

**VILLAGE OF OAKWOOD
WORK SESSION MEETING MINUTES
2025-3-7**

ATTENDANCE

Johnnie Warren, President Pro-Tempore
Taunya Scruggs, Ward 1
Paggie Matlock, Ward 3
Tom Haba, Service Director
Erica Nikolic, President
Gary V. Gottschalk, Mayor

ABSENT

Eloise Hardin, Ward 2	Mark Garratt, Police Department
Mary Davis, Ward 4	James Climer, Law Director
Ross Cirincione, Prosecutor	Matt Jones, Village Engineer
Brian Thompson, Finance Director	Recreation Director
Candace Hill, Ward 5	Daniel Marinucci, Chief Bldg. Official
Dave Tapp, Fire Department	Sam O'Leary, Assistant Law Director

** Arrived after roll call*

Meeting opened at 6:48pm by Nikolic
Pledge of Allegiance
Roll Call taken

Nikolic: Good evening council, we'll go through our work session items. 2024-WS-43. This is dealing with the CEP Renewables. We can skip this one, there's a lot going on with this. I'd like to present at some point several options relating to this legislation regarding how we can get some concrete benefits for the village or even consider how the village could do the project on its own and consider whether or not it's a lift we could do in terms of tax incentives. We could possibly be able to do the project on our own, but we have to bring in some experts to discuss how we can do that and if we work with the developer how we could get the best benefit out of that contract. So, we could skip that for now because we just don't have that information. 2024-WS-45, this is a contract with CREtelligent. This legislation will be amended to include the environmental covenant that's held on Free and Wright and also the health report from the Cuyahoga Board of Health when that is ready. So, that legislation will be amended in mid-March and resubmitted to the work session for council's review. 2025-WS-09, this is an ordinance adopting updated fees for the services provided by the building department, amending codified ordinance section 1305.07, repealing existing codified ordinances 1305.08 through 1305.19 and 1305.21 and declaring an emergency. We had an opportunity to discuss this in our Finance Committee meeting. Is there any discussion on this topic? Warren: I wasn't there, so what was the general...? Nikolic: The general discussion. So here before you, you have the fees. We requested that SAFEbuilt present updated fees, our fees haven't been updated since 2008. What SAFEbuilt presented was a middle-of-the-road update of the fee, so not on the low end and not

on the high end, so it would be an update of all the fees. I suggested that because they had not been updated in so long that we, at least for the commercial, put them on the higher end to sort of make up for the revenue that we hadn't gained, and he said that what that would include...adding just 10-15% to the average of what we have here. Gottschalk: I asked John Chesson, the CEO, for an estimate for the end of the month so we can review it. Nikolic: Okay, this is something different. This is about the total fees, just the general fees that will be charged for all permits. Gottschalk: Oh, I see. Whatever you've been doing from the date to the end of the month, I want to have his estimate of what it's going to be, that's all. Nikolic: Okay, this is different. This is relating to all of the fees for all of the building department. Warren: In other words, the fees that they charge for the permits. Gottschalk: Yeah, that would be included in this estimate, yeah. Nikolic: Well, this is a discussion of council adopting the fees because they haven't been updated. So what we're discussing is what we would adopt, the new fees that we would adopt. Gottschalk: Well, I should have that for Council within the next week. Nikolic: No, we have it. These are the fees that we would charge the residents and commercial entities. Gottschalk: All right, we'll see what we have. warren: Do you have a copy of it? Gottschalk: No, I'm waiting for...He said he was going to send something to me. Nikolic: Right, you're talking about the work... Gottschalk: Permits, zoning, whatever else that they do. Nikolic: ...that they've completed for the month, right? The work that they have done. Gottschalk: Exactly. Nikolic: And this is a fee schedule. Warren: This is, in other words, what they did in the previous month will have no reflection on this at all. Because what they did in this previous month was all based on the fees that are existing now. This legislation is to increase the fees for the different services and so, you know, that's like for the alteration, demolishing of buildings, stuff like that; those fees are being increased. Gottschalk: All right. Nikolic: And so my question is, when we talk higher, he said it could either be 10% or 15%, so I will go 15%. Anybody have other thoughts about increasing from the middle of the road, putting it to the higher end? He said he could increase it to 10% or 10-15%. So I would say just go with the 15% to ensure...And as the mayor pointed out, there's not that much development going on, so even if we did increase it, we wouldn't stand to gain that much revenue. So we might as well... Gottschalk: New development, now there's five expansions, but there's only five spots for new development in Oakland, that's it, we're done. Nikolic: So, I would advocate for 15% just so we can be aggressive on recouping the revenues since we haven't updated the fees since 2008. Did anyone have any thoughts on the percentage of increase with the commercial? Warren: I don't have any problems with it. It would have been nice for us to maybe have them here to do a presentation on these fee structures and their recommendations from their experiences from other communities and stuff, but we can always read it, move it to a first reading, and then have them come subsequently to explain it, if that's okay. Haba: I know he admitted that the fees were way low for us. We're way lower than other cities, I know you've mentioned that. Matlock: Right, that's why we were asking what were the actual fee ranges on the cities that they have been out there in the field like University Heights, Cleveland Heights, Solon. What did their fee structure look like? How much were they charging for? Nikolic: So, Mr. Cheatham's on, and I hope I'm pronouncing his name correctly, he's on vacation, and so he did mention that he will get the request, Matlock, of other municipalities and where they are. And also, he would update these fees to include that 10-15% once he's back. So, I would advocate for the 15% unless there's anyone against that. Warren: I don't have any problem against it. Nikolic: Okay, so for that we'll wait. If you like, we could move it to first read, move it to the agenda. Warren: Yeah, we need to, because then we won't have a monumental thing of another meeting [inaudible] expanded and if we don't get a suspension then

we're shot, you know. So, Council President, I would promote that we move WS-09-2025 to the regular agenda for tonight's meeting.

Motion to add 2025-WS-09 to the agenda made by Warren seconded by Matlock

YES VOTE: Nikolic, Warren, Scruggs, Matlock

MOTION PASSED

Nikolic: Moving on to 2025-WS-10, a resolution authorizing the mayor to accept a grant from the Cuyahoga County Solid Waste District. This was added by our clerk. Would you like to speak on this legislation? Joseph: Just our annual Shred Day Grant, just allowing the mayor to sign to accept the grant that we were given. Nikolic: May I have a motion to move this legislation to the agenda unless there's any objection?

Motion to add 2025-WS-10 to the agenda made by Matlock seconded by Warren

YES VOTE: Nikolic, Warren, Scruggs, Matlock

MOTION PASSED

Nikolic: Are there any other comments or questions about any of the legislation? Warren: One of the things I'll ask is that the Council Clerk find out what these numbers will be as we transition them to the regular agenda. These two, you know they...don't always fall sequentially behind the other ones like you would think they would. You know, you may have this one here at 128, then you transfer it, we can't put it on 128! Joseph: So, 2025-WS-09 will now become 2025-17, and then 2025-WS-10 is going to become 2025-18. Nikolic: Okay, thank you Councilman Warren for that. If there's nothing else, may I have a motion to adjourn the work session?

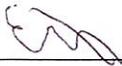
Motion to adjourn work session made by Matlock seconded by Scruggs

YES VOTE: Nikolic, Warren, Scruggs, Matlock

MOTION PASSED

Adjourned at 6:59 pm

Approved 2/18/2020



Evan Garrett, Assistant Clerk of Council



Eloise Hardin, President of Council