REGULAR SESSION

July 10, 2025

The Council of the City of Chardon met in Regular Session Thursday, July 10, 2025 at 6:21 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, Law Director Benjamin Chojnacki, Clerk of Council Amy Day, Police Chief Scott Niehus, Public Service Director Paul Hornyak, Community Development Administrator Steve Yaney, Park and Recreation Director Adam Rogers, Melissa Ricco, Allison Wilson, Joyce Perrico, April Brewster, Susan Parker, Benjamin Young, Katie Young.

APPROVAL OF MINUTES

Mr. Blackley moved and Mrs. Chuha seconded to approve the minutes of the June 12, 2025 Regular Session as presented.

Results of the roll call vote:

Blackley:	Yes
Chuha:	Yes
Grau:	Yes
Lelko:	Yes
Martin:	Abstain
Means:	Yes
Meleski:	Yes

Motion passed.

Mr. Meleski moved and Mrs. Chuha seconded to approve the minutes of the June 16, 2025 Special Session as presented.

Results of the roll call vote:

Blackley:	Yes
Chuha:	Yes
Grau:	Yes
Lelko:	Yes
Martin:	Abstain
Means:	Yes
Meleski:	Yes

Motion passed.

Mrs. Chuha moved and Mr. Meleski seconded to approve the minutes of the June 18, 2025 Special Session as presented.

Upon roll call vote the motion passed unanimously.

Mr. Meleski moved and Mr. Blackley seconded to approve the minutes of the June 27, 2025 Special Session as presented.

Results of the roll call vote:

Blackley:	Yes
Chuha:	Yes
Grau:	Yes
Lelko:	Abstain
Martin:	Yes
Means:	Yes
Meleski:	Yes

Motion passed.

MANAGER'S REPORT

Mr. Sharpe reported that work has been completed on the 2024 Sidewalk Infill and Maintenance Program. City staff will be conducting a walk-thru and creating a punch list to detail outstanding items that need to be completed or corrected before the project is considered finished.

Mr. Sharpe reported that the preconstruction meeting for the 2025 Sidewalk Infill and Maintenance Program was held on June 2 and work has begun.

Mr. Sharpe reported that contracts have been signed for the 2025 Street Maintenance Program. A preconstruction meeting will be scheduled in the near future.

Mr. Sharpe asked the Finance Director to provide an update on the 2024 audit that was conducted by Charles E. Harris & Associates.

Finance Director, Mark Iacofano, reported that the City received a clean audit and asked Council if they wished to waive the exit interview.

Mayor Grau stated that he is in favor of signing off on the waiver for an exit interview.

No member of Council had any objections.

Mr. Sharpe reported on the Chardon Pocket Park Project, noting that the City received one RFP from OHM Advisors for the project. He explained that 2 phases proceed construction. Phase I includes a survey, site analysis, public event, stakeholder meeting and rendering at a proposed cost of $35,300. He asked if Council would be amenable to having them start as soon as possible so that they can get input from the public before the end of summer. Once phase I is complete, the Director of Parks and Recreation will be working on obtaining grants and seeking other donations. He explained that the renderings are necessary to obtain donations. Money from the sale of 223 Center Street has been allocated for the project.

Director of Parks and Recreation, Adam Rogers, explained that there are 7-8 possible grants that have been identified for the project. In addition, some other local non-profits may be interested.

Ms. Means added that civic groups have expressed support, but a rendering of the project is necessary to have first. She added that a veterans' memorial is being proposed as part of the project and asked Susan Parker to elaborate.

Susan Parker, representing Rotary, explained that the organization is in support of the project, and explained that she has received positive responses from the VFW, Eagles and American Legion. She stated that she is confident that community support can be garnered for the project.

Mayor Grau asked about the public engagement.

Ms. Means stated that the public engagement will allow the public to indicate what they would like to see in the pocket park.

Discussion occurred regarding any budgetary amendments.

Mr. Iacofano stated that he would need to come back to Council in August for the amended appropriations for Phase II.

Ms. Means moved and Mayor Grau seconded to direct the Finance Director to amend the budget for $34,300 for Phase II of the project that includes Geotech and construction documents.

Upon roll call vote the motion passed unanimously.

