



WORK SESSION MEETING
MINUTES

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

DATE: APRIL 1, 2024
TIME: 5:30 PM

Bedford City Council met in a Work Session at Bedford City Hall on Monday, April 1, 2024, at 5:30 p.m.

Present: Council Members: Stanley Koci, Steve Salvi, Victor Fluharty, Frank Smith, Jeff Asbury, and Tony Longino. Absent: Sandy Spinks.

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

• **DISCUSSION OF AGENDA**

Mayor Koci, the Minutes for March 4, 2024, and the March 15, 2024, Council Meeting were not corrected.

NEW BUSINESS

Ordinance No. 020-24: Contract with Fallsway: City Manager Mallis: this is for the outfitting of the two new police cruisers from Ganley of Aurora and that we have previously worked with Hall Public Safety. Hall is backed up and it is taking longer to get the vehicles completed. We need to ensure the work is completed and paid for by September in order to be reimbursed through the CBDG Grant.

Ordinance No. 021-24: Agreement with the Ohio Plan: City Manager Mallis: This is for the insurance pool with the Ohio Plan, which covers from April 1, 2024, forward. OMJSP will cover from March 31, 2024, and two years back. Our Assessment is \$190,00.00 for this coverage coverage, and we need to make sure that we are covered moving forward.

Ordinance No. 022-24: Appropriation Ordinance: Mrs. Howland, this is the first appropriation ordinance for the year, and it amends funds from 2023. *See the attached memo.*

Ordinance No. 023-24: February 2024 Replacement Pages: Mayor Koci: these are the replacement pages to update our codified books.

• **DISCUSSION OF CHAPTER 1105.03:**

City Manager Mallis: This was discussed at the last meeting, and it concerns rental rates at Ellenwood. The last time this was modified was in 2019. It is only offered to residents right

now, and we want to make it effective on January 1, 2025. All of the lower rooms have been renovated, and we are in the process of renovating the second floor. All of the lighting on the second floor has been switched over to LED.

The council agreed to have it take effect on January 1, 2025.

- **EXECUTIVE SESSION**
 - **ECONOMIC DEVELOPMENT:
BEDFORD AUTOMILE**
 - **LITIGATION:
17500 ROCKSIDE ROAD**
 - **PERSONNEL:
POLICE DEPARTMENT VACANCIES**

MOTION:	Motion made by Fluharty and seconded by Frank Smith to adjourn into Executive Session at 5:59 P.M. to discuss Economic Development: Bedford Automile, Litigation: 17500 Rockside Road, and Personnel: Police Department Vacancies.
MOVER:	Victor Fluharty
SECONDER:	Frank Smith
RESULT:	Pass [6 TO 0]
YEAS:	Koci, Salvi, Fluharty, Smith, Longino

MOTION:	Motion made by Longino and seconded by Frank Smith to adjourn out of Executive Session at 6:56 P.M.
MOVER:	Anthony Longino
SECONDER:	Frank Smith
RESULT:	Pass [6 TO 0]
YEAS:	Koci, Salvi, Fluharty, Smith, Longino

The Work Session Meeting adjourned at 6:57 P.M.


 Clerk of Council


 Mayor-President of Council

Date: May 6, 2024



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BEDFORD CITY COUNCIL

DATE: APRIL 01, 2024

STATE OF OHIO

MINUTES

COUNTY OF CUYAHOGA

TIME: 7:00 PM

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1. CALL TO ORDER

Bedford City Council met in a Regular Session at Bedford City Hall on Monday, April 1, 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 March 4, 2024

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

b. Approval of Minutes of the Regular Meeting of March 4, 2024

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

c. Approval of Minutes of the Work Session of March 18, 2024

MOTION:	Motion made by Longino and seconded by Jeff Asbury to approve.
MOVER:	Tony Longino
SECONDER:	Jeff Asbury
RESULT:	Pass [5 TO 0]
YEAS:	Fluharty, Smith, Asbury, Salvi, Longino



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NAYS:
ABSTAIN: Koci

d. Approval of Minutes of the Regular Meeting of March 18, 2024

MOTION: Motion made by Fluharty and seconded by Frank Smith to approve.
MOVER: Victor Fluharty
SECONDER: Frank Smith
RESULT: Pass [5 TO 0]
YEAS: Fluharty, Smith, Asbury, Salvi, Longino
NAYS:
ABSTAIN: Koci

5. PRESENTATIONS

- a SWEARING IN OF CHRISTOPHER BULANDA TO THE CIVIL SERVICE COMMISSION.

