REGULAR SESSION

May 8, 2025

The Council of the City of Chardon met in Regular Session Thursday, May 8, 2025 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, Kyle Martin, Heather Means, Daniel Meleski.

Members of Council absent: David Lelko.

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, Gregory Horn, Molly Nikkila, Ken Ovark, Paul Ovark, Joyce Perrico, Bill Hess, Jennifer Jones, Elizabeth Price.

APPROVAL OF MINUTES

Mrs. Chuha moved and Mr. Blackley seconded to approve the minutes of the April 10, 2025 Regular Session and April 28, 2025 as presented.

Upon roll call vote the motion passed unanimously.

MANAGER'S REPORT

Mr. Sharpe reported that the 2024 sidewalk infill and maintenance program is a little more than 80% complete.

Mr. Sharpe reported that the bid opening for the 2025 sidewalk maintenance program was on April 29, 2025. The City Engineer will be making a recommendation to award the contract during legislation.

Mr. Sharpe reported that the 2025 street maintenance program has been advertised. The bid opening is on May 27, 2025, with a recommendation for an award presented at the June Council meeting.

Mr. Sharpe reported that the 2024 Annual Report has been finalized and is available for viewing on the City’s website. The report identifies key initiatives, projects, programs and events that occurred in 2024.

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

PLANNING COMMISSION REPORT

Mr. Blackley reported that Planning Commission met in Regular Session and granted an extension to the preliminary plan approval for the Hidden Glen subdivision.

Mr. Blackley reported that Planning Commission also granted final development plan approval and architectural review for a new commercial remodel by Crepes in the Country restaurant at 546 Water Street.

Mr. Blackley reported that Planning Commission had an informal discussion with Sheetz regarding a potential use variance at 501 Water Street.

COUNCIL COMMITTEE REPORTS

Safety Committee

Mr. Blackley reported that the Committee met and discussed the functionality of Flock cameras which will be purchased with opioid settlement funds.

Chief Niehus explained that the Flock cameras were included in the budget and the proposed service would include 6 license plate reading cameras and 1 tilt monitoring camera. He explained that the Flock system is a nationwide network that alerts law enforcement of license plates that have been entered into the system. These will make the system more robust as there are 30+ Flock cameras in operation in the County.

Chief Niehus explained that Flock cameras have a deterrent effect as criminals tend to avoid communities with Flock cameras.

Mr. Meleski asked if the City would own the cameras.

Chief Niehus stated that Flock maintains ownership of the cameras and provides them to the City as part of their service.

Mr. Blackley reported that the Committee also reviewed changes to the Emergency Operations Plan during the Safety Committee meeting.

Chief Niehus explained that the Plan was updated to reflect the changes in the dispatch center from the City to the County, as well as updates to the points of contact and the addition of press conference guidelines.

Mr. Blackley reported that Chief Geiss reviewed Fire Department activity at the Safety Committee meeting. At that time, Chief Geiss also discussed the significant percentage of calls for transport from nursing homes, which the Department is considering invoicing the facility for. He added that the Fire Chief reported on the status of a replacement ladder truck which will be discussed in more detail at the June Council meeting.

Park and Recreation Board

Mr. Martin reported that the Board met and reviewed planned improvements to recreational areas.

Mr. Martin reported that the pool is set to open May 24.

Mr. Martin reported that seasonal staff is in place and programming registrations are going well.

HEARING OF PERSONS BEFORE COUNCIL

Those Persons on the Agenda

Don Rice, Superintendent of Geauga County Board of Developmental Disabilities, spoke to inform the public about the services the agency provides.

General Public – none.

OLD BUSINESS – none.

NEW BUSINESS

Regarding the acceptance of the application for a designated outdoor refreshment area (DORA), Mr. Sharpe noted a few changes to the application including the time frame from July 2025 – October 2026 and changes to the map so that the C2 District is included without the residential properties.

Ms. Means asked about the courthouse side of the park being included in the map.

Mr. Sharpe stated that the courthouse side is included in the application.

Mr. Sharpe reviewed the timeline to implement the DORA.

Ms. Means moved and Mayor Grau seconded to accept the application for a designated outdoor refreshment area (DORA). Upon roll call the motion passed unanimously.

A public hearing was set for July 10, 2025 at 6:20 PM to allow public comment regarding the designated outdoor refreshment area (DORA).

LEGISLATION

RESOLUTION NO. 10-25
A RESOLUTION TEMPORARILY WAIVING THE OBLIGATION TO INSTALL SIDEWALKS ALONG CERTAIN PROPERTIES WITH FRONTAGE LOCATED ON FIFTH AVENUE AND WASHINGTON 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.

Resolution No. 10-25 was then read for the second and third time by title only.

Mr. Meleski moved and Mr. Blackley seconded for the adoption of Resolution No. 10-25.

Mr. Chojnacki stated that the legislation is an amended version of legislation presented in April with respect to the temporary waiver of sidewalk installation obligations for Chardon Property Development LLC. The legislation has been amended so that the sidewalks on Fifth Avenue are required to be installed no later than December 31, 2027 and the sidewalks on Washington Street be installed at some point in the future when the hardship previously referenced by Chardon Property Development LLC has been eliminated.

Upon roll call vote the motion passed unanimously.

ORDINANCE NO. 3308
AN ORDINANCE APPROVING THE SOLID WASTE MANAGEMENT PLAN OF THE GEAUGA TRUMBULL SOLID WASTE MANAGEMENT DISTRICT AND DECLARING AN EMERGENCY was read for the first time by title only.

Ms. Means 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. 3308 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. 3308.

