

THE CITY OF STREETSBORO, OHIO  
**SERVICE COMMITTEE MEETING MINUTES**

Monday, June 10, 2024

This Service Committee Meeting was called to order on Monday, June 10, 2024 at 7:03 p.m. by Anthony Lombardo, Chair.

**PRESENT:** Justin Ring, Anthony Lombardo, Jon Hannan, Lisa McDaniel, Jennifer Wagner, Marianne Glenn, Steve Michniak

**ABSENT:** None.

**ALSO PRESENT:** Glenn Broska, Mayor  
David Nott, Law Director  
Richard Polivka, Police Lieutenant  
Robert Reinholz, Fire Chief  
Matt Miller, Finance Director  
Bill Miller, Service Director  
John Cieszkowski, Planning Director  
Patrick O'Malia, Economic Development Director  
Greg Mytinger, Parks and Recreation Director  
Shawna Lockhart-Reese, HR Manager  
Matt Coffman, IT Network Administrator  
Caroline Kremer, Clerk of Council

**Disposition of Minutes**

**MOTION: TO ACCEPT THE REGULAR SERVICE COMMITTEE MEETING MINUTES OF FEBRUARY 12, 2024, MARCH 11, 2024, AND APRIL 8, 2024 AND THE SPECIAL SERVICE COMMITTEE MEETING MINUTES OF APRIL 22, 2024 AS WRITTEN.**

Moved by Mr. Michniak, seconded by Mr. Hannan. Upon voice vote, **motion carried.**

**Old Business**

**T-7612 Amend Code Regarding Nuisance Properties**

Bill Miller said this had been on the last Service Committee agenda and there were a lot of questions, so Council had said they wanted to schedule a Work Session to focus on this issue. Mr. Michniak said there had been a lot of feedback from citizens with concerns regarding boats, trailers, work-related equipment, etc. and he wanted to be sure a Work Session would allow citizen input at points throughout the meeting. Council was not opposed to citizen input at the Work Session.

**MOTION: TO SCHEDULE A SERVICE COMMITTEE WORK SESSION FOR NEXT MONDAY, JUNE 17, 2024 AT 6:00 P.M. to 8:00 P.M. IN COUNCIL CHAMBERS.**

Moved by Mr. Michniak, seconded by Mr. Hannan. Ms. Wagner could not attend on June 17, 2024 and Mr. Ring may not be able to attend that night. Mr. Cieszkowski texted Andrei Nova, City Zoning Inspector, to see if he could be available that night. Mr. Michniak said if another Work Session on this topic was needed it could be scheduled at a later time. Mr. Nova, Mr. Cieszkowski, Bill Miller and Mr. Nott were asked to attend the Work Session. Upon voice vote, **motion carried.**

Discuss Sale of One Acre of Thomas Heritage Park to TowerCo for Cell Tower Site

Mayor Broska said he had presented this issue a month or two ago and Council had some questions so he reached out to Brian at TowerCo and forwarded his responses to Council. Council had asked why the Law Department was against signing the originally proposed perpetual easement and the Law Department had provided their responses. Mayor Broska said the sale agreement they had right now, which would be put into the form of an ordinance, was that TowerCo would pay for the survey and the fencing: there would be no cost to the City to make this transaction.

The City was currently getting about \$18,000/year. This sale would provide a \$280,000 payment up front (about 15-16 years of lease payments). A previous ordinance required the money to be put toward the Parks and Recreation fund, so maybe that \$280,000 could be used to defer some of the cost of paving Miracle Lane. Mayor Broska asked Council to consider selling the one acre of land to TowerCo.

Mr. Ring said he'd thought about this and the options seemed to be 1) a long-term easement, 2) sell the land, or 3) keep the status quo of the current lease for about \$18,000/year. He said if TowerCo was willing to buy the property, they weren't going anywhere soon, so the current lease could just continue. He felt if it didn't, after 16 years, the City was just taking money out of its own pockets. The lease payments would actually go up every 5 years by 12.5%. Mayor Broska noted that if the City sold the land, the City would get the money up front to use for paving to improve the park and would also get property tax that it was not getting now, and TowerCo would have to maintain the property. He did not see a down side to this.

Mr. Hannan wanted to know how much the property tax would be before making a decision on this issue. The property tax would be based on the valuation of the land. Right now a one-acre unimproved lot in Streetsboro sold for about \$15,000. If this land was valued at \$25,000, 35% of that (about \$8,000/year) would be what they would pay in taxes and the City and County got an effective rate of about 75 mills which was about \$550-\$600/year in taxes with the City getting about 5% of that (essentially nothing according to Mr. Ring).

