



**WORK SESSION MEETING
MINUTES**

**BEDFORD CITY COUNCIL
STATE OF OHIO
COUNTY OF CUYAHOGA
165 CENTER ROAD BEDFORD, OH 44146**

**DATE: JANUARY 16, 2024
TIME: 5:30 PM**

Bedford City Council met in a Work Session at Bedford City Hall on Monday, January 16, 2024, at 5:30 p.m.

Present: Council Members: Stanley Koci, Sandy Spinks, Steve Salvi, Victor Fluharty, Frank Smith, Jeff Asbury, and Tony Longino. Absent: None.

Also present: Clerk of Council Tracy Simons. Administration: City Manager Michael Mallis, Law Director John Montello, Finance Director Jennifer Howland.

• DISCUSSION OF AGENDA

Council had no corrections to the Minutes of the Work Session of December 4, 2023, the Work Session or Regular Meeting of December 18, 2023, the Organizational Work Session or the Organizational Meeting of January 2, 2024.

Motion to re-appoint Jeff Slezak to the Civil Service Commission: Mrs. Howland stated that this is a re-appointment for a four-year term and that the Civil Service Commission used to be a three-year term.

Motion to accept the Planning Commission's decision denying the installation of solar panels at 36 Eldred Ave.: Mayor Koci stated that this is a yes or no vote, yes that you agree with the Planning Commission, and no that you disagree. City Manager Mallis stated that the Planning Commission denied it because they want to install solar panels on the front of the house; they don't have a problem with the homeowner putting them on the rear or side of the house.

Motion to accept the Planning Commission's decision to approve the installation of solar panels at 378 Kenyon Ave.: Mayor Koci stated that this is a yes or no vote, yes that you agree with the Planning Commission, and no that you disagree.

Motion to accept the Planning Commission's decision to deny the installation of solar panels at 871 McKinley Ave.: Mayor Koci stated that this is a yes or no vote, yes that you agree with the Planning Commission, and no that you disagree. City Manager Mallis stated that the Planning Commission denied it because they wanted to install solar panels on the front of the house.

Motion to accept the Board of Zoning and Appeals decision to approve Deosola LLC and LAM Foodservice Consulting, Inc. at 115 Northfield Rd. to continue use as a residential premise with



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the condition that is to be two units and all planning documents are to be submitted to planning for review within ninety days and that all work is to be permitted: Mayor Koci stated that this is a yes or no vote, yes that you agree with the BZA, and no that you disagree.

Ordinance No. 001-24: Contract with Hall Public Safety: City Manager Mallis stated that this is to outfit the two 2023 Ford Explorers that Council authorized to purchase for the Police Department. He also stated that it would take about six months to fully equip the vehicles because they are busy with work.

Ordinance No. 002-24: Amending Section 1957.11: City Manager Mallis stated this is to prohibit specific uses for parking on City-owned properties, prohibiting construction equipment, boats, and RVs. He also stated that we currently do not have anything stating this in the ordinance right now.

Ordinance No. 003-24: Contract with Fifth Asset, Inc.d/b/a Debtbook: Mrs. Howland stated that this is for software to help the Finance Department to better track and report debt and leases by saving time and reducing errors. She also stated that this is a three-year agreement and that if we decide not to use the software, we can cancel at any time with a thirty-day notice.

• **DISCUSSION OF PLANNING COMMISSION**

Mayor Koci stated that we reviewed the Boards and Commissions a couple of years ago and put them on a cycle where every month, we look and see if there are any vacancies or re-appointments. He also stated that when we looked at the Boards and Commissions, we staggered the terms to where two or three members are up for re-appointment every two years. He stated that the Planning Commission has two members up for re-appointment and to have letters sent out asking if they are still interested in serving on the Planning Commission.

