

THE CITY OF STREETSBORO, OHIO
SPECIAL FINANCE COMMITTEE MINUTES

Monday, January 10, 2022

This Special Finance Committee Meeting was called to order on Monday, January 10, 2022 at 7:36 p.m. by Justin Ring, Chairman.

PRESENT: Mike Lampa, Justin Ring, Jon Hannan, Anthony Lombardo, Jennifer Wagner, Julie Field, Steve Michniak

ABSENT: None.

ALSO PRESENT: Glenn Broska, Mayor
Frank Beni, Law Director
Tricia Wain, Police Chief
Robert Reinholz, Fire Chief
Matt Miller, Finance Director
Bill Miller, Service Director
Justin Czekaj, City Engineer
Patrick O'Malia, Economic Development Director
Greg Mytinger, Parks and Recreation Director
Shawna Lockhart-Reese, HR Manager
Caroline Kremer, Clerk of Council
[by Zoom video conferencing:]
John Cieszkowski, Planning Director

Special Business

T-7170 Authorize CRA w/Crispy Chicken

Mr. O'Malia said in August 2021 he had discussed with Council about removing the long-vacant former Arby's site on SR 14. That project was held up for a number of reasons, but he'd like to get this moving again so that building can come down so something else can go up. The City had offered a 35% 5-year abatement for their \$2.1 million in investment. In concessions they were giving the City \$1,000 for the bicentennial and \$1,000 to the Streetsboro Local School District.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING AS EMERGENCY LEGISLATION.

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

T-7171 Approve CRA for Residential - Ghrist

Mr. O'Malia explained the City had revised the CRA programming late last year to have as much value as possible for our residents within the area and offered 100% 15 year real property tax abatement should the residents meet certain investment criteria. The Ghrist family was going to invest a significant amount of money into their house located on Stewart Avenue, which was a little

bit odd for that neighborhood, but would be a good addition. The current house was 1,113 sq. ft. and they planned to add a 1,500 sq. ft. addition with a cost of about \$160,000.

Mr. Ring said he had asked Mr. O'Malia about this earlier because it seemed odd to him also for such a large addition. Mr. Ring had thought a 15 year abatement was a lot, but Mr. O'Malia assured him this type of project would be very few and far between, and it would help increase the overall value of the neighborhood. City Council didn't really have a choice because the legislation had been written so that if the resident met the investment criteria and was within the geographic boundaries of the CRA, there was no negotiation (as Mr. O'Malia would do for commercial or industrial). If there were a lot more of these, there was language in the ordinance that was passed last year that gave authorization to review it on December 31, 2023, but he didn't expect to see many except maybe for a few hundred square feet for a bathroom and a master suite type addition (maybe \$30,000 - \$40,000 projects). This proposal was out of the norm. If Council wanted to impose a cap, that could be considered at the review period described in the ordinance language.

Mr. O'Malia said this was the first residential CRA application, but he hoped to be able to use it as a showcase to show the community this was possible.

Mr. Hannan asked if that size of additional was even allowed in that neighborhood. Mr. O'Malia said the resident went through the Board of Zoning and Building Appeals for approval/variance; it was on a ½ acre lot. Mr. Cieszkowski said this was a corner lot and the applicant received a variance to be closer to the side lot line than would otherwise be permitted on a corner lot. The addition would not be any closer to the road than the existing dwellings on Rodney Street. The proposed addition was in compliance with the zoning code following the granting of the variance.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING FOR FIRST READING.

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

Discuss New Part-time Position in the Parks and Recreation Department

Mr. Mytinger said he had sent communication regarding this request for an addition to the current Pay Ordinance for a part-time staff member for the Parks and Recreation Department. This position would be under 36 hours/week for the next few months to help out with some of the parks' capital improvement projects and also with some programming responsibilities to help with current programming and bicentennial programming coming up in the near future.

Mr. Ring said he supported getting more help in the parks, but wondered why it was just for the next few months. Mr. Mytinger explained that he had a seasonal position in the Pay Ordinance, but "seasonal" according to O.R.C. had to have a begin and end date and couldn't just continue on for a long length of time, so Mr. Mytinger thought this person would transition into the seasonal position about April.

