

Bedford City Council met in a Work Session at Bedford City Hall on Monday, October 18, 2021, at 5:30 p.m.

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

Economic Development

Economic Development Director Jennifer Kuzma was present this evening representing the Economic Development for their 2022 budget

City Manager Mallis stated that the City is very lucky to Mrs. Kuzma on the team. He continued to state that she has many outside contacts and has wonderful outside opinions.

Mrs. Kuzma stated that they have done very well this year and that the City is doing good. She stated that they got new bike racks, charging stations, and public WiFi for the downtown area. She also stated that NOACA welcomed Mr. Barrett. She also stated that it has been a great year and that it is great to work with people who respect one opinion's and who are wonderful to work with. City Manager Mallis also added that Mrs. Kuzma works for both First Suburbs and the City of Bedford

At this time, they started going over the line items. (See attached for line items)

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

Council had no changes to the minutes of the Work Session of October 5, 2021, Regular Meeting of October 5, 2021.

Ordinance No. 9899-21: replacing Ordinance No. 7780-05 relating to Water Rates in §911.01 (e) - 1st reading 9/20/21, 2nd reading 10/4/21, Ordinance No. 9900-21: amending §911.03 "Rate Reduction for Disabled Persons and Senior Citizens - 1st reading 9/20/21, 2nd reading 10/4/21, and Ordinance No. 9901-21: amending Ordinance No. 9817-20 concerning Section 913.02 "Sewer Rates." - 1st reading 9/20/21, 2nd reading 10/4/2. Mayor Koci stated that these will all be placed on Third Reading this evening.

Ordinance No. 9907-21: employee participants to make insurance plan premium contributions. Mr. Gambosi stated that this is for the deferred compensation plan and that there is no downside to it.

Ordinance No. 9908-21: amend Ord. #9657-18 contract w/GPD Group for Engineering services. City Manager Mallis stated that they went out for the rate schedule and to place this on First Reading this evening.

Ordinance No. 9909-21: providing for issuance and sale of bonds for the purpose of refunding (\$3,355,000.00). Mrs. Howland stated that this is information on refunding the water and sewer bonds, and that they are saving 1% interest for 17-years. Mr. Gambosi stated that the debt saving is to save more and it is a 17-year bond and that there are plenty of bidders out there (worldwide). He also stated that November 10th is the deadline to finalize the pricing on the bond and that the City's bond rating is good and that the City should take advantage of the better interest rate as well.

Ordinance No. 9910-21: amending Ordinance No. 9857-21 for additional Engineering Fees for Union Street. City Manager Mallis stated that this is for the Union Street Project and that the County is handling the construction portion of the project, however, the City is responsible for the sewer work done on the project.

Ordinance No. 9911-21: authorizing the City Manager to enter into a contract w/Comfort Systems USA. City Manager Mallis stated that the boiler system was overheating and the expansion tank was bad and that this was an emergency issue. He said that the back-up generator needs to be replaced and that it is a substantial expense.

Ordinance No. 9912-21: adopting the September 2021 replacement pages of the Codified Ordinances. Mrs. Simons stated that this is a house keeping issue that the update on the Codified Ordinances is done every month online and every three to four months for the replacement pages.

Resolution No. 2574-21: amending Resolution No. 2568-21 Urban Redevelopment Plan for Tinkers Creek Development. Mr. Montello stated that this is to include a parcel for TIF and for the City Manager to take ownership and to modify the agreement to include the additional parcel.

Motion to accept the Planning Commission's decision to accept Mr. Robert Burda 714 Northfield Rd., Bedford, OH 441246, request for a variance to the City of Bedford Codified Ordinance 1913.07 (o) which in parts states "The total of all garages on a lot shall not exceed 1,100 square feet unless approved by the Planning Commission." Mr. Burda's lot size is 14,250 square foot. City Manager Mallis stated that Mr. Burda agreed to remove two (2) buildings.

Mayor Koci stated that this is a "Yes or No" vote, that "Yes" means you agree with the Planning Commission's decision and "No" means that you disagree with their decision.

