REGULAR SESSION

May 9, 2024

The Council of the City of Chardon met in Regular Session Thursday, May 9, 2024 at 6:33 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, Richard Sommers, Bill Dufur, Kathy Dufur, Vi Parsons, Jann Parsons, Tim Ascroft, Bill Hess, Larry Gaspar, Thalia Hutter, Phyllis Cooper, Cathi Leonello, Amy Patterson, Stephanie Basile, George Basile, Elliot Miller.

APPROVAL OF MINUTES

Mr. Blackley moved and Mr. Meleski seconded to approve the minutes of the April 11, 2024 Regular Session as presented. Upon roll call vote the motion passed unanimously.

RESOLUTION NO. 5-24
A RESOLUTION OF APPRECIATION IN RECOGNITION OF VI PARSON'S 100TH BIRTHDAY was read for the first time in its entirety.

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. 5-24 was then read for the second and third time by title only.

Ms. Means moved and Mr. Meleski seconded for the adoption of Resolution No. 5-24.

Upon roll call vote the motion passed unanimously.

Mr. Grau moved and Mr. Blackley seconded to amend the agenda to add a Resolution of Appreciation to Amy Day for her service as Clerk of Council.

Upon roll call vote the motion passed unanimously.

RESOLUTION NO. 6-24
A RESOLUTION OF APPRECIATION FOR AMY DAY was read for the first time in its entirety.

Mr. Meleski moved and Mr. Blackley 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. 6-24 was then read for the second and third time by title only.

Ms. Means moved and Mr. Blackley seconded for the adoption of Resolution No. 6-24.

Members of Council thanked Mrs. Day for her service as Clerk.

Upon roll call vote the motion passed unanimously.

MANAGER'S REPORT

City Manager, Randy Sharpe, reported on recent staffing hirings and resignations.

Mr. Sharpe reported that the 2023 Annual Report has been finalized and reviewed some of the year’s notable events.

Public Service Director, Paul Hornyak, reported on the status of the Federal EPA’s standards to control exposure to forever chemicals in drinking water, previously mentioned by Councilman Blackley. He explained that the City staff is staying current on federal standards as they are presented, and are working with State and Federal governments on continued compliance.

Mr. Hornyak also reported on the status of the water tower rehabilitation project with the addition of a second clearwell, and reviewed the status of grant opportunities being pursued to assist with funding.

Ms. Means asked for project costs and alternatives in the event the City does not receive grants for the projects.

Mr. Hornyak stated that the water tower rehabilitation cost estimate is $2.5 million and the 2nd clearwell estimate is $1.2 million. If grants are not received, the cost would have to be subsidized by ratepayers, or other projects would have to be postponed indefinitely.

Mr. Hornyak stated that with the grant applications, it is requested that there be evidence of community support for the projects, and continued direction for staff to pursue funding through grants.

Mr. Grau moved and Ms. Means seconded to support the water tower rehabilitation and clearwell projects and directed staff to continue their pursuit of grants to fund the projects.

Upon roll call vote the motion passed unanimously.

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

Mr. Sharpe reported that the City received a $1,500 check from the American Legion Chardon Post #167 for the state championship signs.

Mrs. Chuha moved and Mr. Meleski seconded to accept a $1,500 gift from the American Legion Chardon Post #167 for the state championship signs.

Upon roll call vote the motion passed unanimously.

PLANNING COMMISSION REPORT

Mr. Blackley reported that Planning Commission met and tabled discussion regarding the concept plan for a new Chardon schools transportation and maintenance facility until May 14, 2024.

Mr. Blackley reported that Planning Commission approved the request for a variance for an addition at 215 Canfield Drive.

Mr. Blackley reported that Planning Commission recommended approval of an amendment to the approved preliminary plan for Thistlecreek subdivision to allow for the removal of a walking path in the common area.

Ms. Means inquired about the status of the DeNora Tech site at Center Street.

Mr. Yaney reported that the concrete grinding equipment at the DeNora Tech site was broken for several months, but the aggregate will be removed within the next month.

COUNCIL COMMITTEE REPORTS

Safety Committee

Mr. Blackley reported that the Safety Committee met and discussed the Fire and EMS Levy, noting that the Committee recommended an additional 1.5-mill levy be sent to the voters in addition to a renewal of the existing 7-mill levy to support the Fire Department’s budget proposed by Chief Geiss. He added that there is legislation on Council’s agenda to begin the process of putting the issues on the November ballot.

Assistant Fire Chief, Larry Gaspar, reviewed highlights from the Fire Department’s proposed budget that included additional staffing to cover the increase in calls for service. He also reviewed various ways the department is working to save costs.

HEARING OF PERSONS BEFORE COUNCIL

Those Persons on the Agenda – none.

General Public

Bill Hess, 115 North Street, expressed displeasure with how vehicles exit Starbucks, causing an unsafe situation.

