** Does every director look at those and give input as to updating? **Thompson:** I haven't had any in-depth meetings. **Warren:** That should be a recommendation for Department Heads to work on job descriptions and titles. You can't be too definitive so one person says that job isn't my job to do. We can't be that specific, but each department has a function and how it manages and classifies its employees. He suggested an email be sent to directors. Send them the job descriptions last shown for the specific department(s) and ask for updated ones. **Williams:** If we have an idea of what people are being paid, we need to have something in place which explains what they are being paid for. **Gaither** agreed. **Callender:** It is important to have the job description and title for each position and responsibilities.

Building Department

Warren: We need someone already certified. You can't have Debbie writing citations because she is not an interim or building inspector. That is an infraction. The City of Cleveland were told anyone writing citations must be a Certified Residential Building Inspector. **Williams:** We have concerns about Debbie assisting with violations. **Marinucci:** Robert can write a zoning violation, nothing to do with residential inspections. **Warren:** He can't write a violation on a gutter hanging from the house even though he may see it. **Marinucci:** Only a zoning issue. **Warren:** I am talking about a violation on grass that is too high. **Marinucci:** I disagree. **Warren:** Then I will have. **Marinucci:** He isn't writing any on the Ohio Building Code or Residential Building Code. He is writing violations for a zoning issue. **Mayor:** What about a box truck in a driveway. **Marinucci:** Absolutely I will allow him to write it. **Warren:** That is a zoning issue. **Marinucci:** You have to be in the department for a year. **Warren** suggested sending it in now even though it hasn't been quite a year. **Marinucci:** I agree. **Williams:** Regarding the job description for the Housing Inspector, we need to have that adopted. **Warren:** I can give you a job description for the City of Cleveland Residential Building Inspector. **Marinucci:** That will be fine.

Open Floor Comments – hearing none floor was closed.

No Legislation

Motion to adjourn made by Rogers seconded by Gaither

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

Motion passed

Adjourned at 8:29pm

Adopted _____

Debra L. Hladky, Clerk of Council

Johnnie Warren, Council President

VILLAGE OF OAKWOOD
COUNCIL WORK SESSION MEETING MINUTES
September 8, 2020

ATTENDED

Johnnie Warren – Council President	Gary Gottschalk-Mayor
Brian Thompson- Finance Director	Brian Thompson-Finance
Elaine Gaither- Council at Large	Ross Cirincioni - Law
Chris Callender – Ward 1	Tom Haba - Service
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Candace Williams – Ward 5	

ABSENT:

Carlean Perez-Recreation	Mark Garratt – Police Chief
James Climer – Law Dept	Ed Hren - Engineer

*=Late Arrival

Warren opened the meeting at 8:29 pm

House on Garden Road

Rogers addressed the house on Garden in which a man is living in the garage. **Mayor:** They are denying he is living there. **Rogers:** There are pictures, I forwarded them to Dan Marinucci. **Mayor:** I will talk to him about it. Williams asked if the legislation dealing with Finance can be addressed first.

Legislation

Ord 2020-WS-05	AN ORDINANCE AUTHORIZING THE ACQUISITION OF TWO FORD
9-08-2020	EXPLORER VEHICLES, A TRUCK, PLOW, RADIO AND LIGHT KITS FOR
By Mayor	USE IN THE FIRE DEPARTMENT FROM THE STATE OF OHIO,
\$133,286.50	DEPARTMENT OF ADMINISTRATIVE SERVICES, STATE PURCHASING
401.7799.55120 Cap Improve	AND DECLARING AN EMERGENCY

