

**City of Broadview Heights  
Work Session Meeting Minutes  
September 11, 2023**

Mr. Boldt called the **WORK SESSION** to order at 7:30 p.m.

Mr. Boldt led the Pledge of Allegiance.

**ROLL CALL**

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

**COUNCILOR ABSENT:** Mr. Thomas Pavlica (Ward 1 Councilor)

**OFFICER(S) PRESENT:** Mr. Samuel J. Alai (Mayor)  
Mr. Vince Ruffa (Law Director)  
Mr. Dave Pfaff (Finance Director)  
Mrs. Helen Dunlap (Clerk of Council)

**OFFICER(S) ABSENT:** Mrs. Kathy Parsson (Human Services Director)  
~~Mr. Joe Mandato (Chief Building Official)~~  
Chief Jeffrey Hajek (Fire Chief)  
Chief Steven Raiff (Police Chief)  
Mr. David Schroedel (Service Director)  
Mr. Gary Yelenosky (City Engineer)  
Ms. Amanda Hutcheson (Parks & Recreation Director)

1. Discussion from Finance Department. Mr. Pfaff

**a. Rates & Levies Resolution 2024 (Tax Year 2023)**

Mr. Pfaff stated that this is to certify the rates and levies to the County Auditor. These are for 10.2 mills which remain unchanged.

**b. Requesting County Fiscal Officer to Advance Tax Levies**

Mr. Pfaff stated that this is the annual request for the County Fiscal Officer to advance tax levies to the City.

### c. CEI Rebill Agreement

Mr. Pfaff stated that if council may recall when we did the budget meeting last year he mentioned that there was a billing issue with CEI. We hadn't been billed for a while. That all related to when we put the meter in for the recreation center. Originally, they weren't charging us the supplier charge. We notified them of that. Then they stopped billing us all together because they realized they were charging us the wrong transportation charge. Long story short is they went back and looked and we would owe them approximately \$403,000. So anything that occurred prior to August 8, 2020 they are not going to bill us because if it is more than three years old they cannot go back that far. They are waiving 100% of the unbilled charges from August 2020 through December 2021 when they stopped billing us all together. During that prior period we were paying some but it was just not the correct amount. They have agreed to waive 50% of that bill from December 2021 through August 7, 2023. This will result in a rebill balance of \$155,592.16. They want us to sign an agreement to do that. Since he was aware of that so we actually have \$290,000 previously encumbered to cover this cost. What we owe is significantly less than the amount that was set aside. He would also like to recognize the efforts of Linda Weber from the Finance Department who worked on helping resolve this issue.

### COUNCIL OPEN TO THE RESIDENTS

None this evening.

### COUNCIL DISCUSSION

Mr. Price stated that the BZA did meet last Wednesday and there was one commercial variance that passed that abutted residential property. Also, he will not be in attendance on September 25<sup>th</sup>. He will be out of town on business.

Ms. Mahnic stated that the Rules, Ordinance Committee did meet this evening and they made some decisions. The item in regards to the Airbnb's, they recommended and moved to Work Session not to change the current City Ordinances and Rules. They believe that they are affective and did their job. Specifically in the most recent issue in Ward 2. They did add that the Building Department will be monitoring known BNB type rental websites and give council a quarterly report on their monitoring. The other item in regards to the rezoning of a parcel of land that would need a majority vote also in the ward. They did review feedback from three different cities. Then Mr. Ruffa gave them his legal opinion. They just felt that with only having two members of their committee present and they have been talking about this a lot, they are not strong on one end or strong on the other end and feel that this would be better served in Work Session. This is where everyone would be present to provide their feedback so they moved it over to Work Session.

Mr. Boldt stated that they should wait until Mr. Pavlica gets back and make a recommendation to council.

Ms. Mahnic stated that the other item she would like to remind all of council that on September 25<sup>th</sup> the Rules, Ordinance Committee will be reviewing recommendations from the different committees as it relates to their objective. Then going over their current Council Committees. She thinks that there are some that are still stated in our rules that are not active or ones that they might want to merge. She thinks that Service and Safety for example is one that is still separated but they use it as a combination.

Mr. Stelmaschuk stated that next week on September 18 at 7:20 there will be a Finance Committee meeting to review the Law Director billing.

Mayor Alai stated that he would like everyone to remember the attack on our country on this day 22 years ago. We said that we would never forget. Let's not forget.

Mr. Boldt stated that he met with Mr. Yelenosky at The Ledges last week on Monday and Drees was supposed to dig out that front right side as you enter for retention. They haven't touched it in a week. His fear is that another rain storm and everybody down hill is going to get that water. Could we follow-up to see if they can at least dig that area out until they are done with the final grading.

ADJOURN

Mr. Boldt stated with no further business to come before council, this meeting is adjourned.

The time was 7:39 p.m.

  
HELEN DUNLAP, CLERK OF COUNCIL

  
ROBERT BOLDT, PRESIDENT OF COUNCIL