

MINUTES OF THE MEETING OF THE  
**CITY OF BRECKSVILLE COUNCIL COMMITTEE MEETING**

HELD: September 20, 2022

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**Virtual Meeting Notice**

For the safety of our staff and residents, to listen to the live stream of the meeting please go to: <https://www.facebook.com/233577357056186/live/> or the City's website: [www.brecksville.oh.us](http://www.brecksville.oh.us). Questions and comments may be e-mailed to [ttabor@brecksville.oh.us](mailto:ttabor@brecksville.oh.us) or by phone to (440) 526-2609 and will be forwarded to the appropriate personnel for a response.

**LEGISLATION COMMITTEE**

**Call to Order**

Chairperson Beth Savage

Members: AJ Ganim, Ann Koepke

6:34 PM

**Roll Call**

Ganim, Koepke, Savage.

**Items for Consideration:**

**LEG 1. Legislation Committee Approval of Minutes 9-6-2022**

Motion made by Savage, Seconded by Koepke.

Voting Yea: Ganim, Koepke, Savage.

**LEG 2. NOPEC PACE - Discussion with Representative Jennifer Kuzma.**

Ms. Kuzma explained "PACE" stands for Property Assessed Clean Energy. Dave Matty has legislation to join this program. Certain building owners may acquire a PACE loan from NOPEC or other PACE lenders to finance qualifying energy efficiency projects. If Council chooses, Brecksville would join an existing "Advanced Energy District (Energy Special Improvement District.)" (ESID) There is a \$5,000 one-time fee to join the ESID and then a \$1,000 annual fee. Joining a district like this is required by state law for PACE. Once the City joins, it will be able to use the ESID and PACE financing mechanism for other eligible projects moving forward. Eligible properties for the NOPEC PACE program include government, commercial, industrial, multi-family housing and churches. The reason the City must be an ESID member is because the tax duplicate is involved. The property owner approaches the City and asks for an assessment to be put on his property. The City must approve but if the property owner defaults on the loan the City has no responsibility. There are currently 24 cities in Cuyahoga County are ESID members including Independence. The program provides up front capital repaid as part of the client's property tax bill. If the City becomes an ESID member the property owner requests that the City levy the special assessment on the property. The City and the ESID must approve the project.

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Councilmember Savage asked if any know projects are not permitted. Ms. Kuzma said she is not aware of any projects that have been denied, and will provide a list of approved projects.

Councilmember Savage asked if the program provides assessments of properties. Ms. Kuzma said many projects originate through building or property maintenance issues.

Councilmember Savage asked what methods are used to promote the service. Ms. Kuzma said the ESID works with NOPEC and contractors to promote the program. Many Chambers of Commerce groups will invite speakers to events with their membership to inform businesses of the opportunities that are available. Ms. Kuzma said she attends trade shows and visits businesses in purpose.

Councilmember Savage asked if the \$5,000 initial fee is built into the original project. Ms. Kuzma said the NOPEC Energized Community Grant could be used or the City could choose to ask the fee to be incorporated into the project. Councilmember Savage asked if the City must retain membership throughout the life of the project loan. Ms. Kuzma said they do not require a municipality to remain in the program, but is not aware of any communities dropping out.

Councilmember Savage asked how the County is involved. Ms. Kuzma said the County collects the assessment and sends it back to the Municipality who will forward those funds to the borrower.

Councilmember Stucky asked how long the City of Independence has been involved in the program and how many projects have been done in that community. Ms. Kuzma said 2 years and 2 larger projects.

Councilmember Koepke asked if there is an audit performed to verify the projects are being done. Ms. Kuzma said funds are not released until the project has made incremental steps in the project. Councilmember Koepke asked if there have been any foreclosures or projects that have not been completed. Ms. Kuzma said she is not aware of any.

Councilmember Caruso asked if the County makes an error in collecting the assessment, who is responsible for the error. Ms. Kuzma said the borrower is still responsible for the loan repayment.