• **EXECUTIVE SESSION**

**ECONOMIC DEVELOPMENT:
LAND ACQUISITION**

**PERSONNEL:
FIRE DEPARTMENT CONTRACT NEGOTIATIONS**



WORK SESSION MEETING
MINUTES

BEDFORD CITY COUNCIL
STATE OF OHIO
COUNTY OF CUYAHOGA

DATE: JANUARY 16, 2024

TIME: 5:30 PM

165 CENTER ROAD BEDFORD, OH 44146

PART-TIME & SEASONAL EMPLOYEES
POLICE DEPARTMENT/SEALE

LITIGATION:
UNIVERSITY HOSPITALS

MOTION:	Motion made by Spinks and seconded by Frank Smith to adjourn into Executive Session at 6:00 P.M. to discuss Economic Development: Land Acquisition and Personnel: Fire Department Contract Negotiations and Part-Time and Seasonal Employees at 6:30 P.M.
MOVER:	Sandy Spinks
SECONDER:	Frank Smith
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino

MOTION:	Motion made by Longino and seconded by Jeff Asbury to adjourn out of Executive Session at 6:58 P.M.
MOVER:	Tony Longino
SECONDER:	Jeff Asbury
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino

The Work Session Meeting adjourned at 6:59 P.M.


Clerk of Council


Mayor-President of Council

Date: February 5, 2024



REGULAR MEETING BEDFORD CITY COUNCIL DATE: JANUARY 16, 2024
MINUTES STATE OF OHIO
COUNTY OF CUYAHOGA TIME: 7:00 PM
165 CENTER ROAD BEDFORD, OH 44146

1. CALL TO ORDER

Bedford City Council met in a Regular Session at Bedford City Hall on Tuesday, January 16, 2024. Mayor Koci called the meeting to order at 7:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

a Approval of Minutes of the Work Session of December 18, 2023

MOTION:	Motion made by Spinks and seconded by Victor Fluharty to approve the Minutes of the Work Session of December 18, 2023.
MOVER:	Sandy Spinks
SECONDER:	Victor Fluharty
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Spinks, Fluharty, Smith, Asbury
ABSTAIN:	Salvi, Longino

b Approval of Minutes of the Regular Meeting of December 18, 2023

MOTION:	Motion made by Asbury and seconded by Frank Smith to approve the Minutes of the Regular Meeting of December 18, 2023.
MOVER:	Jeff Asbury
SECONDER:	Frank Smith
RESULT:	Pass [6 TO 0]
YEAS:	Koci, Spinks, Fluharty, Smith, Asbury, Longino
ABSTAIN:	Salvi

c Approval of Minutes of the Organizational Work Session of January 2, 2024

MOTION:	Motion made by Smith and seconded by Jeff Asbury to approve the Minutes of the Organizational Work Session of January 2, 2024.
MOVER:	Frank Smith
SECONDER:	Jeff Asbury
RESULT:	Pass [6 TO 0]
YEAS:	Koci, Salvi, Fluharty, Smith, Asbury, Longino

ABSTAIN:	Spinks
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d Approval of Minutes of the Organizational Meeting of January 2, 2024

MOTION:	Motion made by Spinks and seconded by Victor Fluharty to approve the Minutes of the Organizational Meeting of January 2, 2024.
MOVER:	Sandy Spinks
SECONDER:	Victor Fluharty
RESULT:	Pass [6 TO 0]
YEAS:	Koci, Salvi, Fluharty, Smith, Asbury, Longino
ABSTAIN:	Spinks

5. PRESENTATION

- a. Presentation of the Auditor of State Award with Distinction by Katheryn M Semo from the Ohio Auditor of State's office

6. REPORTS

- a. City Manager Mallis reported on the following:
- Congratulated Mrs. Howland and the Finance Department for the State Award of Distinction and he stated the following: When the snow does exceed two inches, a parking ban goes into effect, and it is primarily for the safety purposes of pedestrians, motor vehicle drivers, and snowplow operators.
 - There will be a Public Meeting on Wednesday, January 24th, at 6:00 p.m. at the Ellenwood Community Center. This is to discuss the expansion of the Bedford Commons. The City was awarded a substantial grant that is going to contribute to the majority of that project.
 - Late last year, the Police Department was out canvassing the City and identifying all streetlight outages. There was a substantial amount that we reported to First Energy, and they did respond quickly.
 - The Cleveland Metroparks notified us that they started their deer culling operations in the Bedford Reservation, which will continue until mid-March. Any culling areas will be properly blocked off, and signage will also be up stating that the park is closed during that time.
 - We did get estimates for one of the roadways; resurfacing Solon Rd will be a substantial project in the future. it is a county road. According to the County Engineer's office, it is considered a low-rated road. We are outlining a plan to move forward with getting the road resurfaced; the challenge is that to do it the right way, the road needs to be concrete, given the amount of traffic on Solon Rd. If we use asphalt, the road will start to buckle, so we want to ensure that it is done correctly. The project will be approximately \$3 Million. We've had some positive discussions with the County as to what they would contribute, and we are going to be looking at finding sources to apply to cover the cost.
 - We will be looking at the City's sewer on Solon Rd., but the important thing is that there is a large City of Cleveland Waterline from the 1900s that runs down Solon Rd. and addressing those before we resurface Solon Rd.
 - We were contacted by Cuyahoga County that the County Fiscal Office Appraisers are in town and that they will be working on the reappraisal process of properties;

this may last until the middle of February. If you have any concerns, call the Police department.

