



WORK SESSION MEETING
AGENDA MINUTES

BEDFORD CITY COUNCIL
STATE OF OHIO
COUNTY OF CUYAHOGA

165 CENTER ROAD BEDFORD, OH 44146

DATE: AUGUST 7, 2023

TIME: 5:30 PM

Bedford City Council met in a Work Session at Bedford City Hall on Monday, August 7, 2023, at 5:37 p.m.

Present: Council Members: Stanley Koci, Walter Genutis, Frank Smith, Jeff Asbury, and Donald Saunders. Absent: Sandy Spinks and Victor Fluharty.

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

DISCUSSION OF AGENDA

There were no corrections to the minutes.

Ordinance No. 056-23: Enacting Chapter 1967 Establishing Regulations for Short-Term Rentals, Bed and Breakfast Inns, and AIRBNBS: Mayor Koci stated this will be on Second Reading.

Motion to approve the Planning Commission's decision to deny Darnetta Manning to open a business at 22790 Rockside Rd.: Mayor Koci stated that this is a "Yes" or "No" vote. By voting "Yes," they agree with the Planning Commission, and "No," they disagree with the Planning Commission's decision.

Ordinance No. 057-23: Declaring 34 Nordham Dr. a nuisance: City Manager Mallis stated that the property has been vacant for many years, and the owner is deceased. He also stated that all of the utilities are shut off.

Ordinance No. 058-23: Levy Assessments for removal of weeds, tall grass, and trees &
Ordinance No. 059-23: Levy Assessments for delinquent Water Bills: Mayor Koci stated that these will be placed on First Reading.

Ordinance No.060-23: Rate Reduction: Mrs. Howland stated that the amounts will be the same.

Ordinance No. 061-23: Sewer Rates: Mrs. Howland stated that the rates will not increase this year.

Ordinance No. 062-23: Water Rates: City Manager Mallis stated that there may be an increase



WORK SESSION MEETING
AGENDA MINUTES

BEDFORD CITY COUNCIL
STATE OF OHIO
COUNTY OF CUYAHOGA

165 CENTER ROAD BEDFORD, OH 44146

DATE: AUGUST 7, 2023

TIME: 5:30 PM

in rates but that they won't know until they meet with the EPA.

Ordinance No. 063-23 Master Service Agreement with Simplex-IT for Municipal Complex,
Ordinance No. 064-23: Master Service Agreement with Simplex-IT for the Police Department:
City Manager Mallis stated that these are updated agreements with Simplex-IT.

Ordinance No. 065-23: Contract with ABC Piping, Ordinance No. 066-23: Contract with Bain Enterprise, Ordinance No. 067-23: Contract with D.E. Williams, Ordinance No. 068-23: Contract with Campo Residential & Commercial Exteriors, and Ordinance No. 069-23: Contract with Millstone Management Group: City Manager Mallis stated the contract with ABC Piping is to replace the boilers and that the City has 90-days to replace them. He also stated that NOPEC offers PACE Financing over a ten-year period and that they will be looking into it. He stated that Ordinance Nos. The county will cover 067-23, 068-23, and 069-23. He continued to state that the county wants a specific type of shingle on the roof of the train depot, and that is why the price is higher. He stated that D.E. Williams will be doing the electrical upgrades and that Millstone will be updating the restrooms at the Bedford Commons

DISCUSSION OF FIRE DEPARTMENT EQUIPMENT/1992 LADDER TRUCK

City Manager Mallis stated the following:

- The City was awarded a \$1 Million FEMA Grant, and they need to know by August 15th.
- The ladder truck will be between \$2.2 Million to \$2.5 Million, and the lead time for the truck is about four years.
- Once the City receives the truck, is when the city starts paying for it, and the down payment is \$250,000.00.

DISCUSSION OF VIDEO SURVEILLANCE SYSTEM APARTMENT COMPLEX

City Manager Mallis stated the following:

- The Police Department is working on a five-year Security/Safety Plan. One of the things that came up for this plan was to develop legislation for security cameras.
- The legislation would require apartment owners to have security cameras at their apartment complexes.



WORK SESSION MEETING
AGENDA MINUTES

BEDFORD CITY COUNCIL
STATE OF OHIO
COUNTY OF CUYAHOGA

165 CENTER ROAD BEDFORD, OH 44146

DATE: AUGUST 7, 2023

TIME: 5:30 PM

Councilman Smith stated that many of his residents who are in an apartment complex have security cameras.

