

REGULAR SESSION

February 10, 2022

The Council of the City of Chardon met in Regular Session Thursday, February 10, 2022 at 6:30 p.m. in Council Chambers of the Chardon Municipal Center.

Christopher Grau, Mayor & President of Council presiding.

The meeting opened with the pledge of allegiance and roll call.

Members of Council present: Andrew Blackley, Deborah Chuha, Christopher Grau, David Lelko, Kyle Martin, Heather Means, Daniel Meleski.

Members of Council absent: none.

Others Present: City Manager Randy Sharpe, Finance Director Mate Rogonjic, Clerk of Council Amy Day, Law Director Benjamin Chojnacki, Police Chief Scott Niehus, City Engineer Doug Courtney, Community Development Administrator Steve Yaney, Public Service Director Paul Hornyak, Mark Iacofano, Bill Hess, Steve Turpin, Robert Evans, Rick Sommers, Amy Patterson, Kimm Leininger, T.J. Whittmann, David Jacobsen.

Mayor Grau asked for a moment of silence in remembrance of the Chardon High School shooting that occurred in February, 10 years prior. He noted that an ecumenical service will be held on Sunday, February 27 at the Church of St. Mary for those who would like to attend.

**APPROVAL OF MINUTES**

January 13, 2022 Regular Session

Mr. Meleski noted that the minutes should reflect that Councilman Means joined the meeting via zoom and was not voting.

Mr. Meleski moved and Mr. Blackley seconded to approve the minutes of the January 13, 2022 Regular Session as amended.

Upon roll call vote the motion passed unanimously.

January 20, 2022 Special Session

Mrs. Chuha noted that the minutes should reflect that Mr. Meleski seconded the motion to appoint Kyle Martin to City Council.

Mrs. Chuha moved and Ms. Means seconded to approve the minutes of the January 20, 2022 Special Session as amended.

Results of the roll call vote:

Blackley: Yes  
Chuha: Yes  
Grau: Yes  
Lelko: Abstain  
Martin: Yes  
Means: Yes  
Meleski: Yes

Motion passed.

**MANAGER'S REPORT**

Mr. Sharpe introduced and welcomed Mark Iacofano who has been hired to replace Mate Rogonjic as the City's Finance Director.

Mr. Sharpe reported that the system-wide DUO Security Multifactor Authentication enrollment is nearing completion.

Mr. Meleski asked if the City is ready to obtain a cyber insurance policy.

Mr. Sharpe stated that the City needs to segregate Windows 7 machines and 2008 servers from the network before being able to secure cyber insurance.

Mr. Sharpe stated that the ODOT Systemic Safety Funding Grant Application was submitted on January 25, 2022 to improve pedestrian safety on the Square and at the High School student parking lot area. The recommendations and application will be discussed at a Safety Committee meeting on February 23, 2022.

Mr. Sharpe reported that the City is partnering with Chardon Local Schools on a grant application for a summer learning and afterschool opportunities grant.

Mr. Sharpe reported that the City received a donation from John Shiffler of Shiffler Sales and Equipment of a pallet of multi-purpose cleansing wipes which have been distributed to various City departments.

Mr. Sharpe thanked Mate Rogonjic for all of his work for the City over the last 10 years and wished him well in his future endeavors.

Mr. Rogonjic spoke to reflect on his time as Finance Director for the City and expressed his gratitude to Council and members of staff.

**PLANNING COMMISSION REPORT**

Mr. Blackley reported that Planning Commission met in Special Session and approved and accepted the performance bond put up by Sommers Development Group for Thistle Creek. This then allowed Planning Commission to approve the plat of subdivision.

**COUNCIL COMMITTEE REPORTS - none.**

**HEARING OF PERSONS BEFORE COUNCIL**

**Those Persons on the Agenda**

Steve Turpin, manager of BrewFest 2022 for Great Lakes Race Timing, provided an update on the status of the event activities for 2022. He reviewed new attributes of the event and reviewed their proposed requests including a footprint expansion on the Square and the placement of a sponsored vehicle on the Square during the event.

Council had no objection to the event expanding to the southern end of the Square.

Mr. Lelko suggested the City use a contract for the event.

Ms. Means stated that if the City allows a vehicle to be parked in the grass, they would have to allow the same to others who make a similar request.

Discussion occurred regarding parking a sponsor vehicle on the grass of the Square.

Mr. Turpin stated that they would withdraw their request to put a vehicle in the grass of the Square.

Mr. Turpin noted that the list of material and logistics requests from the City is similar to the requests made in prior years.

Mr. Blackley moved and Ms. Means seconded to authorize the City Manager to enter into a contract with Great Lakes Race Timing for Brewfest 2022. Upon roll call vote the motion passed unanimously.

Kimm Leininger, representing Geauga Growth Partnership (GGP), presented a program to create a business retention and expansion taskforce as a collaborative way for municipalities and organizations to serve the business community. She reviewed the activities and role of GGP and a history of the creation of a business retention and expansion program. She reviewed the partners of the taskforce and how the information will be collected and shared amongst the members.

Mr. Sharpe asked how the regional BRE program of GGP will work in conjunction with the City's program.

Mr. Yaney stated that the City will continue to reach out to smaller businesses and the City would partner with GGP on the larger corporations.

Mr. Lelko asked if Mr. Yaney will be aware of any business that is contacted by the partnership.

Ms. Leininger stated that they will not contact any business in the City without the City being aware of it.

Mr. Sharpe stated that he thinks the BRE program will be beneficial and provide continuity for the City and County.

