

PUBLIC HEARING

March 12, 2020

The Council of the City of Chardon held a Public Hearing Thursday, March 12, 2020 at 6:15 P.M. in Council Chambers of the Chardon Municipal Center to provide the public an opportunity to comment regarding a proposed Zoning Map Amendment to Parcel ID# 10-009111. The proposed re-zoning is from "I-WTTO" Industrial - Wireless Telecommunications Overlay District to "R-3" Medium Density Residence District and then to "PRD" Planned Residential District. Daniel Meleski, President of Council presiding.

Members of Council present: Andrew Blackley, Deborah Chuha, Chris Grau, Nancy McArthur, Heather Means, Daniel Meleski, Jeffrey Smock.

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, David Conley, Cindy Sague, Rick Sommers, Fawn O'Hara, Mike Monkiewicz, Alex Monkiewicz.

Mayor Meleski opened the public hearing.

Community Development Administrator Steve Yaney, reviewed the proposed residential subdivision of 90 homes to be constructed in three phases, that includes open spaces and smaller lots. He stated that a zoning change is being requested on the property from Industrial-Wireless Telecommunications Overlay District to Medium Density Residence District and then to Planned Residential District.

Mr. Yaney reviewed aspects of the development relative to roads, sidewalks, green spaces and mailboxes. He noted that two variances are being requested including: a variance to minimum front setbacks on some lots which would allow winding streets and a waiver/variance of the requirement of the installation of sidewalks on the south side of the development.

Mr. Yaney reviewed the home styles, that are planned to be 1,400-2,800 square feet at a price range of \$250,000-\$400,000.

Mr. Yaney noted that Planning Commission and staff have recommended approval of the concept plan and re-zoning.

Mr. Blackley inquired if there has been a resolution about the common driveway to Shiffler.

Mr. Yaney stated that the shared driveway would be more fully developed during the preliminary plan stage.

Ms. Means inquired about a traffic light for the development.

City Engineer Doug Courtney stated that a traffic impact study will be submitted with the preliminary plan, and so a traffic light is undetermined at this time.

Mrs. McArthur asked about the proximity of homes in the Woods of Burlington to those in the proposed development.

Mr. Yaney stated that the homes in the Woods of Burlington that are closest to the homes in this development would be those on Middle Post Pointe, noting that there would be a couple hundred feet between the homes in the two developments.

Mr. Smock stated that he would like to see the home on Lot #69 removed because of its proximity to the house on Lot #90.

Fawn O'Hara, 207 Wilson Mills Road, stated that in general she is opposed to new construction when there are existing vacancies that should be filled first. In addition, she believes that the City's infrastructure needs to be improved before adding this development, citing the example of her electricity that frequently goes out and she would rather have greenspace instead of a housing development.

Cindy Sague, 429 North Hambden Street, expressed her opposition to the development. She stated that the City will become like Mentor if these housing developments continue.

Richard Sommers explained that the development should not have any impact on utilities. There is adequate water and they will be upgrading the sewer.

Mr. Smock asked if the Sommers Group would consider addressing Lot #69.

Mr. Sommers stated that Lot #69 will be addressed at the next stage of the planning. The issue being considered now is the zoning change and not the layout of each lot. To address Mr. Blackley's comment regarding the Shiffler driveway, they will be working with Shiffler to address a safe driveway for Shiffler and residents.

Mrs. McArthur asked if a decision had been made regarding builders.

Mr. Sommers stated that a decision has not been made regarding builders.

Mrs. McArthur asked if an HOA will be formed.

Mr. Sommers stated that an HOA will be formed and is necessary to take title to the greenspace.

Mr. Blackley stated that development such as the one being proposed is consistent with NOACA's 2040 vision plan for development in the region. The basis for this statement is that because the City has water and sewer systems, the City is capable of dealing with developments of this type, and this helps preserve open space and farmland in the County. He added that people have the right to develop their property and the City would have to buy the land if they wanted to preserve it as parkland.

Mr. Blackley moved and Mrs. McArthur seconded to direct the City administration to prepare an announcement of decision and municipal approval for the project. Upon roll call vote the motion passed unanimously.

The public hearing closed at 6:45 P.M.

DANIEL MELESKI, Mayor
President of Council

Attest:

AMY DAY
Clerk of Council

REGULAR SESSION

March 12, 2020

The Council of the City of Chardon met in Regular Session Thursday, March 12, 2020 at 6:30 P.M. in Council Chambers of the Chardon Municipal Center.

Daniel Meleski, President of Council presiding.

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

Members of Council present: Andrew Blackley, Deborah Chuha, Chris Grau, Nancy McArthur, Heather Means, Daniel Meleski, Jeffrey Smock.

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, David Conley, Cindy Sague, Rick Sommers, Fawn O'Hara, Mike Monkiewicz, Alex Monkiewicz.