EXECUTIVE SESSION

ECONOMIC DEVELOPMENT:
BEDFORD COMMONS EXPANSION

LITIGATION:
UH LITIGATION

MOTION:	Motion made by Asbury and seconded by Donald Saunders to adjourn into Executive Session at 7:05 P.M. to discuss Economic Development: Bedford Commons Expansion and Litigation: UH Litigation.
MOVER:	Jeff Asbury
SECONDER:	Donald Saunders
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

MOTION:	Motion made by Genutis and seconded by Frank Smith to adjourn out of Executive Session at 8:03 P.M.
MOVER:	Walter Genutis
SECONDER:	Frank Smith
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	



WORK SESSION MEETING

BEDFORD CITY COUNCIL

DATE: AUGUST 7, 2023

AGENDA MINUTES

STATE OF OHIO

COUNTY OF CUYAHOGA

TIME: 5:30 PM

165 CENTER ROAD BEDFORD, OH 44146

The Work Session Meeting adjourned at 8:04 P.M.



Clerk of Council



Mayor-President of Council

Date: September 5, 2023



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
STATE OF OHIO
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

1. CALL TO ORDER

Bedford City Council met in a Regular Session at Bedford City Hall on Monday, August 7, 2023. Mayor Koci called the meeting to order at 8:04 P.M. The meeting was opened by pledging allegiance to the flag.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

MOTION:	Motion made by Smith and seconded by Jeff Asbury to excuse Councilwoman Spinks and Councilman Fluharty from this evening's meeting.
MOVER:	Frank Smith
SECONDER:	Jeff Asbury
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

Present: Present: Koci, Genutis, Smith, Asbury, and Saunders. Absent: Spinks and Fluharty.

4. APPROVAL OF MINUTES

a.

MOTION:	Motion made by Genutis and seconded by Jeff Asbury to approve the minutes of the Work Session of June 26, 2023.
MOVER:	Walter Genutis
SECONDER:	Jeff Asbury
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
STATE OF OHIO
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

b.

MOTION:	Motion made by Smith and seconded by Jeff Asbury to approve the minutes of the Regular Meeting of June 26, 2023.
MOVER:	Frank Smith
SECONDER:	Jeff Asbury
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

5. PRESENTATION

At this time, OMCA Vice President Helen Dunlap presented Tracy Simons with her CMC Designation.

6. UNFINISHED BUSINESS

- a. **ORDINANCE NO. 056-23: AN ORDINANCE ENACTING CHAPTER 1967 OF THE CODIFIED ORDINANCE OF THE CITY OF BEDFORD ESTABLISHING REGULATIONS GOVERNING SHORT-TERM RENTALS, BED AND BREAKFAST INNS, AND AIRBNBS WITHIN THE CITY OF BEDFORD, OHIO AND DECLARING AN EMERGENCY (1st Rdg.: 6/26/23) (Was read by title only.)**

MOTION:	Motion made by Genutis and seconded by Frank Smith to place said ordinance/resolution on third and final reading.
MOVER:	Walter Genutis
SECONDER:	Frank Smith
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

7. REPORTS



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

a. City Manager

City Manager Mallis touched on the following items:

- The construction on Broadway Ave. could last up to forty-five days (45), and Shelly Construction is working on the traffic issues with additional signage. The engineer for Shelly is also working on the digital part for Google Maps.
- Lakeshore Electric closed on their purchase for the 8 acres in Tinker Creek Commerce Park last week. They will start construction in the next thirty to forty-five days, and they plan to occupy the new building by late next spring to summer.
- The Police Department has issued citations to solicitors who have not received a permit, and it has worked.
- The Parks and Recreation Department put in for a renewal for the Cuyahoga County Senior and Adult Services Grant. This grant subsidizes the cost of transportation services that the City provides for senior citizens. This grant also covers the expanded programming and all of the meals for the Senior Club.
- The TLCI Project is moving forward this project is through a NOACA Grant. This is for the pedestrian trail down at Viaduct Park to establish the bridge over Egbert Rd. There will be a Public Meeting at Ellenwood Recreation Center on September 13th at 6:00 p.m. for public input.
- The Fire Department received a grant to replace the 1992 ladder truck
- The railroad was closed without notice at both crossings on W. Glendale and W. Grace to drop rail lines for an upcoming project, and the city was not in support of it due to safety concerns. In the next two weeks, they are going to be making improvements on W. Glendale, it will be closed for three to five days, and then they will move over to W. Grace, which will be closed for five to seven days, and we do not know the start date.
- State of the City will be on August 29th, and the Community Garage Sale is on September 16th
- Second Community Shred Day is on September 7th at City Hall

b. Law Director

Mr. Montello congratulated Mrs. Simons for receiving her CMC and reminded everyone to vote tomorrow.