Mr. Lelko moved and Mr. Meleski seconded to authorize the City Manager to enter into an agreement with OHM Advisors for Phase I of the Pocket Park Project.

Upon roll call vote the motion passed unanimously.

Mr. Blackey requested Planning Commission review and approve the project design once the preliminary design is completed.

Mr. Yaney stated that Planning Commission will review the project as it does for all other park improvements, and Council will have the authority to approve it.

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

Christopher Courtney, representing C.W. Courtney Co., reported on the state route resurfacing project and explained the need to amend the project budget because of necessary increases in the quantities for concrete curb and apron removal and replacement for residential driveways. He explained that estimates are used when the project is engineered and because the City has to pay their portion of the project upfront, they do not want to overestimate the project costs.

Mr. Blackley spoke in support of the change order.

Mr. Sharpe stated that an amended appropriation ordinance to fund the unanticipated overages is on the agenda for Council's consideration.

Mayor Grau introduced the new City Manager, Benjamin Young, due to start on August 11, 2025.

Benjamin Young addressed Council and thanked them for the opportunity and expressed his enthusiasm to serve the City and the residents of Chardon.

PLANNING COMMISSION REPORT

Mr. Blackley reported that Planning Commission met in Regular Session and granted the use variance for an auto sales business at 408 Water Street.

Mr. Blackley reported that Planning Commission met in Special Session and recommended approval of the construction documents by Council for Cider Mills at 329 Park Avenue.

Economic Development Administrator, Steve Yaney, reviewed the Economic Development report that highlighted business openings and renovations during the 2nd quarter of 2025.

Mr. Yaney reported that a public hearing needs set by Council to allow the public to comment regarding the rezoning of 464 Center Street.

A public hearing was set for 8/14/25 **at 6:15** PM to provide the public an opportunity to comment regarding a proposed zoning map amendment to the property at 464 Center Street from I-WTTO Industrial – Wireless Telecommunications Overlay District to C-4 General Commercial District.

COUNCIL COMMITTEE REPORTS

Park and Recreation Board

Mr. Martin reported that the Board met and discussed recent pool equipment breakdowns and recent capacity issues due to recent high temperatures.

Mr. Rogers reported that the capacity at the pool has not been an issue once temperatures returned to normal.

Mayor Grau reported on the successful fireworks show on July 5.

HEARING OF PERSONS BEFORE COUNCIL

Those Persons on the Agenda – none.

General Public – none.

OLD BUSINESS – none.

NEW BUSINESS

Regarding adoption of the 2026 Tax Budget, Mr. Iacofano stated that once the tax budget is adopted by Council, it will be taken to the County Auditor. Subsequently, a meeting will be held with the budget commission in August.

Mr. Lelko moved and Mayor Grau seconded to adopt the 2026 tax budget as presented by the Finance Director.

Upon roll call vote the motion passed unanimously.

Regarding an amendment to the term of the contract for the City Manager, Benjamin Young, Mayor Grau stated Mr. Young requested the start date be moved to August 11, 2025. A motion is requested to amend the contract to correct the start date.

Mr. Blackley moved and Mr. Meleski seconded to authorize an amendment to correct the start date and the complete term of the agreement with Benjamin Young.

Upon roll call vote the motion passed unanimously.

Regarding an Announcement of Decision for CIDER MILL TOWNHOMES; SUBDIVISION PLAT OF RECORD AND DEDICATION OF SUBDIVISION PUBLIC IMPROVEMENTS, Mr. Chojnacki stated that the announcement of decision is a requirement and the first step in the dedication of Cider Mills' Subdivision. He added that it is similar to the terms and conditions approved by Planning Commission.

Mr. Blackley moved and Mr. Meleski seconded to authorize the execution of the announcement of decision for CIDER MILL TOWNHOMES; SUBDIVISION PLAT OF RECORD AND DEDICATION OF SUBDIVISION PUBLIC IMPROVEMENTS.

Upon roll call vote the motion passed unanimously.

LEGISLATION

ORDINANCE NO. 3315

AN ORDINANCE ACCEPTING CERTAIN PUBLIC IMPROVEMENTS DEDICATED BY CIDER MILL TOWNHOMES, LLC FOR PUBLIC USE, AUTHORIZING THE RECORDING OF AN EASEMENT DEDICATION PLAT, 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 Ordinance be read for the second and third time by title only. Upon roll call vote the motion passed unanimously.

