

MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD \_\_\_\_\_ July 5, 2022 \_\_\_\_\_

Page 1

Council was **CALLED TO ORDER** in Regular Session by Council President Redinger at 8:00 P.M. in Ralph W. Biggs Council Chambers.

**CALL TO  
ORDER**

Following the **PLEDGE OF ALLEGIANCE**, members of Council answered to **ROLL CALL** as follows:

Members Present: D. Caruso, A. Koepke, L. Redinger, B. Savage, B. Stucky.  
Members Absent: AJ Ganim, D. Kingston  
Others Present: Mayor Jerry N. Hruby, Law Director D. Matty,  
Engineer G. Wise, Finance Director L. Starosta,  
CBO S. Packard, Purchasing Director R. Riser,  
Fire Chief N. Zamiska, Police Chief S. Korinek,  
Service Director R. Weidig, Planning Director  
Bartkiewicz, Myles Rapkin,  
Council Clerk T. Tabor.

**PLEDGE OF  
ALLEGIANCE**

**ROLL CALL**

Amend the Agenda to table a Resolution authorizing an agreement with the Brecksville Broadview Heights City School District for School Resource Officer.

**AMEND  
AGENDA**

Motion by Redinger, seconded by Caruso  
Ayes: Caruso, Koepke, Redinger, Savage, Stucky.  
Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

**MINUTES OF THE JUNE 21, 2022 REGULAR MEETING:**

**REGULAR  
MEETING  
MINUTES OF  
6-21-2022  
APPROVED**

Motion by Caruso, seconded by Koepke, to dispense with the reading of the June 21, 2022 regular meeting minutes and to accept same as presented.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.  
Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

**ORDINANCE 5522 re:** an Ordinance providing for the submission to the electors of the City of Brecksville the question of amending the zoning map by changing the classification of Permanent Parcel Number 603-15-009 located at 9457 Highland Drive from C-F Community Facilities District to R-20 Single Family Residential With Conditional Use of C-F Community Facilities Class C and Class D only; was read.

**ORD. 5522  
REZONING -  
9457  
HIGHLAND DR**

Motion by Caruso, seconded by Koepke, to move Ordinance 5522 to third and final reading.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.  
Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

Motion by Caruso, seconded by Savage, to reconsider the vote on Ordinance 5522.

Ayes: Caruso, Koepke, Redinger, Savage.  
Abstain: Stucky.  
Nays: None.

**MOTION CARRIED 4-AYES, 0-NAYS, 1- ABSTAIN.**

Motion by Caruso, seconded by Savage, to move Ordinance 5522 to third and final reading.

Ayes: Caruso, Koepke, Redinger, Savage.  
Abstain: Stucky.  
Nays: None.

**MOTION CARRIED 4-AYES, 0-NAYS, 1- ABSTAIN.**

**ORDINANCE 5523 re:** an Ordinance providing for the submission to the electors of the City of Brecksville the question of amending the zoning map by changing the

**ORD. 5523  
REZONING -  
0000 S.**

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 2

classification of Permanent Parcel number 604-07-002, 0000 S. Edgerton from L-B Local **EDGERTON**  
Business to include a Planned Development Overlay District; was read. **ROAD**

Motion by Caruso, seconded by Koepke, to move Ordinance 5523 to third and final **(OVERLAY)**  
reading.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

**LIQUOR PERMIT** - Consideration of Ohio Division of Liquor Control request for **LIQUOR**  
objections for Permit # C N 9892020 Zaragoza Ayala LLC., DBA Blue Habanero, 8934 **PERMIT**  
Brecksville Road.

Motion by Caruso, seconded by Koepke.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

**ORDINANCE 5524** re: an Ordinance to amend Ordinance 5457, making **ORD. 5524**  
appropriations for current expenses of the City of Brecksville during the fiscal year ending **APPROPRIA-**  
December, 31, 2022, making necessary appropriation and revenue adjustments; and **TION ADJUST-**  
declaring an emergency, was read by title. **MENTS #8**

Motion by Savage, seconded by Koepke, to suspend the rules and place Ordinance  
5524 on third and final reading.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

Motion by Caruso, seconded by Stucky, to pass Ordinance 5524.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

**ORDINANCE 5525** re: an Ordinance authorizing the purchase of a S66 T4 Bobcat **ORD. 5525**  
Skid Steer Loader& related equipment for use by the Service Department from Bobcat of **SOURCE-**  
Cleveland through SourceWell (formerly the National Joint Powers Alliance); and declaring **WELL**  
an emergency, was read by title. **PURCHASE -**

Motion by Savage, seconded by Koepke, to suspend the rules and place Ordinance **BOBCAT FOR**  
5525 on third and final reading. **SERVICE**  
**DEPT**

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

Motion by Caruso, seconded by Stucky, to pass Ordinance 5525.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

**ORDINANCE 5526** re: an Ordinance amending Section 1151.06 of the Planning **ORD. 5526**  
and Zoning Code to add non-commercial trailers, watercrafts and equipment and additional **AMEND 1151.06**  
regulations; and declaring an emergency, was read by title. **ACCESSORY**

Motion by Savage, seconded by Koepke, to suspend the rules and place Ordinance **USES**  
5526 on third and final reading.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

Motion by Caruso, seconded by Stucky, to pass Ordinance 5526.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 3

