REGULAR SESSION

November 10, 2022

The Council of the City of Chardon met in Regular Session Thursday, November 10, 2022 at 6:30 p.m. in Council Chambers of the Chardon Municipal Center.

Christopher Grau, Mayor & President of Council presiding.

The meeting opened with the pledge of allegiance and roll call.

Members of Council present: Andrew Blackley, Deborah Chuha, Christopher Grau, David Lelko, Kyle Martin, Heather Means, Daniel Meleski.

Members of Council absent: none.

Others Present: City Manager Randy Sharpe, Finance Director Mark Iacofano, Clerk of Council Amy Day, Law Director Benjamin Chojnacki, Police Chief Scott Niehus, City Engineer Doug Courtney, Community Development Administrator Steve Yaney, Public Service Director Paul Hornyak, Deputy Finance Director/Human Resources Heidi Delaney, Bill Hess, Charlote Kantz, Bruce Kantz, Mark Coley, DD Coley, Kurt Feigle, Lisa Feigle, Ken Arendt, Doug Patterson, Jim Dustin, Pat Kovalak, George Yopko, Anastasia Nicholas, Peter Byrnes, Amy Patterson.

APPROVAL OF MINUTES

Mr. Lelko noted that the minutes of October 13, 2022 should reflect that the motion to include Short Court in the State Route Repaving Project should specify that it be added as an add alternate.

Mr. Meleski moved and Ms. Means seconded to approve the minutes of the October 13, 2022 Regular Session as amended. Upon roll call vote the motion passed unanimously.

MANAGER'S REPORT

Mr. Sharpe reported on the status of filling the maintenance worker position in the Division of Streets, Cemeteries and Parks.

Mr. Sharpe reported on the purchase of a brine pump at the service garage.

Mr. Sharpe reported that the City received a clean audit for the fiscal year ended December 31, 2021 audit conducted by the Auditor of State’s office.

Mr. Sharpe reported that the VFW Remembrance Ceremony will be held at 11 AM by the Memorial near the Courthouse. City offices will be closed Friday, November 11 in observation of Veterans Day, excluding 24/7 operations.

Mr. Sharpe reported on the status of public works projects.

Mr. Sharpe reported that Mark Cooley is in attendance to present donations for Shop with a Cop.

Mark Coley introduced members of the Geauga Eagles and presented a $5,000 donation from the organization for Shop with a Cop Program. In addition, he presented a $1,000 check from Consumer Tire and a $1,000 check from 4 Seasons Construction and Roofing for the Program.

PLANNING COMMISSION REPORT

Mr. Blackley reported that Planning Commission met in Regular Session and gave record document approval for Hidden Glen Phase 4 that includes a retention pond and open space but no buildable lots.

Mr. Blackley reported that Planning Commission also gave architectural review and concept plan approval for a commercial addition to Chardon Tavern.

Mr. Blackley reported that Planning Commission had informal discussions regarding exterior changes to 400 Washington Street and column modifications needed at Marc's.

COUNCIL COMMITTEE REPORTS

Economic Development Report

Mr. Martin reported that the Committee met and reviewed existing TIF parcels and what the money generated from them can be used for. They also reviewed parcels along Center Street that could be developed in the TIF that are also in the CRA and the possible benefits of each. The Committee also discussed the rezoning of Center Street properties from Industrial to Commercial and requested staff arrange a meeting with Retail Strategies to discuss the benefits of rezoning.

Mr. Sharpe stated that at the meeting he wanted to review the incentives of rezoning and utilizing the CRA and TIF programs.

Mr. Martin reported that staff and the Committee met with representatives of Retail Strategies and a hotel consultant to gather information about a hotel feasibility study. The Committee will meet again to discuss the study in more detail.

Ms. Means reported on the status of the Think Local business directory which is expected to be completed in December.

Safety Committee Report

Ms. Means reported that the Committee met and discussed the City's re-application for a Systemic Safety grant to improve crosswalks at the High School and on Main Street.

Ms. Means reported that the Committee also discussed Police Department equipment upgrades that are being ordered before the end of 2022 and the tabletop exercise for the City's Emergency Operations Plan.