Law Director Matty asked who does the initial screening of applicants. Ms. Kuzma said the lender provides the financial information and determines the financial viability of the company. Ms. Kuzma said the ESID is the conduit required by the Ohio Revised Code. Law Director Matty asked if the company defaults, who is responsible. Ms. Kuzma said NOPEC watches for predatory lenders and advises entities when it is believed that a lender is not a good fit for the program.

Councilmember Koepke asked if a variance is required what would happen if the funding is granted and a variance is not. Law Director Matty said the variance would need to be obtained before the project is approved and funding is issued.

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Council President Redinger asked Economic Development Director Bartkiewicz how this is beneficial to the business community. Economic Development Director Bartkiewicz said this can be marketed toward incoming businesses to improve existing facilities or incorporate into new construction projects.

Councilmember Ganim asked Building Commissioner Packard if there have been a lot of projects that have been done in the business district. Building Commissioner Packard said, from permitted projects possibly 35% would have been eligible.

Motion requesting the \$5000.00 initiation fee be included in the borrower's application.

Motion made by Savage, Seconded by Koepke.

Voting Yea: Ganim, Koepke,  
Savage.

Request the Law Director prepare legislation authorizing the City of Brecksville membership in the PACE Program.

Motion made by Savage, Seconded by Koepke.

Voting Yea: Ganim, Koepke, Savage.

**Other Matters deemed appropriate**

**Motion to Adjourn**

7:10 PM

Motion made by Savage, Seconded by Koepke.

Voting Yea: Ganim, Koepke, Savage.

**BUILDINGS & GROUNDS COMMITTEE**

**Call to Order**

Chairperson Ann Koepke

Members: AJ Ganim, Brian Stucky

7:10 PM

**Roll Call**

Present: AJ Ganim, Ann Koepke, Brian Stucky.

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**Items for Consideration:**

**B&G 1. Buildings & Grounds Approval of Minutes 9-6-2022**

Motion made by Koepke, Seconded by Stucky.

Voting Yea: Ganim, Koepke, Stucky.

**B&G 2. Community Center Kitchen Refrigerator** -Recommending to Council approval of an Ordinance authorizing the purchase of the GSA contract purchase of a Tru-T49 Reach-In Refrigerator from KaTom in the amount of \$4,844.00 to replace the 30-year unit that was taken out of service in the Community Center Kitchen on September 2, 2022. Account #240710 2103.

Motion made by Koepke, Seconded by Ganim.

Voting Yea: Ganim, Koepke, Stucky.

**B&G 3. Re-Lamping of Baseball Fields E & F at Blossom Hill** - Recommending to Council approval of an Ordinance for the SourceWell contract purchase from Musco Sports Lighting in the amount of \$10,350.00 for the Re-Lamping of Baseball Fields E & F at Blossom Hill. A 15% contingency amount is requested for unforeseen repairs resulting in aggregate amount of \$11,902.50 for this request. Account #C241710 3400 Project #LI220006.

Motion made by Koepke, Seconded by Ganim.

Voting Yea: Ganim, Koepke, Stucky.

**B&G 4. Greenhouse** - Recommending to Council approval of an Ordinance for the SourceWell contract purchase authorizing the purchase of a GrowSpan Series 2000 Gable -Topped Greenhouse in the amount of \$51,834.78. A contingency amount of \$10,165.22 is also being requested for concrete, supplies and materials necessary for the installation process to be handled by the Service Department. Account #C490171 3201 Project #BD220001

Motion made by Koepke, Seconded by Ganim.

Voting Yea: Ganim, Koepke, Stucky.

**B&G 5. Community Center Pool Pump Replacement Project** -Approval of a Resolution accepting the proposal of SIXMO, Inc. in the amount of \$5,000.00 for the engineering of the Brecksville Community Center Pool Pump Replacement Project.

Motion made by Stucky, Seconded by Stucky.

Voting Yea: Ganim, Koepke, Stucky.

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**B&G 6. Fall Trees** - Recommending to Council Approve a Blanket Vendor Purchase Requisition in the aggregate amount of \$15,768.00 for the purchase of (99) new and replacement trees for the annual Fall planting. Fall Trees: Acct. #252530 2201 to be charged \$15,296.00 Acct. #110171 2205 to be charged \$472.00.

