

**City of Broadview Heights  
Work Session Minutes  
June 26, 2023**

Mr. Boldt called the **WORK SESSION** to order at 8:23 p.m.

Mr. Pavlica led the Pledge of Allegiance.

**ROLL CALL**

<b>COUNCILORS PRESENT:</b> Mr. Robert Boldt	(Ward 4 Councilor, President)
Mr. Thomas Pavlica	(Ward 1 Councilor)
Mr. Brian Wolf	(Ward 2 Councilor)
Mr. George Stelmaschuk	(Ward 3 Councilor, President Pro-Tem)
Mr. Glenn Goodwin	(Councilor At-Large)
Ms. Jennifer Mahnic	(Councilor At-Large)
Mr. Joe Price	(Councilor At-Large)

<b>OFFICER(S) PRESENT:</b> Mr. Samuel J. Alai	(Mayor)
Mr. Vince Ruffa	(Law Director)
Mr. David Schroedel	(Service Director)
Mr. Gary Yelenosky	(City Engineer)
Mr. Joe Mandato	(Chief Building Official)
Mrs. Kathy Parsson	(Human Services Director)
Chief Steven Raiff	(Police Chief)
Ms. Amanda Hutcheson	(Parks & Recreation Director)
Mrs. Helen Dunlap	(Clerk of Council)

<b>OFFICER(S) ABSENT:</b> Chief Jeffrey Hajek	(Fire Chief)
Mr. Dave Pfaff	(Finance Director)

1. Discussion from Human Services Department. Mrs. Parsson

a. **Apply for a NOACA grant**

Mrs. Parsson stated that NOACA is currently accepting applications for its 2024 Enhanced Mobility Seniors and Individuals with Disabilities Program. This program provides capital grants to assist transportation providers like the city with purchasing vehicles to provide transportation to senior and disabled population. This grant would require a 20% local match and applications are being accepted until Friday, August 4<sup>th</sup>. She would like permission to apply for the grant. This would replace a 2013 Ford 350 vehicle that we currently have that is a 13-passenger wheelchair accessible bus. It currently has no working air conditioning that they have tried to replace many times so it is inoperable during the summer. It really is in a state of constant repair. They are looking to replace that 10-year-old vehicle.

2. Discussion from Service Department. Mr. Schroedel

a. **Service Garage Makeup Air Unit replacement**

Mr. Schroedel stated that they need a new unit for the Service Garage. They did receive two quotations. One from Carrier and one from Engineered Air. Carrier was \$24,901 and Engineered Air was \$26,500. The Carrier quotation did not include that we would have to put a curb in which is a ballpark of \$1,000 and then we would have to completely repipe and put the electrical in which would take it well over the price of the Engineered Air of \$26,500. He is requesting Engineered Air be approved.

b. **Wet Well Cleaning and Valve replacement at Avery**

Mr. Schroedel stated that this is from C & K Industrial. We would like to contract with them. They have cleaned our pump stations in the past and this year the Bramblewood Pump Station, there are three valves that are low in the pump station that he thinks are original and the gears are going. We would like to replace those. C & K can also do that and the pricing is \$11,420 for the cleaning and \$27,000 for replacing the valves. We would like to have them do that.

Mr. Stelmaschuk stated that he understands that this will come out of our Sanitary Sewer Fund.

Mr. Schroedel stated yes. The money is there and he and Mr. Pfaff have had this discussion.

Discussion from Building Department. Mr. Mandato

c. **Amended SPD**

Mr. Mandato stated that everyone has the Special Planning District amendment. The whole Economic Development team is here to answer any questions. He did want to highlight the prohibited area uses on 1283.04 (C) (32-43). Those are many prohibited uses that we just do not want in Special Planning District.

Mr. Goodwin asked if this has gone before the Planning Commission.

Mr. Mandato stated no.

Mr. Goodwin stated are there any changes that required us to send that to Planning Commission.

Mr. Ruffa stated not this specific Special Planning amendment.

Mr. Pavlica stated that his question refers to "Must be Owner Occupied". In other words, the individual cannot go in there, buy one of these townhomes, and rent it out.

Mayor Alai stated that is correct. We want it owner occupied.

Mr. Pavlica asked why.

Mayor Alai stated that it is in the best interest of the city not to have apartments.