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

c. Finance Director
Mrs. Howland congratulated Mrs. Simons for receiving her CMC.

d. Council Reports
Councilman Smith congratulated Mrs. Simons for receiving her CMC.

Councilman Asbury reported on the following:

- reminded everyone to vote tomorrow and that Ward 2 is voting at Bedford High School, Wards 1,3 and 6 are at Ellenwood, and Wards 4 and 5 vote at Glendale.
- The last summer concert for the year is on August 16th from 7:00 p.m. to 9:00 p.m.
- Cleveland Pagan Pride Festival is from August 18th to August 20th
- The last 1st Friday is on Friday, September 1st, from 6:00 p.m. to 8:00 p.m., and it will be the 3rd Annual “Putter on Downtown”

Councilman Saunders reported on the following:

- huge dirt pile on Ennis St. right before you get to Logan St., and there is a huge chunk of curb is missing there as well
- A hollowed-out tree on Ennis St. is dropping branches, and it may have to come down
- reminded everyone to get out and vote tomorrow

Councilman Genutis reported on the following:

- thanked Mrs. Simons for all of the work that she does for taking the extra initiative to further her skills and abilities, and for the networking that she does in her position
- reminded everyone about the State of the City and it will touch on the expansion of the Commons and all of the wonderful things that will happen in the City
- Coming up on the agenda Council will be voting on a couple of things, and he expressed that the City is very gracious to the residents with the costly repairs that have to be done to the Water Treatment Plant and that the City has decided not to raise the water or sewer rates



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

Mayor Koci stated

- The unofficial opening of the pool was the other day, and the Parks and Recreation Department did a wonderful job getting everything done to get it open
- thanked the administration for going after those grants and said that none of it was paid for by the city
- Xellia is looking to hire more people because they are expanding
- that everything this evening will be placed on First Reading, due to not having a quorum this evening, and that there will probably be a Special Council Meeting on Thursday, August 10 for pieces of legislation that need to be passed immediately
- reminded everyone that Council Meetings will start at 7:00 p.m. starting the first meeting in September

City Manager Mallis stated that all of the improvements were done through county, state, and federal funds and that it was appropriated. It came in under \$800,000.00.

8. NEW BUSINESS

- a. MOTION TO APPROVE THE PLANNING COMMISSIONS DECISION TO DENY DARMETTA MANNING, OWNER OF DREAM DESIGN WITH DEE LLC, TO OPEN A BUSINESS THAT HOSTS EVENTS LOCATED AT 22793 ROCKSIDE RD., BEDFORD, OH 44146 IS A M-U IN THE MIXED-USE DISTRICT

MOTION:	Motion made by Saunders and seconded by Jeff Asbury to approve the Planning Commission's decision to deny Darmetta Manning, owner of Dream Desing with Dee LLC, to open a business that hosts events located at 22793 Rockside Rd., Bedford, OH 44146 is a M-U in the Mixed-Use District on the grounds that there are concerns with the occupancy limitations imposed by the Fire Code, security issues, lack of kitchen services and concerns about parking.
MOVER:	Donald Saunders
SECONDER:	Jeff Asbury
RESULT:	Pass [4 TO 1]



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

YEAS:	Koci, Smith, Asbury, Saunders
NAYS:	Genutis
ABSTAIN:	

- b. **ORDINANCE NO. 057-23:** AN ORDINANCE DECLARING THE PROPERTY AND STRUCTURE LOCATED AT 34 NORDHAM DR. (P.P.N. 811-36-036) A NUISANCE AND THEREFORE CONDEMNING THE PROPERTY, ORDERING ACTION AND DECLARING AN EMERGENCY (Was read by title only.)