Motion to accept the Planning Commission's decision denying Life Storage LP, 6467 Main St., Williamsville, NY 14221 request for a conditional use approval in accordance with City of Bedford Codified Ordinance 1937.03 (d) to utilize the parcel's 814-34-006, 814-34-007 located in B-2 Zoning District and parcel 814-22-020 located in R-2 Zoning District parcels known as 1405 Broadway Ave. to construct (2) two self-storage facilities. This is an amended application and sent back to the Planning Commission from Council for second review. See City of Bedford Codified Ordinance 1305.09 regarding new structures. City Manager Mallis stated that the conditional use is to use the parcel for the building and it was not favorable to have it so close to the schools

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Motion to accept the Planning Commission’s decision to accept Michael Holsman with Apex Pinnacle Services located at 1750 East 55th St., Cleveland, OH 44103 representing Derik Thomas owner of 500 Broadway Ave. Bedford, OH 44146. Mr. Holsman is proposing to install a new ACM (Aluminum Composite Material) panel 82’ -10” long by 4’-0” high and an Entrance Gate 10’-7” wide by 9’-2” tall on the front of the building, a 7’-2” wide by 3’-0” tall ACM panel above the service entrance for the service sign and a 12’ - 0” (approx.) by 4’-0” tall ACM panel for the Mitsubishi Motors logo on the southeast side of the building as a part of the rebranding of the dealership to Mitsubishi Motors. City Manager Mallis stated that this is to adhere to the branding and to look alike a Mitsubishi Dealership

Mayor Koci stated that this is a “Yes or No” vote, that “Yes” means you agree with the Planning Commission’s decision and “No” means that you disagree with their decision.

Motion to accept the Planning Commission’s decision to accept Power Home Solar 919 N. Main St., Mooresville, NC 28115 representing Kimberly Binns, owner 919 Archer Rd. Bedford, OH 44146, request for a conditional use approval to install roof mounted solar photovoltaic system on the West side (front), East (rear), of the dwelling and the south side of the garage for a total of 17 panels. City Manager Mallis stated that they were not able to put them on the back of the house and that is the reason they are going to put them on the front of the house.

Mayor Koci stated that this is a “Yes or No” vote, that “Yes” means you agree with the Planning Commission’s decision and “No” means that you disagree with their decision.

Discussion of the Regular Meeting agenda was concluded.

Mayor Koci began the discussion of the Garage Ordinance. City Manager Mallis stated that the timely manner to rebuild a new garage should be six (6) months to a year and Councilwoman Spinks also agreed on a timely manner to rebuild as well.

Discussion of the Garage Ordinance was concluded.


Motion made by Mizsak and seconded by Spinks to go into an Executive Session to discuss Economic Development: Meadowbrook and Legal: Resident vs City of Bedford and UH. The roll was called. Vote – Yeas: Koci, Spinks, Fluharty, Mizsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Adjourned into Executive Session at 7:31 p.m.

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

Adjourned out of Executive Session at 7:53 p.m.

Work Session adjourned at 7:54 p.m.


Clerk of Council


Mayor-President of Council

Date: November 1, 2021

Bedford City Council met in Regular Session at Bedford City Hall on Monday, October 18, 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, Fluharty, Mizsak, Asbury, and Saunders. Absent: Genutis.

Motion made by Saunders and seconded by Asbury to excuse Councilman Genutis. The roll was called. Vote – Yeas: Koci, Spinks, Fluharty, Mizsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Asbury and seconded by Saunders to approve the minutes of the Work Session Meeting of October 4, 2021. The roll was called. Vote – Yeas: Koci, Spinks, Mizsak, Asbury, and Saunders. Nays: None. Abstain: Fluharty. Motion carried with Five Yeas and One Abstain.

Motion made by Spinks and seconded by Fluharty to approve the Regular Meeting of October 4, 2021. The roll was called. Vote – Yeas: Koci, Spinks, Mizsak, Asbury, and Saunders. Nays: None. Abstain: Fluharty. Motion carried with Five Yeas and One Abstain.

At this time a presentation was made to Nancy Lachowski's family for her years of service on the Civil Service Commission. Also, during this time Denise Lachowski, all of Council, City Manager, Law Director, Finance Director, and Council Clerk spoke about Nancy Lachowski.

ORDINANCE NO. 9899-21: AN ORDINANCE REPLACING ORDINANCE NO. 7780-05 RELATING TO WATER RATES [§911.01 (e)] AND DECLARING AN EMERGENCY was read by title only. Motion made by Mizsak 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, Fluharty, Mizsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Fluharty and seconded by Spinks to place Ordinance No 9899-21 on third and final reading and passed.