Ordinance No. 3315 was then read for the second and third time by title only.

Mr. Blackley moved and Mrs. Chuha seconded for the adoption of Ordinance No. 3315.

Mr. Chojnacki stated that the legislation adopts the announcement of decision for the Cider Mills Subdivision and authorizes the dedication of certain public improvements and authorizes the recording of an easement dedication plat.

Upon roll call vote the motion passed unanimously.

ORDINANCE NO. 3316

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.

Mr. Martin moved and Mr. Meleski seconded for the adoption of Ordinance No. 3316.

Ordinance No. 3316 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. 3316.

Upon roll call vote the motion passed unanimously.

RESOLUTION NO. 14-25

A RESOLUTION CREATING A DESIGNATED OUTDOOR REFRESHMENT AREA FOR CHARDON, ENACTING REGULATIONS GOVERNING ACTIVITIES WITHIN THE AREA, AND DECLARING AN EMERGENCY was read for the first time by title only.

Ms. Means 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. 14-25 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. 14-25.

Mr. Lelko asked who will put up the signs for the designated outdoor refreshment area.

Ms. Means stated that the signs are intended to go up and will remain up.

Mr. Lelko asked what posts are used for the sign.

Mr. Sharpe stated that if there are existing posts, they will be used. If not, new posts will be put up.

Mr. Lelko asked where trash cans will go.

Mr. Sharpe stated that the way the regulations are drafted, trash cans will be at each of the sign locations, however, he recommended this be amended because there are 20 existing trash cans in the DORA area that can be used instead. Additional trash receptacles may be added if it is determined more are necessary.

Mr. Lelko stated that he has concerns about the number of signs (16) and will not support the DORA.

Mr. Meleski noted that sidewalk decals may be an alternative, adding that there are practical places to put decals as well as posted signs.

Mayor Grau stated that he would like to see how the decals weather through the winter.

Mr. Chojnacki stated that the statute requires the City to identify the number, spacing and type of signs designating the area in the ordinance.

Mrs. Chuha asked why the DORA includes some residential areas.

Mr. Sharpe stated that Council had requested the original area be expanded to include the C2 Chardon Square Mixed Use District.

Ms. Means noted that Joyce Perrico also requested that her Court Street property be added in the DORA.

Mr. Meleski asked about events such as the Maple Festival.

Mr. Chojnacki stated that the legislation allows the City Manager to suspend DORA operations for a period of up to 7 days.

Discussion occurred regarding where DORA signs should be located.

Chief Niehus stated that without the appropriate signs at each ingress and egress, it would be difficult to enforce people leaving the DORA.

Mrs. Perrico stated that maps and rules for the DORA will be posted in each of the participating businesses.

Mr. Martin reported on his experience at the DORA in Madison, Ohio where the rules were clearly displayed at the establishments and the signs were not obtrusive.

Mrs. Chuha asked if North Canton has a DORA and how it has worked out.

Mr. Young stated that they have had a DORA for 5 years and the signs are on the trash receptacles which has worked well.

Mr. Chojnacki stated that if Council wants to make changes to the legislation, they need to be made immediately, otherwise the timeframe to adopt the legislation will lapse.

Mr. Blackley moved and Ms. Means seconded to amend Section E to strike out the trash can reference. Upon roll call vote the motion passed unanimously.

Results of the roll call vote:

Blackley:	Yes
Chuha:	Yes
Grau:	Yes
Lelko:	No
Martin:	Yes
Means:	Yes
Meleski:	Yes

Motion passed.

REVIEW OF EXPENDITURES

Mrs. Chuha reported that expenditures were in order.

EXECUTIVE SESSION – none.

ANY OTHER BUSINESS TO COME BEFORE COUNCIL

Mr. Sharpe reported on the library project that will be moving forward on Park Avenue, noting that the library administrative offices will be part of the new building.

ADJOURN

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

The meeting adjourned at 7:56 p.m.

Attest:

____
CHRISTOPHER GRAU, Mayor
President of Council

____
AMY DAY
Clerk of Council