APPROVAL OF MINUTES

Mr. Blackley moved and Mrs. McArthur seconded to approve the minutes of the February 13, 2020 Regular Session.

Upon roll call vote the motion passed unanimously.

MANAGER'S REPORT

Mr. Sharpe reported that the Chardon Community Action Team is requesting the use of the Municipal parking lot at 106 Water Street on Friday, Saturday and Sunday of the Maple Festival to park cars.

Mr. Grau asked if the Theater is amenable to the Chardon Community Action Team using the parking lot at 106 Water Street.

Mr. Sharpe stated that the Chardon Community Action Team uses the parking lot in cooperation with the Theater.

No member of Council had any objections to permitting the Chardon Community Action Team's use of the Municipal parking lot to park cars during the festival.

Mr. Sharpe reported that fifteen applications are under review for the full-time maintenance worker position in the Division of Water and Sewer.

Mr. Sharpe reported that the spring leaf pickup is scheduled for April 13, 2020.

Mr. Sharpe reported that the City safety services met and discussed plans to help mitigate the spread of the COVID-19 virus and help the community get through it. He encouraged the public to follow recommendations and obtain information from the

Ohio Department of Health, the CDC, and the World Health Organization's websites.

Mr. Sharpe reported on the status of the Maple Highlands Trail Extension Project Phase II. He stated that the apparent low bidder for the project pulled their bid and the next highest bidder (Lockhart Concrete Co.) is 15% above the engineer's estimate. ODOT is determining if the project can be awarded because projects greater than 7% over the estimate need special consideration to be awarded. A few options exist, but the recommended option is to move forward with the low bidder and ask ODOT to award the project to Lockhart Concrete Co. To cover the additional cost of the project, \$100,000 that was budgeted for potential used equipment, has been eliminated.

Mayor Meleski asked if the City would be put at risk to do this.

Mr. Rogonjic explained that the City's reserve funds are funded above the minimum amounts and he does not see a cause for concern.

Mr. Meleski stated that the trail will be a significant asset to the City and spoke in support of moving forward with the existing bid.

Mr. Grau asked if Lockhart Concrete Co. is still interested in performing the project.

Mr. Sharpe stated that the information he has is that Lockhart Concrete Co. is still interested in performing the work.

Mrs. McArthur stated that she is not interested in rebidding the project and asked if the additional money to cover the costs of the project is to come from the purchase of a street sweeper/vac truck, when the City would budget for that.

Mr. Hornyak stated that staff would look to the future to replace the vehicle. Therefore, it would be included in the 5-year capital plan.

Mr. Blackley spoke in support of proceeding with the project with the current bid and pressuring ODOT to award the bid.

Mr. Blackley moved and Mrs. Chuha seconded that the City should write a letter to ODOT District 12 that Council supports the award to Lockhart Concrete Co. as the lowest and best bid, and ask them to award the bid as early as possible and the City will pay the difference.

Upon roll call vote the motion passed unanimously.

Mayor Meleski inquired about changes to the Mel Harder Park project to include improvements to the firing range.

Mr. Sharpe stated that to save money on the purchase and transport of dirt for the Mel Harder Park project, the Public Service Director suggested that dirt be removed from the firing range for the project which will also allow the firing range to be reoriented and 30 feet deeper.

PLANNING COMMISSION REPORT

Mr. Blackley reported that Planning Commission met and approved the concept plan for Brooks Meadows development and approved D & S Automotive's request to amend their conditional use to allow for additional parking.

Mr. Blackley reported that Planning Commission also heard an informal discussion with Rex Roberts regarding a potential future variance request for an addition to a home at 237 North Hambden Street.

COUNCIL COMMITTEE REPORTS -

Service

Mr. Blackley reported that the Water/Sewer and Service Committees jointly met and discussed the Public Service Director's infrastructure priority list which included: a water main from wellfield to Hidden Glen, various water loops in the city, construction of a small water tower, and structural maintenance of the existing water tower.

Mr. Blackley reported that the Committees also discussed a proposal and costs for a water main on Canfield Drive which would provide a beneficial water loop for the City. Because work is being planned on the road, it made sense to look at the possibility of installing a water main on the road. However, due to the high cost of the project, the Committees discussed leaving it to homeowners to petition the City if they wanted the water main on Canfield Drive.

Mr. Courtney stated that a water main would be costly for the homeowners on Canfield Drive.

Mr. Blackley stated that the Committee discussed investing in a hydraulic model of the City's water system that would allow the City to evaluate the current condition of the water system.

Mr. Courtney stated that CT Consultants has provided the City with a proposal that still needs to be reviewed.

Mr. Rogonjic stated that funds have been allocated for the study in the budget.

Mrs. McArthur asked when the model was last updated.

Mr. Courtney stated that the last time the model was updated was in 2010.

Mr. Grau asked if any Canfield Drive homeowners have requested the water line.

Mr. Blackley stated that he has heard from one homeowner who would like to connect to the city's water line.

