

**City of Broadview Heights  
Work Session Meeting Minutes  
November 27, 2023**

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

Ms. Mahnic led the Pledge of Allegiance.

**ROLL CALL**

**COUNCILOR(S) PRESENT:** Mr. Robert Boldt (Ward 4 Councilor, President)  
Mr. Thomas Pavlica (Ward 1 Councilor)  
Mr. George Stelmaschuk (Ward 3 Councilor, President Pro-Tem)  
Mr. Joe Price (Councilor At-Large)  
Mr. Brian Wolf (Ward 2 Councilor)  
Ms. Jennifer Mahnic (Councilor At-Large)

**COUNCILOR ABSENT:** Mr. Glenn Goodwin (Councilor At-Large)

**OFFICER(S) PRESENT:** Mr. Dave Pfaff (Finance Director)  
Chief Jeffrey Hajek (Fire Chief)  
Mr. Eugene Esser (Interim City Engineer)  
Mr. Joe Mandato (Chief Building Official)

**OFFICER(S) ABSENT:** Mr. Samuel J. Alai (Mayor)  
Mr. Vince Ruffa (Law Director)  
Chief Steven Raiff (Police Chief)  
Mrs. Kathy Parsson (Human Service Director)  
Ms. Amanda Hutcheson (Parks & Recreation Director)  
Mr. David Schroedel (Service Director)  
Mrs. Helen Dunlap (Clerk of Council)

1. Discussion from Council. Mr. Boldt

a. From Planning Commission

i. **Hy-Tech Products addition, final approval with stipulations**

Mr. Boldt stated that this went through the Planning Commission with no issues.

ii. **Fleet Team, Inc. for Phase 1, final approval with stipulations**

Mr. Boldt stated that this also went through the Planning Commission with no issues. This is for Phase 1.

**b. Resolution of Appreciation to George Stelmaschuk**

Mr. Boldt stated that he did an excellent job and will be missed.

**2. Discussion from Engineering Department. Mr. Esser****a. Cuyahoga County United Survey Contract/Sewer Maintenance**

Mr. Esser stated that they are asking for approval of legislation accepting the new contract with Cuyahoga County. The Department of Public Works which has gone out for grouting and lining of the pipe. We had passed it in the past so this is a secondary contract which will be good until 2026. We want to accept the contract prices and then we will budget in around \$100,000 to go out and do grouting and lining of certain pipes that are in dire need so that we can eliminate sink holes.

Mr. Pavlica asked if we have a list started for this.

Mr. Esser stated yes. They have a big list started. They are trying to pick up sections in the allotments or on the street that we have seen issues. Service Department will go through and video tape and clean and then we will grout and line with the contractor as many as we can. We have an ongoing list that Service has and they will attack the most critical areas first.

Mr. Pavlica asked for a copy of that list.

Mr. Esser stated yes.

Mr. Boldt stated that if we see anything that is not on that list that we need to let them know.

**3. Discussion from Finance Department. Mr. Pfaff****a. Close out of Route 82 Widening Fund**

Mr. Pfaff stated that these are year end items. We were required to create that when we got the Public Works Commission loan. That project was the Route 82 Widening and the project is done so we will close out that fund and put the money back into the Street Capital Improvement fund.

Ms. Mahnic asked if there is a balance left over.

Mr. Pfaff stated that we will probably be moving about \$642,000 but the Wallings Road Bridge comes out of that fund so until it is rebid which is probably going to be done but we will probably not need that money for that project but we are not going to commit it to anything else until we find out next year what we are going to need.

**b. 2023 Transfers for Fire Levy Fund and Recreation Fund**

Mr. Pfaff stated that in the original appropriations we had two transfers, one to the Fire Levy Fund and one to the Recreation Fund. This is just authorizing those transfers which will be \$200,000 to the Fire Levy Fund and \$211,000 to the Recreation Fund.

