

VILLAGE OF OAKWOOD  
COUNCIL MEETING MINUTES  
2023-06-27

ATTENDANCE

Johnnie Warren, President  
Elaine Gaither-At-Large  
Eloise Hardin, Ward 2  
Paggie Matlock, Ward 3  
Candace Williams, Ward 5\*

Dan Marinucci, Building  
Brian Dirocco, Fire  
Tom Haba, Service  
Ed Hren, Engineer  
Mark Garratt, Police

ABSENT

Chris Callender, Ward 1  
Mary Davis, Ward 4  
Dave Tapp, Fire

Carlene Perez, Recreation  
Brian Thompson, Finance  
Gary Gottschalk, Mayor

\* Arrived after rollcall

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Meeting opened at 7:00pm  
Pledge of Allegiance  
Roll Call taken

Motion to approve minutes of April 11, 2023 made by Gaither seconded by Hardin  
YES VOTE: Warren, Gaither, Hardin, Matlock Motion Passed

Motion to approve minutes of May 30, 2023, made by Callender seconded by Hardin  
YES VOTE: Warren, Gaither, Hardin, Matlock Motion Passed

Motion to approve minutes of June 2 made by Hardin seconded by Gaither  
YES VOTE: Warren, Gaither, Hardin, Matlock, Williams Motion Passed

Motion to approve minutes of June 13, 2023, made by Matlock seconded by Gaither  
YES VOTE: Warren, Gaither, Hardin, Matlock, Williams Motion Passed

Motion to approve minutes of June 20, 2023, made by Matlock seconded by Gaither  
YES VOTE: Warren, Gaither, Hardin, Matlock, Abstained: Williams Motion Passed

*Departmental Reports*

**Fire-Dirocco:** We are working along with the Building Dept. for Interstate McBee inspections and for Reflections. Both are going well. **Hardin:** When do they plan to move in. **Dirocco:** Interstate McBee hopes to get a temporary occupancy permit this Friday to begin moving equipment in. Staff will be moving in about six weeks from now.

**Service-Haba:** The rubbish pick-up flyer should be out later this week. A reverse 911 call should be out Friday for the July 3<sup>rd</sup> rubbish pick-up. **Hardin** asked about Waste Management cards. **Haba:** They will be out later this week.

**Police-Garratt:** I gave each of Council a flyer about fireworks. The new law went into effect last year. In case you receive calls about them, this lists the specific holidays and times fireworks are permitted in Oakwood along with the list of fireworks permitted. **Hardin** asked about the website. **Garratt:** It will be on the police website. **Hardin** asked if they can use the street to fire them off. **Garratt:** Not on the street. They must be on your own property.