b. Finance Director Howland had no report this evening.

c. Council Reports

Councilwoman Spinks reported on the following:

- Congratulated Mrs. Howland and the Finance Department on their award.
- Thanked Council for appointing her as the Vice-Mayor and that it is an honor.
- Reminded residents that they should bring their trash cans in after collection. And that due to the holiday, trash pick-up will be a day later.
- Welcomed Councilman Fluharty to the Bedford Historical Society. The Bedford Historical Society speaker series will return for Dr. Seuss's birthday in February. They will be collaborating on the event with the library.
- The Bedford Historical Society's museum store is open Monday thru Friday from 10:00 a.m. to 2:00 p.m.
- Church of the Nazarene has a new pastor Mr. Yarbrough. She welcomed him and his family to the City.
- The residents were reminded not to feed the deer.

Councilman Salvi reported the following:

- Congratulated Mrs. Howland and the Finance Department on their award.
- Thanked the residents of Ward 2 for electing him and giving him the opportunity to be here.
- He has a list of concerns from the residents that will take some time to address, and they will be on the internet or in a ward letter that will be put out.
- Expressed his condolences to the Ballantine's family and friends for their loss.
- Residents would like more traffic enforcement, including around Bedford High School.
- A meeting will be arranged with the residents on Darlington Rd. Helper Dr. and anyone is welcome to attend to express in detail some of the problems of trespassing and drug use around the high school.

Councilman Fluharty reported the following:

- Congratulated Mrs. Howland and the Finance Department on their award.
- Let City Manager Mallis know that people have been flying through the school zone at Saint Mary's School.
- Reminded everyone that they are not allowed to park on the street when over two inches of snow are on the ground.
- Let City Manager Mallis know that there may be a sinkhole by the bus stop near Saint Mary's

Councilman Smith reported the following:

- Congratulated Mrs. Howland and the Finance Department on their award and to continue doing an exemplary job.

Councilman Asbury reported the following:

- Congratulated Mrs. Howland and the Finance Department on their award.
- Commended the Service Department for coming out on Friday evening to remove the tree limb on the corner of Kenyon Ave. and Eldred Ave.
- Reminded everyone that please bring your pet indoors with the cold weather.
- The Bedford Downtown Alliance Mitten Fence is still active, and it is between Gionino's and Spirit Apotheosis. If anyone is in need of any worm mittens, hats, or scarves, that is the place to pick them up. If anyone has anything to donate, drop it off there.

Councilman Longino reported the following:

- Congratulated Mrs. Howland and the Finance Department on their award. He worked with Mrs. Howland for a couple of years while on the Civil Service Commission.
- Thanked City Manager Mallis for helping him with his first phone call and getting him pointed in the right direction.
- Reminded the residents that when the roads are really bad, please be patient with the plow trucks that they will get to their street and that it just takes time.

8. NEW BUSINESS

- a MOTION TO RE-APPOINT JEFF SLEZAK TO THE CIVIL SERVICE COMMISSION.

MOTION:	Motion made by Longino and seconded by Jeff Asbury to approve the reappointment of Jeff Slezak to the Civil Service Commission.
MOVER:	Tony Longino
SECONDER:	Jeff Asbury
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino

- b MOTION TO ACCEPT THE PLANNING COMMISSION'S DECISION DENYING MARY NUNLY OF FREEDOM FOREVER FOR A ZONING PERMIT TO INSTALL A ROOF-MOUNTED SOLAR PHOTOVOLTAIC SYSTEM ON THE DWELLING LOCATED AT 36 ELDRED AVE.

MOTION:	Motion made by Spinks and seconded by Steve Salvi to approve.
MOVER:	Sandy Spinks
SECONDER:	Steve Salvi
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino

Josh, Freedom Forever, stated that he will be speaking regarding items b, c, and d and stated the following:

That 36 Eldred Ave. was denied because the solar panels would be on the front of the home, and the City's zoning ordinance effectively cancels her ability to place solar panels on the front of the home. The homeowner has seven panels going up on the

roof, and he really can't help her if he can't get Council to help him out.

