

**VILLAGE OF OAKWOOD  
COUNCIL MEETING MINUTES  
June 8, 2021**

**ATTENDED**

Johnnie A Warren III, Council President	Gary Gottschalk-Mayor
Elaine Gaither-Council-at-Large	Jim Climer-Law
Chris Callender-Ward 1	Mark Garratt-Police
Melanie Sanders-Ward 3	Tom Haba – Service
Patricia Rogers – Ward 4	Daniel Marinucci– CBO
Candace Williams – Ward 5	Brian Thompson - Finance
<b>ABSENT:</b> Eloise Hardin-Ward 2 James Schade-Fire Dept <u>*=Late Arrival</u>	Ed Hren – Engineer Carlean Perez-Recreation

Meeting opened by Warren at 7:00p  
Attendance taken.

Motion to approve minutes of May 27, 2021, Regular Council meeting made by Callender seconded by Sanders. VOTE:  
YES: Gaither, Callender, Hardin, Sanders, Rogers, Williams Abstain: Warren  
Motion Passed

Motion to approve minutes of May 27, 2021, Finance Council meeting made by Williams seconded by Gaither  
VOTE: YES: Gaither, Callender, Hardin, Sanders, Rogers, Williams Abstain: Warren  
Motion Passed

*Departmental Reports*

**Police-Garratt:** I sent information to Council during the week in an email.

**Service-Haba:** We will be planting most of next week. Ms. Gaither, I couldn't find a key to that door. It hasn't been locked in 10 years. **Callender:** What happened to the trash pickup on Monday? **Haba:** One of the guys was rushed to the hospital. Richmond and the Meadows were done early this morning.

**Finance-Thompson** recapped the Finance meeting. Ratios were close in line. The Premier land deal note was retired.

**Building-Marinucci:** Empire Tree is doing the final stages. Empire submitted an application with a sample of the fence. I am in favor. A vine will be growing on the fence for screening. Andy Sparks is in favor. ARB will entertain it at their next meeting. Bugarcic is waiting for the liens to be released on the land for transfer. **Sanders:** I sent an email about an Oakhill resident and a lot next to her. **Marinucci:** One of the homeowners isn't paying their taxes. Also, the boat on Free Ave. we are having an issue finding the owners. Legal will be involved. **Williams** thanked him. **Warren** asked about permits. **Marinucci:** I have a meeting with Ohio CAT tomorrow. I approved a house on Drake and one on Forbes.

**Law-Climer:** We should be prepared to meet in person since there is no indication to extend the virtual meetings by the State Legislature. Cities have authority to hold meetings however they feel. Rather than rehash legislation that may be found in violation, I suggest Council be prepared to hold in-person meetings after June 30<sup>th</sup>. We have litigation resolved with an insurance company involving McPherson vs Oakwood. It was disappointing where the plaintiff agreed to a lesser sum rather than defending the case. Unfortunately, it settled. Police Officers did nothing wrong. This is frequently what insurance companies apply in cases to settle nearly every time. I have been working with Interstate McBee to transfer the property into the name of the Village. Their counsel is slow in getting the forms to me. It will be complete by the next

meeting at which time we can pass the TIF. **Warren:** What is the next step once that passes? **Climer:** They have done the wetland studies. We have to transfer the property back into their name. Legislation has been passed. They are asking for a CRA agreement separate from the legislation, but it looks to be in line. I don't think it needs legislation but if it does, we will have that for the next meeting.

*Mayoral Report-Mayor:* Interstate McBee construction is due to start mid-fall 2/3 a year ahead of schedule. Amazon has cornered the steel market causing a surge in prices. McBee is moving forward. Premier has been awarded the contract. They met today on the design of the building. Broadway enhancement with 6' wide all-purpose trail from the Villas to Tryon Road is estimated at \$120,000 and approved will begin. The poles holding the traffic signals will be held off due to the price of steel. A major national multi-billion-dollar chain is looking at Hawthorne Valley Shopping Center. Schill is on the agenda tonight in addition the future landscaping will not only be in their area; but the beds on Wright/Forbes and Free/Forbes. Service Dept. worked on the bed at Wright and Forbes. What a difference. Ohio CAT TIF is premature tonight. Federal Metal is having their third expansion in two years. I have had five meetings with Team NEO Jobs Ohio regarding projects in Oakwood. They can't get over the dynamic development in Oakwood. It is the modest incentivization we are offering. The Plain Dealer noted Parma Heights is looking to implement a 30-year TIF for a company on route 82 similar to what we are doing. They anticipate an Aldi's store, Dunkin Donuts, food and beverage store, Farmers Insurance, a bar and grill, proposed car wash and walk-in urticare center. Imagine, you won't get \$1 million in payroll. In our case, we are looking at \$60 million in property improvements and \$40 million in payroll. I meet again with Team NEO on a \$30 million building. Dee, Carlean and I have been working on the Summer Recreation program, the Janice Kenney Summer Day Camp, for ages 8-14 Monday June 21<sup>st</sup> – July 9<sup>th</sup>. July 19<sup>th</sup> will begin the Oakwood Future Skills Day Camp for children in grades 9-12 in the fall of 2021 until August 13<sup>th</sup> with more details coming. Concerts will begin soon with Bobby Wilson (Jackie Wilson's son) which is gaining attention.