**Building-Marinucci:** The Fire and Building Departments work together well. Prior to a Certificate of Occupancy being granted, the Fire Dept. must do an inspection. I issued two this week. The Reflections building was a mess when they bought it. They have put \$1 million into it; it is now gorgeous. That location will double or triple in value. **Hardin** asked about their grand opening. **Marinucci:** It is a six-person operation. **Hardin** asked about short term rentals. **Marinucci:** Yes, I am aware. You can't keep them out, just regulate them. Pods and small houses as well as Airbnb are coming in. **Hardin** asked if there are areas we can govern. **Marinucci:** We are doing the preliminary work on them. If an ordinance is restrictive of the Ohio Building Code, the Ohio Building Code supersedes. **Warren:** We have a minimum 75' wide lot and the Ohio Building Code supersedes our codes? **Marinucci:** I am just saying we can't keep small homes out. Our ordinance currently keeps pods out of the village. **Hardin** asked about rental properties. When they register, can we have them establish escrow account to maintain those properties. **Marinucci:** The Building Dept. will not get into property management. **Warren:** She is saying the companies which come into the Village and purchase properties for rentals, could an escrow account be required, if they don't maintain the house, the escrow funds could be used for maintenance. That would not put the responsibility of maintenance on the Building Dept. **Marinucci:** Who will then do the maintenance? **Warren:** The funds would be managed by the Finance Dept. If they move out, the Village would be in the position to fix the house. **Marinucci:** We are not allowed to do internal inspections. **Warren:** The idea is great. **Hardin:** The issues are there. In Cleveland, people rent a house for the weekend for parties with entertainment. **Garratt:** We have ordinances in place to regulate that. **Matlock:** Can we identify rental houses for that purpose? **Marinucci:** We don't have a comprehensive list. **Gaither:** The question becomes, is the house purchased for the purpose of creating a business? **Climer:** Correct. **Marinucci:** Most are not in the residential code. **Hardin:** Do we actively collect the fees? **Marinucci:** Yes, I do not believe all the rental properties are listed. We need help from Council to identify them. **Matlock:** There are several homes which were vacant in my ward, and people moved in. **Hardin:** I know for a fact there are houses in which fees have not been collected for several years. What is the process? **Marinucci:** I send a letter to the known owner for every house we know about. **Hardin:** What if the owner just throws the letter away. **Warren** asked about follow-up. **Marinucci:** Some we take to court. **Hardin:** Why not all who don't pay? **Marinucci:** There is a process in place. Once the letter is not complied with if the house listed as a rental property. I don't believe we have all of them on the list. **Hardin:** I will show you the houses. **Warren** asked about the process. **Marinucci:** The first of the year, we give them 30 days to comply. A second letter is sent to those who don't comply. If there is no compliance, we take them to court. **Warren** asked about the fee. **Marinucci:** It is \$100. **Warren** asked about increasing the fee to incentivize compliance. **Hardin** asked the Law Director to write an ordinance to increase the fee. **Warren:** The fee must reflect the cost of court fees. **Gaither** asked if the Ohio Code has rental fees in their codified. **Climer:** I am not aware of that. **Marinucci:** The LLCs are usually out of town.

**Law-Climer:** I am here for questions. **Warren** asked for legislation on rentals. **Gaither:** Are Airbnb businesses? **Climer:** Yes. I will factor that into my research. There are a lot of cities which have looked to regulate Airbnb's. **Warren:** I think calling it a business is too far away right now, but it is something to be investigated. **Climer** will research that. A lot of information is floating around in the law director exchanges. I will have recommendations for you in a month.

**Engineer-Hren:** I am here to address questions regarding 2023-23 a resolution authorizing the mayor to enter into an agreement for four corners. **Warren** asked for a summary of it. You know how I stand with it. **Hren:** Before I retire, I want to make sure this is done. He gave the genesis of the project. It is difficult to get four communities to agree on any project. **Warren:** This is the corner of Richmond, Broadway, Ravenna and Shepard roads in Oakwood, Twinsburg, Glenwillow and Macedonia at Richmond/Broadway. Phase I Oakwood, Glenwillow and Twinsburg put up funds to realign the intersection. Macedonia didn't get involved at the time. It eases the flow of traffic into Oakwood. I am happy with what we have done. **Hren:** This goes back to before the year 2000. We had three of the four communities participate. In 2013 we thought we had all four in order with the mayors and engineers on board, however Macedonia did not participate. The three communities went forward in the joint project between Oakwood, Glenwillow and Twinsburg. A minimal work was done in Twinsburg. OPWC, the Cuyahoga County Dept. of Development along with the villages of Oakwood and Glenwillow which chiefly funded the project. Fast forward to 2021, the four communities got together again. Chagrin Valley Engineering represented three of the four communities making it easier to coordinate. Twinsburg has an in-house engineer and has always been cooperative. We put together a joint-cooperative agreement and forwarded