Mrs. Glenn noted the current lease was up in 2026, so what brought this issue up in 2024? Mr. Nott thought TowerCo wanted to prepay their lease amount and done with it per their business model; he wasn't exactly sure, maybe it was for tax reasons. Mr. Ring said they wouldn't do it if it wasn't beneficial to them.

Mayor Broska thought the sale would be beneficial to the City because the City would get 15-18 years of lease payments up front that the City had an immediate need for that could be used to help the parks now. Mr. Ring was looking at the long term, not the short term. He preferred to continue to make money perpetually as long as possible instead of just a one-time pay out for a lump of cash to use now.

Mr. Lombardo said he could see both sides of this issue. He was leaning toward collecting the money for the sale and doing something good for the City with it.

Mr. Hannan asked what the current lease revenue was used for, and if 15-18 years of that revenue was used now for Miracle Lane, what would not get done in the future? Matt Miller said that revenue was used for Park improvements (equipment); it was the main source of revenue for the 403- Parks Improvement Fund which currently had a balance of \$125,000. Mr. Mytinger said the money was used for a new mower (about \$28,000 every two years), upgraded picnic tables, maybe he could save up for a new pavilion. It wasn't a large amount annually, so he would have to save up over time to do a larger project. Mr. Hannan said Mr. Mytinger was the Director of the Department so Mr. Hannan would take his recommendation if he felt they could replace some of those funds over time for parks improvements, but he realized they had already built up the fund to \$125,000 over time to do some projects and get needed equipment. Mr. Hannan thought it was nice to have \$18,000 or so coming in annually that the Parks Improvement Fund could depend on for purchases. Mr. Hannan was concerned how much the City would be giving up if the tower existed for 50 years and the City cashed out now for 17 years worth of money.

Mr. Lombardo suggested selling the property, but not directing the money toward anything yet and taking time to decide what to do with it. Mayor Broska said there were a lot of major 401-Capital projects coming over the next couple of years because they'd been scheduled: redo public square (over \$1 million), redo the intersection of SR 303 and SR 14 by Circle K, rework SR 303 and Diagonal Road intersection, and do Price Road. He said the administration was considering taking a break from these types of major projects to stay caught up on paving main roads. He said he wanted to try to get Miracle Lane done because it was an important route from the elementary school, to the culvert, and to the back parking lot. It was priced over \$500,000, and \$280,000 from the sale of one acre to TowerCo would be a good portion of that project. Paving of Miracle Lane would have to come out of the 401- Capital Improvement Fund, but since Miracle Lane was within City Park it could be done with the 403- Parks Capital Improvement Fund. The administration had considered pushing Miracle Lane off for a while to conserve money in the 401- Fund, but this sale would keep that project moving forward with a large inflow of cash for a worthy project that would last more than 15 years. He thought it would be a good investment for the City.

Mr. Michniak calculated that if the City sold the land now, the City would get no further income from the land after about 15 years except for property taxes, which was very little. That was his concern; that was a lot of money to give up and we didn't know what other technology they may add to the tower in the future that may be worth more money. He also wondered what else the City might miss out on in the future if it didn't own that land and some future Council decided it did not want the tower there anymore and wanted to do something else with Thomas Heritage Park. He didn't want to lose out on future possibilities if there were restrictions on what could be

done around that property. He felt it was a guaranteed money maker for generations, but we could be selling out their future income for a lump sum now. Mr. Lombardo said there was no guarantee TowerCo would be there for 20+ years, but Mr. Michniak and Mr. Ring said TowerCo wouldn't be willing to pay \$280,000 now if they didn't expect to stay for a long while.

Mrs. McDaniel felt using the money now seemed shortsighted. She preferred to stay with the status quo at this time. She noted that if it would go forward with a perpetual easement as initially proposed by TowerCo, which the City was not interested in, there were some comments made by the Law Department that the City should limit the easement to existing technologies in order to allow the City to have some input on what was deployed there, or, if the City didn't care, then just sell the property outright. But she felt the City did care because it was part of our park system, and because technology was changing so rapidly the City wouldn't want to give up important input to what might be deployed from that tower in the future. She didn't think it was the right choice to sell the property.