Ms. Means reported that the Committee also discussed a request for a Safety Town Program which used to be offered in the City.

The Police and Fire Chiefs reported that due to a lack of demand the program was not renewed.

Ms. Means reported that the Fire Chief reported that smoke detectors, carbon monoxide detectors and Knox Boxes are available through the Fire Department at no cost for individuals who qualify.

HEARING OF PERSONS BEFORE COUNCIL

Those Persons on the Agenda – none.

General Public

Elisabeth Geitz, inquired about the lack of automatic door openers at the Heritage House so that they are ADA compliant.

Mr. Sharpe stated that he is not aware that the openers are an ADA requirement, but can look into it.

Ms. Geitz inquired why the City would do a hotel feasibility study when it seems that a hotel would do their own study.

Ms. Means stated that hotels won't look at a community until the community does a feasibility study. The studies are only valid for two years which is why the City is looking to do a new study.

OLD BUSINESS

Regarding the VFW Hometown Hero Banner Program, Mr. Sharpe explained additional information gathered following the VFW's request to hang banners in the City. He stated that the Illuminating Company indicated that they would permit banners to be hung on identified poles if an agreement is signed. In addition, the Street Department did an inventory of poles on Water Street from the Square to Cherry Avenue and identified 29 potentially usable poles. Staff discussed costs to the City to hang 30 banners which are estimated to cost $3,600 for the first year and $2,675 for the second year. He recommended the banners be limited to 30 banners for the first two years.

Mrs. Chuha reviewed a memo she prepared requesting a reduced rate to hang the banners since the VFW is a service organization. She asked Council for their feedback.

Mayor Grau noted that he likes limiting the banners to 30 for the first 2 years and added that other communities charge between $25-$100 to hang and remove the banners each year.

Mr. Meleski spoke in support of sharing some of the cost with the VFW.

Ms. Means stated that Council has to consider that there may be other groups that would like banners in addition to the VFW, but noted that she would be in favor of a 50/50 split for the cost to hang the banners.

Mayor Grau stated that he would support a reduction in installation cost.

Discussion occurred if the fee should be set for one year or two.

Mr. Lelko moved and Mr. Blackley seconded to approve the charge of $50 per year per banner with a limit of 30 banners for the first 2 years of the VFW Banner Program.

Mrs. Chuha suggested that the funds be put in the Chardon Square Improvement Fund instead of the General Fund.

Mayor Grau stated that there are certain criteria about how the funds can be used, noting that it can be discussed further during the budget process.

Upon roll call vote the motion passed unanimously.

NEW BUSINESS

Regarding adoption of the 2023-2027 Capital Improvement Plan, Mr. Sharpe stated that the plan will change over time as priorities change over the years, and more weight should be placed on the first couple of years, especially due to the current economic climate. He stated that $22.2 million is planned to be spent over the next 5 years on infrastructure, machinery & equipment and land improvements. He noted that inflationary pressures, in addition to the City’s contribution to the Courthouse renovation, have made this plan difficult to prepare.

Finance Director, Mark Iacofano, stated that 80% of the projects in the Plan are tied to infrastructure and land improvements and 20% is tied to vehicles, building improvements and machinery and equipment.

Mr. Iacofano reviewed changes to the plan due to increased costs.

Mr. Sharpe reviewed additional details about the traffic signalization project scheduled for 2026 which was removed due to funding constraints; however, because the City received a grant from NOACA for the project, he would like any unexpected additional funds to be put toward this project so that the City does not miss out on the grant opportunity.

Mr. Blackley stated that the issue is a safety matter and would like to see it included in the plan.

Mr. Iacofano reviewed key assumptions for the plan.

Mr. Lelko inquired about the overriding reason to extend Seventh Avenue.

Mr. Sharpe stated that the purpose of the project is to encourage development in the area, noting that funds were available through OPWC.

Mr. Lelko stated that he is disappointed with the number of projects that had to be removed in large part to the State Route resurfacing program.

Discussion occurred regarding looking for additional funding sources for the State Route Repaving.