Mr. Pavlica stated that these are townhomes we are talking about.

Ms. Mahnic asked like a New Hampton townhome that cannot be rented.

Mayor Alai stated he does not know. He is not building them yet. His point is that you can call it whatever you want but it is still going to be a rental and it is an apartment. You can call it a condominium rental. You can call it a house and have a party there as they did in Seven Hills. We are trying to stay away from rentals. That is just what the Economic Development team put in but if Council wishes to change it then go ahead. The administration does not want to have rentals in units.

Mr. Pavlica stated that he understands the short term like AirBnB's but being a landlord himself; he does not understand why we would not be able purchase a townhome or a cluster home and rent it out.

Mr. Ruffa stated that the overriding issue is that they do not want them to be built as apartments.

Ms. Mahnic stated then this is for future development.

Mayor Alai stated that is correct. There is nothing there now. He is not challenging Mr. Pavlica. He is saying that this is what this administration is asking to be passed so that somebody does not build a condominium specifically to rent it out as a rental, as a business. If council wishes to change that, you can do that.

Mr. Pavlica stated that he understands about the apartments that is discussed such as four suite apartments or something like that such as four units. A townhome, condominium, or cluster being built, he does not see a problem with property owner renting it out.

Mr. Ruffa stated that he thinks that is a little different.

Ms. Mahnic stated that she is having a hard time understanding the difference.

Mr. Ruffa stated that he could be wrong but his understanding is developing them specifically to be rental units owned by a company.

Ms. Mahnic asked that a company could not rent it out but an individual can.

Mr. Ruffa stated building them as units that are to be rental properties like a rental community.

Ms. Mahnic asked like Tollis.

Mr. Ruffa stated that Tollis is not necessarily rental. Like the Vineyards.

Mr. Schroedel stated that they could look at it. He knows many Home Owners Associations put a percentage such as 85% of them need to be home owner occupied which would still allow some to be rented.

Ms. Mahnic stated that this proposal does not prohibit someone who owns a townhouse in New Hampton and instead of selling it they are going to rent it.

Mr. Schroedel stated this is for the Special Planning District.

Mr. Boldt stated that he is okay with the way that it is written. But if you want to challenge it, change it, whatever, this would be the time to do it before we start building downtown and then we want to change the rules because at least everybody knows buying a piece of property what the rules of engagement are.

Mr. Pavlica stated that he understands and he agrees with the fact that we do not want apartments. When it comes to a townhome, a cluster home, or something, with himself being in the business, he just feels that we should allow it. If we could somehow eliminate the apartments and separate it somehow.

Ms. Mahnic asked the townhomes at Ledges could not be rented. Is that what we are saying? Is that an area that would be covered in this?

Mr. Boldt stated yes.

Ms. Mahnic stated so those townhomes cannot be rented. Is there a map of the areas that would be affected? Could it be sent to them?

Mr. Mandato stated yes.

Ms. Mahnic stated that she thinks as they are discussing this; maybe have it attached to the Dropbox.

Mr. Pavlica stated that he agrees with the other item, no more than three attached. He thinks that is a good discussion.

Mr. Boldt stated that on July 10<sup>th</sup> council needs to vote on this and it needs to pass, get amended an pass. If not, we need to put another moratorium on. You do not want to go through the summer arguing about this and not have a moratorium. Everybody please look at it this week and if you want to change it, you want to push it off; we could go for an extended moratorium of 3 or 6 months. If not we will vote on it. If we need to amend it, we can amend it.

#### COUNCIL OPEN TO THE RESIDENTS

None this evening.

#### COUNCIL DISCUSSION

Mr. Goodwin stated that he wants to make sure that the parcel that is being donated to the city, that we are accepting it.

Mr. Ruffa stated that there are some things that Mr. Yelenosky is still working on. We do not know if that is going to happen or not and that is why it was not on tonight.

Mr. Wolf stated that he wants to make sure that everybody has a safe and happy Fourth of July. Please adhere to Lacy's Law.

ADJOURN

Mr. Boldt stated that with nothing further to come before Council, this meeting is adjourned.

The time was 8:37 p.m.

  
HELEN DUNLAP, CLERK OF COUNCIL

  
ROBERT BOLDT, PRESIDENT OF COUNCIL