

Bedford City Council met in a Work Session at Bedford City Hall on Tuesday, September 7, 2021, at 6:15 p.m.

Present: Council Members: Mayor Stan Koci, Sandy Spinks, Walter Genutis, Victor Fluharty, Paula Mizensak, Jeff Asbury, and Donald Saunders. Absent: None. Also Present: Clerk of Council Tracy Simons. Administration: City Manager Michael Mallis, Law Director John Montello, Finance Director Frank Gambosi, and Assistant Finance Director Jennifer Howland. Absent: None.

Mayor Koci began the discussion of the Regular Council Meeting agenda.

Council had no changes to the minutes of the Work Session of August 2, 2021, Regular Meeting of August 2, 2021.

Ordinance No. 9894-21: amending Ordinance No. 9827-20 making additional Appropriations Mr. Gambosi stated that this is to appropriate funds for the budgeted items for the increases (decreases) in appropriations for 2021 in the general fund are for the following purposes: Police Department corrections and overtime non-officers, the Cemetery has a seasonal employee working and the costs needed are \$10,560, The recreation department needs longevity increases in the amount of \$1,425, \$5000 in refunds and \$6000 in vehicle repairs. The Building department needs \$2000 for credit card bank fees and \$7000 for the printer purchased earlier this year. The income tax department will no longer need to budget for refunds for 2020 and we can reduce the budget by (\$550,000). The city manager needs \$750 in the longevity account. The Municipal Court's hospitalization claims are much higher this year due to two major claims for the first time in 30 years and we need an additional \$20,000.00 in additional funding. The Municipal Complex department needs an additional \$12,345 for the replacement of a folding Machine and Letter opener, and finally, transfers out to Health insurance Fund in the amount of \$150,000.00 for claims paid, and Advances out to Northfield & Rockside West in the amount of \$114.00. He also stated that it is to appropriate for the SEALE Narcotics Grant Fund Program income confiscations, SEALE 2020/2021 Program income funding, SEALE 2020/2021 Additional Funding, SEALE Drug LEF Grant Funding, SEALE Drug LEF Additional Funding. He continued to state that it is to add funds for The Cuyahoga County CDSG Casino Money Grant, \$16500 and the EPA - VW Settlement Grants for WIFI for Downtown and that it for funds received from the Federal Government to pay for the replacement of the Ellenwood Swimming Pool House and the Broadway Roadway and Waterline Replacement. He also stated that the appropriations are for the improvement of Union Street Road and OPWC loan in the amount of \$320,157, to account for the NOACA Grant Park/Trail Study \$80,000, to account for the Tinkers Creek Commerce Park Land purchase \$171,250, to account for the Water fund improvements to tighten the system \$25,000, and to pay for engineering bills for the Broadway Water line project Water portion \$20,000.

Ordinance No. 9895-21: contract with EV United for the Charging Stations City Manager Mallis stated that this is for four charging ports for the Municipal Complex and that it is coming out of three accounts. Councilman Genutis inquired if this is to just do the downtown area and City Manager Mallis replied that NOACA will be out in the fall to install the charging station at the Municipal Complex.

Ordinance No. 9896-21: contract with Simple IT for new servers for the Police Department City Manager stated that there are servers in the Police Department that are failing and they go two quotes and that Simplex IT was the lowest of the two quotes.

Resolution No. 2570-21: supporting Global Cleveland Welcoming Week Mayor Koci stated that we did this last year.

Resolution No. 2571-21: accepting amounts and rates as determined by the Budget Commission Mr. Gambosi stated that we do this every year and that it is the same amount.

Resolution No. 2572-21: contract with Constellation NewEnergy Services-Gas Division, LLC for Natural Gas Rates Mr. Gambosi stated that the City has a broker and that they also compare it with NOPEC. He also stated that we will lock in now and it is a three year contract and that he thinks that we should lock in right now.