Mr. Gambosi stated that there is no increase with the water rates this year and the ordinance is on to let everyone know that the rates will not change. He stated that there will be a rate increase in sanitary sewer due to the expected improvements that we will have to make, and it will be 4% this year. He also stated that they have raised the amount for senior citizen discounts, which is \$34,694.00 for the new household income.

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

ORDINANCE NO. 9900-21: AN ORDINANCE AMENDING ORDINANCE NO. 9816-20 CODIFIED ORDINANCE §911.03 “RATE REDUCTION FOR DISABLED PERSONS AND SENIOR CITIZENS” FOR WATER AND SEWER DISCOUNTS 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, Fluharty, Mizesak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Saunders and seconded by Mizesak to place Ordinance No 9900-21 on third and final reading and passed.

Mayor Koci stated that this has to do with the discounts for senior citizens and the disabled.

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

ORDINANCE NO. 9901-21-21: BEING AN ORDINANCE AMENDING ORDINANCE NO. 9817-20 CONCERNING SECTION 913.02 “SEWER RATES” OF THE CODIFIED ORDINANCES OF THE CITY OF BEDFORD AS RELATED TO SEWER RATES AND DECLARING AN EMERGENCY was read by title only. Motion made by Asbury and seconded by Spinks to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Fluharty, Mizesak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Fluharty and seconded by Spinks to place Ordinance No 9901-21 on third and final reading and passed.

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

City Manager Mallis stated that they are currently working on a 50/50 Preventative Maintenance Grant through Cuyahoga County and it is for the Service Department to rebuild numerous catch basins throughout the City. He stated that normally this is done in-house, however, if they are able to apply for that use and if successful it will allow us to repair more but we will be able to contract it out and free up our staff to do other projects. He stated that Dominion East Ohio contract is going through the City doing the restoration work on the Washington and Woodrow area regarding the gas line project. He continued to state that the next phase will start in 2022 and it will be up on Archer Rd and as we get closer to that we will provide more information on it. He stated that leaf pick-up will start sometime next week and as the leaves start falling more we will increase the crews. He stated that the Recreation Department is putting on a Halloween Event on Saturday, October 30th from 10:00 a.m. to 12:00 p.m. down at the Ellenwood Center and Trick-or-Treat will be on Sunday, October 31st from 6:00 p.m. to 8:00 p.m. He reminded the residents to please refrain from parking in the streets during Trick-or-Treat. He stated that the Parks and Recreation Department is offering several other events that are posted on the City’s website or you can also find them on social media

That concluded the City Managers report.

Law Director John Montello had no report this evening.

That concluded the Law Director's report.

Finance Director Frank Gambosi stated that they are looking at refunding the 2013 debt issue and in doing so they are looking to save a cash flow saving of \$263,000.00. He stated that they are looking to refund what they've issued back in 2013 and that he believes we will do very well with the rating of the City.

That concluded the Finance Director's report.

Councilman Fluharty stated that both sides of Union St. are starting to get a coat of paving. He inquired if there were any more notices from the state to come out and look at the bridge and City Manager Mallis replied not yet but that they will be doing some repair work underneath the bridge.

Councilwoman Mizensak suggested that the Auxiliary Police Officers leave a tag when people place their trash out ten days before their designated pick up day, instead of the regular officer on duty who doesn't notice it. The City Manager replied that when they get a notice they make a phone call and they put the owner of the property on notice. He also stated that our policy is they get the notice and the tag and if it's not removed or cleaned up within 24 hours the police will issue them a citation. Councilwoman Mizensak stated that it's not just in her ward it is all over the City and that more needs to be done about it.

Councilman Asbury stated that the Bedford Historical Society Spirit Walk is this Saturday and Sunday, there are three walks on Saturday at 1:00, 3:00, and 5:00 p.m. and two on Sunday at 1:00 and 3:00 p.m. He stated that for more information and to reserve tickets call (440)232-0796. He reminded everyone that Tuesday, November 2nd is Election Day and the City is back to three voting locations and they are: Wards 1, 3, 5, and 6 are at The Ellenwood Center, Ward 2 is at Bedford High School, and Ward 4 is at Glendale. He stated that the polls open at 6:30 a.m. and close at 7:30 p.m.