*Open Floor Comments* – hearing none floor was closed

*Legislation*

Ord 2021-06 Tabled 1-26-2021 Interstate McBee	AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS WITHIN THE VILLAGE TO BE A PUBLIC PURPOSE, EXEMPTING THE IMPROVEMENTS TO SUCH PARCELS FROM REAL PROPERTY TAXATION FOR A PERIOD OF THIRTY YEARS, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE BOARD OF EDUCATION OF THE BEDFORD CITY SCHOOL DISTRICT REGARDING SUCH EXEMPTION, REQUIRING THE OWNERS OF SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING AN URBAN REDEVELOPMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.41, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY
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Remains Tabled

Ord 2021-34 1 <sup>st</sup> Reading	AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE DESCRIBING THE PUBLIC PARCELS REQUIRING THE OWNERS OF THE IMPROVEMENTS THEREON TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING THE OHIO CAT MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS AND DECLARING AN EMERGENCY
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**Warren** requested this be first reading. **Climer:** It may be amended. **Warren:** We can pass it as amended.

Ord 2021-35 AN EMERGENCY ORDINANCE DETERMINING THE PERIOD OF TAX  
1<sup>st</sup> Reading EXEMPTION FOR AN IMPROVEMENT TO REAL PROPERTY OWNED BY 7255 FREE  
AVENUE HOLDING, LLC LOCATED IN OAKWOOD COMMUNITY REINVESTMENT  
AREA NO. 1

**Climer:** This is the Schill legislation. **Mayor:** 7255 Free Avenue Holding LLC is the legal title to the property.

Ord 2121-36 AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF  
1<sup>st</sup> Reading 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 7255 FREE AVENUE  
HOLDING, LLC MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT  
FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS AND DECLARING AN  
EMERGENCY

**Climer:** This is the CRA.

Res 2021-37 A RESOLUTION OF CONDOLENCES TO THE FAMILY OF GERALD DEXTER  
THOMAS

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

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

**Sylvia Johnson, Southeast Public Library:** Wednesday June 16<sup>th</sup> we will hold a produce give away from 1:30 – 3:30pm.  
We have flyers in the library. **Warren:** Thank you.

Motion to adjourn made by Gaither seconded by Sanders  
VOTE: YES-Gaither, Callender, Hardin, Sanders, Rogers, Williams  
Motion passed. Adjourned 7:37p

Approved \_\_\_\_\_

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Johnnie Warren, Council President

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Debra L. Hladky, Clerk of Council

**VILLAGE OF OAKWOOD**  
**COUNCIL WORK SESSION MINUTES**  
 June 8, 2021

**ATTENDED**

Chris Callender-Ward 1	Jim Climer-Law
Eloise Hardin – Ward 2	
Melanie Sanders-Ward 3	
Patricia Rogers – Ward 4	
Candace Williams – Ward 5	
Elaine Gaither-Council-at-Large	
<b>ABSENT:</b> Johnnie Warren – Council President James Schade-Fire Dept Brian Thompson-Finance Tom Haba-Service *= <u>Late Arrival</u>	Gary Gottschalk-Mayor Ed Hren – Engineer Carlean Perez-Recreation Daniel Marinucci-CBO Mark Garratt-Police

Opened at 7:38p by Warren

Pledge of Allegiance recited and roll call taken

**2021-WS-05**            An ordinance authorizing the establishment of an exterior Home Repair Assistance Program for single family properties located in the Village  
 Introduced 1-29-2021 by  
 Mayor & Council as a whole  
 2021-09 Moved to WS 2-23-21

**2021-WS-06**            An ordinance amending Ordinance 2019-22 authorizing the establishment of an Exterior Home Repair Assistance Program for single family properties in Ward 4  
 Introduced 1-26-2021 by  
 Mayor (Ward 4)  
 2021-10 Moved to WS 2-23-21

**Warren** asked if Council wished to entertain the Exterior Home Repair programs. **Callender** and **Williams** suggested waiting on these two.

**2021-WS-16**            An ordinance amending Section 125.01 of the Codified Ordinances of the Village of Oakwood relating to the composition for the Police Department  
 Introduced 5-11-2021 by  
 Mayor

Rogers asked if we are going to address this legislation tonight. **Warren** suggested waiting on this was well.