Resolution No. 2573-21: MOU to facilitate redevelopment at Tinker's Creek Commerce Park City Manager Mallis stated that this is a letter of intent between the City and the County.

Ordinance No. 9897-21: contract w/Cuyahoga County Land Reutilization Corporation as the CIC City Manager Mallis stated that this is a contract with the Land Bank and that the Land Bank will act as the CIC.

Ordinance No. 9898-21: TCCP Land Conveyance City Manager Mallis stated that this is to accept all of the property and sales agreements.

Motion to accept the Board of Zoning and Appeals decision to deny Mr. McKenzie's request for a variance from the aforementioned ordinances in order to utilize his property located at the end of Caryl Dr. (previously vacated by the City of Bedford) to create an additional parking area for his trailer & boat. City Manager Mallis stated that years ago the City sold the property to Mr. McKenzie and the neighbor and that he could park one trailer on the property. He continued to state that Mr. McKenzie started to park another trailer and a boat on the property and this violates three ordinances. He stated that the violations are:

- Can't have more than two (2) cars
- Can't have more than one (1) trailer in the front yard
- Can't have a second drive way

He stated that Mr. McKenzie created a second driveway and that he had to go to the Board of Zoning and Appeals

Discussion of the Regular Meeting agenda was concluded.

Mayor Koci began the discussion of the Garage Ordinance. City Manager Mallis stated that he nor Mr. Beverly are opposed to have something in place

Discussion of the Garage Ordinance was concluded.

Mayor Koci began the discussion of Meeting Management Software and Mrs. Simons stated that this is software that will help with creating agendas, managing the work flow to get items on the agenda, that some of the companies have it in their software for the boards and commissions meetings and members, to allow for voting and time stamping of the minutes. She also stated that there are communities that are the same size as Bedford that use Meeting Management software, as well as smaller and larger communities that use it as well. She stated that the software can regenerate that minutes simply from the agenda.

Discussion of the Meeting Management Software was concluded.

Mayor Koci began the discussion of the Budget Hearing Dates and Mayor Koci stated that they usually start the Budget Hearing Meeting on the last Monday in October. City Manager Mallis stated that he would get some dates together.

Discussion of the Budget Hearing Dates was concluded.


Motion made by Spinks and seconded by Genutis to go into an Executive Session to discuss Economic Development: CDBG/CDSG Opportunities, Penske Automotive and Personnel: Finance Department, Salary Pay Ranges, Union Negotiations. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizesak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Adjourned into Executive Session at 7:30 p.m.

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

Adjourned out of Executive Session at 7:55 p.m.

Work Session adjourned at 7:56 p.m.


Clerk of Council


Mayor-President of Council

Date: September 20, 2021

Bedford City Council met in Regular Session at Bedford City Hall on Tuesday, September 7, 2021. Mayor Koci called the meeting to order at 8:01 P.M. The meeting was opened by pledging allegiance to the flag.

The roll was called. Present: Koci, Spinks, Genutis, Fluharty, Mizesak, Asbury, and Saunders. Absent: None.

Motion made by Genutis and seconded by Spinks to amend the Regular Council Meeting Agenda to add under Approval of Minutes letter c approve the minutes of the Special Work Session Meeting of August 10, 2021. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Abstain: Mizesak. Motion carried unanimously.

Motion made by Asbury and seconded by Genutis to approve the minutes of the Work Session Meeting of August 2, 2021. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Abstain: Mizesak. Motion carried unanimously.

Motion made by Spinks and seconded by Fluharty to approve the Regular Meeting of August 2, 2021. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Abstain: Mizesak. Motion carried unanimously.

Motion made by Asbury and seconded by Saunders to approve the minutes of the Special Work Session Meeting of August 10, 2021. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizesak Asbury, and Saunders. Nays: None. Abstain: None. Motion carried unanimously.