<p><b>ORDINANCE 5527</b> re: an Ordinance amending Chapter 1311 of the Building Code to update registering contractors; and declaring an emergency, was read by title.</p> <p>Motion by Savage, seconded by Koepke, to suspend the rules and place Ordinance 5527 on third and final reading.</p> <p>Ayes: Caruso, Koepke, Redinger, Savage, Stucky.</p> <p>Nays: None.</p> <p><b>MOTION CARRIED 5-AYES, 0-NAYS.</b></p> <p>Motion by Caruso, seconded by Stucky, to pass Ordinance 5527.</p> <p>Ayes: Caruso, Koepke, Redinger, Savage, Stucky.</p> <p>Nays: None.</p> <p><b>MOTION CARRIED 5-AYES, 0-NAYS.</b></p>	<p><b>ORD. 5527</b></p> <p><b>AMEND</b></p> <p><b>CHAPTER 1311</b></p> <p><b>REGISTERING</b></p> <p><b>CONTRACTORS</b></p>
<p><b>ORDINANCE 5528</b> re: an Ordinance authorizing the Mayor to enter into a lease agreement for jail housing and ancillary services with the City of North Royalton to lease one jail cell bed on an exclusive basis for its own purposes for the Brecksville Police Department; and declaring an emergency, was read by title.</p> <p>Motion by Savage, seconded by Koepke, to suspend the rules and place Ordinance 5528 on third and final reading.</p> <p>Ayes: Caruso, Koepke, Redinger, Savage, Stucky.</p> <p>Nays: None.</p> <p><b>MOTION CARRIED 5-AYES, 0-NAYS.</b></p> <p>Motion by Caruso, seconded by Stucky, to pass Ordinance 5528.</p> <p>Ayes: Caruso, Koepke, Redinger, Savage, Stucky.</p> <p>Nays: None.</p> <p><b>MOTION CARRIED 5-AYES, 0-NAYS.</b></p>	<p><b>ORD. 5528</b></p> <p><b>AUTHORIZE</b></p> <p><b>LEASE</b></p> <p><b>AGREEMENT</b></p> <p><b>FOR JAIL</b></p> <p><b>HOUSING AND</b></p> <p><b>ANCILLARY</b></p> <p><b>SERVICES</b></p> <p><b>WITH NORTH</b></p> <p><b>ROYALTON</b></p>
<p><b>RESOLUTION 5304</b> re: a Resolution accepting donated personal property from the Brecksville-Broadview Heights City School District to various departments of the City of Brecksville; and declaring an emergency, was read by title.</p> <p>Motion by Savage, seconded by Koepke, to suspend the rules and place Resolution 5304 on third and final reading.</p> <p>Ayes: Caruso, Ganim, Kingston, Koepke, Redinger, Savage, Stucky.</p> <p>Nays: None.</p> <p><b>MOTION CARRIED 5-AYES, 0-NAYS.</b></p> <p>Motion by Caruso, seconded by Stucky, to pass Resolution 5304.</p> <p>Ayes: Caruso, Koepke, Redinger, Savage, Stucky. Nays: None.</p> <p><b>MOTION CARRIED 5-AYES, 0-NAYS.</b></p>	<p><b>RES. 5304</b></p> <p><b>ACCEPT</b></p> <p><b>DONATION OF</b></p> <p><b>PERSONAL</b></p> <p><b>PROPERTY</b></p> <p><b>FROM</b></p> <p><b>SCHOOL</b></p> <p><b>DISTRICT</b></p>
<p><b>BOARD OF ZONING APPEALS:</b> Councilmember Caruso reported the next meeting of the Board of Zoning Appeals will be Monday, July 11th at 7:30 P.M.</p>	<p><b>BD. OF</b></p> <p><b>ZONING</b></p> <p><b>APPEALS</b></p>
<p><b>PLANNING COMMISSION:</b> Councilmember Stucky reported the next meeting of the Planning Commission will be July 7<sup>th</sup> at 7:00 P.M.</p>	<p><b>PLANNING</b></p> <p><b>COMMISSION</b></p>
<p><b>BRECKSVILLE DENTISTRY</b>, 8871 Brecksville Road, Brecksville, Ohio 44141, as described in the application dated June 17, 2022, and shown on the attached drawing by Becker Signs Inc., contingent on City Council's approval of the following deviations:</p> <p>1. A deviation from the Section 1187.09(c) requirement that wall signs be on the front of the building to allow a wall sign on the side of a building.</p> <p>2. A deviation from the Section 1187.09(d)(7)(c)(2) requirement of a minimum of 4 inch lettering to allow 3.5 inch in height.</p> <p>Motion by Stucky, seconded by Caruso.</p>	<p><b>BRECKS-</b></p> <p><b>VILLE</b></p> <p><b>DENTISTRY</b></p> <p><b>SIGN</b></p>

MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 4

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

**RECREATION COMMISSION:** No Report.

**RECREATION  
COMMISSION**

**DEPARTMENT OF HUMAN SERVICES:** Councilmember Koepke reported the next meeting of the Human Services Advisory Board will be July 12<sup>th</sup> at 3:00 P.M.

**DEPT. OF  
HUMAN  
SERVICES**

**TELECOMMUNICATIONS COMMISSION:** No Report.

**TELEC. COM.**

**SAFETY-SERVICE COMMITTEE:** No Report.

**SAFETY-  
SERVICE**

**STREETS & SIDEWALKS COMMITTEE:** Councilmember Caruso reported the committee met earlier today and has one item for Council consideration.

**STREETS &  
SIDEWALKS**

**TRAFFIC SIGNAL VERIFICATION:** an increase to PO# P200001 to TMS Engineers, Inc. in the amount of \$1,545.00 for the Verification of the Traffic Signal Operations & Performance at the new elementary school on Oakes Road. Account #C492710 3201 Project #BD160002.

**TRAFFIC  
SIGNAL  
VERIFICA-  
TION**

Motion by Caruso, seconded by Savage.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

**UTILITIES COMMITTEE:** Councilmember Stucky reported the committee met earlier and has two items for Council consideration.

**UTILITIES  
COMMITTEE**

**GLENWOOD TRAIL:** Purchase requisition in the amount of \$4,247.13 to the Treasurer, State of Ohio, on behalf of the Ohio EPA for a Permit-To-Install (PTI) Application for the Glenwood Trail Improvement Project. Account #C480171 3506 Project #SS210001

**GLENWOOD  
TRAIL**

Motion by Stucky, seconded by Caruso.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

**RIVERVIEW RD. CULVERTS C1-C-2 REPLACEMENT PROJECT - RIVERVIEW** Consideration of a motion recommending to Council authorizing the Purchasing Director to advertise for bids for the Riverview Rd. Culverts C1-C-2 Replacement Project.

**CULVERTS C1-  
C-2 REPLACE-  
MENT  
PROJECT**

Motion by Stucky, seconded by Caruso.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

**BUILDINGS & GROUNDS COMMITTEE:** Councilmember Koepke reported the Buildings & Grounds Committee met earlier this evening and have no items for Council consideration.

**BUILDINGS &  
GROUNDS  
COMMITTEE**

**LEGISLATION COMMITTEE:** Councilmember Savage reported the committee met earlier today and have no items for Council consideration.

**LEGISLATION  
COMMITTEE**



MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 5

**FINANCE COMMITTEE:** Councilmember Caruso reported the Committee has two items for Council consideration. **FINANCE COMMITTEE**

**AMERICAN LEGAL PUBLISHING** - approval of an Increase to P.O. #BL222101 to American Legal Publishing in the amount of \$2,000.00 for the services of codification and updating the Ordinances for the City. Account #110125 2103 **AMERICAN LEGAL PUBLISHING**  
Motion by Caruso, seconded by Savage  
Ayes: Caruso, Koepke, Redinger, Savage, Stucky.  
Nays: None.  
**MOTION CARRIED 5-AYES, 0-NAYS.**

**PROFESSIONAL BILLS** - Approve the payment of bills for professional services, as follows: Matty, Henrikson and & Greve in the amount of \$15,767.33; Lisa Sabol in the amount of \$5,857.50, Roger Wadsworth in the amount of \$350.00; Squire Patton Boggs in the amount of \$1,750.00, Kulchystsky Architects, LLC in the amount of \$2,737.50, J Neusser, LLC in the amount of \$2,000.00; and Donald G. Bohning & Associates in the amount of \$16,528.00 and Sixmo in the amount of \$862.50. Total of all invoices \$45,852.83. **MONTHLY BILLS FOR PROFESSIONAL SERVICES**  
Motion by Caruso, seconded by Savage, to approve the payment of bills for professional services, as follows  
Ayes: Caruso, Koepke, Redinger, Savage, Stucky.  
Nays: None.  
**MOTION CARRIED 5-AYES, 0-NAYS.**