Mayor Koci stated the following:

- The issue was that they would be facing the street, and these three items have prompted the City to re-evaluate how we look at solar panels on a home because they are becoming more prevalent.
- The City is going to look at streamlining the process to help the homeowners so that they don't have to go through all these steps.

A representative from Freedom Forever stated the following:

- Regarding letter d, there is an opportunity for them to put the solar panels on the back side of the home. And that they will work with the City to streamline in the future.

- c MOTION ACCEPTING THE PLANNING COMMISSION'S DECISION APPROVING MARY NUNLEY OF FREEDOM FOREVER FOR A ZONING PERMIT TO INSTALL A ROOF-MOUNTED SOLAR PHOTOVOLTAIC SYSTEM ON THE DWELLING LOCATED AT 378 KENYON AVE.

MOTION:	Motion made by Smith and seconded by Jeff Asbury to approve.
MOVER:	Frank Smith
SECONDER:	Jeff Asbury
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino

- d MOTION ACCEPTING THE PLANNING COMMISSION'S DECISION DENYING MARY NUNLEY OF FREEDOM FOREVER A ZONING PERMIT TO INSTALL A ROOF-MOUNTED PHOTOVOLTAIC SYSTEM ON THE DWELLING LOCATED AT 871 MCKINLEY AVE.

MOTION:	Motion made by Fluharty and seconded by Sandy Spinks to approve.
MOVER:	Victor Fluharty
SECONDER:	Sandy Spinks
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino

- e MOTION TO ACCEPT THE BOARD OF ZONING AND APPEALS DECISION TO APPROVE DEOSOLA LLC AND LAM FOODSERVICE CONSULTING, INC., LOCATED AT 115 NORTHFIELD RD., BEDFORD, OH TO CONTINUE THE USE AS RESIDENTIAL PREMISES WITH THE CONDITION THAT IS TO BE TWO UNITS AND ALL PLANNING DOCUMENTS ARE TO BE SUBMITTED TO PLANNING FOR REVIEW WITHIN NINETY (90) DAYS AND THAT ALL WORK IS TO BE PERMITTED.

MOTION:	Motion made by Koci and seconded by Victor Fluharty to approve.
MOVER:	Stanley Koci
SECONDER:	Victor Fluharty

RESULT:	Pass [6 TO 1]
YEAS:	Koci, Spinks, Fluharty, Smith, Asbury, Longino
NAYS:	Salvi

Ms. Dhinojwala stated the following:

- The only issue that their client, Mr. Lincoln, saw at the moment is that there are three to four units in the building, and to reconfigure it to two units, they don't know how expensive that would be. They will go to the Planning Commission if it requires knocking down walls because a kitchen may be converted to a bedroom. But for now, Mr. Lincoln is okay with converting it to two units.

Councilman Smith asked Mrs. Dhinojwala who the current property owner is, and she replied that it is an LLC owned by Mr. Lincoln and that this issue was addressed at the BZA Meeting last week. Councilman Smith then stated that it doesn't state that that's the reason, and Ms. Dhinojwala replied that it is stated in the motion and that the issue was addressed at the meeting last week.

f **ORDINANCE NO. 001-24: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH HALL PUBLIC SAFETY ("HALL") TO OUTFIT THE TWO (2) 2023 FORD EXPLORERS AND DECLARING AN EMERGENCY**

MOTION:	Motion made by Longino and seconded by Jeff Asbury to suspend the rules requiring the reading of said ordinance/resolution on three different days.
MOVER:	Tony Longino
SECONDER:	Jeff Asbury
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino

City Manager Mallis stated the following:

- Council authorized the purchase of two Ford Explorers for the Police Department, and they will soon be delivered and have to be outfitted.
- They received two quotes, one from North Coast Two Way Radio and the other from Hall Public Safety. Hall Public Safety came in as the lowest at \$35,603.
- Fully equipping and outfitting the two cruises will take approximately six months.