Motion made by Koepke, Seconded by Stucky.

Voting Yea: Ganim, Koepke, Stucky.

**B&G 7. Community Center Plant Maintenance** - Recommending to Council approval of an Increase to Blanket Purchase Order #BL225302 in the amount of \$1,350.00 for Annual Plant Maintenance at the Community Center. Account #240710 2103

Motion made by Koepke, Seconded by Stucky.

Voting Yea: Ganim, Koepke, Stucky.

**Other Matters deemed appropriate**

Councilmember Koepke reported the Buildings & Grounds Committee met earlier today at Kids Quarters to discuss with the architect plans for updates to the playground.

**Motion to Adjourn**

7:19 PM

Motion made by Koepke, Seconded by Stucky.

Voting Yea: Ganim, Koepke, Stucky.

**FINANCE COMMITTEE**

**Call to Order**

Chairperson Dominic Caruso

Members: Daryl Kingston, Beth Savage.

7:20 PM

**Roll Call**

Present: Caruso, Kingston, Savage.

**Items for Consideration:**

**FIN 1. Finance Committee Approval of Minutes 9-6-2022**

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Kingston, Savage.

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**FIN 2. Fireproof Storage** -Recommending to Council approval of a purchase requisition to Keystone Safe Company in the amount of \$6,998.00 for (2) fireproof cabinets to be used for the storage of permanent records. *Account #C110125 3300.*

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Kingston, Savage.

**FIN 3. Liquor Permit** - Consideration of Ohio Division of Liquor Control request for objections for Permit # C NEW 0461942, 1811 Bar Room & Specialty Shop, LLC, 7730 Chippewa Road.

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Kingston, Savage.

**FIN 4. Transfers** - Recommending to Council approval of a Resolution making necessary transfers between certain Funds for the fiscal year ending December 31, 2022.

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Kingston, Savage.

**FIN 5. Appropriations** - Recommending to Council approval of an Ordinance to amend Ordinance No. 5457, making appropriations for current expenses of the City of Brecksville during the fiscal year ending December 31, 2022, making necessary appropriation and revenue adjustments.

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Kingston, Savage.

**FIN 6. Amend 145.13 Exempted Employees** -Recommending to Council approval of an Ordinance amending Section 145.13 of the Administrative Code and the Exempted Employees of the City of Brecksville to include positions in the aquatics department.

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Kingston, Savage.

**FIN 7. Amend Payroll Ord. No. 5511** - Recommending to Council approval of an Ordinance amending Ordinance No. 5511 as it relates to employee compensation to include positions in the aquatics department.

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Kingston, Savage.

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**FIN 8. Authorize Sale of Equipment no longer needed-Concession Equipment** - recommending to Council an Ordinance authorizing the sale of concession equipment no longer needed for municipal purposes.

Purchasing Director Riser said there are (3) pieces of equipment that were purchased for the Fieldhouse that are not needed and need to be sold.

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Kingston, Savage.

**Motion to Adjourn**

7:30 PM

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Kingston, Savage.

**SAFETY-SERVICE COMMITTEE**

**Call to Order**

Chairperson AJ Ganim

Members Kingston, Stucky

7:30 PM

**Roll Call**

Present: Ganim, Kingston, Stucky.

**Items for Consideration:**

**SAF 1. Safety Service Approval of Minutes 9-6-2022**

Motion made by Ganim, Seconded by Stucky.

Voting Yea: Ganim, Kingston, Stucky.

**Other Matters deemed appropriate**

**Motion to Adjourn**

7:31 PM

Motion made by Ganim, Seconded by Stucky.

Voting Yea: Ganim, Kingston, Stucky.

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**STREETS & SIDEWALKS COMMITTEE**

**Call to Order**

Chairperson Daryl Kingston

Members: Caruso, Savage

7:31 PM

**Roll Call**

Caruso, Kingston, Savage.

**Items for Consideration:**

**S&S 1. Streets & Sidewalks Committee Approval of Minutes 9-6-2022**

Motion made by Kingston, Seconded by Caruso.