**c. Amend Chapter 881 of Codified Ordinances**

Mr. Pfaff stated that the state made some changes to Chapter 735 of the Ohio Revised Code which ties into our Municipal Income Tax Ordinance. We are required to make these changes by year-end. They were more or less just routine things. One of them was reducing the failure to file penalty to a maximum of \$25.00 taxable income for individuals under 18 which is no longer taxable. That is now a state law. It was already in our code but this is just making those changes that we are required to make.

**d. Advancing Funds to Treeworth TIF Fund**

Mr. Pfaff stated that this is a request to advance money to the Treeworth TIF Fund. We have done some little preliminary planning this year. This is to put some money in there because originally we thought that we would be starting that project and he would be issuing some debt which would have put money in that fund but we will not be issuing debt until next year but need money in there to cover. He thinks that we have spent about \$12,000 so far this year. We do have an open PO out there so that is why he is asking for \$25,000.

**e. Go out to bid for Property and Casualty Insurance**

Mr. Pfaff stated that every three years we take our property and casualty insurance out to bid. The current policy is in its third year and it expires on March 31<sup>st</sup>. This is just authorizing to advertise for bids and he is working on the bid package right now.

COUNCIL OPEN TO THE RESIDENTS

None this evening.

STUDENTS

Abigail Henning is from Brecksville-Broadview Heights High School from Mr. Pichette's class.

COUNCIL DISCUSSION

Mr. Stelmaschuk stated that he must acknowledge the lovely women that came to his last meeting, Mrs. Karen Wolf, Mrs. Karen Pavlica and his wife Gail Stelmaschuk. He thinks that Gail was here in 2006 when he was sworn in and she is here at his last meeting. Thank you. They have been married for 37 years and to this day he still can't figure out how she agreed to marry him but he is so happy that she did. He loves her dearly and they are looking forward to trying their hands at becoming snowbirds. If they find themselves on a Monday night with nothing to do they may tune in here but he is not thinking that is going to happen too soon. Thank you to everybody. He will be here next week too and he wants to say a few words then.

Mr. Boldt stated to Mr. Stelmaschuk that he has been here since 2006 and he has done a wonderful job. You tell me one thing as far as legislation when we first had storm water issues. We tried to come together as a council with one resolution and it failed. So it moved to another. At that point there were people going back and forth of whether we should or shouldn't and he was the person that banded

everybody together to make sure that it got passed. He knows that Mr. Stelmaschuk was always in the Ward that had the most storm water issues and just think how much money has gone into that Ward since then because of him bringing everybody together. On a business note, before he leaves tonight he needs his key and key fob and his iPad. He was going to turn those over next week.

Mr. Wolf stated congratulations to Mr. Stelmaschuk. It was great to have him as a colleague. All his residents that are now Ward 2 residents are going to miss him because they are already asking where George is. He tells them that he is their new George. There is a great group of people that he was able to talk to over the summer, he is looking forward to working with them, and as a true politician, they look forward to talking about it next week.

Mr. Price stated that he expects the smile to be a little wider next week. He wrote down a couple of things that he feels about Mr. Stelmaschuk. He has always been honorable, level headed and always applied some common sense to the discussions. He is compassionate. It has been a pleasure getting to know him over the past 15+ years. Thank you for serving this city.

Mr. Pavlica stated that it is great to know him and work with him. He knows that Mr. Stelmaschuk was one of the people that put him in this office originally. He will never forget that and he is sure that he will see him a lot either at concerts, Home Days or at other city functions. He is sure that he will be up here with his grandkids having a good time. He is not going to miss him because he knows that he is going to see him. Enjoy your snowbird days.

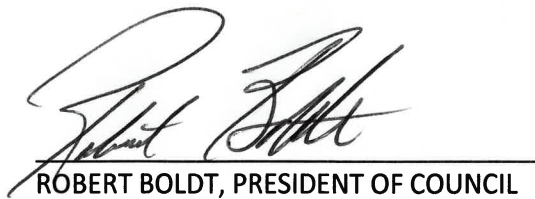
Mr. Stelmaschuk thanked everyone for their kind words.

#### ADJOURN

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

The time was 7:42 p.m.

  
HELEN DUNLAP, CLERK OF COUNCIL

  
ROBERT BOLDT, PRESIDENT OF COUNCIL