

Bedford City Council met in a Special Work Session at Ellenwood Recreation Center on Tuesday, January 12, 2021 at 6:00 p.m.

Present: Council Members: Mayor Stanley Koci, Sandy Spinks, Walter Genutis, Victor Fluharty, Paula Mizsak and Donald Saunders. Absent: None. Also present: Administration: City Manager Michael Mallis.

Mayor Koci began discussion of the Historical Preservation Board. Mayor Koci stated that the restructuring of this board could lead to possibly how all of the other boards are structured as well and that this is in no way a slam to the members who are on the board now. Councilman Saunders stated that they need to define what is historic and that should be the priority of the board. He also stated that "old" keeps with the architectural structure to the building. City Manager Mallis inquired if Council wants to keep with how the 1985 ordinance is written with nine (9) members and re-appoint the members or do they want to keep it the it is written and Councilwoman Spinks stated that they should go back to the 1985 ordinance. Councilman Genutis stated that he thinks we should repeal 1917.13 ESTABLISHMENT AND MEMBERSHIP OF THE HISTORIC PRESERVATION BOARD, 1917.14 AUTHORITY AND PURPOSES OF THE HISTORIC PRESERVATION BOARD, and 1917.15 REVIEW OF PLANS AND SPECIFICATIONS BY THE HISTORIC PRESERVATION BOARD as they are redundant, and disband the Historic Preservation Board (like the Arts & Culture Board). He continued to state that despite any connotation derived from its name, its expressed purpose (1917.13) has nothing to do with historic preservation as in a safeguard of historic character, only to protect the value and appearance of property, to maintain a high character of community development, to protect the public health, safety, convenience, etc., to protect real estate from impairment...of value, and by regulating according to accepted and recognized architectural principles. He also stated that any reference to "historical significance" is found in 1305.09 BUILDING PLAN REVIEW BY PLANNING COMMISSION. He stated that the Planning Commission determines adverse effects on historical significance of building plans, not specific to the historic district but also storefronts and exteriors of buildings in historical areas of the city (other than 1, 2, & 3 family dwellings or accessory structures). He continued to state that Council should amend 1305.09 from "The planning commission is authorized to use a licensed architect where necessary, to be selected by the City Manager." to include also authorization to use recognized entities with knowledge of historical preservation such as: Ohio Preservation Board, Bedford Downtown Alliance and the Bedford Historical Society as an aid in decision-making as may be deemed pertinent.

Councilman Genutis stated that this way we can elevate the stars of the Bedford Downtown Alliance (BDA) in a non-binding way thereby encouraging civic engagement and fostering a preservation ethic as originally intended by the creation of the Historic Preservation Board, in order to preserve and accentuate the district's character whenever viable and practical. He continued to state that it is a non-binding grassroots say in what occurs by distinct and varied interests encouraged to participate in an organized fashion. He also stated that the BDS could, on its own volition, begin a program to identify, maintain, and enhance certain properties in historic areas of the city. He stated that the city may support these initiatives financially as possible when monies are used in targeted and specific ways per law.

City Manager Mallis stated to have the City Manager of their designee work with the Planning Commission and the Historical Society. Councilman Genutis stated that historic preservation is



not to be confused with historic restoration, and should never be employed as an obstacle to property owners rightfully maintaining their properties in hopes to coerce historical restoration without incentivizing the owners.

Councilman Saunders stated that a lot of other cities have and Architectural Review Board and the Planning Commission oversees that board. Councilman Genutis stated that the Historical Preservation Board has nothing to do with historical preservation. Councilwoman Spinks stated that the Planning Commission has to deal with a lot already and that the Historical Preservation Board is different. Mrs. Briggs stated that it sounds more like an Architectural Review Board and to have it go through the Planning Commission. Councilman Saunders stated that the way this board is set up now they are independent. City Manager Mallis stated that the historical preservation of our downtown is important to us and he suggested to have the Historical Preservation Board decision come back to Council. Councilman Saunders stated that this board tried to control what was going on in our downtown area and to have an Architectural Review Board report to the Planning Commission and then to Council. Mayor Koci suggested that we look at the surrounding cities and work with them. Councilman Genutis stated to also tap into the Historical Society and the Bedford Downtown Alliance as well. He also stated that if we keep the Historical District small that we would have more control over it. Councilwoman Spinks stated that nobody on the board currently has been replaced and that it does not go through Council. Mayor Koci stated to have the ordinance cleaned up, that Council has a say and to make guidelines. Councilman Genutis stated that there has to be a specific purpose for the board. Councilwoman Mizesak inquired if there are any members that we know of that are still on the board. Mr. Asbury inquired as to when the board last met. Mayor Koci stated that it sounds like we keep the board and have them report to the Planning Commission they vote on it and then to Council with Council's approval. City Manager Mallis inquired about the make up of the board and Councilwoman Spinks replied to start fresh and Mrs. Briggs stated to have an architect on the board as well. Mayor Koci stated to have an Architectural Review Commission for the Historical Preservation Board and have the board go through the Planning Commission. Councilman Genutis suggested to look at what the current purpose of the board and to confine it to just the district or outside of the district. Mrs. Briggs stated to have something of a historical significance as well would be very nice.

Discussion of the Historical Preservation Board was concluded.

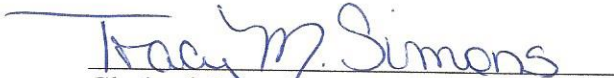
Adjourned into Executive Session at 7:32 p.m.

Motion made by Spinks and seconded by Fluharty to go into an Executive Session to discuss Personnel: Ward 5 Replacement. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizesak and Saunders. Nays: None. Motion carried unanimously.

Motion made by Fluharty and seconded by Spinks to adjourn Executive Session. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizesak and Saunders. Nays: None. Motion carried unanimously.

Adjourned out of Executive Session at 8:02 p.m.

Special Work Session adjourned at 8:03 p.m.

  
Clerk of Council

  
Mayor - President of Council

Date: February 1, 2021