Councilman Saunders inquired if in the next Water Department notice put in that we need to refrain from parking in the streets on rubbish day, especially on the dead-end streets, because it ties up the area and the garbage trucks have a hard time getting around the parked cars. He stated that parking on the street is not a permanent extension of your driveway, it's a temporary overflow only. He reminded everyone that November 2nd is Election Day and that the City is electing three new school board members, that they are going to have to decide in the next two years and that is what to do with the facilities here in Bedford. He inquired about the house on Burrwin and Talbot, it's been a mess for over a decade, and that we need to get it cleaned up because it's a safety hazard. He stated that it's good to see all of the people decorating for Halloween again. He reminded everyone to be careful on Halloween night and if you aren't passing out candy to keep your light off so that they know to skip your house.

Councilwoman Spinks stated that the Bedford Historical Society will be doing the Spirit Walk is this Saturday and Sunday, and the only available times are on Saturday at 1:00 and 3:00 p.m. and on Sunday at 1:00 and 3:00 p.m. She stated that it is twenty-five dollars per person or forty dollars per couple and if you are interested please get your tickets as soon as possible. She also

stated that on Saturday, October 23rd from 2:00 p.m. to 4:00 p.m. the Church of Nazarene will be hosting a Trunk-Or-Treat. She stated that the speeding not just on Grand but on the smaller streets too. She stated that she has started a sticker award system in her area for the kids that go out and pick up trash. She stated that she saw a couple of people the other day picking up trash on Center Rd. and that it is working, and that she picks up trash three times a day because it's her City, her Ward and it is her responsibility to keep our City clean. She stated that she appreciates the people that are getting out there to help make Bedford a clean City. She stated that evening was our first Budget Hearing and that will go on for the next several Mondays. She also stated that there is a misunderstanding as to what Council does as far as the budget, not one single Council Member by ourselves manages the budget, we have great department heads. She stated that the department heads are the ones that work on the budget and yes Council hears it and votes on it, but not one single Council Member does the budget by ourselves. She continued to state that just like everything else that Council does they do it as a group, they vote on it and it takes four votes. She stated that not one Council Member has the power to do anything by themselves, and if anyone hears that Council is going to manage the budget on their own it's not true.

Mayor Koci corrected that six people are running for the School Board

ORDINANCE NO 9907-21: AN ORDINANCE ALLOWING EMPLOYEE PARTICIPANTS TO MAKE INSURANCE PLAN PREMIUM CONTRIBUTIONS ON A PRETAX BASIS FOR THE CALENDAR YEAR 2022 THROUGH HEALTH EQUITY/WAGE WORKS 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, Fluharty, Mizensak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Saunders and seconded by Mizensak to place Ordinance No 9907-21 on third and final reading and passed.

Mr. Gambosi stated that this is the deferral of the hospitalization premiums that the employees pay, it's in their union contracts and they are abiding by creating a Premium Only Plan (POP). He stated that this allows them to defer the payments that the employees are making from their payroll checks. He stated that it's a fee of \$200.00 to create the program.

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

ORDINANCE NO. 9908-21: AN ORDINANCE AMENDING ORDINANCE NO. 9657-18 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH GPD GROUP FOR ENGINEERING SERVICES WITHIN THE CITY OF BEDFORD AND DECLARING AN EMERGENCY was read by title only. Motion made by Asbury and seconded by Mizensak to place Ordinance No. 9908-21 on First Reading. The roll was called. Vote – Yeas: Koci, Spinks, Mizensak, and Asbury. Nays: None. Abstain: Saunders. Motion carried with Five Yeas and One Abstain.

ORDINANCE NO 9909-21: AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF \$3,355,000 FOR THE PURPOSE OF PAYING COSTS OF REFUNDING AT A LOWER INTEREST COST CERTAIN OF THE CITY'S OUTSTANDING VARIOUS PURPOSE IMPROVEMENT AND REFUNDING BONDS, SERIES 2013, DATED MAY 15, 2013, AND DECLARING AN EMERGENCY 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, Fluharty, Mizensak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Fluharty and seconded by Spinks to place Ordinance No 9909-21 on third and final reading and passed.