Mayor Koci stated that he along with City Manager Mallis, Mr. Gambosi, and Mrs. Kuzma were invited out to Xellia Pharmaceutical to see what was happening there because they made a huge announcement that they are now open for business. He stated that they can now retail and sell their product and it is a huge step and a five (5) year process just to get to the day where they can sell their product. He stated that they are happy to be here in Bedford and that they are growing and are hiring. He continued to stated that the City is very pleased with what is going on in that building and that they have the capacity to do four times what they are doing right now.

City Manager Mallis stated that it says a lot when they had the State of Ohio Jobs Ohio Department of Development there filming for television ads and recruitment purposes. He stated that what was impressive was not just the vales but that they came up with a new process for the IV bags. He continued to stated that they have a new machine and it makes it an instant process to mix the medication in the IV bag. He also stated that this machine is the only one in the world that can do this process to help save lives.

City Manager Mallis thanked those who were able to attend the State of the City and if you were unable to attend it is on our YouTube channel and on the City's website. He stated that there were a lot of things that we were able to accomplish as a team and as a City, along with a lot of good projects and exciting things that we are working towards. He gave a huge thank you to the Automile Association for providing a check to the Schools Foundation and they also provided the City of Bedford with a check for \$50,000.00. He stated that they are going to look at

different things and improvements to make and one of the ideas is the pilot program for the cameras along the Automile. He stated that the security cameras are directly fed into the police cruisers and that they are looking to install something similar in the Historical District and the Commons for the added safety for our business, visitors, and patrons.

City Manager Mallis stated that Ward Meetings will be starting up on Monday, September 13 at 7:00 p.m. for Wards 1 & 4. He also stated that the Parks and Recreation Department sent out a list of Fall Programs on Constant Contact and on the City's website and if you are interested in any of the classes you can contact the department and the classes are filling up quickly.

City Manager Mallis stated that we've had some challenges all over the City and in various Wards regarding trash and or recycling collection. He stated that the timing of collection has been delayed and we have been in constant communication with Kimble and they a staffing shortage. He stated that if the trash has not been collected contact the City and most likely the City is aware, but Kimble will be out and they are working through it.

City Manager Mallis gave complements to the Deputy Chief Sutts for meeting all of the 105 standards from the State of Ohio out for the annual inspections of the correction facility. He stated that about a month ago the State of Ohio announced various grants for water and waste water projects and one of the criteria applying for it is that our project has to be considered a priority on the county's priority list. He continued to state that the county can only have ten projects on that priority list and we submitted and Cuyahoga County included the City in their top ten list. He stated that this opens the door for us to complete the application in applying to the State of Ohio, and that the two main projects are associated with Waste Water Treatment Facility.

That concluded the City Managers report.

Law Director John Montello was absent and excused.

That concluded the Law Director's report.

Finance Director Frank Gambosi stated that he and Mrs. Howland found out that the City of Bedford received a special award from the State Auditor's Office with the distinction and we are one of eight cities in the State of Ohio that received the award this year. He continued to state that: "The award recognizes the hard work of the fiscal office to keep clean and accurate records. Their efforts go a long way towards making Ohio more efficient, effective, and transparent. This is Auditor State Award is presented with distinction to local governments and school districts upon the completion of a financial audit. The entity must file timely with all of their reports without an extension, prepare the Comprehensive Financial Report. The audit does not contain any findings for recovery, no material citations, no material weaknesses, no significant deficiencies, and that single audit has to be done with no question cost. The entities management letter must have no comments with ethics, question costs, timely manner of all our reporting, and no public records issues." He congratulated the staff and the City itself for working with everybody in regards to reporting and because of it we received this distinction and it is two in the last five years. He stated that it is very rare and a great award for our City. He also thanked

the Automile for the wonderful grants. He also congratulated the Police Department for passing all of those standards and they do a great job.

That concluded the Finance Director's report.