6. REPORTS

- a. City Manager Mallis: Chipper services starts this week, and if you need to get your address and property on the list, please get in touch with the service department. We'll be making our rounds throughout the entire community, but it definitely helps us, from an efficiency standpoint, if you can call those requests in. An update regarding the Greencroft culvert: we are working to submit a funding request to the State Infrastructure Bank. That funding request is going to be for approximately \$500,000, and that is to replace the culvert that runs underneath Greencroft. We will wait to see if we are awarded that funding, be it a grant or a loan. That culvert definitely has to get replaced and we're finalizing the designs now with our engineers. The goal is for construction to take place later this year, possibly in September. We will need to communicate with the residents in the area and with the City of Maple Heights. To do it properly and safely, that road will be closed, which means some of these streets will be blocked off. We are going to most likely temporarily reopen Thames. so residents will have a way around the Greencroft construction. We're going to wait until we hear from the state regarding the funding. Hopefully, it's good news, and then we'll proceed with the project. Also want to provide an update regarding the Turney Road resurfacing project. That design is completed, and those plans have also been sent to the county. They have to sign off on those plans because they are funding a portion of



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the project. Our goal is to begin advertising for bids in April and presenting a recommendation to city council in May. If we stay to that schedule, construction would begin in June, shortly after school lets out. This project is significant; I think that the grant that we received from the county was approximately \$250,000. We'll be able to resurface another main artery in town. I want to acknowledge that the state auditor was recently in, and Bedford was lucky enough to anonymously get selected to have our police and fire department pension reviewed and audited. The state auditor identifies communities randomly. They come in, and do an audit of proper reporting procedures, and the finance department received an unmodified opinion. That is the best possible opinion the state auditor can give. Kudos to the finance department. The first suburbs also received an audit and had the same outcome. Lastly, I just wanted to provide some information on the upcoming solar eclipse. If you go to our website, there's some information from the Parks and Recreation Department regarding next week's solar eclipse and the watch party on the eighth. There will be space available so bring your blankets and chairs to set up in the grass area behind Ellenwood. Depending on capacity, there's also VIP reserved for indoor seating on a first-come, first-serve basis. That information is listed on the website. for those interested.

b. Law Director Montell: Congratulated to Mr. Bulanda and the Finance Department.

c. Finance Director Howland: Congratulated and welcomed Mr. Bulanda to the Civil Service Commission.

d. Council Reports

Councilman Longino: Welcome, Mr. Bulanda; you took the position of a guy I know personally. It was great serving the five years I was there, and I had a great time. Especially when you meet rookie cops and a police officer. You know, it was nice when they came by my house, and I let them know, "Hey, I was part of your hiring process and for the promotions", and that's always a good thing. Welcome back, Mr. Mayor. Glad to see you're in good health. I wanted to tell Sandy what a good job she did, but she didn't make it today. Mrs. Spinks did a great job. I want to say what a good job we did and we didn't have a crazy winter with a lot of snow, but the Service Department did knock out jobs on the days that we did have snow. So I think we're blessed in that aspect of having no streets plowed when you wake up in the morning.



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So that was a good thing. With that being said, folks, take care of your lawns and let's make sure Bedford stays beautiful. Let's make sure we get out there and take care of our lives. And please, please, please put your garbage cans up. This June, we're having a Juneteenth foundation and last year was the first year they had it at the high school. Councilman Smith and I are on the committee. We're having what I call is a freedom run that morning there will be a 5K walk/run that morning. It's going to be either at 8:00 a.m. or 9:00 a.m., and there will be more to come on that. I plan to say something at every council meeting until we get there. Apex Engineering is a new company that is in the old YMCA. I missed the tour, but some of the council people were there. I think they were open for the public, for everybody. I had something going on that day, but I did go back up there the other day, and I talked to, I guess I would say, the next generation of the owners I talked to, Evan and Corey, and told him I'll never forget his name because my son's name is Corey. I talked to Evan and Corey, and they showed me the runaround at the end of the day; I realized that I'm not a rocket scientist because I felt like I needed to be one after he told me some of the stuff they did. So, also another place, Mr. David fought the effort. He had a smaller spot on Broadway, but now he's opened up the old taxidermy place. So he's taken over that, and he sells designer sunglasses that he makes himself. He also does fashion. He'll have the grand opening soon.