**REPORT OF LAW DIRECTOR:** No Report. **LAW**

**REPORT OF ENGINEER:** No Report. **ENGINEER**

**REPORT OF FINANCE DIRECTOR:** No Report. **FINANCE**

**REPORT OF BUILDING DEPARTMENT:** CBO Packard reported the Building Department issued 129 permits in June with a valuation of just over \$4.5 million. Total payments received totaled \$51,905.40. **BUILDING**

**REPORT OF SERVICE DIRECTOR:** No Report. **SERVICE**

**REPORT OF PURCHASING DIRECTOR:** No Report. **PURCHASING**

**REPORT OF POLICE DEPARTMENT:** No Report. **POLICE**

**REPORT OF FIRE DEPARTMENT:** No Report. **FIRE**

**REPORT OF RECREATION DEPARTMENT:** No Report. **RECREATION**

**REPORT OF THE MAYOR:** Mayor Hruby said the City was notified today in writing by the Ohio Department of Transportation that the City will be receiving federal funding in the 2024 Urban Paving program. An 80/20 split, 80% paid Federal Funds, 20% by the City for Route 21 from Independence border to the county line. In other words, the entire Route 21 will be repaved. As part of that program because of the crack filling and the maintenance work that the city does constantly on that the City will be given an additional 10%, which means out of the \$4.7 million dollars that the project will cost the City will be receiving \$4. 2 million in the grant federal funds. So, we'll be working with the Service Director, Purchasing Department ND City Engineer and securing that and getting that ready for 2024. **MAYOR**

Mayor Hruby said over the weekend during the celebration of our 4th of July the City had a total of 35 calls regarding fireworks. Six calls on the second, 14 on the third, and fifteen on

MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 6

the fourth. Some of those were multiple calls. People who felt it was necessary to call more than once. Mayor Hruby said for the most part, 35 calls out of this entire community for that number of days is pretty remarkable. I know the fire chief wants to do more education regarding fireworks and show some of them the dangers and things that have taken place as a result of the fireworks. Mayor Hruby thanked everyone and hoped everyone had a good July 4<sup>th</sup> holiday.

**COMMENTS:** Councilmember Stucky thanked everyone that attended Home Days festivities and our Home Days 5K race. Over 280 people and the Service Department, the Fire Department, the Police, and Athletics do a wonderful job. **COMMENTS**

Mike West: I live near the Highland Elementary School and I want to say, I think that you guys are going about this the wrong way. I think if you put this on the ballot, most people are going to go, why would we want to sell this land, give the school a little bit of money, give this to a developer so he can make a lot of money and what do us residents get? We get nothing. Except the loss of a beautiful parcel and I think you ought to discard the third reading and hold a series of well publicized public meetings asking people, what do you want to do with the property? Just close asking around my neighbors. There's been talk of we need more parking for people that want to utilize the parkway, park their cars, take their bicycles to the path, or go down the hill. We've heard more ball fields. Anybody that's had a child in soccer, lacrosse, baseball, softball, rugby, the list goes on. There's never enough fields. But we can see this for what it is. I don't think the voters are stupid. They're going to go, okay, so we're going to rezone to allow a developer to build twenty houses. I think people might have other ideas on what that land should be used for. And you should ask them. So that's what I'm here to do. Ask you to reconsider. Sorry I'm a little late to the party but it's not too late. Because if this issue goes I think it's going to go down. I think the voters are going to vote against it. And they'll remember who supported it. **COMMENTS**

Redinger: Thank you, sir.

Tina Mahalik, 9519 Highland Drive: I want to start by saying thank you for your service to our community. We love it here and I know I personally have been tossing and turning over the issue of Highland Drive Elementary and I appreciate that you bear the burden for all the issues that face our community. I don't know how you sleep to be honest with you. But as I said to the Planning Commission, I'm sure it's a thankless job but I want you to know we appreciate it. And before I start just on my way here, can I put a quick plug in for whoever handles stoplights? I would love for a traffic light to be at Oakes in Brecksville. Coming from my house, if I try to turn left to go to the rec center, it's a little scary right now. There's always a little bit of a blind spot to the south and I can't imagine once we had all the traffic of the new school. Everybody who's trying to turn left on the Brecksville from Oakes. I think it's a little scary there. Probably at the parks as well because everybody will cut through to get their kids. But okay, now it's a Highland Drive Elementary. I have some statements and some questions if that's okay. My husband and I are raising our two elementary school-aged kids on Highland Drive. Our hundred-year-old property is one of the five homes on the western side of the elementary parcel. I'm here as a neighbor and see, I'm nervous. I'm here as neighbor, a parent, a baseball coach of the undefeated Sharks. A Girl Scout leader and we fully utilize the Highland Drive property. It's a community facility for sure. I'm also here representing the opinions of hundreds of Brecksville residents that shared some feedback and ideas regarding alternate uses for the Highland Drive property. On Tuesday, I sent out a Facebook message. Just one message and I got over 200 responses of some really neat ideas and it was just a quick survey and it represents a very small portion of our fourteen thousand residents but I can tell you from that small group, we are not in favor of housing at Highland Drive. So, my goal today, I heard a lot of yesses in this meeting. I'm hoping to get one more. My goal today is to humbly encourage the city of Brecksville to purchase the Highland Drive property. we ask that you keep it as a community facility to give residents the gift of time and to decide what's next for this public parcel of land. My reasons are as

MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 7

follows and this is my opinion but also all those people's opinion. This is a community facility owned by the school paid for by the public. The public has only had 40 days to weigh in on this decision. The first planning meeting was May 26th, which is the day before Memorial Day weekend until the day after Independence Day. This is a very busy and distracted time frame for people but I seem to gather enough information from them but they could not be here because of the various things that have happened in those 40 days. But similar parcels of land have had extensive time and opportunity for community input. The Central School, the VA, Blossom Hill, the pool, and more have had years and years of time for discussion and planning. The old schools that now house the Montessori and the Lawrence School did not get knocked down or developed and today, they are thriving organizations that maintain their physical integrity. This is one of the last large public parcels of unclaimed Brecksville greenspace. Why does Highland Drive not get the same lengthy and thoughtful consideration? It all just feels rushed because of the school's August deadline. And I understand the urgency from the school's perspective. But as a city can't we buy ourselves a little time. Broadview Heights just purchased a three acre parcel by Discount Drug Mart in order to prevent the Goodwill Thrift Store from going in. The city chose to purchase the land to protect the citizens and give them more time to discuss and decide what should go into that space. Highland Drive because of its current zoning seems like a similar occasion for our city to step in for the protection of the needs of our community. We need this community facility. Brecksville is currently in the process to have three to four new housing developments within the year. That's a little scary to me personally and I feel like a lot of the people I'm representing. And it'd be five if you had Highland Drive to that list. So the VA, Chippewa School, the Snowville Woodlands Extension, and the additional development at Four Seasons which is in discussion, I understand. But those are all possible developments in one year. The current elementary school was near capacity. The new one. The new one. How are we going to accommodate three to five more developments of children? The new mega school has a pod per grade. The pod has 10 classes and they're all around the perimeter with a central meeting space. And the meeting space is designed for social emotional learning, and for community gathering. And it's also there to pull kids out for gifted and speech classes and all that. If needed, each pod has the ability to accommodate 12 classes by utilizing that public space in the center and it would allow for two extra classroom spaces. Sadly, this would eliminate the original plans for the space in order to accommodate those one to two open classrooms and in my opinion, this is happening in North Royalton at the new school. That means those ten kids around the perimeter. I'm sorry, those 10 classrooms around the perimeter. They're walking the music. They're walking through that central space in order to get to music class or the gym or whatever and to me that would be a horrible way to learn and to try to teach. Alright. It feels like if we follow suit with this process, it will spill out into trailers and I don't know. It just feels like a horrible way to learn and then as I understand it, before we've even broken ground on those three to five developments, the first grade class already is enrollment for 11 classes. I remember this happened when my son in my son's kindergarten year at Highland the Echo Hills neighborhood flipped in a bunch of new families moved in and I imagine in we have a lot of old neighborhoods that are about to flip as well and that would add to the enrollment and again, this is even before we break ground on the three to five developments. What and then, then, what about busting these children? This morning or today at the pool, I talked to a middle school mom and because of the driver shortage and the combined routes, the middle school bus that takes the Echo Hills kids was every day 10 minutes late to school. She's like, it was okay for my daughter. She just missed choir but my son missed 10 minutes of math every day. And I don't understand how we'll accommodate the extra kids from these new developments. Why don't we hang on to Highland Drive in case of overflow? We could shift the Montessori to Highland and move our overflow to the Blossom School for easier busing. So every time a developer builds a new development we run the risk of the education of our citizens being compromised. If the schools are the reason why people move here. Is it responsible for the city to continue adding more people to overfilled classrooms with overextended teachers and ultimately, it just feels like the schools will get a bad reputation. People will stop moving here kind of like Strongsville and Medina and then our property



MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD \_\_\_\_\_

July 5, 2022

Page 8

values will go down. It just feels like we need to protect our schools by not turning Highland Drive into additional housing. Another reason, in your role as real estate agents, which we are so grateful. The city has offered to do because we recognize it could have gone to auction and turned into a prison. I get that. So, thank you for taking on that role. In my opinion, you actively solicited bids from developers but I don't feel like we've actively seek, saw it opinions from Brecksville residents and it doesn't feel like any of those developers are from Brecksville, right? And if they're not from Brecksville, why are they getting more say in the public land than we are? And a developer shouldn't have more input into this into the land and the (people) that bought it and supported it for all these years. So, I feel like we as a city need to purchase this parcel of land. A friend of mine, she's a landscape architect and she focuses on parks and she sent me some information that said, a standard set by the National Park and Recreation Association uses a benchmark of 10 acres of open space per 1000 people. We have Blossom Hill, Kids Corner, City Hall, as active parking space, and we will keep Hilton and add a new school playground but we're losing Highland and Chippewa if this goes through. Based on this benchmark, we're technically underserved for active park space especially if we are adding five new developments and reaching for 24, 000 residents. Yes, one third of our land belongs to the untaxable national park and the Cleveland Metroparks but those are considered passive parklands. We are very short on the active park space is especially for sports, teens, and individuals with disabilities. We are sorely lacking in active park space especially when you compare us to neighboring communities like Independence and their baseball complex and Hudson with their state-of-the-art pickle ball and tennis facilities. And I can tell you personally as a coach of boys baseball, every time I ask my boys to come play baseball for practice on a Sunday morning instead of going to church or doing family activities, it's very apparent that we are in desperate need of additional facilities. As you know, park's add value I'm sorry, add to property values and increase community connection. The investments in improving the community's quality of life can create a virtuous cycle of high-quality places, attract workers which attract employers which in turn attract more investments in jobs, in the, on the south end of town. The community needs more active park facilities and perhaps we can combine them with some other creative activities that meet the community needs and I think it will be a for all. If we do. Now, in my quick survey of 245 responses, I will say nine people did or I'm sorry, 11 people did ask for housing. But they wanted smaller and more affordable housing than designed for seniors or new families. Frankly, the current size and price of housing in Brecksville is unattainable for most seniors and new families. And I can say personally, we wouldn't be able to live here if we didn't buy 10 years ago. You might, but we would not be here. It's too expensive and on a personal note, I can say on behalf of the ten Highland neighbors on the south of the driveway of the school, we're scared. We're scared for our children and that they'll be crammed into classrooms and they'll receive sub-par education with overextended teachers. I can tell you that we're scared that a developer not from Brecksville will come in on December 2022 with his bulldozers and cut down all the trees that we have loved. He'll move wetlands into our backyard. He'll squeeze houses in every possible into the land within feet of our homes. It'll force us to give up our playgrounds, our baseball field, a building that I think has a lot of potential and precious green space. We fear that later our town will be nothing but housing developments with no option for space. What happens down the road when a different Mayor, Hruby, is in office and has different needs for their future version of Brecksville. Do you have a little sister? No. We have seen the work of developers at the VA for the residents of Westfield. It's horrible. We can hear, I don't know. My front porch, I can hear the highway more this summer because of the clear cutting. We've heard about backyard water issues due to developers in Chapel Hill and Echo Hills. We are scared this will happen to our modest little homes and our modest yards. We are scared this will happen to us and this developer will just leave town and do it all over again in another neighborhood, in another town, or another part of Brecksville. Yes, this is personal but it's also both a short and long-term community issue. We need to protect our community facility for the future of Brecksville. Then I said this at the planning meeting. On a financial note, I urged the city to purchase the land for \$1. 4 million. It's not that much money in reality. If the city buys it, all that money goes to the school by the necessary



MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD \_\_\_\_\_ July 5, 2022 \_\_\_\_\_