Councilwoman Spinks thanked Mr. Gambosi and that she always brags about the City for the award-winning Finance Department. She stated that the Ward 1 & 4 Meetings will be on Monday, September 13th. She reminded everyone about the Art and Artisan Festival Fundraiser for the Bedford Historical Society is being held this weekend. She stated that there will be a Strawberry Festival next year and this event is not replacing the Strawberry Festival. She stated that from now on the second weekend in September will be the Art and Artisan Festival. She continued to state that it starts on Friday from 6:00 p.m. to 11:00 p.m. and on Saturday there will be a special 9/11 Ceremony at 11:45 a.m. in remembrance of the 20th Anniversary. She stated that the on Sunday the festival will be from 12:00 p.m. to 6:00 p.m.

Councilwoman Spinks stated that she received a few calls this past week wanting to know what was going on at Wal-Mart and that there is a Netflix movie filming in the old Tops Grocery Store and it was the overflow parking for the employees there.

Councilman Genutis congratulated Mr. Gambosi and Mrs. Howland for their award. He stated that Mr. Gambosi is no stranger to receiving a number of rare awards. He also congratulated Xellia and that they are a forward-thinking company and they are turning into something wonderful. He stated that the weather on Labor Day was great and that it was wonderful to hear the wonderful sounds of kids playing on the playground. He also stated that with our present health concerns it would be prudent for the City of Bedford to take the responsibility to make sure to keep our playgrounds, parks, and public spaces non-toxic and free of toxic chemicals for the benefit of not just children but for pets as well. He stated that as we understand our health better that it really revolves around the food that we eat and if you want to have some garden space there is the Bedford Community Gardens located on the grounds of Central School.

Councilman Genutis stated with everything that is going in the world today it is easy to forget all the good things in life and they are often the simple things. He also stated that this year is the 50 Year Reunion for Bedford High School and that it will be going on during the Art Festival and that Bedford has many wonderful artists. He stated that the Arts Festival is a wonderful thing and that everyone comes out to enjoy it.

Councilman Fluharty thanked the Bedford Automile Association for donating \$20,000.00 to the School Foundation for scholar ships that are handed out for the year. He stated that they lost a lot of events this year due to the pandemic and that extra money gets put back in our funds to keep us going. He stated that RTA is flying up and down Henry St. and Williams St. and that they need to slow down, and in fact he saw it first hand today. He also stated that RTA needs to start picking up their trash at a lot of their sites. He stated that he doesn't want an accident happening with something like that and it is something that we don't need.

Councilwoman Mizesak stated that it is good to see everyone this evening and that they are here to serve the residents and it is our position to be here in person with you. She continued to state

that there are requirements by the governor to wear masks or not and it is entirely up to the individuals too. She stated that when the COVID gets to bad we should wear or masks but that we are good right now. She stated that a couple weeks ago Mr. Manning and Mr. Underwood started talking about the City of Bedford and Elmer Flick and that it was so wonderful that she sent Mr. Underwood a message that if he wanted information on Elmer Flick that he should reached out to one of them to send him some information. She stated that everyone on this side of the dais are all still proud of our City that we live in. She inquired if there are still diversion groups that come out on the weekend to pick up trash and City Manager Mallis stated primarily they have been working with the county in sending people out. She reminded everyone that the Ward 1 & 4 Meeting will be held on Monday, September 13th at 7:00 p.m. She inquired about Just Friends on the corner of Northfield Rd. and Columbus St. and City Manager Mallis responded that there was an eatery looking move in there. She also inquired about the notification to the residents regarding the Ward Meeting and City Manager Mallis replied that it will be a Code Red Call. She stated that trees cannot be cut until September, October, November, and December. She reminded everyone that trash pick-up is one day later this week.