Councilman Salvi: Residents are encouraged residents to make me aware of the quality of life issues going on in the city. When you call, please remember to leave your name, address, and your phone number. Please speak slowly and clearly so I'm able to return your call. If your call was not returned in 24 hours, this is likely because of a voicemail issue. And please call back anyone interested in community volunteering opportunities to call me at (440) 232-8964. It's my home phone number. Ward two special meeting. Ward meeting will be May 13th this year. Residents are encouraged to attend Regular City Council Meetings at 7:00 p.m. and the Work Sessions at 5:30 p.m. and the work.. An issue that some of my fellow council members have mentioned during council reports. And today is trash containers left on tree lawns too soon or long after trash pickup. This past week, I removed several trash cans, and there were two that had been blown into the street because of the high winds. A resident pointed out that some homeowners leave their cans out for days or a week. I will be presently presenting city manager emails with a proposal this week



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that may significantly improve compliance with that city ordinance. Congratulations to the owners and staff at Apex Engineering and their newly renovated state-of-the-art facility at the Old Bedford YMCA on Northfield Road. I attended the Apex Open House last week and appreciated the warm hospitality and facility tour. The facility is impressive, and I hope other companies in Bedford are as committed to remaining in Bedford as the Berry family.

Councilman Fluharty: City Manager Mallis, on Willis Street, there's a bunch of garbage on the side of the road. Congratulations to Mr. Bulanda for being on our civil service commission.

Councilman Smith: Thanked everyone who participated in the Youth Job Fair on March 20th. I think that it was a great opportunity to talk and engage with our youth here in Bedford. If you know of any youths that are looking for a job have them contact the city, because I'm quite sure that jobs are going to be some this summer. I want to add that you can start working at the Cleveland Public Library at 14 years old, and you start your pension at 14 years old. In the next year, ten, 15 years, they will be running this city, and we would like to see them engaging in everything we do.

Councilman Asbury: Congratulations to Mr. Bulanda. The eclipse is a once-in-a-lifetime thing, and I think we know that there's going to be a big influx of people coming to northern Ohio. Just a suggestion and I'm not a conspiracy theorist or anything like that, but if you need to do your grocery shopping, I would suggest doing it mid-week, because with all of these people coming up here, they're going to be wanting supplies and, you know, things are going to be sold out. They're talking about maybe solar flares during the eclipse. What's that going to do to cell service? The satellites? We don't know. If you got goods and nothing happens, it's a plus. But if something does happen, then you're prepared.

7. NEW BUSINESS

- a. **ORDINANCE NO. 020-24: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH FALLSWAY EQUIPMENT**



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CO. INC. ("FALLSWAY") TO OUTFIT THE TWO (2) 2024 CHEVROLET TAHOES 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 [6 TO 0]
YEAS:	Koci, Fluharty, Smith, Asbury, Salvi, Longino
NAYS:	
ABSTAIN:	
MOTION:	Motion made by Fluharty and seconded by Frank Smith to approve.
MOVER:	Victor Fluharty
SECONDER:	Frank Smith
RESULT:	Pass [6 TO 0]
YEAS:	Koci, Fluharty, Smith, Asbury, Salvi, Longino
NAYS:	
ABSTAIN:	

City Manager Mallis: This is to upfit the two new police cruisers with all of the lights and equipment. The city received two quotes. One from Hall Public Safety and the second for Fallsway. Fallsway was the cheapest of the two by about \$3,000. And it's our recommendation to enter into a contract with, Fallsway. This expense, along with the cost of purchasing the vehicles, is being reimbursed to the city at 100% through a \$150,000 grant that the city received from the county. One of the stipulations is that the purchase and outfitting of the cruisers be completed by September 2024.