Mr. Gambosi stated that he, the Bond Counsel, the Underwriters, and Mrs. Howland analyzed the 2013 issue along with the 2014 and they found it beneficial only in the 2013 issue to refund it and to have to save on it.

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

ORDINANCE NO 9910-21: AN ORDINANCE AMENDING ORDINANCE NO. 9857-21 AUTHORIZING THE APPROVAL OF A CHANGE ORDER FOR ADDITIONAL ENGINEERING FEES TO GPD GROUP FOR ITS SERVICES REGARDING COSTS ASSOCIATED WITH THE REPAIR AND RESURFACING OF UNION STREET IN THE CITY OF BEDFORD 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, Fluharty, Mizensak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Asbury and seconded by Mizensak to place Ordinance No 9910-21 on third and final reading and passed.

City Manager Mallis stated that Union St. is being done and our engineering firm was responsible for all of the design documents and Cuyahoga County is responsible for all of the construction, administration, and inspection when it comes to the roadway. He stated that they applied for a grant and awarded \$320,000.00 to do various sewer improvements on Union St. while the roadway was opened up. He stated that as a City they are responsible for 100% for the sewer repairs, and when the County awarded the contract to the company they are going to rely on GPD to assist in the construction issues that originate from the sewer repairs. He stated that this is adding on to cover the costs.

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

ORDINANCE NO 9911-21: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO CONTRACT WITH COMFORT SYSTEMS USA FOR REPLACEMENT OF AN

EXPANSION TANK FOR THE MUNICIPAL COMPLEX AND DECLARING AN EMERGENCY was read by title only. Motion made by Fluharty and seconded by Spinks to suspend the rule requiring the reading of said ordinance on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Fluharty, Mizsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Mizsak and seconded by Asbury to place Ordinance No 9911-21 on third and final reading and passed.

City Manager Mallis stated that this is in regards to an emergency repair that they had to make to the boiler system in the Municipal Complex. He stated that City Council was notified a few weeks ago that the boiler was dangerously overheating to where it started flooding a basement area of City Hall. He stated that it was ultimately determined that the expansion tank had to be replaced and the boilers were shut down to avoid any catastrophic damage.

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

ORDINANCE NO 9912-21: AN ORDINANCE PROVIDING FOR THE ADOPTION OF NEW MATTER IN THE CODIFIED ORDINANCES OF BEDFORD TO APPROVE, ADOPT AND ENACT THE SEPTEMBER 2021 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 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, Fluharty, Mizsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Fluharty and seconded by Spinks to place Ordinance No 9912-21 on third and final reading and passed.

Mr. Montello stated that we need to update our City Ordinances to mirror the State Ordinances and we are required to amend or repeal them if they conflict with the State Ordinances. He stated that this is done regularly. He stated that this is to keep current with the changes in the laws.

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

RESOLUTION NO 2574-21: A RESOLUTION AMENDING RESOLUTION NO. 2568-21 ADOPTING AN URBAN REDEVELOPMENT PLAN FOR THE REDEVELOPMENT OF TINKER'S CREEK DEVELOPMENT 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 resolution on three different days. The roll was called. Vote – Yeas: Koci, Spinks, Fluharty, Mizsak, Asbury, and Saunders. Nays: None. Motion carried unanimously.

Motion made by Asbury and seconded by Saunders to place Resolution No 2574-21 on third and final reading and passed.

City Manager Mallis stated that the City has been working to redevelop Tinker's Creek Commerce Park, there are 29 acres in the industrial park that they are working with outside businesses and local businesses to expand and potentially relocate here. He stated that they are working with the current owner as well as Cuyahoga County to facilitate this deal. He continued to state that there will be a portion where the City will actually take ownership of this property for a short period and then they will be exploring and implementing TIF legislation. He stated that we already put together the Urban Redevelopment Plan and we are modifying it to add a small parcel that is on the backside that the County is adding to it. He stated that they are sure if that small parcel will be included in future TIF legislation but they need to amend this to be safe in case they do decide to include it. He also stated that if the City chooses not to sell this parcel to one of the end-users it can then go to the Land Reutilization Cooperation that the City has set up.