Councilman Asbury stated that the chipper service is this week and if you have something on your tree lawn hopefully you called and got on the list. He stated that hydrants are being flushed this month. He stated that last Friday was the formal mural dedication ceremony located behind the Bicycle Shop. He recognized a number of people from the Bedford Downtown Alliance and they are: Ms. Paul from Graffiti Heart, Ms. Quine the artist of the mural, Ms. Rhoades from Gardening Know How, and Mr. and Mrs. Hulett owners of the bike shop. He stated that last Friday was also First Friday and it was "Super Hero's" and it was wonderful and the next and last Frist Friday will be October 1st and the theme will be "Fall, Fun, and Pouch Parade." He continued to state that the Wednesday Summer Concert Series there are three and they start on September 8, 2021 which will be Brian Papesch Party Band with Barrio Food Truck, September 15, 2021 Billy Morris and the Sunset Strip with Smokin Rock and Roll Food Truck, and on September 22, 2021 Pop Tarts Band with Barrio Food Truck. He also stated that Community Shred Day is on Saturday, September 25th from 9:00 a.m. to 12:00 at City Hall and it is the last one for the year. He stated that the Children's Fall Festival will be on Saturday, October 2 from 10:00 a.m. to 1:00 p.m. at the Square.

Councilman Saunders reminded everyone on Shred Day to get there early. He inquired for the chipper service if they are going to pick up all of the branches that the gas company knocked off and dropped on the tree lawns in the Presidential Area and City Manager Mallis responded that he is sure they will make a pass but that he will double check on it. Councilman Saunders stated that they are replacing all of the gas lines in that area and it will be tied up for a while. He stated that the Ward Meeting for Wards 2 and 6 will be on Monday, September 27. He stated that it gets dark at 8:15 p.m. and everybody is leaving the Concerts in the Park at 8:00 p.m., so the last hour is getting missed. He continued to state that when the Chamber ran the concerts in the park they started it a half hour early starting in August so they didn't have that problem and that we might want to consider if maybe for the last two to switch it 6:30 p.m.

City Manager Mallis commended our officers and in particular the K-9 Unit. He stated that we received a call last week for a mutual aid request from one of our neighboring communities particularly Warrensville Heights. He continued to state that they were in pursuit of a shooting

suspect and we responded with the K-9 Unit Officer Niro and he was able to track the suspect. He stated that Niro was able to locate the suspect hiding under a vehicle and the suspect was not responding to the officer's request to show of hands and Niro was able to get the suspect to show his hands and the suspect was apprehended. He continued to state that it goes to show that resource and to have more than one is not only a resource for our community but that we can help the other communities as well. He stated that it went just as planned and we were able to help our neighboring community.

Councilman Asbury also thanked DePompei's for the food at the First Friday event last week.

ORDINANCE NO. 9894-21: AN ORDINANCE AMENDING ORDINANCE NO. 9827-20 MAKING ADDITIONAL APPROPRIATIONS FOR CURRENT EXPENDITURES OF THE CITY OF BEDFORD, OHIO DURING THE YEAR 2021 AND DECLARING AN EMERGENCY was read by title only. Motion made by Spinks and seconded by Fluharty to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Saunders and seconded by Asbury to place Ordinance No. 9894-21 on third and final reading and passed.

Mr. Gambosi stated that we have been very busy this year with a lot of grants and a lot of projects. He stated that in Cemetery we had a part-time person that we are budgeting for from this summer. He stated that the Income Tax Department will be backing off of the refunds since they ruled against giving refunds for 2020 and we will be able to reduce the budget \$550,000.00. He stated that as we reduce that they will increase it the Court had some major claims for health insurance and it will increase to \$200,000.00 and that the City had some major claims and increase it another \$150,000.00. He stated that on the good side our SEALE Group the Narcotics Squad brought in over \$160,000.00, which we will be approving tonight for spending in new grants. He stated that there are a few new grants that we will be doing some improvements to the Downtown area with the CDSG grant for \$16,500.00 and BW Settlement Grant from Ohio EPA for \$15,000.00. He also stated that they are budgeting for the swimming pool and the Broadway Ave. ARPA Funds, those are two projects in the future that will be utilizing the funds and those funds will total \$645,645.97. He stated that they are budgeting for the Union St. Project of \$380,000.00 of which we will be reimbursed \$320,000.00 with a loan that will that we will be paying back from OPWC for over 20 years. He continued to stated that they are going to appropriate \$171,250.00 for Tinker's Creek Commerce Park and they will be making money on that project as time goes on, but for now we have to appropriate funds for it. He finally stated that the health insurance fund where we did have to transfer \$150,000.00 into that to pay for our claims.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO. 9895-21: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH EVUNITED FOR THE PURCHASE AND