- b. **ORDINANCE NO. 021-24:** AN ORDINANCE APPROVING AN INSURANCE ASSESSMENT THROUGH THE OHIO MUNICIPAL JOINT SELF INSURANCE POOL, PROVIDING THE CITY COVERAGE OF OPEN KNOWN AND UNKNOWN CLAIM LIABILITIES, THROUGH THE PURCHASE OF A REINSURANCE POLICY AND DECLARING AN EMERGENCY



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MOTION:	Motion made by Smith and seconded by Tony Longino to suspend the rules requiring the reading of said ordinance/resolution on three different days.
MOVER:	Frank Smith
SECONDER:	Tony Longino
RESULT:	Pass [6 TO 0]
YEAS:	Koci, Fluharty, Smith, Asbury, Salvi, Longino
NAYS:	
ABSTAIN:	
MOTION:	Motion made by Fluharty and seconded by Jeff Asbury to approve.
MOVER:	Victor Fluharty
SECONDER:	Jeff Asbury
RESULT:	Pass [6 TO 0]
YEAS:	Koci, Fluharty, Smith, Asbury, Salvi, Longino
NAYS:	
ABSTAIN:	

City Manager Mallis: With the disbanding of the Ohio Municipal joint self-insurance pool, the city had previously agreed to join the Ohio plan. It is a similar pool that is much larger, with over 800 local municipalities, villages, and townships. That coverage will begin today, April 1st, moving forward. However, for the existing pool that we were a member of for approximately 25 years, we needed to secure coverage from March 31st back approximately two years. As the legislation states, this is to protect current and past members from any unknown claim liabilities that may arise. This assessment is based on an analysis from Ernst and Young. They did a full assessment of all member communities, and there were slightly over 30, based on their size and the length of their term with the OMJ. That's how the assessment values were determined. It's our recommendation to get this coverage to protect us moving forward.

- c. **ORDINANCE NO. 022-24:** AN ORDINANCE AMENDING ORDINANCE NO. 081-23 MAKING ADDITIONAL APPROPRIATIONS FOR CURRENT



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EXPENDITURES OF THE CITY OF BEDFORD, OHIO DURING THE YEAR
2024 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 [6 TO 0]
YEAS:	Koci, Fluharty, Smith, Asbury, Salvi, Longino
NAYS:	
ABSTAIN:	
MOTION:	Motion made by Fluharty and seconded by Frank Smith to approve.
MOVER:	Victor Fluharty
SECONDER:	Frank Smith
RESULT:	Pass [6 TO 0]
YEAS:	Koci, Fluharty, Smith, Asbury, Salvi, Longino
NAYS:	
ABSTAIN:	

Mrs. Howland: This appropriation ordinance is also a budget amendment. Last year we passed a budget for this year, except for grants and projects. So this is at this time every year we want to appropriate those funds left over last year and new grant money that comes in during the year. In addition, we're also appropriating the increase that all employees are receiving per the recently passed credit union agreements. A 3% increase for all employees affects multiple funds. Funds are all different buckets that contain funds that could be used only for specific purposes. So each one's a little bit different. Just a little background on them. So, in the General Fund, we will need to appropriate some funds for this assessment that we just passed tonight. We have a Community Development Block grant fund, and that's a fund that we receive funds for the Community Development Block Grant and Community Development Supplemental Grant Funds from the county \$50,000 will be used towards the Bedford Commons Project, the purchase of the Willis property for the Bedford Commons project, and \$150,000.00 for two new police cruisers we approved at the last meeting.



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We just approved the outfitting of this meeting. We have various appropriation ordinances in our grants fund for the Police and Fire Departments. These are funds that were left over from last year, and we need to now be able to spend them this year. Another grant that will be appropriated is the remaining ARPA funds for the Bedford Commons project we're working on this year. Another appropriation is for our Safer Grant that covers two of our firemen, as well as the study of the Financial Analysis that we approved at the last meeting. That is all that is part of this ordinance this evening.