**2021-WS-17**            An ordinance authorizing the Mayor to enter into a lease/purchase agreement with FNB Commercial Leasing for the acquisition of Police radios and two-Police Chevy Tahoe vehicles of the Police Department through the State of Ohio Department of Administration Services State purchase program and declaring an emergency  
 Introduced 5-25-2021 by  
 Mayor

**Warren** asked about the monetary amounts. **Thompson:** The \$172,245.95 for the Police expenditures.

2021-WS-18 An ordinance authorizing the Mayor to enter into a lease/purchase agreement with FNB  
Introduced 5-25-2021 by Commercial Leasing for the acquisition of 14 Air Packs and Fire and Service radios for the Fire  
Mayor Department through the State of Ohio Department of Administration Services, state purchasing  
program and declaring an emergency

**Warren:** The total is \$181,260,49. **Thompson:** Yes.

201-WS-19 An ordinance authorizing the Mayor to enter into a lease/purchase agreement with FNB  
Introduced 5-25-2021 by Commercial Leasing for the acquisition of 2021 loader, 2021 leaf vac, 2020 Chevrolet dump-  
plow, 1995 GMC Topkick dump truck equipment, 2021 utility vehicle, and 2021 CAT backhoe  
for the Service Department through the State of Ohio Department of Administrative Services,  
State purchasing program and declaring an emergency

**Warren:** This is \$415,011.73 for the Service equipment. **Haba:** The 1995 GMC dump truck is just for the equipment, not the truck. **Warren:** Are these replacements or additions. **Haba:** They are all replacements. The 2021 replaces a vehicle we purchased 15 years ago at \$30,000 from Bedford. The leaf vac replaces the 2002 model. The dump truck needs replaced. The Topkick truck will be kept. That can hopefully last another 5-7 years. The bed was replaced. The golf cart was purchased 20 years ago. We also have a 1995 backhoe which we also purchased from Bedford 18 years ago. **Warren:** Is the backhoe replacing something? **Haba:** They are giving us \$12,000 trade-in. We will not keep two of them. Our adjusted total would be less, totaling \$770,000 roughly. **Thompson:** Yes. \$768,518 is the total. **Williams** asked about the new amounts and are we financing these as one purchase? **Thompson:** Each is listed within each piece of legislation and yes we have a \$1 million line. The earlier list was the Covid list. We are looking to use part of those funds to purchase. We won't use all the \$1 million. **Williams** asked if he could put all the purchases into one document with the amount of funds we will be using from the Covid funds, the amount financed, and the first payment date. **Thompson:** I can do that. **Sanders** asked about the Police Dept. purchase of Tahoes. **Thompson:** I included the Tahoes in discussions with the Chief. **Sanders:** That wasn't presented to Council. **Thompson:** As we moved into the lease deal it made sense to just include the Tahoes he needed. **Sanders:** Just to bundle everything together. The original estimates were around \$500,000 and now we are looking at \$768,000. **Thompson:** We estimated \$200,000 from the Covid funds, but the big number was still around \$768,000. **Williams:** For budgets in the future, will these departments have reductions in their expenditures or will this be an addition to their current budgets. **Thompson:** We would pay the lease out of the capital line item which is where we do the majority of our lease agreements funding come from. **Warren:** You are saying these funds weren't appropriated at the beginning of the year. **Thompson:** Correct. These payments will begin in 2022. At the end of this year, we will appropriate these in the 2022 budget. **Warren:** So to answer your questions Ms. Williams, the purchases will be paid out of 2022. We are putting an encumbrance to add to the fund in that year. **Williams:** What will we be paying out annually? **Thompson:** It looks like \$182,000 annually at 2.6% interest if we use the \$1 million. Those numbers may be adjusted due to the use of Covid funds. **Sanders:** You keep saying the amount is \$1 million. There is \$200,000 or so out there. Are we trying to use the \$1 million or keep it open? **Thompson:** If we didn't use the extra, we will not keep the extra funds. If we don't use it, we will return it. **Williams:** Is there a date to retire the debt? **Thompson:** The expenditures will be made, and the final numbers come in we will return the extra. The payment will be adjusted at that point. **Williams:** I still need to see all the expenditures on one document. There are just too many documents. **Warren:** We can move the legislation on the regular agenda and address it then. I understand what you are saying. **Gaither** agreed. **Warren:** We will address it as long as we have the one summary document for review. **Sanders:** Moving forward for forecasts it is incredibly important to ensure the budget is passed with these items included. **Warren:** The expenditure will be in 2022 but I understand your point.

Motion to move 2021-WS-19, 2021-WS-20 and 2021-WS-21 to the next regular Council meeting made by Gaither  
seconded by Callender VOTE: YES: Warren, Gaither, Callender, Sanders, Rogers, Williams  
Motion Passed

*Clerk of Council Resumes*

**Warren** asked if Council was able to review the resumes. **Williams:** No. **Warren:** You received them though. **Williams:** Yes. **Warren** suggested each Council member review them pick your top five candidates so we can move forward. We can whittle down to a reasonable assessment of the resumes. **Gaither:** Yes. **Sanders:** Yes. **Williams:** There are about 32, can we keep it at six? That is a lot. **Warren:** That is fine. We will say six. **Gaither** agreed, **Sanders** agreed, **Rogers** agreed. **Warren:** I will send an official email or text and we will go from there. **Callender:** We need to pick a date. **Warren** suggested a week from today. **Callender:** We don't want to prolong this. Deb will be gone, and we won't have anybody.

Motion to adjourn made by Rogers seconded by Sanders. No roll call was taken.

Meeting adjourned 8:07p

Minutes approved \_\_\_\_\_

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Johnnie Warren, Council President

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Debra L. Hladky, Clerk of Council