Page 9

deadline. A win for the school. The city can allow residents time to chime in and that's a win for the residents. If the residents decided to turn it into residential at a later date. The city gets it for much likely much more and keep all the profits instead of sharing it with the schools. That's a win for the city. If we are as desirable as everyone says we are, the developers are chomping at the bit for the land, especially bordering the Metroparks. I don't imagine that you'd have any trouble selling it down the road. If the community deems that that's the best course of action. So, it feels like it's worth the gamble for our city. Buying the land and buying us all time is in the community's best interest. So, From my little Facebook survey, I like to share what a group of citizens created for you from just one day on Facebook. We have a very smart, creative, and talented community and I can just imagine what they could do with the time that would be granted if the city decided to purchase the land. So, if you don't mind, It's very simple. Very simple. Homemade little graph here. I'll give it to you. So, if you'll look at the responses, please, you'll notice that of my 245 little responses, the majority want public park space or green space and I'd like to point out that as pretty much an overlap with that is the sports complex concept which adds up to about 61 percent of the respondents. They want park space or sports fields and you'll see the bigger, dark bar graph at the top is the main categories but within those categories are the smaller ideas that so for example, the public park, the big one, has everything from the suggestions of green space all the way down to an amphitheater suggested within it and then the revenue generators start at the Center for the Arts Idea all the way down to a daycare. Mixed with a senior center. And then as far as sports complex, everybody wants they just said fields but some specified whether they wanted baseball, lacrosse, tennis, or like pickle ball courts and then if you answered housing and a few answered cemetery as well. So, I can do more. This was just one day. This is just one Facebook post. If you wanted more information, I could gather more if you like but I just thought that the community came up with some neat ideas everything from state parks and ice skating back there to space to rent out the rooms for events and businesses. We had a really neat idea of using it as a as the Center for the Arts since the one turned into a service garage and we haven't had a center for the arts since. Lots of farmers markets and food truck park ideas that Just a lot of creativity that came out in a pretty quick post. So, keep that and then, so, just in conclusion, we ask you to consider buying the land to more thoughtfully consider and plan for the future needs of the community. I hope you'll continue to ask for our input so that we can have a collaborative approach to this public piece of Brecksville. So, thank you. I appreciate the extra time."

Council President Redinger: Thank you very much. Thank you. Do we have other comments?

Mihalek: I just have one question, logistic question. So, today you all voted yes to move it to a third reading. Does that mean tonight's the last time we can talk about it or can we talk about it at the next meeting?

Council President Redinger: The next meeting will be the third reading. Your comments tonight are ones we need them. So, thank you. Tonight is not the last chance. I mean, you can Email us. We can talk to you, you know, at other times in between this meeting and the next meeting.

Mihalek: Okay. And then, another question just about the five property owners. Is there and then, of course, the Chapel Hill side as well. I noticed the Metroparks asked for a 30-foot setback from all their space. Are the residents allowed to write a similar letter to say, hey, I want 100 feet.

Mayor Hruby: The park is just exercising the existing setbacks that are part of the deeds from the 1930s when the park was established.

Mihalek: Okay.

MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 10

Mayor Hruby: They were just notifying the city to make sure that the city acknowledge those setback requirements which we do in each and every instance when we have Parkland involved in the building such as the school.

Mihalek: Okay. I appreciate it.

Councilmember Koepke: Can I just state though? We're always happy to hear from people. I think there's two different things going on here. One, the reading for the zoning is the last reading and the approval will be or not. However, it goes down in two weeks but people can always ask us to discuss what goes on there until it's sold. Is that?

Mayor Hruby: Let me put some perspective to this.

Council President Redinger: Please.

Mayor Hruby: First of all, the school came to the city and discussed the city disposing of the properties for them, selling them for them. I think you understand that and you've heard the explanation on that. So, this Council adopted legislation agreeing to an agreement that we would sell these two properties for the school. Who it's being sold to is, was not, at all discussed or was part of you know the agreement. The reason why the zoning was decided. And contrary to what some believe Chippewa has nothing to do with the zoning and all and does not need to be rezoned. Right? At least considering what it's zoned now. But back to Highland. The Metroparks are quite aware of the Highland property. It's going to be available. The National Park is quite aware of it. It doesn't come anywhere near national park land but the developers, I'm sure, will all maybe stand in line depending... There are others that may have an interest in it but the idea of the rezoning was to make it more attractive but at the same time, to ensure that if there was a community facility use, that it could still be granted based upon adding that to the zoning, Making it consistent with Echo, I'm sorry, Chapel Hill and with your homes making it consistent with that but then, giving and also the opportunity to continue the use as a community facility. Now, community facility as you know, defined, you've named many of them and many of them, you know, could appear here. We're in a position where we believed and still do believe and it'll be up to Council to decide whether they're going to pass this in the third reading. That we make them a land more attractive bringing the school district additional dollars. There are some problems with Highland. Obviously, the cost to tear down the building is some six hundred thousand dollars. It's estimated between that and cleaning the property up. That's the high end. The property itself has a gas line going through it and it has wetlands primarily along its west end borders along your property for example. Found it interesting that the church inquired whether we would be interested in including some of their land in the sale. Thought it interesting that so did some of the residents that live in Chapel Hill wanting to know whether some of their land could be included in to this. So, City Council is not determined what the use is going to be. There is some discussion going on with Council as to whether or not there are city uses of that. Should we keep some of that land all the land, but we're in a position right now that we have to sell it. Sure, we could be one of the ones to buy it. This could be a long process based upon those numbers I gave you and based upon the number of homes that could be built. I don't know if it's be that economically viable. We'll see. For the city to have. Wait, you have real estate? No, viable to a developer. Okay. Yeah. To build there because of the cost of what the improvements would be and then subdivide the property by the numbers that they would be able to subdivide it because of the wetlands and because of the gas line that runs through there and also the park restrictions. Okay. So, to that Council has determined its future, its future is we're going to offer it for sale based upon our agreement and then we'll see what we get back. Before this goes to the voter, that will take place And we, I thought we explained that. It will go to the voter In the fall, if Council decides that. But it will be offered for sale in August and into September. We'll know if we're going to have a viable bid or a viable offer or whatever on the property and then Council can do a variety of things. It has its ability. They can remove it at a certain date

