

This Regular Meeting of Council was called to order on Monday, February 8, 2021 at 8:17 p.m. by Jon Hannan, Council President.

PRESENT: Jon Hannan, John Ruediger, Mike Lampa, Jennifer Wagner, Chuck Kocisko, Julie Field

ABSENT: None.

ALSO PRESENT: Frank Beni, Law Director  
Tricia Wain, Police Chief  
Caroline Kremer, Clerk of Council  
[by Zoom video conferencing:]  
Justin Ring, Council Member  
Glenn Broska, Mayor  
Robert Reinholz, Fire Chief  
Jenny Esarey, 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  
Sara Fagnilli, Assistant Law Director  
Mark Holz, Frontier Land Group  
Matt Glass, GPD Group  
Tony Burgoyne, GPD Group

**Disposition of Minutes**

**MOTION: TO ACCEPT THE REGULAR COUNCIL MEETING MINUTES OF JANUARY 25, 2021 AS PRESENTED.**

Moved by Mr. Lampa, seconded by Mrs. Field. Upon voice vote, **motion carried.**

**Citizens' Comments**

None.

**Reports/Communications from Depts/Boards/Commissions**

Chief Reinholz said Captain Grimm had distributed the department's activity log by email. The new fire station was progressing: the drywall was finished and painting continued, the drop ceilings would go in mid-February, Ohio Edison was scheduled to energize the power this week, and the elevator had been delivered and would be installed. Mr. Hannan said the pictures posted on Facebook looked great.

Mr. Ring asked about the owner's contingency fund. Chief Reinholz said the contingency was OK because they had been able to reduce some cost like the plumbing for the squad bay would be \$233 instead of \$2,600. The only thing that still may be a contingency cost might be the water softener. There was still about \$40,000 left between the owner contingency and the CM contingency. The radio antenna and the fencing (\$3,900) might go into the contingency, but he didn't expect any other major items to arise since they were so close to finishing.

Mr. Miller reported that the truck Service garage was also progressing well. The electric was to go in next Monday, if all goes well. The project was a couple of weeks behind schedule, but they should be able to start using the building by the first week of March 2021. Mr. Ring asked about the owner contingency and the budget for this project. Mr. Miller said the contingency fund was fine and he didn't foresee any other big expenses since they were nearing completion.

Mr. O'Malia reported that the CDBG funds allocated for the three Senior programs (leaf removal, yard clean up, and snow plowing) was ready to go; about \$1,500 for each program. But he needed help to spread the word about the programs so residents would apply; he only had about three people express interest so far.

**Executive Session**

**MOTION: TO RECESS INTO EXECUTIVE SESSION TO CONSIDER PENDING LITIGATION AND COLLECTIVE BARGAINING.**

Moved by Mr. Ruediger, seconded by Mrs. Field. Upon roll call, **motion carried unanimously and the meeting recessed at 8:25 p.m.**

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

Moved by Mr. Ruediger, seconded by Mr. Lampa. Upon roll call, **motion carried unanimously and the meeting reconvened at 8:57 p.m.**

**Introduction of Legislation Containing Statement of Emergency**

T-6988

AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF THE CITY OF STREETSBORO, AND DECLARING AN EMERGENCY SO THAT THE AMENDMENTS ARE IN EFFECT IMMEDIATELY.

Clerk read by title as directed.

**MOTION: TO SUSPEND THE RULES.**

Moved by Mr. Lampa, seconded by Mr. Ruediger. Upon roll call, **motion carried unanimously.**

**MOTION: TO ADOPT ORDINANCE NO. 2021-22.**

Moved by Mr. Lampa, seconded by Mr. Ruediger. Upon roll call, **motion carried unanimously.**

T-6989

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONSTRUCTION AGREEMENTS BETWEEN THE CITY AND FLG-STREETSBORO, LLC FOR THE DEVELOPMENT OF THE MEADOW VIEW PHASES 15 AND 16 SUBDIVISIONS, AS APPROVED BY THE PLANNING AND ZONING COMMISSION, AND DECLARING AN EMERGENCY IN ORDER TO IMPLEMENT THE AGREEMENTS AS SOON AS POSSIBLE.

Clerk read by title as directed.

**MOTION: TO SUSPEND THE RULES.**

Moved by Mrs. Field, seconded by Mr. Lampa. Upon roll call, **motion carried unanimously.**

**MOTION: TO ADOPT ORDINANCE NO. 2021-23.**

Moved by Mrs. Field, seconded by Mr. Lampa. Upon roll call, **motion carried unanimously.**

T-6991 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER A REVOCABLE RIGHT OF WAY EASEMENT WITH WMS, LLC TO ALLOW VEHICLE PARKING ON CITY PROPERTY FOR BUCKEYE QUALITY MEATS, LLC, AND DECLARING AN EMERGENCY TO FACILITATE OPENING OF THE NEW RETAIL ESTABLISHMENT.

The Clerk read by title as directed.

**MOTION: TO SUSPEND THE RULES.**

Moved by Mr. Ruediger, seconded by Mr. Lampa. Upon roll call, **motion carried unanimously.**

**MOTION: TO ADOPT ORDINANCE NO. 2021-24.**

Moved by Mr. Ruediger, seconded by Mrs. Field. Upon roll call, **motion carried unanimously.**

**First Reading**

T-6990 AN ORDINANCE AUTHORIZING THE MAYOR TO EXERCISE THE OPTION TO RENEW THE LEASE AGREEMENT WITH MCMICHAEL PROPERTY, LLC FOR A PERIOD OF 24 MONTHS FOR THE OFFICE/RETAIL SPACE AT 9307 STATE ROUTE 43 IN ORDER TO HOUSE THE CITY'S PARKS AND RECREATION DEPARTMENT AND SENIOR CENTER.