it to our Council Clerk who forwarded it to all of Council. It is lengthy and explained the history of the project. The intent of the agreement was to ensure the combined intersection done in the past and to be done in the future would be split evenly between the four communities. Oakwood and Glenwillow funds for previous work is part of that agreement. The legislation before you is led by Twinsburg for the 2024 application for this project. We are in district 1 of the OPWC, Twinsburg and Macedonia are in district 8. The legislation is in the format required by the OPWC for funding. This must be in a very specific format. This doesn't change the terms of the 2021 agreement. This lets the OPWC know the four communities are cooperating on this project. Twinsburg's application will get additional points on the scoring for the funding of the project. Any funds Twinsburg receives from this application will be put in the pot, split evenly by the four communities. I believe it is \$400,000 of which \$100,000 will go to each of the four communities on the final costs. I also forwarded the 2020 municipal work performed previously and work yet to be performed on this project. The breakdown identifies the work done previously and costs associated. It further identifies the 2025 costs related to this project. It is scheduled for completion in 2025 although it is being filed as a 2024 application. **Warren:** How much was the original project costs in 2013? **Hren:** That was \$857,876. **Warren** asked if it was paid and was it split equally between the communities? **Hren:** Between Glenwillow and Oakwood. They contributed \$77,106 each. That will be subtracted from the amount they will pay toward this phase. When it is all said and done in 2025, Twinsburg will send us an invoice for \$111,373, and to Glenwood for the same. Macedonia and Twinsburg will pay \$188,479. That will account for the funds both Glenwillow and Oakwood put into this project. The additional funds we are requesting will be subtracted from that amount. Our cost could be only \$11,373 if we get these funds **Warren:** We already paid as did Glenwillow. We got what we wanted. It is hard for me to see the advantages for Oakwood. **Hren:** This is work in progress. **Warren:** What additional work will be done in Oakwood Village? **Hren:** We made a big difference; the realignment of that intersection allowed the north/south traffic to flow better but there is still not a left turn only lane on Shepard. **Warren:** You are saying there is no left turn from Macedonia. That is not in Oakwood. **Hren:** There is also not a left turn only lane from Richmond. **Warren:** What good will a left turn only lane be for us? Because of the fact, people must get to the turning lane. There will still be cars backed up before they get to the left turning lane. The street will have to be widened 200 feet back for it to be effective. **Hren:** It will work like any traditional intersection with a dedicated left turn only lane. There is room for up to eight cars, the striping isn't there yet. It was originally designed to handle storage. There will also be a dedicated turn lane at Shepard and Broadway to allow the traffic to continue on Shepard. **Warren:** I am talking Oakwood Village, when the traffic is coming up, if that road isn't wide enough for people turning right with people going straight, all the people waiting to get into that left turning lane, what good is it if people can't get to it? **Hren:** These are designed to allow a two-cycle interchange with green one way and red the other. Right now, we have a three-cycle system where a portion of the intersection has three red to allow the left turn, that is where the inefficiency is taking place. What is being proposed is to make this intersection more efficient. It provides more green time for both Richmond/Shepard and east/west movement on Ravenna/Broadway. **Warren:** The only way it could half-way work is if the lights are staggered going south from Oakwood to Macedonia and north from Macedonia to Oakwood. **Hren:** With the radar detectors and a left turn arrow, those in the left turn lane will be able to do that. They will because the others can continue going southbound/northbound depending on what side of the street you are on. This is all modeled and synchronized. It is a state-of-the-art system. It converts it into a traditional green in one direction/red in the other rather than red/red/red and one green. It also promotes the right turn on red, but it is worthless when you have someone in front of you going straight. When a light turns red and you have two lanes accelerating, you get twice the volume moving as you have one lane. If you can peel off the right-hand turn movement, you are getting twice the number of cars through the intersection when the light is green. That is the benefit. I can send the traffic report. This will benefit all four communities and from Oakwood's perspective, it will help that southbound movement in the peak hours. There have been times when it was backed up almost to the round-about. This will help minimize that peak am and pm hour backups. Same with the traffic going into Twinsburg and Macedonia where more vehicles can make that southbound movement. It has taken about 20 years or so. I believe you will notice a huge improvement. We made a huge difference due to the improvement we made. We only got half the job done. We will make just as much improvement with this project. **Warren:** I think it is 75% done on our end, 25% on Twinsburg's end and zero on Macedonia. **Hren:** If there is a jam in any direction, it impacts the entire intersection. **Warren:** The left turn won't dilute the jam. **Hren:** The person stuck in the intersection jams the intersection. **Williams:** The \$111,000 is due in 2025. **Hren:** Yes. **Williams:** We have little over a year until it is due. **Hren:** Yes. **Williams:** Where will the funds come from. **Hren:** Ohio Public Works Commission is the first avenue. We may be able to