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 11

from the ballot if they wanted to. Council could go ahead and not make the property available anymore if they would buy it or they could make a deal with whoever. But whatever that is has to be approved and has to be approved by City Council then again by the school district. The school has no interest in maintaining and keeping Highland. They have no interest in maintaining and keeping Chippewa schools. There has been no indication from the school to the city that they are going to need additional space. We had offered them additional space up at Blossom. They don't need that. They have told us. And so they will be able to meet the needs of we believe the current population but the future population by their study that they have conducted. So, the school is aware of how many kids might come from five developments and. Well, but you're saying 5 developments. So, say five developments is really not five developments as you were thinking. Housing developments. Okay. The majority of the apartments that will be leased and the townhouses that will be sold at Valor Acres will probably not have children. Okay. They're smaller units. They're very expensive. They'll be geared towards the professionals, young professionals that will be working at the south end of the community. The development that I think you're including the extension now that was just talked about a maybe 60 homes. The sensationalism. That 60 homes will be built in Broadview Heights in Brecksville but will be accessed in Broadview Heights and at the possibility of that happening is very remote. Okay. And I'll just leave it at that at this point in time. If anyone wants to just look at that Planning Commission meeting, I think you'll see the Planning Commission was not very interested in the Mayor of Broadview Heights. I just already come out and said he's not in favor of them providing the services. So, scratch that one off. Okay. The other one you have the extension of the Woodlands, the last phase, will come. That is one development. Yeah. There is the potential of a development on Oakes, I'm sorry, on Snowville Road. 30, 28 to 30 homes talked about there That's it. There's no other developments. Well, Chippewa, right? Land, well, Chippewa, of course, if it sells for that use but in or is slated for that use. But even so, it's less than, it's going to be less than 100 homes. Our population right now is 13,500 and some. We're, even if we sold every one of them, they had three children, you're, adding how many numbers maybe 300 people to the entire population and part of that would be children. So, I don't think that the concern that that the sale of these two properties for whatever reason is going if they end up being developed residentially is going to tax our school district or our city. The other issue that you raise is that you said at night, ma'am, I respect your opinion and always will respect anyone's opinion. But you said, I don't want to see this developed as residential land. Your land is residential, the land around that is residential and it could be a very nice development if in fact, it ends up being residential But I'll leave that as one opinion, the other. The other issue is too that by putting this on the ballot, it gave the city additional time to deal with whoever was bidding on the property. And also for the city to see what kind of numbers the school will be offered. In case the city or any other entity will be interested in this in this property.

Okay.

Mihalek: Well, my question is, is the city interested at all? Or are you just sitting back in in case you need to jump in?

Mayor Hruby: Like it, it's not in the form. And I would, I just tell you this, I can't speak for city council. There has been discussions. Some members of council think we should look at the opportunity to obtain some of the land or all of that land. Some feel not. That that will be in that future. That will be in those next few months to come as to what happens. It's also could be probable that the property doesn't even sell this year or even into next year. Who knows? Right now how things are going but I do know that dealing with all of these developers we've dealt with over the years. They always look to buy the land the cheapest they can get it. Right? And you can be assured they're not going to come in and we don't know if the school number is going to work or not at this point too. But back to your concerns. I appreciate them. I thank you for taking the time. I'm sure council appreciates very much getting this information from you. It's all part of the process. We have that same process going on with Chippewa but not zoning but thought about it. Should we keep it?



MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 12

Should we use it? The Central School you know, on one hand, the city decided to take that in trade. On the other hand, we had to then figure out what to do with it. We haven't figured that out yet. We've had offers by developers. We've decided not to take those offers. Deciding not to move forward in the way that some have suggested and to go back to the public and have additional public meetings and decide what to do. On one hand it's really up to selling, on the other hand. Oh no, don't move too fast. So, I'm not sure which side of the arguments there but I can tell you until a viable plan is decided on any of these three. Nothing's going to happen. Plain and simple. Okay. But we'll continue to take input from the citizens at least administration. I know one Council will and we are very interested in what you have to say and we do understand that you're next door. It's in your backyard literally and why you have that great concern and I understand that very much and I share that all of my colleagues here on Council agree with that too. So, thank you.

Mihalek: Can I ask one more clarifying question? Will you walk me through the next the logistics of the next steps? So, I understand you're accepting bids and right now. It's out now. And then by August, they should be received, right? Is that true?

Mayor Hruby: Becky, Would you excuse me? I'm sorry. Rebecca Riser is our Director of Purchasing. She is spearheading this.

Purchasing Director Riser: Bids are due on there are two more weeks of advertising left this Thursday and next. Three plan holders and only one is a developer.

Mayor Hruby: Okay. And then okay and then you take it to the city or I'm sorry to the school. And they look at the three or three to however many. And they decide which one they want to take as their buyer. Once we get the bids we will meet with the school. Show them the bids. And let them react. They have to accept bids if they are less than the appraised value of \$1.4 (million) and \$1.1 (million) Okay. And I'm sorry. Just to clarify. They have to accept the bids. They have to accept the bids if they're greater than. Greater than. Greater than. Did I say the opposite? Yeah, I said the opposite. I'm an old man. I'm sure. School has to accept if it's over \$1.4 (million). Whatever. Again. Unless for example. you know, there if there's some other issue that comes up with the key. You know, often times when you have sales like this, there are contingency.

Mihalek: Okay.

Mayor Hruby: People will put a series of contingencies in. School might reject it. Because they don't, the money is right but the contingencies are wrong.

Mihlek: Okay.

Mayor Hruby: Okay. But I don't want to presuppose you know what they would or they wouldn't do.

Mihalek: Sure. Of course.

Mayor Hruby: Well, and at that time, if these three are not suitable for the school, is that when the city shows interest or? No, the city's interest is now. I mean, we're very interested in what the future of the property is going to be. Okay? Plain and simple.  
Okay.

Mayor Hruby: Don't take it that means that I'm saying that this Council wants to buy them. I'm not saying that.  
Right.

Mayor Hruby: But they are interested in what the future would be. Some believe maybe we should buy it. Some believe that we should not. Right. Plain simple.

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 11

from the ballot if they wanted to. Council could go ahead and not make the property available anymore if they would buy it or they could make a deal with whoever. But whatever that is has to be approved and has to be approved by City Council then again by the school district. The school has no interest in maintaining and keeping Highland. They have no interest in maintaining and keeping Chippewa schools. There has been no indication from the school to the city that they are going to need additional space. We had offered them additional space up at Blossom. They don't need that. They have told us. And so they will be able to meet the needs of we believe the current population but the future population by their study that they have conducted. So, the school is aware of how many kids might come from five developments and. Well, but you're saying 5 developments. So, say five developments is really not five developments as you were thinking. Housing developments. Okay. The majority of the apartments that will be leased and the townhouses that will be sold at Valor Acres will probably not have children. Okay. They're smaller units. They're very expensive. They'll be geared towards the professionals, young professionals that will be working at the south end of the community. The development that I think you're including the extension now that was just talked about a maybe 60 homes. The sensationalism. That 60 homes will be built in Broadview Heights in Brecksville but will be accessed in Broadview Heights and at the possibility of that happening is very remote. Okay. And I'll just leave it at that at this point in time. If anyone wants to just look at that Planning Commission meeting, I think you'll see the Planning Commission was not very interested in the Mayor of Broadview Heights. I just already come out and said he's not in favor of them providing the services. So, scratch that one off. Okay. The other one you have the extension of the Woodlands, the last phase, will come. That is one development. Yeah. There is the potential of a development on Oakes, I'm sorry, on Snowville Road. 30, 28 to 30 homes talked about there That's it. There's no other developments. Well, Chippewa, right? Land, well, Chippewa, of course, if it sells for that use but in or is slated for that use. But even so, it's less than, it's going to be less than 100 homes. Our population right now is 13,500 and some. We're, even if we sold every one of them, they had three children, you're, adding how many numbers maybe 300 people to the entire population and part of that would be children. So, I don't think that the concern that that the sale of these two properties for whatever reason is going if they end up being developed residentially is going to tax our school district or our city. The other issue that you raise is that you said at night, ma'am, I respect your opinion and always will respect anyone's opinion. But you said, I don't want to see this developed as residential land. Your land is residential, the land around that is residential and it could be a very nice development if in fact, it ends up being residential But I'll leave that as one opinion, the other. The other issue is too that by putting this on the ballot, it gave the city additional time to deal with whoever was bidding on the property. And also for the city to see what kind of numbers the school will be offered. In case the city or any other entity will be interested in this in this property.