MOTION:	Motion made by Longino and seconded by Jeff Asbury to suspend the rules requiring the reading of said ordinance/resolution on three different days.
MOVER:	Tony Longino
SECONDER:	Jeff Asbury
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino

- g ORDINANCE NO. 002-24: BEING AN ORDINANCE AMENDING SECTION 1957.11 OF THE ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF BEDFORD, OHIO AND DECLARING AN EMERGENCY

MOTION:	Motion made by Spinks and seconded by Victor Fluharty to place said ordinance/resolution on third and final reading.
MOVER:	Sandy Spinks
SECONDER:	Victor Fluharty
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino

City Manager Mallis stated the following:

- This is to add a piece to address specific uses of parking on City-owned properties and on City-owned municipal parking lots, such as prohibiting construction equipment, parking of boats, and motor homes.
- We don't have a problem with it right now, but in the event that we would, we currently don't prohibit it, and in doing so, we looked at how other communities address it, and we want to incorporate it into our legislation.

MOTION:	Motion made by Spinks and seconded by Victor Fluharty to place said ordinance/resolution on third and final reading.
MOVER:	Sandy Spinks
SECONDER:	Victor Fluharty
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino

- h ORDINANCE NO. 003-24: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH FIFTH ASSET, INC, DBA DEBTBOOK FOR SOFTWARE TO TRACK AND REPORT DEBT, LEASES, AND INTERNET TECHNOLOGY (IT) SUBSCRIPTION AGREEMENTS FOR CITY OF BEDFORD, OH, FINANCIAL STATEMENT PURPOSES AND DECLARING AN EMERGENCY

MOTION:	Motion made by Asbury and seconded by Frank Smith to suspend the rules requiring the reading of said ordinance/resolution on three different days.
MOVER:	Jeff Asbury
SECONDER:	Frank Smith
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino

Mr. Howland stated the following:

- This is to enter into an agreement with Debtbook in order to track debt, leasing and internet technology agreements to better track and report debt and leases for financial statement purposes.
- This will save money in the efficient operations of the Finance Department through time savings and reduction of errors.
- This three-year agreement can be canceled at any time with a thirty-day notice.

MOTION:	Motion made by Spinks and seconded by Victor Fluharty to place said ordinance/resolution on third and final reading.
MOVER:	Sandy Spinks
SECONDER:	Victor Fluharty
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino

9. HEARING OF CITIZENS

Sabrina Future, 15 Charles St., Bedford, OH: stated the following:

- She appreciates the new business over by Zaks Supermarket.
- Asked Councilman Salvi about the meeting he is planning for the students and that she is interested in what is going on with the youth.
- Asked about the status of the demolition of the veterinarian building, if there was any grant money to help with it, and if they have gone out to see it.
- Is there anything that the City can do to temporarily secure the building so that nobody goes in it.

City Manager Mallis stated the following:

- Notices were sent out that it was condemned, and he was not aware of any grant money to proceed with the demolition and that they had gone out to see it.
- The City can't address it without taking the proper steps. He stated that, ultimately, it will come down but that he can't promise it just yet. Also, we will take the appropriate steps to ensure that we legally assess those costs because the City would have to put money upfront to take it down. He stated that the cost is between \$20,000.00 to \$25,000.00, and if we were to do it right now, the City would have to assess the property, and the City would not receive any grant dollars to demolish it.
- That the City would look into securing the building if necessary.

Jeff Dubber, 134 Harriman St., Bedford, OH: stated the following:

- Stated that the payment for the water bill takes four days to be submitted to the city when it is paid online.

Mrs. Howland asked if he was paying through his bank or on the website, and Mr. Dubber replied through his bank.

Mrs. Howland also stated that is why it takes four days, but there are programs out there that allow it to be transported quickly.

Ms. Lachowski, 745 Archer Rd., Bedford, OH: stated the following:

- Asked if there is a possibility that the bill can be sent electronically or made available electronically so whether you physically received it in the mail or not you could pay it online.
- Mrs. Howland stated that kind of system has been present in the City before, and when it comes to the Water Department, many of those decisions are not hers to make; it is someone else's, but it is something to look into again.

10. ADJOURNMENT

MOTION:	Motion made by Spinks and seconded by Victor Fluharty to adjourn the meeting at 8: __ P.M.
MOVER:	Sandy Spinks
SECONDER:	Victor Fluharty
RESULT:	Pass [7 TO 0]
YEAS:	Koci, Spinks, Salvi, Fluharty, Smith, Asbury, Longino


Clerk of Council


Mayor-President of Council

Date: February 5, 2024