Mrs. Field wondered if this was just for this summer, or was the intention to have a part-time staff person for the next several years. She thought from Mr. Mytinger's email it may be specific to this

being the bicentennial year. Mr. Mytinger said the part-time staff position could be utilized in a couple of different ways into the future because the department was growing as far as programs and participants, etc. He thought a part-time staff member/programmer could help out for evening or weekend programs to alleviate some of the full-time staff responsibilities. Currently the department had one programmer who was pretty much in charge of all the programs and attended evening and weekend programs. Mrs. Field said the City was understaffed in a lot of areas, and the programmer had taken the position knowing evening and weekend hours were involved, so she would prefer to add a part-time position for the Service Department who may be able to pivot and work with both Parks and Service. Mrs. Field said there was already a Bicentennial Committee and she thought those volunteers would be doing a lot of the work. She wondered if this new part-time position was just for this bicentennial year because it was a big year or was this something that was needed for the future. Mr. Mytinger said he did not have a part-time position for his department, he only had full-time, seasonal, and summer camp staff. He said the part-time position could exist but not be funded every year if it wasn't needed. He said the reason they were looking at it this year was specifically more for coordination for the Bicentennial Committee because there was a lot that needed to go through the City and to get things rolling and ready for the bicentennial celebration this August.

Mrs. Field said she wasn't minimizing the tasks, duties and work that would definitely go into the bicentennial year, but at the same time, it was a unique and special year. She thought there was a Bicentennial Committee and people that wanted to help out with the bicentennial celebration so she didn't really understand the necessity for a part-time staff person position. Mayor Broska said there were a lot of people that had wanted to help with the bicentennial, but most of them had fallen away already, and it was difficult to get a group together; it was a big commitment, especially for volunteers, so the City wanted to make sure the bicentennial got planned and got done because it was this year. Mayor Broska thought Mr. Mytinger might consider this as a beta test because a lot of times when the City wanted to put someone on, they might be hired part-time as a sort of an audition without investing in health insurance, etc. to see if the City needed a part-time staff person year round. Mayor Broska added that in a part-time position the City might find someone with a specific talent that could be utilized to help move the parks forward. Mr. Mytinger was asking for a part-time position to be added to the Pay Ordinance and for it to be funded now so the City could put a person on board, and the part-time position could disappear in April if someone was appointed to an already funded seasonal position, and then maybe if there was a need, the part-time position could be funded/reactivated in October or November. If there was a need the part-time position could be year round.

Mr. Lampa asked for clarification: would the bicentennial be the focus of the part-time position for a few months until the person became a seasonal hire in April, and then what would happen to the bicentennial planning? Mr. Mytinger said the Parks and Recreation Department as a whole would work on the bicentennial items and the person would be a resource.

Ms. Wagner wondered, if the Parks and Recreation Department needed the help, why not hire a continuing part-time employee with no end date. She felt the Parks and Recreation Department was only going to get bigger, busier and better. Mr. Ring clarified that City Council would be creating a continuing part-time position that did not have a term; it would be up to the department and Mayor to fill the position based on funding. This would create flexibility for the department. Mr. Ring said

he was in favor of hiring a year round part-time person.

Mrs. Field interjected that maybe this discussion should continue in an Executive Session. She said she had some questions that may not be appropriate for the public meeting. Since you can't add agenda items to a special meeting of Council, it was decided to add an Executive Session discussion to tonight's Regular Council meeting.

MOTION: TO ADD AN EXECUTIVE SESSION TO DISCUSS EMPLOYMENT-HIRING, COMPENSATION FOR THE PARKS AND RECREATION DEPARTMENT TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Lampa. Upon voice vote, **motion carried**. Mr. Mytinger noted that this topic on tonight's Special Finance Committee Meeting was just for discussion. If Council had indicated support of the idea, he was going to request legislation be prepared for the next Finance Committee Meeting to amend the Pay Ordinance.

Announcements

The Regular Council Meeting will immediately follow this meeting.

There being no further business to come before this Special Finance Committee, and upon motion by Mr. Michniak, seconded by Mr. Lampa, this meeting adjourned at 7:57 p.m.

ATTEST:

Caroline L. Kremer, Clerk of Council

Justin Ring, Chairman