Okay.

Mihalek: Well, my question is, is the city interested at all? Or are you just sitting back in in case you need to jump in?

Mayor Hruby: Like it, it's not in the form. And I would, I just tell you this, I can't speak for city council. There has been discussions. Some members of council think we should look at the opportunity to obtain some of the land or all of that land. Some feel not. That that will be in that future. That will be in those next few months to come as to what happens. It's also could be probable that the property doesn't even sell this year or even into next year. Who knows? Right now how things are going but I do know that dealing with all of these developers we've dealt with over the years. They always look to buy the land the cheapest they can get it. Right? And you can be assured they're not going to come in and we don't know if the school number is going to work or not at this point too. But back to your concerns. I appreciate them. I thank you for taking the time. I'm sure council appreciates very much getting this information from you. It's all part of the process. We have that same process going on with Chippewa but not zoning but thought about it. Should we keep it?

MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 13

Mihalek: Yeah.

Mayor Hruby: But no they would go to the school. We'd discuss it with the school. So then the school could determine whether or not they want to accept them or not.

Mihalek: Okay.

Mayor Hruby: Even if it's above \$1.4 (million).

Mihalek: Mm hmm. Okay.

Mayor Hruby: So, school can decline. but then, the negative of that is that they have to continue maintaining.

Mihalek: Right.

Mayor Hruby: It again, it's their property. Yeah. They are going to be the ones actually selling the property in the end, transferring the title.

Mihalek: Okay.

Mayor Hruby: Not the city.

Mihalek: Right.

Mayor Hruby: We're just facilitating getting them there. If we can. Remember the park the Metroparks. There are other schools that are out there. There are a variety of community facility uses that would be or could be interested in the properties you heard. Only one is residential, two are not.

Mihalek: Yes.

Mayor Hruby: Okay. So, again, you know, and I think you would want to be tuned in to what those other two will be when the time comes. Right?

Mihalek: Yeah.

Mayor Hruby: And at some point in time, you may even think that residential is a better use if something else comes along that you feel isn't consistent with, you know, your living. Right. Your neighborhood.

Mihalek: Right.

Mayor Hruby: So, I assume you're thinking like a prison or a group home or something.

Mihalek: Right.

Mayor Hruby: It's not going to be a prison.

Mihalek: Okay.

Mayor Hruby: Okay. Well, that's where I was hoping City Council. Scott (CBO Packard) step in. Could you explain the two conditional uses then with based on facilities.



MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 14

CBO Packard: Yeah Cemeteries and the like. It's not schools. It's not but that's only if voters choose that in November. Is that right?

Mayor Hruby: If this ballot item goes forward. So, what in essence he's saying is, the city in their thinking on this and the Planning Commission is the reducing the community facility uses down to what Scott described. The scene. All the other ones that could have been there would be removed by this rezoning. Okay?

Okay.

Mayor Hruby: Which is another positive or a plus to the rezoning issue.

Gotcha.

Mayor Hruby: That's one protection the city is offering.

Yes. Okay.

Mayor Hruby: Okay. I think that's it. I really appreciate your time.

Council President Redinger: We appreciate yours. Thank you.

John Griffin, 9526 Highland Drive. I just wanted to, I brought it up at the Planning Commission meeting and was told to come here. Just to kind of reiterate what Tina was saying is the parks and the stuff that we have here for youth sports is a lot less than we travel a lot. My son plays many sports. My daughter as well. He's getting big in the lacrosse. Lacrosse is a very up and coming sport especially in this area. Our fields are so subpar compared to the majority of the cities we go to and you hear it from the other schools or the other teams we play against when they show up to the field like this this this really where our game is there's very minimal amount of facilities in the city already as far as youth sports go and to get rid of two more sets of fields at both Chippewa and Highland Drive is a little bit concerning and I again just to reiterate I really love to see the city purchase this for the ability to have sports venues here we travel like I said it pretty far sometimes for tournaments and there's never any in this area because nobody has the facility hold four or five games at a time anywhere local. Excuse me. You tell me about Lacrosse. I'm not talking about baseball. Not just no. Not just baseball but I've I mean when we did play baseball is the same thing. We played here a couple of times. But yeah as far as like soccer fields, lacrosse fields, things like that. It's a large area that would be able to how things like this in the future and bringing all of those people in for these sporting events. It's unbelievable. When anywhere you go for these events, you can't get a hotel room. You can't sit down in a restaurant. I mean, there's just so many people that brings to the area. It has to be valuable to the small business owners in the area, to the city itself. To be able to house these events and I don't, I know you talked about with changing the zoning it wouldn't be able to be used for like a school type setting but if the city did own the property and say kept the gymnasium or something would that be able to be used for like we have a horticulture program in Brecksville but to be able to expand on that or with that with changing the zone would that not allow that to take place on that property then? If the city owned the property? Yes, say we, the zoning changed like your that it's being proposed and it's only allowed to be used for the R20 or the parks and recreation. If the city was to purchase it, would you be able to use it for any type of like I said, like a horticulture, arborist, anything like that. There's so much in this area vegetation wise and all of that and it would be great to be able to go to a place as a child or as an adult to learn more about the trees in the area, the plants, the and to you know what I'm saying? It would it would changing the zoning. I'm asking because I'm not sure. Would changing the zoning to just allow housing and parks and recreation. Would that prevent that something like that from taking place in the future on that land? It's similar

MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

July 5, 2022

HELD \_\_\_\_\_

Page 15

to the issue of why the rezoning took place at the old library. The city chose to use it for its engineering department and building engineering department. So it was put before the voter to change the zoning consistent with that use. So depending on what city would decide for Highland could use it for fields automatically could use it for the parks automatically but if there would be some kind of a arts facility or a horticultural facility or some use like that that has it would it would have to be rezoned.

Okay.