Chief Niehus reported that he is unaware of any accidents that have occurred at that location.

OLD BUSINESS – none.

NEW BUSINESS

Regarding an ANNOUNCEMENT OF DECISION AND MUNICIPAL APPROVAL FOR A TEXT AMENDMENT TO AMEND PART ELEVEN OF THE PLANNING AND ZONING CODE OF THE CITY OF CHARDON CODIFIED ORDINANCES, Law Director Benjamin Chojnacki stated that the announcement of decision is a requirement under the current zoning code and is one of the final steps to implement the changes to the planning and zoning code.

Mr. Blackley moved and Ms. Means seconded to authorize the execution of the announcement of decision.

Upon roll call vote the motion passed unanimously.

Regarding an ANNOUNCEMENT OF DECISION AND MUNICIPAL APPROVAL FOR ZONING MAP AMENDMENT TO RECLASSIFY ALL PROPERTIES IN THE CHARDON PARK ESTATES SUBDIVISION AND ALL ADJACENT PROPERTIES ON THE SOUTH SIDE OF SOUTH HAMBDEN STREET ZONED "R-4" HIGH-DENSITY RESIDENCE DISTRICT TO A NEWLY CREATED "R-3CPE" CHARDON PARK ESTATES RESIDENTIAL DISTRICT, TO RECLASSIFY ALL PROPERTIES FROM "C-1" RESTRICTED BUSINESS DISTRICT TO "C-3" TRADITIONAL COMMERCIAL DISTRICT, AND TO RECLASSIFY ALL PROPERTIES FROM "RC" RURAL CONSERVATION DISTRICT TO "S" SPECIAL DISTRICT, Mr. Chojnacki stated that the announcement of decision is a requirement under the current zoning code which changes the zoning map so that it is consistent with the zoning code.

Mrs. Chuha moved and Ms. Means seconded to authorize the execution of the announcement of decision.

Upon roll call vote the motion passed unanimously.

Regarding an ANNOUNCEMENT OF DECISION AND MUNICIPAL APPROVAL FOR AMENDMENT TO THE PRELIMINARY PLAN FOR THISTLE CREEK SUBDIVISION - "PRD" PLANNED RESIDENTIAL DISTRICT DEVELOPMENT, Mr. Chojnacki stated that the announcement of decision is a requirement of the zoning code and is an amendment to the Thistle Creek Subdivision PRD as discussed during the public hearing.

Mr. Grau moved and Mr. Blackley seconded to authorize the execution of the announcement of decision.

Upon roll call vote the motion passed unanimously.

Regarding an approval of Victim Advocate I and II job descriptions and the amendments to the classification and pay plan, Mr. Chojnacki stated that the amendments are proposed to address the increased workload and responsibilities of the Victim Advocates. It shuffles the responsibilities of oversight to the Chardon Municipal Court and amends the structure of a director and part-time advocate to two full-time advocate positions.

Ms. Means asked what the difference is between the 2 job descriptions.

Mr. Chojnacki stated that the senior position will ensure compliance with grant responsibilities, and the previous experience requirement will achieve that objective.

Mr. Blackley moved and Mrs. Chuha seconded to approve the victim advocate job descriptions and amendments to the classification and pay plan as presented.

Upon roll call vote the motion passed unanimously.

Regarding a design for 3rd side of pump filtration building along Maple Highlands Trail by Elliot Miller, Mr. Sharpe reported that Council previously approved the mural designs on 2 sides of the pump filtration building in 2023, and at that time had asked that a mural be designed for the 3rd side. Elliot Miller has designed a mural for the 3rd side which he is prepared to review.

Mr. Miller reviewed details of the mural concept that include the interurban with the courthouse and trees in the background. He explained that Sherwin Williams has donated the paint, and if the mural is approved, he plans to begin painting at the end of May.

Mr. Sharpe stated that Chardon Rotary is paying for the other 2 sides and will be assisting with the building surface preparation.

Mr. Meleski asked if the cost was budgeted.

Mr. Sharpe stated that there is money available in the budget to cover the cost of the project.

Ms. Means moved and Mrs. Chuha_seconded to approve the mural design as presented by Elliot Miller and the $4,000 cost.

Upon roll call vote the motion passed unanimously.

Mr. Miller noted that due to the deep mortar grooves of the pump building surface, painting the mural details will be difficult. He requested permission to fill the joints between the bricks with mortar to provide a smoother surface to paint.

Mr. Sharpe suggested that mortar be used on the side of the building that is already partially plastered to determine if this remedy will work best.

Mr. Hornyak stated that some technical work still needs to be done because the brick look will be lost by putting on a skim coat. In addition, Sherwin Williams does not recommend a pre-application on the brick.

Mr. Miller stated that an alternative is for the murals to be painted on panels which could be hung on the building.