Thompson: A \$300,000 Capital Improvement line of credit was approved by First National Bank for upgrades to radios for Police and Fire and air packs for Fire, but they wanted to purchase two additional vehicles for inspections. We will use this for the vehicles. **Williams** asked if this is part of their budget or on top of their budget. **Thompson:** On top of their budget. Payments will start in September 2021. **Hardin** asked how many vehicles. **Thompson:** Three vehicles all together. **Hardin** asked why we are buying so many at one time. **Thompson:** They were all bought through state bid. **Hardin:** Why? **Hardin:** We bought two a year. **Gaither:** That is Police. This is the Fire Dept. **Thompson:** He hasn't replaced vehicles in a long time. **Warren:** These can be reimbursed by the operations we do for Glenwillow and Walton Hills contracts. **Williams:** Is this an additional cost? **Warren:** Out of the budget but it can be recapped from the contracts. **Hardin** asked the name of the fund. **Thompson:** Ambulance Billing Fund, 217. **Warren:** This is over and above the contract. They bill the insurance companies. **Williams** asked if the contract includes capital outlay. **Thompson:** We factor that in. We expect an annual 2% increase. We get the additional billings from the runs. **Williams** asked how long we will be financing it. **Thompson:** Three-four years. **Williams:** We don't have to spend \$300,000 even though we were approved. **Thompson:** The bank doesn't restrict us on what to spend it on. **Gaither:** The legislation says \$133,282.00. **Thompson:** We still have an open line of credit if we need it. The amortization will begin next September stretched over three-four years. **Williams:** We aren't trying to use up the \$300,000 just because we

were approved. **Hardin:** Ambulance billing more than pays for the cost of operations. **Thompson:** Right. **Hardin:** Do we need three vehicles? **Thompson:** Yes, I believe so. We accumulated \$166,000 from Life Force who collects for us. **Williams** asked what he uses that for. **Thompson:** Repair of vehicles; purchase of equipment. They don't use it for personnel. **Williams:** Essentially these funds are used for the Fire Dept.? **Thompson:** Yes.

Motion to move 2020-WS-05 from Work Session to the next Regular session made by Williams seconded by Gaither YES VOTE: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams
Motion passed

Fiscal Officers Certificate Present

Ord 2020-WS-06	AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT
9-08-2020	TO EXCEED \$165,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE
By Mayor	OF BONDS FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING
\$165,000 Bonds	REAL ESTATE FOR VILLAGE PURPOSES AND DECLARING AN
	EMERGENCY

Mayor made a PowerPoint presentation. We bought the gas station at Broadway/Macedonia for \$1. The trustees of Vaccarina will receive the proceeds of the sale. He further explained the property. General Title will not sell the small piece without the piece with the building on it as well. The gentleman was retired wants to sell the entire piece. It is unfortunate because a company out of Beachwood wanted to buy the three pieces without the piece with the building. You can put a nice building there including parking with a nice garden. General Title wants \$600,000 for 1.2 acres which you cannot develop at all. There is a building behind the gas station which needs torn down. We need the corner (.29 acres), the lot behind it (.92 acres), and the .36 acres. Argo Mavis Assets is the owner of the junk building. We want to purchase it and tear down. He would move his operations to Golden Parkway with a CRA of 49% for 15 years with no School Board approval. The County also told me they made a mistake in the calculations of property tax rates for commercial properties. It is up by 12-15%. We would also put into place a TIF which would benefit the Village for sewers, an entrance to the property and beautification. When you add the four properties the TIF would be \$15,000 the first 15 years and over the second 15 years we would get \$28,000 vs Premier Development's \$60 million project. Each year on the Premier TIF we will be getting \$140,000 and the second 15 years we would get \$280,000 a year. What a difference. That shows how important the size of a project is. We could put up a bigger building and in turn have more TIF money coming in. If we don't do anything, that building will still be there and that whole corner will not be developed. **Warren** asked about it. **Mayor:** We could develop the whole piece parallel to Broadway. **Warren:** General Title wants \$600,000 for their building? **Mayor:** That brick building will stay. The flat top building behind it will be removed. **Warren:** Who will buy it? How do we get to the building in the back? **Mayor:** From Macedonia or Broadway. **Warren:** You said we don't have that unless the \$600,000 property is sold. **Mayor:** Without doing this there will be no development. Who wants to pay \$600,000 for 2.2 acres? I had a company interested in buying all of this except the General Title Building. **Hardin:** It is about incentivization. **Warren:** I don't agree with purchasing this. **Williams:** I don't either. **Mayor:** You will have someone stay in the flat top building. Once he commits, he isn't moving. **Warren:** Let him. **Mayor:** You made this same mistake with Dawnco across the street and nothing has changed there. This is a prime piece of property. **Warren:** It isn't continuous with anything else that could be developed. **Mayor:** You have been in the General Title building to see how attractive it is. **Warren:** The basement was leaking, there was 1/2 foot of water in it when we toured it. The stairways are narrow. **Mayor:** The County is assessing it that price. They are willing to