Mrs. Chuha moved and Ms. Means seconded to adopt the 2023-2027 Capital Improvement Plan. Upon roll call vote the motion passed unanimously.

Regarding the purchase of Ductile Iron for Seventh Avenue Extension, Public Service Director Paul Hornyak, stated that in speaking with vendors, ductile iron pipe lead times are anticipated in excess of 10-11 months. Staff would like permission to send out a request for pricing for the material so that the Seventh Avenue Project can proceed as scheduled in 2023.

Mr. Blackley moved and Mrs. Chuha seconded to allow staff to move forward with the ductile iron request for pricing. Upon roll call vote the motion passed unanimously.

LEGISLATION

ORDINANCE NO. 3220

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CIGNA HEALTHCARE FOR THE PROVISION OF GROUP MEDICAL INSURANCE BEGINNING JANUARY 1, 2023, AND DECLARING AN EMERGENCY was read for the first time by title only.

Mrs. Chuha moved and Mr. Meleski seconded the rules be suspended and the Resolution be read for the second and third time by title only. Upon roll call vote the motion passed unanimously.

Ordinance No. 3220 was then read for the second and third time by title only.

Mr. Meleski moved and Mrs. Chuha seconded for the adoption of Ordinance No. 3220.

Jim Dustin, Managing Director at NFP, reviewed the process they followed to obtain quotes for employee medical insurance premiums. They were able to obtain the best quote from Cigna, at an 1.9% increase over the current cost structure with no plan changes. He noted that there are signs of significant pressures in the healthcare industry and therefore cost increases of 25% over the next few years should be anticipated.

Mr. Dustin stated that for dental, vision and life, there was 3% increase if the City entered a two-year agreement with Guardian, the current provider.

Mr. Lelko asked how much the wellness efforts of employees affected rates.

Mr. Dustin stated that the wellness efforts had some bearing on the cost structures and added that the City would not have received the rates that they did if the City’s claim experience was not what it was.

Upon roll call vote the motion passed unanimously.

ORDINANCE NO. 3221
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH GUARDIAN FOR GROUP DENTAL, VISION AND LIFE INSURANCE BEGINNING JANUARY 1, 2023 AND DECLARING AN EMERGENCY was read for the first time by title only.

Mr. Blackley moved and Mrs. Chuha seconded the rules be suspended and the Resolution be read for the second and third time by title only. Upon roll call vote the motion passed unanimously.

Ordinance No. 3221 was then read for the second and third time by title only.

Mrs. Chuha moved and Ms. Means seconded for the adoption of Ordinance No. 3221. Upon roll call vote the motion passed unanimously.

ORDINANCE NO. 3222
AN ORDINANCE ESTABLISHING A MAXIMUM AMOUNT PAYABLE FOR MEDICAL AND DENTAL INSURANCE FOR EMPLOYEES OF THE CITY OF CHARDON BEGINNING JANUARY 1, 2023 AND DECLARING AN EMERGENCY was read for the first time by title only.

Mr. Blackley moved and Mr. Meleski seconded the rules be suspended and the Resolution be read for the second and third time by title only. Upon roll call vote the motion passed unanimously.

Ordinance No. 3222 was then read for the second and third time by title only.

Mrs. Chuha moved and Mr. Meleski seconded for the adoption of Ordinance No. 3222.

Mr. Iacofano stated that the legislation reflects the contribution by the City, which is 88% of the annual insurance premium.

Upon roll call vote the motion passed unanimously.

ORDINANCE NO. 3223
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH BLAZE PROPERTIES ACQUISITIONS, LLC, FOR THE SALE OF PERMANENT PARCEL NUMBERS 10-700800 AND 10-709568 AND DECLARING AN EMERGENCY was read for the first time by title only.

Mr. Meleski moved and Mr. Martin seconded the rules be suspended and the Resolution be read for the second and third time by title only. Upon roll call vote the motion passed unanimously.

Ordinance No. 3223 was then read for the second and third time by title only.

Mrs. Chuha moved and Mr. Meleski seconded for the adoption of Ordinance No. 3223.