Jennifer Jones, Director for the Geauga/Trumbull Solid Waste Management District, explained that every 5 years they are required to amend their plan and are asking for Council's approval of the amended plan which is in its final version.

Ms. Jones reviewed the programs they offer and explained future programs they hope to implement including: curbisde recycling, and a composting program.

Mr. Sharpe asked Ms. Jones to elaborate on the grants offered through their GottaGo Green Grant Program.

Ms. Jones reviewed the various types of products and programs they offer through the GottaGo Green Grant Program.

Upon roll call vote the motion passed unanimously.

ORDINANCE NO._3309
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE WITH HAND IN HAND MUSIC THERAPY SERVICES, LLC, 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. 3309 was then read for the second and third time by title only.

Mr. Meleski moved and Mr. Martin seconded for the adoption of Ordinance No. 3309.

Mr. Chojnacki reviewed the terms of the lease.

Mr. Yaney reviewed the business of Hand in Hand Music Therapy, and reviewed the steps he and staff members took to make sure that their activities with music and instruments are appropriate for the building and would not be disruptive to other tenants.

Upon roll call vote the motion passed unanimously.

ORDINANCE NO._3310
AN ORDINANCE AWARDING THE 2025 SIDEWALK INFILL AND MAINTENANCE PROJECT TO THE LOWEST AND BEST BIDDER AND DECLARING AN EMERGENCY was read for the first time by title only.

Mrs. Chuha 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.

Ordinance No. 3310 was then read for the second and third time by title only.

Mr. Blackley moved and Ms. Means seconded for the adoption of Ordinance No. 3310.

Doug Courtney, City Engineer, reviewed the bidding process and stated that he is recommending Lake County Landscape & Supply for the project.

Mayor Grau asked about the number of days to complete the work.

Mr. Courtney stated that the company matched the timeframe the City put in the bid book of 61 days. The final schedule will be finalized by the pre-construction meeting.

Mr. Blackley asked if any additional work will be added since the bid was $20,000 under the engineer's estimate.

Mr. Courtney stated that the annual sidewalk areas are already set, and none of the other areas outside of the 2025 area have been inspected to know what work needs done. He noted that there are usually items that get added during construction in the focus area.

Upon roll call vote the motion passed unanimously.

ORDINANCE NO. 3311
AN ORDINANCE AMENDING APPROPRIATIONS IN THE CITY OF CHARDON TREASURY FOR 2025 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. 3311 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. 3311.

Mr. Iacofano stated that the amended appropriations are necessary to cover the sidewalk maintenance program, recruiting expenses related to the City Manager search, and payments for the school, library and Auburn JVSD as part of the payments to make the entities whole relative to the TIFs and RIDs.

Upon roll call vote the motion passed unanimously.

RESOLUTION NO. 11-25
A RESOLUTION ADVANCING FUNDS IN THE CITY OF CHARDON TREASURY FOR 2025 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. 11-25 was then read for the second and third time by title only.

Mr. Blackley moved and Mrs. Chuha seconded for the adoption of Resolution No. 11-25.

Mr. Iacofano stated that the resolution is necessary to advance funds needed to fund the 2025 sidewalk maintenance project which will be repaid to the General Fund.

Mr. Meleski asked if the 5-year payback should be included in the legislation.

Mr. Iacofano stated that the state auditor has conveyed that this information just needs tracked in some manner.

Upon roll call vote the motion passed unanimously.

REVIEW OF EXPENDITURES

Mrs. Chuha reported that expenditures were in order.

EXECUTIVE SESSION

Mr. Meleski moved and Ms. Means seconded to adjourn to Executive Session at 7:34 p.m. to consider the the appointment, employment, dismissal, promotion, demotion, discipline or compensation of a public employee or official and invite Ben Chojnacki, Gregory Horn, Mark Iacofano, 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 8:35 p.m.

Upon roll call vote the motion passed unanimously.

ANY OTHER BUSINESS TO COME BEFORE COUNCIL

Ms. Means moved and Mayor Grau seconded to enter into a 1st amendment to the City Manager’s agreement to cover the period July 11, 2025 – September 2, 2025 in a sum not to exceed $35,000 including vacation and other benefits. Upon roll call vote the motion passed unanimously.

Mayor Grau moved and Mrs. Chuha seconded to decommission the current John Bohl Memorial as of May 9, 2025. Upon roll call vote the motion passed unanimously.

Ms. Means noted that staff has requested that the boxwood hedge line be removed from the John Bohl Memorial, adding that the space will be filled with outdoor furniture and can be redefined with a smaller landscaped area.

Mr. Meleski stated that he would like to see what is being proposed before the hedges are removed.

Mr. Blackley questioned if the area is best for the furniture due to lack of shade and distance from the gazebo.

Ms. Means stated that she will bring more information back to Council in June.

Mr. Meleski reported that he received a request from a resident in the Maple Trace subdivision for sidewalk connection to Walter C. Best Preserve to be considered in future sidewalk plans.

Mr. Blackley stated that he supports the sidewalk connection idea, but there are some challenges. An agreement with Munson would have to be established as well as a safe road crossing.

Mr. Sharpe noted that Steve Yaney has been asked to update the sidewalk map to add completed sections, and then indicate the unfinished sections for the Service Committee to discuss what remaining sections are desired.

Members of Council and staff made announcements regarding upcoming events.

ADJOURN

Mr. Meleski moved and Mr. Grau seconded to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 8:46 p.m.

Attest:

____
CHRISTOPHER GRAU, Mayor
President of Council

____
AMY DAY
Clerk of Council