- d. **ORDINANCE NO. 023-24:** AN ORDINANCE PROVIDING FOR THE ADOPTION OF NEW MATTER IN THE CODIFIED ORDINANCES OF BEDFORD TO APPROVE, ADOPT AND ENACT THE FEBRUARY, 2024 REPLACEMENT PAGES TO THE CODIFIED ORDINANCES OF BEDFORD, OHIO, HEREINAFTER "CODIFIED ORDINANCES", TO REPEAL CERTAIN ORDINANCES IN CONFLICT THEREWITH OR DEEMED OBSOLETE AND DECLARING AN EMERGENCY

MOTION:	Motion made by Fluharty and seconded by Frank Smith to suspend the rules requiring the reading of said ordinance/resolution on three different days.
MOVER:	Victor Fluharty
SECONDER:	Frank Smith
RESULT:	Pass [6 TO 0]
YEAS:	Koci, Fluharty, Smith, Asbury, Salvi, Longino
NAYS:	
ABSTAIN:	
MOTION:	Motion made by Asbury and seconded by Tony Longino to approve.
MOVER:	Jeff Asbury
SECONDER:	Tony Longino
RESULT:	Pass [6 TO 0]
YEAS:	Koci, Fluharty, Smith, Asbury, Salvi, Longino
NAYS:	



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ABSTAIN:

Mayor Koci: This is to update our Codified Ordinances books. This also ensures that everything is current and in accordance with state laws.

8. HEARING OF CITIZENS

Ebony Dickerson, Branch Manager of the Bedford Library: I just wanted to offer some clarification on what Mr. Smith stated earlier. We are not with the Cleveland Public Library, and we do not hire at age 14. We are with the Cuyahoga County Public Library, and we start hiring at age 15.

Jennifer Nash, 144146 Garden St., Bedford, OH: I have a fallen tree that's in my backyard and I've been addressing this issue with the city for about a year now. It's an eyesore, and it's, disrupting my backyard, my property. I've asked the city. I'm not sure. The Building Department for help and they said it might be a civil issue. If it's a city violation, why would I have to take it up as a civil matter? Why can't the city manager come around and check out the various property issues or come out and at least look at it and see what's going on? Part of the tree that's still up is going to fall on my house. Then what's going to happen? Why can't you just come out and take a look at it?

City Manager Mallis: I took down the address. I'll check with the department. They may have been out there. I don't know if that property owner was cited or not. So basically what happens is we're required to give multiple notices, after the first notice, they're given a window where they have to address the violation because I would agree if the trees down on the private property and if it's not addressed, if it's affecting another property that would constitute a violation. If they don't comply with the first notice, we're required to give a second notice. If they still don't comply, we then have to cite them and then they end up in court. And then they go through the court process. So I don't know where that is as far as that, but I'll take a look at it tomorrow. If you give me your phone number, I pass that along to her, and I will get in touch with you once I find that out.

Desiree Primm, 143 Willard Ave., Bedford, OH: I've talked with City Manager Mallis and Councilwoman Spinks for over a year. I've been to Council Meetings, where I've addressed my concerns about semi-trucks running refrigerated trucks. The fact that I can't enjoy my backyard.