Yes. Okay. Now, just one other question to touch on with was brought up. If the city decided to purchase the property. Would your bid also be due by I think it was July 22nd as well? Or would you have the opportunity to sit down with the schools, look at the three bids, and say, you know what? After that date or would the City's bid be due on that date as well? The city could bid on that date. The city could enjoin with the school tomorrow and start discussing it. It could be after, it's just when that decision is Okay. So, yes, it could, it could take place at any time. But it could also take place after, after you sit down with the school and say these are the three bids. You know what? Maybe they're not as expensive or as high as we thought they were. Maybe the city could purchase it for a lower amount than they expected and I'm just, I'm just asking, I guess, if you, if the city doesn't make a bid by the deadline, it doesn't mean we're out automatically, right? It still could happen afterwards. That's correct. As long as it's not sold to.

Mayor Hruby: Again, it won't be sold until the city presents to the school board and discusses with the school board.

Council President Redinger: Thank you. Is there any other comments?

Steve Schadler, 8980 Cinnabar Drive. I just have a few short ones. Um want to start by thanking Miss Mihalek for her comments. She did a great job summarizing 200 plus comments on a couple places. And I thank her for doing that and it really is she really did solicit that feedback. I've seen a lot of those same comments. So she really is speaking on behalf of a tremendous number of folks in the community. So please take those to heart. I'm not going to repeat what she said. A few other ones that I thought she missed. That I'll get to in a moment. Also want to thank Councilman Stuckey. I understood at a prior planning commission. You spoke on up on behalf of the fields and stuff. That's something that a lot of people in the community are really expressing as well. So I'm very pleased to hear that is in the mix in a healthy way. I guess the last one of the last two points I sort of want to communicate I think Tina touched really on the importance of soliciting community feedback. And I know a lot of the residents that have reached out to me and that I've engaged in conversations with or have expressed frustration that they don't feel like there's been an opportunity for them to really be heard. So I wanted just to ask if both Mr. Mayor from behalf of administration or somebody on Council on behalf of Council wanted maybe just to reiterate how folks can reach out to you and provide that feedback. Facebook is one for informal conversations but that's not you know this little echo chambers within there and that's not a formal channel to provide that feedback directly to you guys. So if you could articulate how folks can give you that feedback so you can get it through a formal channel. I think that would be great. Obviously, your Email addresses are out there but I don't know if there's some other meeting that you guys held or could hold to solicit that feedback. I think that would be really wonderful. I know there was one meeting already with some of the folks who live hyper local to that area but I also know folks who about that property and live I guess just outside of whatever radius got invited who have strong feelings that felt excluded from that meeting who would who would have jumped at the opportunity to attend and provide that feedback. Um and that piggybacks on, I know we sent out on the on the fireworks thing. We sent out a survey to all residents. I think that's a really great practice to survey folks. Not everyone's on Facebook maybe sending out some sort of survey of do you want the city to express heavy interest in purchasing this property? And get a get a sense of what the community really wants. Because it's hard to collect that data but you guys are in a really good position, a unique position to survey not just little Facebook groups or

MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 16

people who are on Facebook but to survey the community at large and really get a large data set on that. So as you as you think about is that should the city be interested right? You're debating it internally. That might be a valuable data point to have of hey we surveyed the city and they're split 50/ 50. So, let's continue our conversations as we were or maybe you'll find it is split 90/10 in one direction and that would then inform you of hey, you know, the residents really don't want us to purchase this or they really do want us to purchase it. At least you would know by soliciting that feedback. So, I would encourage you to think creatively about ways to do that. And then the last point that I got from a resident. You know what? Maybe I'll share that privately with you guys. In an Email of my own. And then lastly I guess I was a little confused mister mayor on one comment you made about less than 1 00 housing units in total. Valor Acres has on their website currently 200 plus housing units just at Valor Acres. I don't know if that's dated or how accurate that is but when you take the apartment building with all the other housing styles that are going in there. It's advertised on their website at this moment as 200 plus. And I know of those folks won't have kids if they're smaller but as a young family, you talk about young professionals and then being expensive, I think those folks are likely to have children be thinking about having children. So, just tuck that into the into your back of mind as well. There maybe more kids coming. Although, that may really all be for the school board really to consider in terms of school capacity. So, I'm not sure that that's really in your purview anyway. Thank you for interrupting you. There are 160 apartment units. Okay. The rest of the units have taken around to 200 our single family. I either attached or detached units. There are only four single houses at the far end of the development. Um those are the numbers that have been published numerous times. But these folks in those apartments may have children, right? I mean, I've lived in an apartment and I've had kids on all sides of me when I lived in an apartment building. No question about it. That's not, you know, I mean, that's not what they're targeting. The size of them are very small. The cost is very expensive. They are looking at and again appealing towards the people that are going to work and live up there. Sure. Um and ensure they can have children. There's no question about it. Start their families there. A lot of people have started their families living in apartments or whatever but certainly. I'm just sort of giving the flavor of what that design is and how they're marketing that and what I know of the number of units that if already been asked for there will be a lot of empty nester people that will be here. Sure, I imagine there would be as well. Just because they're expensive, I mean, wealthy people have children too. So, there's, if they're small, only one bedroom, that's certainly. Well, I appreciate that. Thank you. Yeah. Alright. Well, thank you guys very much.

Council President Redinger: Thank you. Are there any other comments from the audience? So, just so everybody knows, our Emails and cell phones are all available. We take comments from residents on all the time. So, those are on our website, those are in the bulletins, those are on the calendar. So, and I see Mr. Matty has a comment for me.

Law Director Matty: Madam President, you just brought something to my attention. Mr. Schadler's one comment concerns me especially if you are receiving Emails or texts from our resident amidst the shadow was incorrect when he said that he would like to privately share with you the comments of a resident. So that our residents understand if Council or the Mayor or anyone else in the City receives an E-mail from a resident if some other resident and I would think Mr. Schadler would know this because of the amount of public records request that he makes of the city, that's a public document. That if someone else requests it, we have to produce it under Ohio law. So that all our residents understand when they send those emails to you if requested, they have to be produced to whoever asks. I just want to make sure your record is clear on that. Thank you.

Council President Redinger: Thank you.



MINUTES OF A MEETING OF THE  
COUNCIL OF THE CITY OF BRECKSVILLE

HELD July 5, 2022

Page 17

Steve Schadler: Allow me just to clarify on that. I what I was sort of getting at is one other idea that I didn't think this was a good venue and forum to voice it. Not that they wouldn't be subject to public records requests or anything like that.

Law Director Matty asked that the vote on Ordinance 5522 be reconsidered. Councilmember Stucky has a conflict and wishes to abstain from the vote on Ordinance 5522.

Motion by Redinger, seconded by Caruso, to adjourn the regular meeting at 9:25 **ADJOURN**  
P.M.

Ayes: Caruso, Koepke, Redinger, Savage, Stucky.

Nays: None.

**MOTION CARRIED 5-AYES, 0-NAYS.**

  
\_\_\_\_\_  
PRESIDENT OF COUNCIL

  
\_\_\_\_\_  
CLERK OF COUNCIL