Ms. Means asked how this program is different from what Retail Strategies is doing.

Mr. Yaney stated that Retail Strategies is a recruitment arm for retail and restaurants and shopping. The BRE program is focused on addressing the needs of industrial and office-type users.

Mr. Lelko asked if the County has joined in this partnership.

Ms. Leininger stated that various individuals from the County have been participating and working with them.

Mr. Sharpe stated that the Law Director has reviewed and approved the proposed agreement.

Mr. Blackley asked if the Economic Development Committee should review the proposal and make a recommendation to Council.

Ms. Means asked if Council had any objections to it that the Committee would need to address.

Mr. Martin stated that having metrics is the only outstanding issue he has questions about.

Ms. Leininger stated that metrics is something they are continuing to work on.

Mr. Blackley asked what the consequences would be to violations of the agreement.

Ms. Leininger stated that they would pull their access to their database.

Mr. Lelko asked about the cost.

Ms. Leininger stated that there is no cost to the City.

Mayor Grau stated that if the Economic Development Committee members did not feel the need to meet, he would defer to their judgement.

Ms. Means moved and Mr. Martin seconded to authorize the City Manager to enter into an agreement as a partner organization of the Geauga County BRE taskforce and the Geauga Growth Partnership, providing leadership in a coordinated business retention and expansion strategy for Geauga County. Upon roll call vote the motion passed unanimously.

**GENERAL PUBLIC** - none.

**OLD BUSINESS** - none.

**NEW BUSINESS**

Regarding a transfer of D5 & D6 liquor permit from South Street Hospitality Inc DBA Bass Lake Taverne to TFB Hospitality LLC DBA Lodge at Bass Lake, no member of Council had any objections.

**LEGISLATION**

**ORDINANCE NO. 3197**

AN ORDINANCE DECLARING 100% OF IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE TO BENEFIT THOSE PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS THEREON TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A REDWOOD CHARDON MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS AND RELATED MATTERS was read for the third time by title only.

Mr. Blackley moved and Mr. Meleski seconded for the adoption of Ordinance No. 3197.

Mr. Lelko asked about recent edits to the legislation.

Mr. Chojnacki stated that minor edits were made to the legislation that were proposed by the County that included removing public park improvements as a permitted use for the TIF fund.

Upon roll call vote the motion passed unanimously.

**ORDINANCE NO. 3198**

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN OPTION TO PURCHASE REAL ESTATE CONTRACT WITH SOMMERS DEVELOPMENT CORPORATION, INC., AND DECLARING AN EMERGENCY was read for the first time by title only.

Mrs. Chuha moved and Mr. Meleski seconded the rules be suspended and the Ordinance be read for the second and third time by title only. Upon roll call vote the motion passed unanimously.

Ordinance No. 3198 was then read for the second and third time by title only.

Mr. Blackley moved and Ms. Means seconded for the adoption of Ordinance No. 3198.

Mr. Chojnacki stated that the ordinance authorizes the City Manager to enter into an option to purchase real estate contract with Sommers Development Corporation. Similar contracts have been entered into in the past with Sommers for these 2 parcels, and Sommers wishes to engage and utilize this option again. Council is being asked to consider affording the developer a 4-month option agreement at a cost of \$1,000 per month.

Upon roll call vote the motion passed unanimously.

**ORDINANCE NO. 3199**

AN ORDINANCE ADOPTING AN ANNOUNCEMENT OF DECISION AUTHORIZING THE SUBDIVISION PLAT OF RECORD AND DEDICATION OF SUBDIVISION PUBLIC IMPROVEMENTS FOR THISTLECREEK PRD PHASE 1 was read for the first time by title only.

Mr. Meleski moved and Mrs. Chuha seconded the rules be suspended and the Ordinance be read for the second and third time by title only. Upon roll call vote the motion passed unanimously.

Ordinance No. 3199 was then read for the second and third time by title only.

Mr. Chojnacki stated that the legislation adopts the announcement of decision which approves the plat for Phase 1 of the Thistle Creek Subdivision and authorizes the dedication of public improvements.

Mr. Lelko noted that the announcement of decision should reference Council rather than Planning Commission.

Mr. Blackley moved and Mr. Meleski seconded for the adoption of Ordinance No. 3199.

Upon roll call vote the motion passed unanimously.

**REVIEW OF EXPENDITURES**

Mr. Meleski reported that expenditures were in order.

**EXECUTIVE SESSION**

Mr. Meleski moved and Mrs. Chuha seconded to adjourn to Executive Session at 7:41 p.m. for conferences with the attorney for the public body concerning disputes involving the public body that are the subject of pending or eminent court action, and invite Ben Chojnacki, Randy Sharpe, Mate Rogonjic, Mark Iacofano, and Majeed Makhlof into the session. Upon roll call vote the motion passed unanimously.

Discussion occurred regarding conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or eminent court action.

Meeting reconvened at 8:59 p.m.

**ANY OTHER BUSINESS TO COME BEFORE COUNCIL**

Members of Council and staff reported on upcoming community events.

Mr. Sharpe asked Council if there were any objections to the Economic Development Committee members attending the Retail Strategies' Retail Academy along with 2 staff members in May.

No member of Council had any objections to the Economic Development Committee members attending the academy along with staff.

**ADJOURN**

Mr. Meleski moved and Ms. Means seconded to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 9:03 p.m.

Attest:

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CHRISTOPHER GRAU, Mayor  
President of Council

\_\_\_\_\_  
AMY DAY  
Clerk of Council