negotiate. There is no point negotiating the way it is right now. We have to get rid of the eye sore behind that. **Rogers:** Maybe General Title would buy it. **Mayor:** They aren't interested in buying it. The owner is 80 years old. **Williams:** We own the little sliver in front. **Mayor:** Yes, until we show we aren't making any headway then they will want it back. **Williams:** I need understanding. **Mayor:** You can't put cars in the right of way. **Williams:** General Title owns the .92 acres but there is no building there. **Mayor:** Right. We aren't going to get the General Title building. **Warren:** You want to buy the yellow highlighted property in the .36 acre, and we own the blue, .29 acre. **Williams:** You expect someone else to come in and buy the other two properties owned by General Title. **Mayor:** Yes. There is a big development down Macedonia Road with 750-900 employees. Johns Trailer will be developed, and this is a piece of developable land. **Williams** asked why the urgency. **Mayor:** The owner of the yellow highlighted property, 36 acres, is in construction. He is willing to relocate to Golden Oak Parkway and he wants to stay in Oakwood. **Hardin:** The owner of General Title just wanted to sit on that property. **Gaither:** He wanted to sell it for \$400,000 before. **Williams:** Why do we want to take this on when we have so many other projects up in the air. Why can't we have a developer work this out, why do we have to work on this? **Mayor:** The guy who owns the flat top building on the .36 acres is willing to move, but if we don't do this, he will be vested. He will fix up the building and stay. It is a construction company. There will be equipment around the building. Anyone going to Alexander will see this. **Warren:** With the uncertain times we fought to get \$50,000 road project paying 1%. We are now talking about spending \$150,000 on something but we don't know if the other parcels will be developed. **Mayor:** All I can tell you is I am talking to some very big operations. **Warren:** You are talking about the same thing on Macedonia and we have been waiting on our \$1 million return this long. **Williams:** We have so many other projects delayed. Unless we get moving in other projects. **Mayor:** The time to act is when there is chaos. The money is cheap. He won't be willing to move a year from now. We own the gas station right now, but the trustees will want it back if there is no movement on it. **Sanders:** We appreciate the opportunities for development but unfortunately this is very hypothetical. We don't know what is going to happen. **Mayor:** You have to see what is happening in Broadway. People coming into the big operations at Premier or John's Trailer will pass this. **Warren:** Hypothetically if they are going to do that, you don't have a time when this will be developed. It may be sitting for the next two years. **Mayor:** At least the building will be down. **Warren:** The corner doesn't look too great right now either with broken up asphalt. **Mayor:** Again, I had a group out of Beachwood looking to purchase the .29, .92 and .36 acres. They weren't interested in purchasing another half million on the .72 acre where General Title is. **Williams:** What changes if we take it on? **Mayor:** That building would be down and potential development of that area. There is a lot of activity. This is a fine piece of land. The land value of the .92 is \$151,600, the building is \$424,000. **Williams:** All we are doing is knocking down a building because it is an eye sore. **Mayor:** No, this piece will be developable. At \$791,000 you will have 1.5 acres. **Williams:** I understand what you want to do but I don't understand the urgency. **Mayor:** He expected this to happen so he could move to Golden Oak. Right now, he is operating from his home. The only other alternative is to put money into the building. **Warren:** Construction industry is down. He isn't going to put much into the building. **Mayor:** That is now, we are looking at a year from now. He is training people to work on-site. **Williams** asked when he is going to have further movement on Bugarcic, Tartabini and Premier properties. **Mayor:** Bugarcic enlarged his building which means he needs to install a watering system in the building which I understand is over \$100,000. He either has to make his building smaller or have a watering system. You can't appreciate how we got here. Each company is different. **Warren:** The County is only manipulating the money from a grant to have it come back to us. **Williams:** I would like to hear the Premier announcement and other plans in the fire. We need concrete information on development. We see the idea and maybe could pursue it in six months to a year. **Rogers:** How long until you know about the wetlands? **Mayor:** It isn't easy to get them out. We have four-five sites that should get them out here sooner than later; we hope by the end of October. We could then understand Tartabini, Premier, John's