MOTION:	Motion made by Genutis and seconded by Jeff Asbury to place said ordinance/resolution on third and final reading.
MOVER:	Walter Genutis
SECONDER:	Jeff Asbury
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

- c. **ORDINANCE NO. 058-23:** AN ORDINANCE TO LEVY ASSESSMENTS FOR REMOVAL OF WEEDS, TALL GRASS AND TREES ON VARIOUS LOTS IN THE CITY OF BEDFORD, OHIO DURING THE YEAR 2023 AND DECLARING AN EMERGENCY (Was read by title only.)

MOTION:	Motion made by Saunders and seconded by Jeff Asbury to place said ordinance/resolution on first reading.
MOVER:	Donald Saunders
SECONDER:	Jeff Asbury
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

- d. **ORDINANCE NO. 059-23:** AN ORDINANCE TO LEVY ASSESSMENTS FOR DELINQUENT WATER BILLS IN THE CITY OF BEDFORD, OHIO AND DECLARING AN EMERGENCY (Was read by title only.)

MOTION:	Motion made by Smith and seconded by Jeff Asbury to place said ordinance/resolution on first reading.
MOVER:	Frank Smith
SECONDER:	Jeff Asbury
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

- e. **ORDINANCE NO. 060-23:** AN ORDINANCE AMENDING ORDINANCE NO. 10,016-22 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:	Motion made by Genutis and seconded by Frank Smith to place said ordinance/resolution on first reading.
MOVER:	Walter Genutis
SECONDER:	Frank Smith
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

- f. **ORDINANCE NO. 061-23:** BEING AN ORDINANCE CONFIRMING AMENDED ORDINANCE NO. 10,017-22 CONCERNING SECTION 913.02 "SEWER RATES" OF THE CODIFIED ORDINANCES OF THE CITY OF



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

BEDFORD AS RELATED TO SEWER RATES AND DECLARING AN EMERGENCY (Was read by title only.)

MOTION:	Motion made by Asbury and seconded by Donald Saunders to place said ordinance/resolution on first reading.
MOVER:	Jeff Asbury
SECONDER:	Donald Saunders
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

- g. **ORDINANCE NO. 062-23:** AN ORDINANCE CONFIRMING AMENDED ORDINANCE NO. 10,015-22 CONCERNING SECTION 911.01 “WATER RATES” OF THE CODIFIED ORDINANCES, AS AMENDED OF THE CITY OF BEDFORD AS RELATED TO THE WATER RATES AND DECLARING AN EMERGENCY (Was read by title only.)

MOTION:	Motion made by Saunders and seconded by Jeff Asbury to place said ordinance/resolution on first reading.
MOVER:	Donald Saunders
SECONDER:	Jeff Asbury
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

- h. **ORDINANCE NO. 063-23:** AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A MASTER SERVICE AGREEMENT WITH SIMPLEX-IT FOR INFORMATION TECHNOLOGY (IT) SERVICES FOR ALL MUNICIPAL DEPARTMENTS EXCLUDING THE POLICE DEPARTMENT AND



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

THE MUNICIPAL COURT AND DECLARING AN EMERGENCY (Was read by title only.)

MOTION:	Motion made by Genutis and seconded by Jeff Asbury to place said ordinance/resolution on first reading.
MOVER:	Walter Genutis
SECONDER:	Jeff Asbury
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

- i. **ORDINANCE NO. 064-23:** AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A MASTER SERVICE AGREEMENT WITH SIMPLEX-IT FOR INFORMATION TECHNOLOGY (IT) SERVICES FOR THE POLICE DEPARTMENT AND DECLARING AN EMERGENCY (Was read by title only.)

MOTION:	Motion made by Saunders and seconded by Frank Smith to place said ordinance/resolution on first reading.
MOVER:	Donald Saunders
SECONDER:	Frank Smith
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

- j. **ORDINANCE NO. 065-23:** AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH ABC PIPING INC. BEING THE LOWEST, RESPONSIVE AND RESPONSIBLE BIDDER, FOR



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
STATE OF OHIO
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

THE BOILER REPLACEMENT PROJECT AT THE MUNICIPAL COMPLEX AND DECLARING AN EMERGENCY (Was read by title only.)

MOTION:	Motion made by Saunders and seconded by Frank Smith to place said ordinance/resolution on first reading.
MOVER:	Donald Saunders
SECONDER:	Frank Smith
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

City Manager Mallis stated that there is a ninety-day window to get started, and the project will be funded through NOPEC. The city received just under \$70,000.00, and some of it was used for energy projects, there is still a good amount of money left that will offset the cost of replacing the boilers. All of the projects are paid with county grants, and they need to be completed and paid for by the end of September.