The Clerk read by title as directed for first reading.

**Second Reading**

T-6987 AN ORDINANCE TO AMEND ORDINANCE NO. 2016-116 IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, TO AMEND AND CLARIFY THE CITY OF STREETSBORO'S PROVISION OF ABATEMENTS FOR THE CONSTRUCTION AND REMODELING OF RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL STRUCTURES; AND DECLARING AN EMERGENCY TO FACILITATE DEVELOPMENT IN A TIMELY MANNER.

Mr. O'Malia said he'd spoken to some of Council about the need to adjust the map so more people would be eligible to get the incentive. He mentioned that this CRA applied to sheds and pools. He asked if Council wanted the CRA to be available for any structure or only wanted the CRA to be applicable to stuff that was attached to the primary residential dwelling unit.

Mr. Ruediger asked for Mr. O'Malia's professional opinion. Mr. O'Malia said it would have to

be a really nice shed or barn to make a difference in the property tax value. Mr. Hannan noted that no one had used this incentive yet, so maybe it would be good to have more options for all types of improvements. Mrs. Field felt people should improve their main living structure before adding an accessory building. Mr. O'Malia clarified that the CRA could be used for more than one improvement. These incentives did not have to go through Council for individual approval, they were processed administratively through to the County Auditor.

Mr. Ruediger thought "the more the better," but he also felt the CRA should be assistance to help people improve the building they lived in as opposed to adding something extra. Mrs. Field agreed it should focus on the primary living structure.

Mr. Hannan asked about adding a garage for storing equipment for a home business, but he was told people can't run a business out of their home. Mr. O'Malia used the example of a nice "She Shed" that may qualify, but he had wanted to get Council's feeling about if they wanted the CRA to be applicable to detached structures or just structures attached to the primary residence.

Mr. Ring felt the purpose of the CRA was to allow individuals to afford renovations that improve their residence and a swimming pool or shed seemed like a stretch; he thought the City should encourage the use of the CRA for its original intention, which was to improve the condition of the residence.

Mr. Kocisko preferred less government. Mr. O'Malia said that's why the CRA was pretty much automatic without a lot of bureaucracy. And since it did not have a lot of bureaucracy, he wanted to be sure the City wasn't accidentally opening up a door for a bunch of things Council didn't actually want to see as part of this. He had just wanted to get Council's feelings and it seemed to him that Council thought sheds and pools were nice, but not what Council wanted to see out of the CRA, which he agreed with. He would work to change the legislation language to include "must be attached to the primary residential structure in order to qualify" so it would be very clear that things like sheds, pools, garages, and barns would not qualify. There would also be language indicating that it must comply with the applicable Zoning Codes. Mr. Cieszkowski mentioned that fences were also considered structures and they could be attached to the corner of the primary residence and then extend into the backyard, so he didn't want that to be used as a loophole. He asked that the loophole be closed somehow.

Mr. Ruediger noted that were a lot of homes in town with detached garages that were in need of repair. He thought if such a garage was being used to house a primary-use vehicle and was not just a storage barn, it should qualify. Mr. O'Malia noted that if the property had a garage that was on the tax rolls that the homeowner knocked down and replaced with a new one, that would probably not increase the property value since the feature had existed. Mr. Ring also wanted to include detached garages because although they may not be attached to the primary residence structure, it was like it was part of the primary residence. He disagreed that it needed to be used to house a primary-use vehicle, because many people use their garages (attached or detached) to store things other than vehicles. Mr. O'Malia clarified that Council wanted to include all garage structures either attached or detached as long as there was a driveway present connecting to a street.

Mr. Hannan wondered if the CRA incentive would apply to a driveway because there were still some gravel driveways in town that had never been improved to asphalt or concrete. Mr. O'Malia said he would have to check with the County Auditor to see if that would affect the property value, but he thought it might.

Mr. Lampa mentioned that some homes in Ward 1 had turned their attached garages into family rooms and he wanted those homes to be able to get the CRA incentive to build a detached garage for their property.

Mr. O'Malia thanked Council for making their feelings clear; it was very helpful.

The Clerk read T-6987 by title as directed for second reading.

**Third Reading**

None.

**Mayor's Report**

None.

**President of Council's Comments**

Mr. Hannan said he drove through City Park today and noticed the stage and old basketball court were gone; it looked weird, but he was excited to see the new basketball courts soon.

**Council Members' Comments**

Mr. Lampa thanked Mr. O'Malia for getting the Senior program together and for getting it onto the City website. Mr. Ruediger welcomed Buckeye Quality Meats to the City. He told everyone to stay safe and stay warm because there were to be some very low temperatures this week. He wished everyone a happy Valentine's Day weekend. Mr. Ring thanked Ms. Esarey for getting the figures together quickly for the water project discussion in tonight's Finance Committee Meeting.

**Announcements**

City will be closed Monday, February 15, 2021 for President's Day.

There will be a Finance Committee Meeting and a Regular Council Meeting on Monday, February 22, 2021 starting at 7:00 in Council Chambers.

There being no further business to come before this Council, and upon motion by Mr. Ruediger, seconded by Mr. Lampa, this meeting adjourned at 9:17 p.m.

ATTEST:

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Caroline L. Kremer, Clerk of Council

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Jon Hannan, Council President