apply, as will Glenwillow and Macedonia/Twinsburg. Along with the Community Development Block Grant program. We can petition the County under their 50/50 program. There are a variety of programs we can use. It is a lot like we do with all our projects. We have received \$1.3 million from Northeast Ohio Area Wide Coordinating Agency and Transportation Planning organization. Summit County equivalent organization is Akron Metropolitan Transit Study which can kick in some additional monies. **Williams:** Can only one community apply for additional funds? **Hren:** Twinsburg is doing it now because they have an earlier application deadline. **Haba** asked about the resurfacing of Broadway for 2025. **Hren:** This project will save funds for that project. The right turn lane will extend almost to the RTA stop on Broadway which will be resurfaced as part of this project which will save funds from the Broadway resurfacing project by 700 feet. **Hardin:** What if another municipality chooses not to participate. **Hren:** That is when Jim Climer, our legal dept. comes in. This is an iron clad agreement. **Climer:** As I recall, they would have backed out prior to signing the agreement. This is a legal binding agreement. **Hren:** We will be invoiced prior to the work being done. If others pull out, the project doesn't happen. Nothing will come out of our pocket. **Warren** asked where the funds go. **Hren:** Twinsburg is the lead on this. This is an LPA agreement with ODOT. The \$2 million from NOACA is between ODOT and Twinsburg. Once it is completed, they will crunch the numbers and send us an invoice for 25% after the consideration of the previous expenses and our contributions and grants. **Williams:** If we were not to get the grants, where would those funds come from? **Hren:** SCMR. It was listed in the spreadsheet I gave to Council. We have been planning for this since 2021. The Clerk included all those documents to Council. **Warren:** Is there a signed agreement between the four communities. I would like to see what Twinsburg will get. If they get nothing, it isn't as nice. We can approve the legislation and not sign the participation agreement until 2025 when we receive funds. **Hren:** The 2021 agreement bound us to this project. The only reason they are asking us to sign this is because of the format the funding agency uses. It is specific scoring criteria for joint projects. I believe they get an additional 20 points. You know every point matters. We don't want to take a chance without having that legislation OPWC requests. That is the only reason I am here. We want to make sure they get that additional 20 points. **Climer:** It seems to me, by participating and passing this legislation, it will allow us to go after the additional dollars to fund the project. **Hren:** We are already bound to it; we are just reducing the cost of it. **Warren:** We know this is on first reading. I needed you to explain to everyone the project. To simplify it, whatever the cost was with minimal participation of Twinsburg, now the funding for this will combine the total costs of what we did already, collect the grant funds and divide it by four. **Hren:** Correct. We also want to reduce the funds required by all for everyone. **Hardin:** I think I understood. When we entered in this in 2021, we are also being credited for the amount we already paid out. **Hren:** Correct. **Hardin:** Then the final number is divided by four. **Hren:** Correct. **Matlock** asked about the Tryon Road walking trail. **Hren:** We did not get the bids yet, that will be mid to end of July. **Matlock:** After we do this one will we go after funds to do the second part? **Hren:** This is phase I.

#### Open Floor Comments

**Karen Howse**, Glenshire Road: I am trying to visualize, when you are on Richmond Road coming to Shepard Road, the curve onto Ravenna, is that what you are talking about – on the opposite side? **Hren:** Yes. **Howse:** Is that right-of-way. **Hren:** We will be working in the right-of-way. ODOT contacted a right-of-way consultant which is doing the appraisal. We are going to secure property on the Oakwood side on Broadway, Twinsburg on Ravenna Road, Macedonia on Shepard and the right-of-way already exists on Richmond. **Hardin:** Will you be going onto private property for the walking trail on Tryon? **Hren:** We are working on the design of that to determine the best way. One side has poles and the other has trees.

**Yvonne Warren**, 24457 Forbes Road: The mayor isn't here but is there an update on the Kroger building? **Warren:** I was at the meeting with Kroger a month ago. The mayor told everyone it will be two weeks. I told him, it won't happen until mid-July. We are waiting for a response from Chris Ronyane of the County and the state on funding for the total contributions. **Y. Warren:** If that doesn't go through, the exterior maintenance program will not take place? **Warren:** Correct. Part of that program wasn't to isolate Kroger, that was targeted to Ward 4. McBee was more in line with the rest of the village. **Hardin** asked him to repeat what he said. **Warren** reiterated it. **Hardin:** At what point will the exterior maintenance program resume, is that what you asked. **Warren:** If you can look at the legislation, we had Ward 4 then the other wards were separate. **Williams:** That was for Ward 4. **Warren:** Correct, that is Kroger. **Hardin:** I think we were funding the exterior maintenance program was initially put into place to incentivize the approval of Kroger. **Warren:** It