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

Motion made by Asbury and seconded by Saunders to accept the Planning Commission's decision to accept Mr. Robert Burda 714 Northfield Rd., Bedford, OH 441246, a request for a variance to the City of Bedford Codified Ordinance 1913.07 (o) which in parts states "The total of all garages on a lot shall not exceed 1,100 square feet unless approved by the Planning Commission." Mr. Burda's lot size is 14,250 square foot and to remove one or two sheds so it complies with the square footage.

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

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Motion made by Fluharty and seconded by Spinks to accept the Planning Commission's decision to accept Michael Holsman with Apex Pinnacle Services located at 1750 East 55th St., Cleveland, OH 44103 representing Derik Thomas owner of 500 Broadway Ave. Bedford, OH 44146. Mr. Holsman is proposing to install a new ACM (Aluminum Composite Material) panel 82' -10" long by 4'-0" high and an Entrance Gate 10'-7" wide by 9'-2" tall on the front of the building, a

7'-2" wide by 3'-0" tall ACM panel above the service entrance for the service sign and a 12'-0" (approx.) by 4'-0" tall ACM panel for the Mitsubishi Motors logo on the southeast side of the building as a part of the rebranding of the dealership to Mitsubishi Motors.

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

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

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

Denise Lachowski, 745 Archer Rd., Bedford, OH stated that there have been a number of times throughout the City where she has seen them on very busy side streets and the major roads where there is no signage to let people know from a distance that there are service workers on the road. She also stated that at the bottom of Archer Rd. there is a lot of brush and shrubbery and there isn't a clear line of sight when one is trying to turn onto Solon Rd. also for people who turn off of Solon Rd. onto Archer Rd. She is wondering about the ability to have service workers come and trim the shrubbery because it is overgrown. She stated that she appreciated Councilwoman Spinks's efforts in cleaning up the trash in the area.

Lucy, Johnson Ave., Bedford, OH stated that she has issues with the trash and that the bottles are on their tree lawn constantly. She stated that they have problems with the kids next door and they are losing their patience. She stated that if they don't constantly call to get the issues resolved for the moment and then the issues start back up. She stated that they are trying to get the parents involved and we don't ever see them. She stated that they are enabling it to happen because they keep picking up the trash and they are so tired of it. She also stated about when it was addressed about the mowing of the lawn and now there is trash at that time.

John Lachowski, 197 Wandle, Bedford, OH stated that the trash is getting bad on Broadway Ave. by Northcoast Auto and he picks it up all the time. He also stated that the cars are getting crazy on Wandle, Southwick, and Gould, they fly up and down the streets and they are going to hurt or kill someone yet. He also wanted to know what is going on with the old Dairy Queen and the old auto parts store because the grass is a foot tall over there and City Manager Mallis replied that by the old Mr. G's where the fence is that whole parking lot is going to be redone. He stated that the owner of the old Mr. G's acquired the whole parking area and he is going to turn it into green space for his staff.

Jim O'Neal, 155 Gould Ave., Bedford, OH inquired how is the City going to control the parking on the streets, and a few years ago he suggested that the City look into contracting it out, because the Service Department cannot do the job. He stated that to get some estimates from a contractor to get the job done. He suggested to post that leaf pick-up will be on this day and time or to do it in the evening.

Penny Wood, 395 Columbus St., Bedford, OH stated that she doesn't give Mrs. Spinks kudos for picking up trash. She stated that to stop patting herself on the back about picking up trash. She stated that for 43 years she has been picking up trash on Columbus St. and Councilwoman Spinks thanked her for doing it. Councilwoman Spinks stated that it means that Ms. Wood cares about the City and she thanked everybody who picks up the trash. Councilwoman Spinks also stated that she tries to encourage the kids and everybody else to help too. Ms. Wood inquire as to why is it only this year and Councilwoman Spinks replied that she has been picking up trash for 14 years and that she picks up more now because it's worse now than what it's been. Ms. Wood stated that as a resident of the City to please put some time into the City instead of herself. Councilwoman Spinks inquired if Ms. Wood lived in Ward 1 and Ms. Wood replied that she is a resident of the City. Councilwoman Spinks stated that she represents Ward 1 and the City and all of her residents in Ward 1 are out helping. Ms. Wood stated that it is a campaign speech and Councilwoman Spinks replied that it isn't.

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

Meeting adjourned at 9:22 P.M.


Clerk of Council


Mayor-President of Council

Date: November 1, 2021