INSTALLATION OF CHARGING STATION AND DECLARING AN EMERGENCY was read by title only. Motion made by Fluharty and seconded by Genutis to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizzsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Mizzsak and seconded by Saunders to place Ordinance No. 9895-21 on third and final reading and passed.

City Manager Mallis stated that this is for the electric vehicle charging stations that will be installed in the Municipal Parking Lot. He continued to state that there will be four (4) stations and two (2) ports and that it is fully funded through grants.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Asbury, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO. 9896-21: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH SIMPLEX IT FOR THE PURCHASE AND INSTALLATION OF A NEW SERVER FOR THE POLICE DEPARTMENT AND DECLARING AN EMERGENCY was read by title only. Motion made by Mizzsak and seconded by Asbury to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizzsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Spinks and seconded by Fluharty to place Ordinance No. 9896-21 on third and final reading and passed.

City Manager Mallis stated that the Police Department has to replace their server and they are doing more and it requires more data and the current one is not adequate enough. He continued to state that they did receive two quotes and Simplex IT was the lower of the two and he recommends that they go forward with it.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizzsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

RESOLUTION NO. 2570-21: A RESOLUTION RECOGNIZING, SUPPORTING, AND COMMENDING GLOBAL CLEVELAND WELCOMING WEEK AND DECLARING AN EMERGENCY was read by title only. Motion made by Genutis and seconded by Spinks to place Resolution No. 2570-21 on third and final reading and passed. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizzsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Mayor Koci stated that this is welcoming immigrants and new comers to the Greater City of Cleveland and we do this every year. City Manager Mallis stated that it is geared towards international new comers and that we are a welcoming community and we welcome all of them.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizensak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

RESOLUTION NO. 2571-21: A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY FISCAL OFFICER AND DECLARING AN EMERGENCY was read by title only. Motion made by Saunders and seconded by Asbury to suspend the rule requiring the reading of said resolution on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizensak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Genutis and seconded by Spinks to place Resolution No. 2571-21 on third and final reading and passed.

Mr. Gambosi stated that every year we have to adopt the mileages that the City has approved through bond, levies, and through our inside millage. He stated that currently the City's Millage is \$21.7 Mills and it will remain as such. He continued to stated that our assessments for next year from earlier this year were kept at the same amounts that we had in previous years. He stated that this will be adopting the millage for next year to be the same as this year. He continued to state that this is a Charter Millage and any increases in one's property values will associate and increase accordingly to the \$21.7 Mills but the millage stays the same as it has been.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizensak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

RESOLUTION NO. 2572-21: A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR NATURAL GAS WITH CONSTELLATION NEWENERGY-GAS DIVISION, LLC ("COSTELLATION") AND DECLARING AN EMERGENCY was read by title only. Motion made by Fluharty and seconded by Genutis to suspend the rule requiring the reading of said resolution on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizensak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Saunders and seconded by Asbury to place Resolution No. 2572-21 on third and final reading and passed.