was actually for Premier Development. **Hardin:** Ok. We seeded it from the general fund with the understanding as the projects developed every ward would be part of that program. **Williams:** It wasn't tied to any project. **Warren:** There was another coming in and then the mayor said we could fund other programs for the rest of the village. The Premier project was specified to Ward 4. That was cut in stone because we needed Ward 4 to vote that in. **Hardin:** I think we are saying the same thing. **Warren:** Kroger could create revenue along with other projects that could support programs for the entire village. **Hardin:** Whoever is sitting in these seats, the rest of the village will be considered based on the history of what we have done with the potential promise once we get Kroger and others. I would hope future Council's will extend it to the rest of the village. I think that was the intent. **Warren:** Kroger was the initial foundation of the whole project.

**Howse:** About the Oakwood signs as you are entering the village from the freeway and Alexander, are they going to be painted? **Warren:** The one has flowers. **Haba:** There will be more plantings per the mayor. **Howse:** How does that work in the winter, will there be lights projecting? **Haba:** I don't know. **Warren** suggested solar powered lighting.

**Greg Rhodes, 7388 Macedonia:** Councilwoman Ward 4 asked me to show pictures. The Building Inspector isn't allowed on the property (he showed photos). **Marinucci:** The owner doesn't have any money. It was stolen by a contractor. He had a permit, but it expired. **Rhodes:** I am afraid of animals and kids getting into the basement. **Warren:** It needs to be closed in. **Marinucci:** We will force him into that. He took the permit out to do an addition, but the contractor stole the money. **Rhodes:** Water is getting into the house. He has electricity. Snow gets into the second story window. **Warren:** It was a business deal. You have compassion for everyone in a bad situation., but he went into this as a business as an LLC. It can't stay like that for long.

*Close Floor*

**Matlock:** The Recreation Committee met and decided on an event at the Wingate for a murder mystery on Saturday, July 22<sup>nd</sup>. There will be a dinner buffet from noon to 3:00pm. There are many menu items to chose from. It will take the place of the Pickle Bill event. Residents can also choose to stay the night at a discounted rate of \$75 with a free breakfast.

Legislation

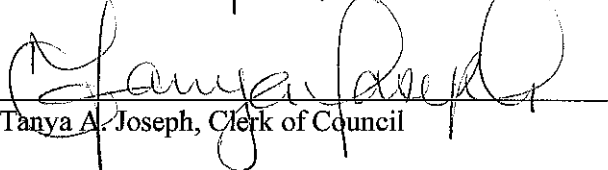
2023-23

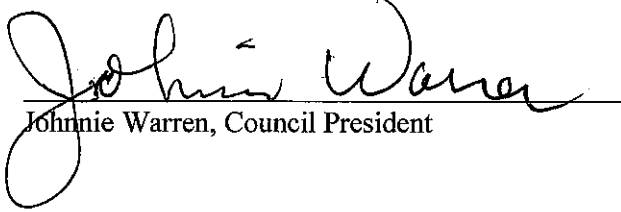
AN EMERGENCY RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A COOPERATION AGREEMENT WITH THE VILLAGE OF GLENWILLOW, CITY OF MACEDONIA, AND CITY OF TWINSBURG TO ALLOW THE CITY OF TWINSBURG TO APPLY TO THE OHIO PUBLIC WORKS COMMISSION FOR A POTENTIAL GRANT FOR THE FUNDING OF THE RICHMOND ROAD, SHEPARD ROAD, BROADWAY AVENUE, AND RAVENNA ROAD INTRSECTION IMPROVEMENT PROJECT

First Read

Motion to adjourn made by Gaither seconded by Matlock  
YES VOTE: Warren, Gaither, Hardin, Matlock, Williams Motion Passed  
Adjourned at 8:35pm

Approved July 11<sup>th</sup>, 2023

  
Tanya A. Joseph, Clerk of Council

  
Johnnie Warren, Council President