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I've been sucking on cough drops for over a year, and I don't want diesel fumes to be part of my yard. You said you were going to reach out, but that was told to me a year ago. This is called Community Environment Defense Services, and it was a study about neighborhoods that allow truck stops. I want to know why I'm targeted it, because that's how I feel. I don't want to have to talk to anybody because my anxiety is through the roof. I've lived there for 29 years. I can't remember the other store that used to sit over there. Walmart. They didn't bother me. So why, if this is my backyard, you have a little city property, and then it's a fence? So it's sitting probably where you all are. Mr. Mayor, you're a truck. So if I sit in my kitchen and I walk in there, I have the right to live in my house and not have to put up blinds because I like natural lighting. I'm disabled, not by choice. And I think I should be allowed to enjoy my home. I should not have to be fully dressed to walk in my kitchen because now I have a trucker that we're looking at each other, and I can't sit in my yard and enjoy. I have an enclosed patio. I can't sit out there anymore because I got truckers looking at me. It's not right. And I know that may be private property, but there are zoning laws that prohibit them from being that close to my property. So let me just go over these truck stops and neighborhood quality of life and adverse health effects due to diesel exhaust. I know that because I'm coughing, I suck on cough drops. I can open my windows. Disturbance of levels of noise. I listen to it. I can enjoy my backyard. If at nighttime I don't sleep. And if you check all of the police reports, you'll see I called about them because it's so loud at nighttime, I can't enjoy it. I can't even sleep. I'm in a lot of pain, so if I can sleep, I want to. And I should not be disrupted by these trucks. Property value decline. I can tell you that if I wanted to show my house, I would call at least twice a week, sometimes every three days. I've been told that the truckers are parking there because they're on Thanksgiving holiday. Well, I don't think I have to look at a truck. I don't think that if the summer is coming, I like I have 12 grandchildren, I've got a tribe. So they should be allowed to play in my backyard and not breathe in diesel exhaust. That's just not fair, I know that. And then there's a possibility of crime. There was a, opening there. Someone has since locked it because I haven't seen it lately, but I have people coming through, man urinating, and that's visible to my grandchildren raised there. I have a two-week-old grandchild all the way up to 25, but all of them are under the age of ten. They shouldn't have to say, Nana, look at the man that's got this thing out. That's not fair. I shouldn't have to deal with that. Then the bar up the street warming up. They're down there all the way down. Just this. Not this weekend. Saturday, before I got cars out there all hours of the night. The noise level is just crazy; I remember, I know why I bought it. My home in Thetford. I didn't want to live in the city of Cleveland. Property taxes. I might as well be there. Because if I'm going to pay you property taxes, and I can not enjoy the home. I remember when the light



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was at the corner, and there was no speeding up and down the street, but right next door to me, they had the speed thing where it would tell you how fast people were going on that street. Now it's just the, they're just racing up and down the street. I called, and they told me one police officer said, well, it's happening on my street, too. That's not that's not what I want to hear. It's just, you know, I'm not understanding where the police used to be parked right there in that little cul de sac that leads up over there. People got ticketed, but it isn't happening anymore. So I'm just going to say that it's the s-word because I know what it was, and I see what it is now and I'm not happy. But if I decided to sell the house, I don't think I would truly get what it's worth because you're going to see trucks. I wouldn't buy a house to have big semi-trucks sitting back behind it. It's not fair. I'm here. I know you said that you were going to reach out to Mr. Mallis, and you did tell me that, it's private property. But I was told the last time that it was an app that they were using, and that's why they coming there. But if it's an app, I don't know how to get my house off the app because it seems like that's where their comment is. And it's not fair to me. So I do want some assistance. I want to get on the record. And if I have to see you every first and third Monday, I'll be right here because I. I'm tired and I really want to enjoy my house. I was forced into early retirement, and it doesn't feel like a happy home.

Fred Russell-Bay, 117 Greencroft Rd., Bedford, OH: I have somewhat troubling issues; for instance, the water supply pipe is lead. There's also another issue: my water bill for the month was only \$0.22, which occurred in my home on that day.

City Manager Mallis: I don't know what took place in your home. I can't answer that. I don't know what the question is. I can tell you, for the record, what took place.

Mr. Russel-Bay: I noticed when the water meter would change after the water bill. The concrete that was hidden. For some reason. It was hidden. But I can see the water pipe to the street. That circumstance troubles me. You say this? Yeah, I was told I have a I had there is a waiver on my property for water to pay. It's been troubling me for almost three years. I can't understand, I can't understand it. Can you explain to me where my water pipe is?

City Manager Mallis: I can't answer the question.

Mr. Russell-Bay: I showed you that document. Suddenly, you try to hide it.



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City Manager Mallis: You showed me the survey information that we sent out.

Mr. Russell-Bay: And, you know, it wasn't a survey, it was a document saying, my property would waiver for the inspection.

City Manager Mallis: And inspection went the same way. The inspection. Are you referring to when you purchased your home?

Mr. Russell-Bay: No, I didn't purchase my home. The waiver in the inspection.