Voting Yea: Caruso, Kingston, Savage.

**S&S 2. NEORSD Flood Reduction Project - Riverview/Wiese/Greenhaven -Recommending to Council approval of a Resolution authorizing a cost sharing agreement with NEORSD for the Riverview/Wiese/Greenhaven - Flood Reduction Project.**

Engineer Wise said NEORSD is progressing into plan development for the project which includes raising roads, installing culverts, and raising associated utilities. NEORSD has estimated the project cost to be in excess of \$2.3 million and Brecksville's share at \$700,000 to be paid over (5) years through the Community Cost Share fund.

Motion made by Kingston, Seconded by Caruso.

Voting Yea: Caruso, Kingston, Savage.

**Other Matters deemed appropriate**

Councilmember Kingston said the road program is completed. Any remaining funds will be used for small projects. The sidewalk repairs have begun, residents responded favorably to the work.

Councilmember Kingston said the program will continue next year.

**Motion to Adjourn**

7:38 PM

Motion made by Kingston, Seconded by Caruso.

Voting Yea: Caruso, Kingston, Savage.



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**UTILITIES COMMITTEE**

**Call to Order**

Chairperson: Brian Stucky

Members: Caruso, Koepke.

7:38 PM

**Roll Call**

Present: Caruso, Koepke, Stucky.

**Items for Consideration:**

**UTL 1. Utility Committee Approval of Minutes 9-6-2022**

Motion made by Stucky, Seconded by Caruso.

Voting Yea: Caruso, Koepke, Stucky.

**UTL 2. Easement** -Recommending to Council approval of a Resolution accepting and Easement for access to Brecksville entrance signage, associated landscaping and appurtenances across certain lands owned by David Urse and known as PPN 601-02-096.

Engineer Wise said a new house is in the plan review process at 7788 Brecksville Road. The "Welcome to Brecksville" sign is positioned inside the right-of-way and onto the private property blocking any extension to the public sidewalk. The easement has been negotiated to allow the sign to be moved onto private property if, in the future, the sidewalk is installed.

Motion made by Stucky, Seconded by Caruso.

Voting Yea: Caruso, Koepke, Stucky.

**UTL 3. Chippewa Road Calvin Drive Sanitary Improvement Project** -Recommending to Council passage of a motion authorizing Change Order No.1 to Fabrizi Trucking & Paving Co., Inc..

Engineer Wise said this change is at the request of the Metroparks to include work in a City project versus their project so pipes within the Riverview Road pavement and the City right-of-way is completed at one time. This is a storm sewer addition, funds will be utilized from the storm sewer account and not impact any residential assessments.

Motion made by Stucky, Seconded by Caruso.

Voting Yea: Caruso, Koepke, Stucky.

**Motion to Adjourn**

7:46 PM

Motion made by Stucky, Seconded by Caruso.

Voting Yea: Caruso, Koepke, Stucky.

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**COMMITTEE OF THE WHOLE**

**Call to Order**

7:47 PM

**Roll Call**

Caruso, Ganim, Kingston, Koepke, Redinger, Savage, Stucky.

**Items for Consideration:**

**CoW 1. Committee Minutes Approval 9-6-2022**

Motion made by Redinger, Seconded by Caruso.

Voting Yea: Caruso, Ganim, Kingston, Koepke, Redinger, Savage, Stucky.

**CoW 2. Executive Session** - Convene an executive session to discuss matters of economic development and personnel.

Motion made by Redinger, Seconded by Caruso.

Voting Yea: Caruso, Ganim, Kingston, Koepke, Redinger, Savage, Stucky

**Other Matters deemed appropriate**

**Motion to Adjourn**

8:06

Motion made by Redinger, Seconded by Caruso.

Voting Yea: Caruso, Ganim, Kingston, Koepke, Redinger, Savage, Stucky.

**Mayor and Safety Director:** Jerry N. Hruby,

**City Council Members:** Laura C. Redinger, *President*; Dominic Caruso, *Vice President*; AJ Ganim, Daryl Kingston, Ann Koepke, Beth Savage, Brian Stucky.

**Clerk:** Tammy Tabor