Mr. Gambosi stated that looking at the gas rates we've been able to go through our consultant and our broker and the broker had a deal that will set us out for three (3) more years beyond the where the current contract ends. He stated that the amounted value will be at 3.59 verses 3.05 now, but the market has already gone beyond that.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizensak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

RESOLUTION NO. 2573-21: A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING (MOU) WITH CUYAHOGA, COUNTY, OHIO SO AS TO FACILITATE REDEVELOPMENT OF TINKER'S CREEK COMMERCE PARK (TCCP) was read by title only. Motion made by Mizsak and seconded by Asbury to place Resolution No. 2573-21 on third and final reading and passed. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

City Manager Mallis stated that this is a Memorandum of Understanding between the City and Cuyahoga County and over the last couple of meetings some of the discussions along with at the last meeting an Urban Redevelopment Agreement and it is all geared towards freeing up the 30 acres of property. He stated that it is tied up in various financial constraints that is hindering the development and this MOU will lead to other legislation in the upcoming meetings associated with this, but it allows us to understand where we are working too. He stated that the end goal is to get that developed.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO. 9897-21: AN ORDINANCE DESIGNATING THE CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION AS THE COMMUNITY IMPROVEMENT CORPORATION OF THE CITY OF BEDFORD, OHIO WITH RESPECT TO CERTAIN PROPERTY, AND AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE CORPORATION AS SUCH AGENCY UNDER SECTION 1724.10 OF THE REVISED CODE OF OHIO was read by title only. Motion made by Asbury and seconded by Saunders to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Spinks and seconded by Genutis to place Ordinance No. 9897-21 on third and final reading and passed.

City Manager Mallis stated that this is associated with Tinker's Creek Commerce Park and we are going to need to work with an entity a Community Improve Corporation (CIC) to help facilitate and transfer these parcels to make the development happen. He continued to state especially when we get into end users and purchasers that are going to look to develop. He stated that instead of the City create a CIC the County Land Bank is a CIC and they can do this for the City of Bedford. He stated that we just need them to act on our behalf when it comes time to transfer these parcels.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

ORDINANCE NO. 9898-21: AUTHORIZING THE CITY MANAGER TO ACQUIRE AND RE-CONVEY REAL PROPERTY PRESENTLY OWNED BY 200 EGBERT ROAD, LLC, HEMISPHERE DEVELOPMENT, LLC, OR ITS DESIGNEE, LOCATED AT TINKER'S

CREEK COMMERCE PARK (TCCP) FOR THE PURPOSE OF ENTERING INTO THE CHAIN-OF-TITLE PRIOR TO THE ADOPTION OF TAX INCREMENT FINANCING LEGISLATION AUTHORIZED UNDER SECTION 5709.41 OF THE REVISED CODE AND DECLARING AN EMERGENCY was read by title only. Motion made by Spinks and seconded by Genutis to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizensak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Mizensak and seconded by Saunders to place Ordinance No. 9898-21 on third and final reading and passed.

City Manager Mallis stated that this land conveyance is authorizing the Administration and the City to except all of the property within Tinker’s Creek Commerce Park. He stated that it also authorizes the Administration to begin negotiating the purchase agreements with those entities that are looking to commit to development at which point we will get to that in the upcoming meetings.

The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizensak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Fluharty and seconded by Genutis to accept the Board of Zoning and Appeals decision to deny Mr. McKenzie’s request for a variance from the aforementioned ordinances in order to utilize his property located at the end of Caryl Dr. (previously vacated by the City of Bedford) to create an additional parking area for his trailer & boat.

The roll was called. Vote – Yeas: Saunders. Nays: Koci, Spinks, Genutis, Fluharty, Mizensak, and Asbury. Motion carried unanimously.

Mayor Koci said that concluded the business portion of the meeting and asked if anyone in the audience had any comments.

Mayor Koci asked if there were any further comments. There being no reply, motion made by Asbury and seconded by Mizensak to adjourn. The roll was called. Vote – Yeas: Koci, Spinks, Genutis, Fluharty, Mizensak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Meeting adjourned at 9:03 P.M.


Clerk of Council


Mayor-President of Council

Date: September 20, 2021