- k. **ORDINANCE NO. 066-23:** AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BAIN ENTERPRISES TO PURCHASE A HYDRAULIC PUMP POUNDER FOR THE SERVICE DEPARTMENT AND DECLARING AN EMERGENCY (Was read by title only.)

MOTION:	Motion made by Genutis and seconded by Jeff Asbury to place said ordinance/resolution on first reading.
MOVER:	Walter Genutis
SECONDER:	Jeff Asbury
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

- l. **ORDINANCE NO. 067-23:** AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH D.E. WILLIAMS FOR ELECTRICAL UPGRADES AT BEDFORD COMMONS AND DECLARING AN EMERGENCY (Was read by title only.)

MOTION:	Motion made by Saunders and seconded by Frank Smith to place said ordinance/resolution on first reading.
MOVER:	Donald Saunders
SECONDER:	Frank Smith
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

- m. **ORDINANCE NO. 068-23:** AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CAMPO RESIDENTIAL & COMMERCIAL EXTERIORS (“CAMPO”) TO REPLACE THE ROOF ON THE GAZEBO AND TRAIN DEPOT AT BEDFORD COMMONS AND DECLARING AN EMERGENCY (Was read by title only.)

MOTION:	Motion made by Genutis and seconded by Jeff Asbury to place said ordinance/resolution on first reading.
MOVER:	Walter Genutis
SECONDER:	Jeff Asbury
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

- n.



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
AGENDA MINUTES STATE OF OHIO
COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

ORDINANCE NO. 069-23: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MILLSTONE MANAGEMENT GROUP (“MILLSTONE”) FOR RESTROOM UPGRADES AT BEDFORD COMMONS AND DECLARING AN EMERGENCY (Was read by title only.)

MOTION:	Motion made by Saunders and seconded by Frank Smith to place said ordinance/resolution on first reading.
MOVER:	Donald Saunders
SECONDER:	Frank Smith
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

9. HEARING OF CITIZENS

AFSCME Representative: stated the following:

- Union negotiations are coming up in the fall, and they are looking to make the contract with the city stronger
- There is a Service Department Labor position open, and it starts at \$27.36 an hour, and it requires a Class B CBL license
- The Sewer Treatment is looking for a plant worker with a Class B CDL, and it starts at \$27.00 an hour

Mike Olberding, 695 McKinley, Bedford: asked about the Walmart building and about the Get Go Station on Rockside Rd., and he also inquired about the Boiler 65 Restaurant

City Manager Mallis stated that

- The Walmart building is occupied by a company that is a national distributor of fiber optics
- Get Go Station is still owned by Giant Eagle, and they are not looking to lease it
- Boiler 65 is in litigation at the moment with the building owner.



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

Austin Reed, 764 Wellmon: Thanked the people who came out and cleaned up the municipal lot along the railroad tracks on Saturday and that he went out to the municipal lot on Sunday morning, and you couldn't really tell that we cleaned up the parking lot. Can the City make any signage efforts or any other efforts to try and keep the place clean? To encourage people to keep the city clean.

City Manager Mallis stated the following:

- Last year, we identified 30 locations for trash receptacles. Last year we acquired large receptacles for the different areas of the City. We had to get a can that Kimball could use to collect the trash. We didn't get nearly as many to fill all the locations we talked about; I know we're looking at adding some near the high school along with some other areas. If funds are left this year in the budget, we'll look to add more of those.

Mr. Reed inquired if the city was interested in the eight-acre lot between Wellman and Northfield.

City Manager Mallis stated the following:

- The city is not interested in purchasing the eight acres, but I've had some discussions with the realtor, and one person was interested in that lot. I have spoken with Mayor Koci and Councilman Genutis, and we are in support of and want to make sure that the lot is maintained as green space and that it's not acquired by a developer to try to put 20 homes back there. I don't want to speculate, but the idea is that we want to make sure that we preserve as much green space as possible.
- conveyed with the realtor, and when that property was first listed about a month ago, they listed it targeting developers looking to build multiple homes on the site. That listing has since changed, and they're now focusing on finding one homeowner that will build a home, which will be a 1/8 acre parcel.