City Manager Mallis: I'm sorry. I don't know what you're referring to. I know what we spoke about the first time you were here. We spoke about the survey we sent out, and the survey asked that you check your private property supply line. And all I had indicated was the city is collecting data that went out citywide. And what we're trying to do is collect data to see if there are any private property owners that have a lead service line. The city can't replace that specific lines for our residents. But what we can do is if we can identify that there is a lot and what that number is, we can then possibly go after grant funding through the state of Ohio to help our residents. That's all we spoke about. I'm not familiar with a waiver of inspection, sir, and I, I apologize. I don't know what's taking place in your home that I don't know. This letter says that the letter you received for this is simply a survey request for data and inventory if you will. It's possible that the city will commence a water line replacement program in the future.

Mayor Koci: So might I suggest. After the meeting, we'll get some information from the Law Director. And maybe have our City Manager and Service Director come and take a look and see exactly what is going on there.

Cathy Williams, 491 Lamson Ave., Bedford, OH: I thought I read an article in the neighborhood news about delinquent water bills being put on property taxes. What's that? I'm confused.

City Manager Mallis: So, a couple of times a year, we assess substantially delinquent water bills. We usually do that twice a year, and we also do that for grass cutting. If the city has to go out and cut your grass, the City will bill, and if the property owner fails to pay that bill, we assess that as well.



REGULAR MEETING

BEDFORD CITY COUNCIL

DATE: APRIL 01, 2024

MINUTES

STATE OF OHIO

COUNTY OF CUYAHOGA

TIME: 7:00 PM

165 CENTER ROAD BEDFORD, OH 44146

Ms. Williams: What happens if they don't pay their property taxes?

City Manager Mallis: Ultimately, it's tied to that property. There are many instances where, you know, the city may not receive their money until after a sale. I can tell you that we've been trying to address a couple of properties. One that was torn down last year. Property tax. They were in areas and it was around \$106,000.

Ms. Williams: And does the city ever get that money, or do we have to wait on the county?

City Manager Mallis: I mean, in that case, odds of us receiving, even if the house comes down and the property sold the land, we wouldn't.

Ms. Williams: Why doesn't the city contact the county as far as our representative? The county council? Yeah. What representative? Be able to help us collect our property taxes that are in arrears. I mean, there's people on my street that it's over \$20,000, that they've never paid the taxes.

City Manager Mallis: That actually would go through the county prosecutor's office, and that basically initiates a foreclosure, that they go through that process. I can tell you we had the county out a few years back, actually, it might have been right before COVID. They were rolling out a new program and the amount of parcels across the county that are substantially in the reserves and property tax. The county has since corrected it to try to remediate some of these issues in the past. If an individual became delinquent on their property tax they could go to the county offices and sign-up on a payment plan. You would enter into a payment agreement, and the only thing required most of the time is one payment as their first payment. They would stop paying, and then another year would go by, and they would receive a notice that they were getting foreclosed. Then that individual would show up, or the entity would show up, enter into a payment plan, make one payment, and not pay for a year. The county has since remediated, and now you're basically offered one chance to enter into a payment plan. But as far as pushing through the land bank and the prosecutor's office over the last couple of years, Mrs. Kuzma, in our Economic Development Office, has worked with them to address some of the properties. We call it the troubled properties that are just sitting there may be vacant. The property owners may have passed away. No family. It sits there. No taxes are paid. The city's cutting the grass. There's a minimum of water, and it just snowballs there. There are properties I know that we've



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been dealing with that are stuck in probate. I think at one point, the county had over 50,000 properties countywide. Your property tax that comes to the city is about 18%. A majority of the property tax goes to the local school district, libraries, and other entities. So when you look at that tax bill and say I'm paying \$3,000 or \$5,000 in property taxes, that does not come to the city. We get about 18% of that. But the majority of the tax bill, I believe, goes to local school districts and the library. There are some other pieces in there, too. And then obviously the city's in there. But our percentage is approximately 18%.

9. ADJOURNMENT

MOTION:	Motion made by Fluharty and seconded by Steve Salvi to adjourn the meeting.
MOVER:	Victor Fluharty
SECONDER:	Steve Salvi
RESULT:	Pass [6 TO 0]
YEAS:	Koci, Fluharty, Smith, Asbury, Salvi, Longino
NAYS:	
ABSTAIN:	


Clerk of Council


Mayor-President of Council

Date: May 6, 2024