Mrs. Glenn wondered what the current existing lease said about future technology on this tower. Mr. Nott was only aware that the lease said for each user beyond what we have now, the City would get \$350/month; it didn't really mention future technologies.

Paul Yupa, 8749 Seasons Road, wondered if there was an end date of the current lease. He was told No, it was open ended until they canceled it. Mr. Yupa said it seemed like TowerCo intended to keep the tower there for a long while. He felt they would not have offered \$280,000 if they intended to remove the tower in 5-10 years, and therefore the City would have that annual income for a long while. Mr. Yupa had looked online about tower leases for people that were getting towers on their property and it seemed a lot were for 10-20 years, but Streetsboro had already negotiated a 12.5% increase every 5 years. Mr. Yupa asked what fund the proceeds would go into if the City sold the land. He was told it would go into the 403- Parks Capital Improvement Fund per a previously approved cell tower ordinance.

Matt Miller said Council had recently received the updated five-year capital improvement plan. If the City were to pave Miracle Lane, it could not do it until 2026 because there were too many ODOT projects scheduled for 2025 (totaling about \$1.9 million) and even if 403- funds (\$125,000 existing balance + \$280,000 land sale revenue) were used, some 401- money would also be needed for the almost \$500,000 project and there was not a lot available in 2025. He noted this for Council to be aware of in case the roadway got really bad by the new Community Center they would understand the timeline, but there were fewer cars on Miracle Lane than SR 303 or SR 14.

Mayor Broska asked for clarification on what Council wanted him to do regarding this topic. It seemed the Council members understood the desire to sell the land for money that could be used now for a worthy project, but most preferred to leave things status quo and continue to receive annual revenue for years to come. Mayor Broska said he didn't want to drain the existing \$125,000 in the 403- fund so Parks could still replace equipment or do needed (smaller) projects.

Mayor Broska said if the City used the revenue from the sale, the City could probably still do the ODOT projects and Miracle Lane but could not do the whole \$500,000 Miracle Lane project and

the ODOT projects from 401- next year. Miracle Lane was pretty bad, but if the City told ODOT it was not going to do a project that had been allocated funding so the City could use the 401- money to do Miracle Lane, it would be a serious detriment in the future to try to get future ODOT money. The ODOT projects were the traffic light at Ranch Road and SR 303, the square, and resurfacing all 6 lanes of SR 14 (Market Square to the Turnpike). The City was at the mercy of ODOT regarding their timing and cycling of projects. The SR 303 and Diagonal Road intersection project came about because there had been multiple fatalities there over the years because it was a dangerous intersection. The improvements done on Falcon Hill did not cost the City anything, but since they built the deceleration lanes and turn lanes it had made a difference and there had not been any serious accidents there. For years when the City didn't have the funding and only had a 1% income tax, the City had neglected all of these road projects, but more recently the City had aggressively gone after them and received funding for them. If the City were to decline an ODOT project that had been allocated funding, it would take another 5-6 years for that project to get back in the cycle, if it would be awarded to Streetsboro at all.

Mr. Michniak said the concern now was if the City wanted the income from the land the cell tower was on for the long term or the short term. It didn't really matter what the money would be spent on, it should matter what was fiscally responsible. Mr. Michniak felt the City didn't need the lump sum payment right now; he said the City shouldn't be spending so much on all these projects if it would have to sell off land to pay for it. Mayor Broska stated it was an opportunity that was put forth to the City. Mr. Michniak said it would be about 15 years of income at once, but if the City could make around \$18,000 or more per year for the next 100 years, he'd prefer to do that; and if there was new technology in the future that would give the City more money, or if they wanted a taller tower to put more items on it he'd want to be able to take advantage of that but couldn't if the City no longer owned it. Mr. Michniak thought that TowerCo knew there were technological changes coming in the future and it could be advantageous for them to be the land holder not a lessee and that's why they were willing to buy the land. Even if there were not technological advances in the future that increased the revenue to the City, at least the City would have a steady flow of around \$20,000 per year well into the future. He said he was not very concerned about Miracle Lane (a lesser used road) if the City could get SR 43 and SR 14 in good condition. He thought that if the only way to get Miracle Lane done was to sell this land, then the City needed to make some cuts. He didn't want to give up guaranteed income for life (or for at least 15 years). Mayor Broska argued that it was not guaranteed for life; the technology could change so that cell towers were not needed at all and the City would then get nothing; "a bird in the hand is worth two in the bush." Mr. Michniak felt this sale would be taking away a future generation's income. He also didn't feel that this revenue source for Parks Improvements should be used for a road project, even if the road was in City Park; it should be used for materials/equipment to maintain the parks. There weren't many sources of income like this in the City and he didn't want to give it up. He wasn't faulting anyone for considering the sale, but he wasn't comfortable, fiduciarily, giving up this income.