Councilman Genutis thanked Mr. Reed and his friends for cleaning up the municipal lot and the railroad on Saturday. He stated that if it's clean in the first place, people are less liable to throw trash there, but when it starts accumulating, everyone throws trash there.

Kathy Williams, 491 Lamson: inquired if the building department inspections were being done in-house or were they still outsourced and if the city does professional inspections.



REGULAR MEETING

BEDFORD CITY COUNCIL

DATE: AUGUST 07, 2023

AGENDA MINUTES

COUNTY OF CUYAHOGA

TIME: 8:00 PM

165 CENTER ROAD BEDFORD, OH 44146

City Manager Mallis replied in-house and that we are outsourcing it only because they are more efficient. He also touched on the following:

- We can guarantee the next day if you call before 3:00.
- We have a Builder Commissioner that we share with the City of Brooklyn. He is here two to three days a week, but the software that we have is used by multiple cities, so he is able to access it whether he is here in Bedford or Brooklyn. So we are much more efficient than we were.
- Our inspector who came on as a residential inspector just received his interim commercial about a month and a half ago.
- We have been trying to hire an additional inspector so that when needed, we can perform those things in-house.

Ms. Williams: Who inspects the housing stock? Going around seeing windows that are broken and instead of putting glass back, there's a board up instead.

City Manager Mallis replied with the following:

- 64 Center was boarded up, owed \$115,000 in back taxes, and they were still living there.
- The city actually went over there and boarded the window and painted it. But that home is coming down along with 52 Center. It's going through the land bank through a tax foreclosure.
- If you see something like that, contact us.

Denise Hall, 30 Ennis Ave.: stated and inquired about the following:

- Dog park in the city We have beautiful land here; why can't we use it? We want a Dog Park.
- That she doesn't have a curb on Ennis, and when will she get one?

City Manager Mallis replied with the following:

- The city last replaced curbs quite a long time ago, probably well over a decade, and Ennis is near the top of the list for resurfacing, but he doesn't know if that will entail a curb; likely it will not.
- The majority of our infrastructure funds went towards Broadway, so the city budgets about \$450,000 annually for streets, and we rate those streets on a scoring level with our



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
AGENDA MINUTES COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

engineer and our Public Works Department. Unfortunately, we had to contribute 1.41 Million towards Broadway. So we didn't have funds for this year to identify streets that could be next year.

- The city has a large repaving project coming up; it will be paid for from the grant dollars that we received from Cuyahoga County.
- The city applied for a grant years ago to establish a dog park at Taft Park. We were unsuccessful in getting that grant geared toward parks. The county said they don't have a program like that now, specifically for something like that.
- The last time that the city applied for it, there were a lot of people who wanted it, and then we also got hammered with a lot of phone calls that said I do not want a dog park in my neighborhood. We can look at if there's a grant fund to do it, and then if there is, we could identify a park.
- We can discuss that internally here and then look at possible locations of where one would go, and then if it's something there's funding for, he would recommend having a public meeting for that, and then if it's supported, we would go after the grant funds.

Michael Olberding, 695 McKinley: mentioned they did away with the baseball diamonds up at Taft and about the basketball hoop because of the activity that was going on, and the neighbors complained. Also, if people had someplace to go, then there would be less trouble.

City Manager Mallis responded with:

- Earlier this year, the Parks and Recreation Director did a park-by-park assessment. A lot of the playground equipment in some of the locations was being underutilized; some were damaged to where they were non-compliant.
- The city will be looking at some of the other locations, and the director has shared what it would take to make them compliant.
- During the last budget period, the goal was to set aside funds annually to use as matching dollars, get grants, and start redoing one after another.

10. ADJOURNMENT

MOTION:	Motion made by Saunders and seconded by Jeff Asbury to adjourn the meeting at 9:35 P.M.
MOVER:	Donald Saunders



REGULAR MEETING BEDFORD CITY COUNCIL DATE: AUGUST 07, 2023
AGENDA MINUTES STATE OF OHIO
COUNTY OF CUYAHOGA TIME: 8:00 PM
165 CENTER ROAD BEDFORD, OH 44146

SECONDER:	Jeff Asbury
RESULT:	Pass [5 TO 0]
YEAS:	Koci, Genutis, Smith, Asbury, Saunders
NAYS:	
ABSTAIN:	

Clerk of Council

Mayor-President of Council

Date: September 5, 2023