

**City of Broadview Heights
Work Session Meeting Minutes
October 23, 2023**

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

Mr. Wolf 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. Thomas Pavlica (Ward 1 Councilor)
Mr. Joe Price (Councilor At-Large)

OFFICER(S) PRESENT: Mr. Samuel J. Alai (Mayor)
Mr. Vince Ruffa (Law Director)
Chief Jeffrey Hajek (Fire Chief)
Mr. David Schroedel (Service Director)
Mr. Joe Mandato (Chief Building Official)
Mr. Dave Pfaff (Finance Director)
Mrs. Helen Dunlap (Clerk of Council)

OFFICER(S) ABSENT: Mrs. Kathy Parsson (Human Services Director)
Ms. Amanda Hutcheson (Parks & Recreation Director)
Chief Steven Raiff (Police Chief)

1. Discussion from Council.

- a. **Rezoning to also receive preliminary approval from Planning Commission prior to going to the ballot (from Rules, Ordinances & Franchises Committee).**

Ms. Mahnic stated that the Rules, Ordinances & Franchises committee had discussed the recommendation of when there is a rezoning issue to also receive Preliminary Approval from the Planning Commission prior to going to the ballot. They wanted to bring that to council as their recommendation. They felt that with the voting or having more specific votes that there were too many pros and cons that was leaning one way or another but the root of the problem was that residents and making sure that they know exactly what they are voting on. That has been a problem. The developer put out ideas and then they change them once they get their approval from the voters. That is their recommendation to council from their committee.

Mr. Boldt stated that he thinks that it is a really good recommendation and what he would like to do is to get Brecksville's legislation and see their verbiage on this because over the years in their legislation there

are only so many things that you can change in their design after that happens. He wants to make sure, after they look at that and if there is a better idea that they look at adding that to the legislation.

Mrs. Dunlap asked if the issue that they want from Brecksville is to find out after something is passed from rezoning how many different things that they can change.

Mr. Boldt stated exactly.

Ms. Mahnic asked if that would prohibit this recommendation from going forward.

Mr. Boldt stated no. He thinks that it is just an add-on. We will just combine the two and put them together.

Ms. Mahnic stated that she thinks when Building Department was talking to us that they would have to go through the necessary committees.

Mr. Boldt stated that he believes that The Ledges had a preliminary plan and it was changed. That is all that he is trying to do is make sure that the preliminary plan is tightened up.

Ms. Mahnic stated that that was a unique situation because not all the parcels were part of the final design.

Mr. Boldt stated that they still came forward with a design.

Ms. Mahnic asked if he wanted that to go back to committee.

Mr. Boldt stated no. He thinks that they did enough and that they will just finish it and if there is verbiage then they will add it if they like it and if they don't they will just move on. He is just trying to strengthen it up.

Mr. Price asked what exactly are they going to look for them to do. Is it a yes vote for a recommendation to put it on the ballot or no not to put it on the ballot? They, the Planning Commission, are not going to make a recommendation for the rezoning to also receive preliminary approval. The word approval and the concern is that even if we put something on the ballot, we don't conditionally put an approval to it individually. Council either votes to put something on the ballot or not. What are they looking for from the Planning Commission? A recommendation to put it on the ballot? We are not going to ask them individually whether they support the levy one way or another.

Ms. Mahnic stated that the developer would have to come to Planning Commission to get preliminary approval for their project or plan. So for example for what happened over at Boston & Broadview, that design that they all saw after the fact would be presented to the voters prior to voting on the zoning change.

Mr. Price stated that the Planning Commission would give preliminary approval should the voters change the zoning.

Ms. Mahnic stated that they would have to get preliminary approval first.

Mr. Price stated that is what he is saying. We will then be sending to the voters something that the Planning Commission has said that we approve.

Ms. Mahnic stated yes.

Mr. Price stated that you are giving an endorsement to a zoning change.

Mr. Boldt stated no they are not. What they are trying to do is make clear definitions for when it goes to the ballot that people know what is going to be encompassing that whole development and it doesn't change after that.

Mr. Price stated that he understands what he is saying but he doesn't want it to sound like an endorsement. He thinks that they should be asked subject to approval of the voters that we believe that this is something that should go to the vote of the people. He would be afraid that if you gave an approval that it almost seems like an endorsement.

Ms. Mahnic asked Mr. Ruffa his input on the terminology.

Mr. Ruffa stated that he thinks he understands what they are trying to do and what they are trying to do is to have the plan completed so that they cannot change it after it is voted on.

Ms. Mahnic stated and to let the voters know exactly what they are voting on.

Mr. Ruffa stated that that is going to have to be worded correctly or otherwise he does agree that it could look like the Planning Commission is endorsing it. We have to find a way that basically say that the expectation is to what is going there is going to be what was presented to the city and not necessarily that the city is approving that. Just saying that this is what is being presented and this is the way that it is going to come out although there probably has to be some flexibility and he is assuming that is why they want to see what Brecksville has.

Mr. Wolf asked what would be the accepting process is what we would be looking for because they could run into some kind of something that could change the approval.

Ms. Mahnic stated like at The Ledges, one parcel ended up not working out.

Mayor Alai stated to let the administration look at this and report back as soon as they can.

Mr. Goodwin stated that he has brought this up before that Brecksville has been very successful in their overlay development of things and what they do is that they have a certain rigid plan that is approved and we could incorporate that into our zoning and it doesn't change unless the city will then alter that. They have done this for years and they have done it very well.

b. Modification to JPMS Property at 8075 Town Centre Drive (from Planning Commission).

Mr. Boldt stated that there being no questions they will have legislation at the next meeting.

2. Discussion from Finance Department.

a. Approval with Cuyahoga County for the Community Diversion Program

Mr. Pfaff stated that this is an annual agreement for the Community Diversion Program with Cuyahoga County. We are working off of a balance of money that we have. It is usually \$2,400 per year but the county hasn't been paying us right now because they want us to draw our existing quantity down to \$0 before they would start paying us so this is just an annual agreement.

b. Accepting Grant from ARPA Community Grant Fund

Mr. Pfaff stated that this is to accept an ARPA Community grant fund for the Fire Station Headquarters. It is for \$250,000.

COUNCIL OPEN TO THE RESIDENTS

None this evening.

COUNCIL DISCUSSION

Ms. Mahnic stated that the Rules, Ordinance & Franchise committee aside from the earlier issue, they had been going over the rules for council such as boards and commissions and committees and they had made some recommendations as to which ones they could eliminate. They moved those forward but there is still some work to do with it. They were discussing next meeting dates but asking if they should wait until after elections and to see the next council make-up.

Mr. Stelmaschuk stated that they should wait until after elections and the next Council President is selected and committee assignments are made.

Ms. Mahnic stated that she is okay with that. She thinks that the rest of the work is getting into more details. The new council may have a new perspective. One of the recommendations is such that the Service/Safety committee would just except the responsibilities of the Energy Committee and on paper they combined Service and Safety but in their Rules they are still separate.

Mr. Boldt stated that he agrees that they should wait until the next council.

Ms. Mahnic stated that Mrs. Dunlap still has a list of the original recommendations.

ADJOURN

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

The time was 7:41 p.m.



HELEN DUNLAP, CLERK OF COUNCIL



ROBERT BOLDT, PRESIDENT OF COUNCIL