Mr. Hannan noted that even if the City did sell the land, it seemed the City would still not have enough money to do Miracle Lane. He wondered if the money from the sale would just sit in the Parks account until there was enough 401- Capital money to add to it to get Miracle Lane done. Matt Miller said, based on the current plan and current cashflows and current outflows, he was not

projecting to do anything with Miracle Lane until 2026, but things change all the time with unexpected revenue (like this option) but the 2025 ODOT commitments were very important in the budget. Maybe with this sale revenue of about \$280,000 the City could do a portion of Miracle Lane; the whole project was projected to cost about \$440,000 which did not fit in the 2025 Capital budget. Matt Miller said this tower money was really the only income that came into the 403-Parks Capital Improvement Fund.

Mr. Michniak summarized that it was just whether the City wanted to have long-term income or a chunk of money up front. He preferred the long-term annual income.

Mr. Hannan commented that it looked like Council was leaning toward the status quo. Mr. Lombardo said it looked like to him, as Chair of the meeting, that a majority of Council did not want to move forward at this time with the sale of one acre of the Thomas Heritage Park cell tower site.

### **New Business**

**MOTION: TO ADD AN EXECUTIVE SESSION TO TONIGHT'S AGENDA TO CONSIDER EMPLOYMENT.**

Moved by Mrs. Glenn, seconded by Mr. Michniak. Upon voice vote, **motion carried.**

### **Executive Session**

**MOTION: TO RECESS INTO EXECUTIVE SESSION TO CONSIDER EMPLOYMENT OF A PUBLIC EMPLOYEE.**

Moved by Mrs. Glenn, seconded by Mr. Michniak. Upon roll call vote, **motion carried unanimously and the meeting recessed at 7:48 p.m.**

**MOTION: TO RECONVENE FROM EXECUTIVE SESSION.**

Moved by Mrs. Glenn, seconded by Mr. Hannan. Upon roll call, **motion carried unanimously and the meeting reconvened at 8:47 p.m.**

### **Liquor License Request of Aldi**

Mrs. Kremer said this had been received in the mail. Council needed to indicate if they wanted to request a hearing on the application or not.

**MOTION: TO RETURN THE FORM INDICATING NOT REQUESTING A HEARING.**

Moved by Mr. Michniak, seconded by Mr. Hannan. Upon voice vote, **motion carried.**

### **T-7616 Settlement and Release for Streetlight Pole**

Mr. Nott explained there had been a crash and this was to grant a release for someone who had

crashed into a light pole at Market Square. Signal Service had estimated the damage repair would be \$10,468. This was to request Council to authorize the Mayor to sign a release in exchange for the payment.

**MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.**

Moved by Mr. Hannan, seconded by Mrs. McDaniel. Upon voice vote, **motion carried.**

T-7616 Settlement and Release for Traffic Control Box

Mr. Nott explained this was for a traffic control box that was wiped out by the crash at SR 303 and SR 14 across from Buckeye Quality Meats and Bob Evans. Signal Service had estimated the damage repairs to cost \$83,856, plus the crash had totaled the car. This was to request Council to authorize the Mayor to sign a release in exchange for payment of the listed amount.

**MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.**

Moved by Mr. Hannan, seconded by Mrs. Glenn. Upon voice vote, **motion carried.**

T-7618 Contract w/GLCAP for Storm Sewer GPS/GIS Mapping

Mayor Broska said this was the second portion of the storm sewer mapping. This was a no-cost contract because it was being funded by the Feds. This was to map the storm sewer lines so the City would have an accurate map of the storm sewers, just like there was an up-to-date map of the waterlines. In the past the maps were not as accurate as we need them to be now, so this was necessary.

**MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.**

Moved by Mrs. Glenn, seconded by Mr. Hannan. Upon voice vote, **motion carried.**

Citizens' Comments

None.

Announcements

A Special Finance Committee Meeting will immediately follow this meeting.

There being no further business to be addressed by this committee, and upon motion by Mrs. Glenn, seconded by Mr. Hannan, this meeting adjourned at 8:52 p.m.

ATTEST:

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Caroline L. Kremer, Clerk of Council

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Anthony Lombardo, Chairman