Mayor Grau stated that he is not in favor of the panels.

Mr. Sharpe stated that staff will continue to work with Mr. Miller on details for the preparation of the pump building surface.

Mr. Miller added that he is teaching an 8-week mural class and is looking for a building on which the students can paint a mural at no cost to the City. He proposed either on Old Village Hall or adjacent to the Giving Garden and added that the class is also looking for a concept from the City that the mural would be based on.

Members of Council spoke in support of a mural adjacent to the Giving Garden.

Discussion occurred regarding Council's approval for the mural design which would be necessary by August.

Ms. Means moved and Mrs. Chuha seconded to approve the location of 106 Water Street for a mural to be painted by the class being taught by Elliot Miller.

Upon roll call vote the motion passed unanimously.

LEGISLATION

ORDINANCE NO. 3273
AN ORDINANCE AMENDING PART ELEVEN OF THE CODIFIED ORDINANCES TO ADOPT A NEW PLANNING AND ZONING CODE was read for the third time by title only.

Mr. Blackley moved and Ms. Means seconded for the adoption of Ordinance No. 3273.

Upon roll call vote the motion passed unanimously.

ORDINANCE NO. 3274
AN ORDINANCE AMENDING THE CITY'S ZONING MAP BY REZONING CERTAIN PARCELS OF REAL PROPERTY was read for the third time by title only.

Mrs. Chuha moved and Mr. Meleski seconded for the adoption of Ordinance No. 3274.

Upon roll call vote the motion passed unanimously.

ORDINANCE NO. 3275
AN ORDINANCE ADOPTING AN ANNOUNCEMENT OF DECISION REGARDING AN AMENDMENT TO THE PRELIMINARY PLAN FOR THE THISTLE CREEK SUBDIVISION PLANNED RESIDENTIAL DISTRICT (PRD) was read for the first time by title only.

Mrs. Chuha moved and Mr. Meleski seconded the rules be suspended and the Ordinance be read for the second and third time by title only.

Upon roll call vote the motion passed unanimously.

Ordinance No. 3275 was then read for the second and third time by title only.

Mr. Blackley moved and Mr. Meleski seconded for the adoption of Ordinance No. 3275.

Mr. Chojnacki stated that the legislation is the last step in the process to amend the preliminary plan for the Thistle Creek Subdivision PRD as discussed during the public hearing.

Upon roll call vote the motion passed unanimously.

RESOLUTION NO. 7-24
A RESOLUTION REQUESTING THE COUNTY AUDITOR TO CERTIFY TO THE TAXING AUTHORITY THE TOTAL TAX VALUATION OF THE SUBDIVISION AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY A SPECIFIED NUMBER OF MILLS 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. 7-24 was then read for the second and third time by title only.

Ms. Means moved and Mr. Martin seconded for the adoption of Resolution No. 7-24.

Mr. Chojnacki stated that the Resolution is a procedural step for the County Auditor to certify how much tax revenue will be generated by certain millage rates. City staff will use this information to assess the amount of the Fire and EMS levy.

Mr. Iacofano stated that the Safety Committee reviewed the figures which the County Auditor informally provided. This step formally requests the figures from the County Auditor.

Upon roll call vote the motion passed unanimously.

REVIEW OF EXPENDITURES

Mrs. Chuha reported that expenditures were reviewed and are in order.

EXECUTIVE SESSION

Mr. Meleski moved and Mrs. Chuha seconded to adjourn to Executive Session at 8:05 p.m. to consider the appointment, employment, dismissal, promotion, demotion, discipline or compensation of a public employee or official, and invite Ben Chojnacki, Randy Sharpe, and Amy Day into the session. Upon roll call vote the motion passed unanimously.

Discussion occurred regarding the appointment, employment, dismissal, promotion, demotion, discipline or compensation of a public employee or official.

Meeting reconvened at 8:24 p.m.

ANY OTHER BUSINESS TO COME BEFORE COUNCIL

Mr. Meleski moved and Mr. Grau seconded to appoint Mike Downs to the Park and Recreation Board to fill the unexpired term ending December 31, 2027.

Upon roll call vote the motion passed unanimously.

Mr. Grau moved and Mr. Blackley seconded to recommend Bonnie Robbins to the Fine Arts Association Board of Directors.

Upon roll call vote the motion passed unanimously.

Mr. Blackley reported that Chardon Tomorrow recently announced their dissolution, and he requested a Resolution of Appreciation be prepared for the next Council meeting.

Members of Council reported on upcoming events.

ADJOURN

Mr. Lelko moved and Mr. Blackley seconded to adjourn. Upon roll call vote the motion passed unanimously.

The meeting adjourned at 8:31 p.m.

Attest:

____
CHRISTOPHER GRAU, Mayor
President of Council

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AMY DAY
Clerk of Council