Trailer, and Maines which is now Linear Logistics. **Rogers:** It would be nice to have something moving forward. **Warren:** Everyone here is saying it would be nice to see something get off the ground. **Mayor:** Give me a city where this is happening. Cuyahoga County has the 9th biggest population loss in the entire United States. The action is happening right here. These developments could be happening very shortly. **Warren:** They could say the same thing about us. Nothing has moved except the beautification on Macedonia Road. We have been talking about this over a year. **Mayor:** I insisted on issues which took a long time to negotiate. **Warren:** That is the whole thing. Again. **Mayor:** I wanted to get \$40 million payroll out of that development. **Warren:** We should be moving forward. We can keep this on the agenda and if we see something moving. **Mayor:** Tell me what you want to see happen and I will tell you in the next 45 days. **Warren:** Start with \$1 million. **Mayor:** Selling of the land from us back to them. **Warren:** That is \$1.1 million. **Williams:** You leave us in limbo. We want updates on projects. **Mayor:** I can't name a company. **Williams:** We aren't asking for that. **Mayor:** We are down to about 30 days. There will be a company up and occupied on the Premier site before fall of next year. **Warren:** If we see building permits and footers being installed. **Mayor:** You want the land sold first. **Warren:** We want to see buildings. We just hope we have someone administering the Building Dept. We don't have anyone doing that. All he does is complain. It is as if he wants to hold his employees back. Crystal could have gotten his Interim RBI. I don't understand. You have a better Building Dept. when you have other people certified other than just one person. I mentioned to him to send Robert down for his RBI. He doesn't have the understanding of growing and training his people in the department. **Williams:** Our Building Dept. is not running well. **Mayor:** Go to other communities. **Williams:** We are not talking about other communities. **Warren:** Stop talking about other communities. We are tired of it, that is all you do; 80% of your comparison of Oakwood is what others are doing. I look at what we are doing because I don't need to compare Oakwood with others. You aren't selling us on that. We just care about Oakwood and the revenue these developments will bring. We could show you other communities that are doing better than Oakwood. They are at least breaking ground by now. **Mayor:** Where? **Warren:** Cleveland. I am Chief of Construction there; I know what they are doing. **Mayor:** If it weren't for Cleveland Clinic and UH. **Warren:** So, you are going to give a contingency. That could be said of Premier in Oakwood. **Mayor:** You are putting me in a pigeonhole and straight jacketing me. **Warren:** We have given. **Mayor:** When you see \$1 million from Premier, I expect this project to get approved. **Williams:** We will reconsider it.

Ord 2020-WS-07 AN EMERGENCY ORDINANCE CERTIFYING EXPENSES FOR THE CUTTING
 9-08-2020 AND DESTROYING OF NOXIOUS WEEDS UPON LANDS WITHIN THE
 By Mayor/Finance VILLAGE OF OAKWOOD TO THE COUNTY AUDITOR FOR COLLECTION

Thompson: We have a time frame for this. **Williams:** Before the next meeting you need this approved?
Thompson: Yes. **Warren** requested this be moved to the September 22, 2020 meeting. **Thompson:** They will give me an extension if needed.

Motion to move 2020-WS-07 to the next regular Council meeting made by Hardin seconded by Callender
 SEVEN YES: Warren, Gaither, Callender, Hardin, Sanders, Rogers, Williams
 Motion passed

Ord 2020-WS-08 AN EMERGENCY RESOLUTION ADOPTING THE RATES AS DETERMINED
 9-08-2020 BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY
 Mayor/Finance TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

Sanders asked if Council wishes to work on the Five-Year Plan. The last one we have is 2005.

Live or Virtual Meetings

Williams asked to sit at the round table by herself at the next meeting. **Clerk** asked if Council is going back virtual or live. **Warren:** We could go virtual. **Gaither:** It is better in person. **Warren:** I guess we agree we can open the meetings. **Gaither:** We have some things ironed out tonight. **Callender:** We can do it virtually. **Gaither:** It works better here. Directors don't make the virtual meetings. **Warren:** We can do regular meetings.

MOTION TO ADJOURN made by Williams seconded by Sanders
YES SEVEN: Williams, Gaither, Callender, Hardin, Sanders, Rogers, Williams
Adjourned 9:52pm

Adopted _____

Debra L. Hladky, Clerk of Council

Johnnie Warren, Council President

DRAFT