Mr. Chojnacki stated that the legislation authorizes the sale of 223 Center Street for $229,000.

Upon roll call vote the motion passed unanimously.

ORDINANCE NO. 3224
AN ORDINANCE AMENDING SECTION 351.20 OF THE CODIFIED ORDINANCES TO ELIMINATE LOADING ZONES ON MAIN STREET was read for the first time by title only.

Mr. Blackley moved and Mrs. Chuha seconded the rules be suspended and the Resolution be read for the second and third time by title only. Upon roll call vote the motion passed unanimously.

Ordinance No. 3224 was then read for the second and third time by title only.

Mr. Meleski moved and Mrs. Chuha seconded for the adoption of Ordinance No. 3224.

Mr. Chojnacki stated that the legislation memorializes the elimination of the loading zone on Main Street which was reviewed and recommended by the Service Committee.

Upon roll call vote the motion passed unanimously.

RESOLUTION NO. 18-22
RESOLUTION AUTHORIZING THE SETTLEMENT OF A CLAIM FOR DAMAGE A CITY WATER MAIN OCCURING ON AUGUST 24, 2022, AND DECLARING AN EMERGENCY was read for the first time by title only.

Mrs. Chuha moved and Mr. Meleski seconded the rules be suspended and the Resolution be read for the second and third time by title only. Upon roll call vote the motion passed unanimously.

Resolution No. 18-22 was then read for the second and third time by title only.

Mrs. Chuha moved and Mr. Meleski seconded for the adoption of Resolution No. 18-22.

Mr. Blackley inquired about the circumstances surrounding the water loss on August 24, 2022.

Mr. Hornyak stated that a contractor working in Maple Leaf Plaza hit a water line that resulted in the City’s estimated loss of 118,000 gallons of water.

Mr. Chojnacki stated that the details are all alleged and any cause of damages has been denied by all parties, but rather than fight about it, these alleged facts are what has been set out.

Upon roll call vote the motion passed unanimously.

RESOLUTION NO. 19-22
A RESOLUTION AUTHORIZING THE SETTLEMENT OF A MORAL CLAIM INVOLVING PROPERTY DAMAGE AND DECLARING AN EMERGENCY was read for the first time by title only.

Mrs. Chuha moved and Mr. Meleski seconded the rules be suspended and the Resolution be read for the second and third time by title only. Upon roll call vote the motion passed unanimously.

Resolution No. 19-22 was then read for the second and third time by title only.

Mrs. Chuha moved and Mr. Meleski seconded for the adoption of Resolution No. 19-22.

Mr. Chojnacki stated that some tire damage to the vehicle owned by Dave and Vicki Taylor occurred as a result of the City's road improvement project. Although the liability is questionable, as a moral claim, Council has been presented with this legislation that would authorize reimbursement for the tires.

Upon roll call vote the motion passed unanimously.

RESOLUTION NO. 20-22
A RESOLUTION TRANSFERRING FUNDS IN THE CITY OF CHARDON TREASURY FOR 2022 AND DECLARING AN EMERGENCY was read for the first time by title only.

Mr. Meleski moved and Mrs. Chuha seconded the rules be suspended and the Resolution be read for the second and third time by title only. Upon roll call vote the motion passed unanimously.

Resolution No. 20-22 was then read for the second and third time by title only.

Mr. Meleski moved and Ms. Means seconded for the adoption of Resolution No. 20-22.

Mr. Iacofano stated that the transfers in the legislation are needed to keep positive fund balances and are included in the 2022 budget.

Upon roll call vote the motion passed unanimously.

REVIEW OF EXPENDITURES

Mr. Meleski reported that expenditures were in order.

EXECUTIVE SESSION – none.

ANY OTHER BUSINESS TO COME BEFORE COUNCIL –

Members of Council and staff made announcements regarding upcoming events.

ADJOURN

Mr. Lelko moved and Mrs. Chuha seconded to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 8:28 p.m.

Attest:

CHRISTOPHER GRAU, Mayor
President of Council

AMY DAY
Clerk of Council