Safety

Mr. Grau reported that the Committee met and approved the increase in the Valley Enforcement Group membership dues and also discussed an upgrade for Police Department cameras and reconfiguration of the firing range.

Mr. Grau reported that the Committee also discussed the need to replace the battery backup in the dispatch center at an estimated cost of \$10,000. The battery backup is necessary to keep the dispatch center functioning between the time power goes out to when the generator supplies power and if the generator were to fail.

Mr. Sharpe stated that because it is not in the temporary budget, he asked for Council's approval.

Mr. Grau moved and Ms. Means seconded to approve the battery backup purchase for the dispatch center. Upon roll call vote the motion passed unanimously.

Mr. Grau reported that a future Safety Committee meeting will be held to discuss the City's Emergency Operations Plan.

Mrs. Chuha inquired about the status of monthly police department reports.

Mr. Grau stated that the Safety Committee can discuss whether to continue the monthly reports at their next meeting.

Economic Development Committee

Ms. Means reported that the Committee met and discussed the importance of continuing business visitations. A goal of 10 visitations has been set for the year and the Community Development Administrator will report on the visitations later in the year.

Ms. Means reported that the remainder of the meeting was spent discussing the hiring of Retail Strategies to provide economic development consulting services to the City. They would provide an analysis of the commercial business inventory, maintain an online database that is available to the public, provide consumer metrics for the area, represent the City in their contact with retailers, restaurants and developers, create a marketing prospectus, and provide a retail academy workshop for staff. She stated that the City does not have someone who is proactively doing economic development and the Committee discussed if Retail Strategy could fill this void.

Considerable discussion occurred regarding the information and work Retail Strategies will do for the City.

Mr. Grau stated that the City has been discussing this for years he supports the hiring of Retail Strategies.

Ms. Means stated that the Committee reviewed references provide by Retail Strategies. Overall, the references were positive and all conveyed that they saw results from Retail Strategies.

Mr. Sharpe reviewed the process to finalize a contract with Retail Strategies.

Mr. Blackley asked staff their opinion.

Mr. Sharpe and Mr. Yaney expressed their desire to work with Retail Strategies.

Mr. Blackley asked what Retail Strategies' experience is with smaller communities like Chardon.

Mr. Yaney stated that a reference he spoke with stated that what Retail Strategies does is scalable.

Ms. Means stated that references conveyed that Retail Strategies is better for smaller towns especially if you don't have a dedicated staff.

Mr. Smock stated that he thinks it is worth the investment to proceed.

Mayor Meleski stated that approval of Retail Strategies would be done when the budget is approved and a contract would follow.

Mrs. McArthur stated that the Economic Development Committee plans to meet to review and discuss the details of the contract.

HEARING OF PERSONS BEFORE COUNCIL

THOSE PERSONS ON THE AGENDA - none.

GENERAL PUBLIC

Dave Conley, Illuminating Company Regional Representative, reviewed the Illuminating Company's storm restoration process and reminded Illuminating Company customers that reporting their power outage is the fastest way to restore lost power.

Mike Monkiewicz, 129 Court Street, spoke in support of the completion of the Maple Highlands Trail and the steps the City has taken to connect sidewalks. He also expressed that he appreciates the efforts to make the City of Chardon a complete town and the direction it is headed.

OLD BUSINESS - none.

NEW BUSINESS - none.

LEGISLATION - none.

REVIEW OF EXPENDITURES

Mrs. McArthur reported that expenditures were in order.

EXECUTIVE SESSION -

Mr. Grau moved and Mrs. McArthur seconded to adjourn to Executive Session at 8:16 p.m. for the purpose of discussing appointments to boards and commissions, conference with an attorney for the public body concerning disputes that are the subject of eminent or pending court action, preparing for negotiations or bargaining sessions for public employees, compensation of a public employee, employment or compensation of public employees, conference with an attorney for the public body concerning disputes that are the subject of pending court action and invite Jeff Miller, Chief Niehus, Dennis Coyne and Steve Patton into the session. Upon roll call vote the motion passed unanimously.

Discussion occurred regarding appointments to boards and commissions.

Discussion occurred regarding disputes that are the subject of eminent or pending court action.

Discussion occurred regarding preparing for negotiations or bargaining sessions for public employees.

Discussion occurred regarding employment or compensation of public employees.

Discussion occurred regarding disputes that are the subject of pending court action.

Discussion occurred regarding compensation of a public employee.

Meeting reconvened at 10:18 p.m.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Mrs. McArthur moved and Mrs. Chuha seconded to appoint Mike Williams to the Civil Service Commission for an unexpired term ending December 31, 2021. Upon roll call vote the motion passed unanimously.

ANY OTHER BUSINESS TO COME BEFORE COUNCIL

Mayor Meleski announced that a Special Session of Council will be held March 24, 2020 to discuss the 2020 budget.

Mr. Blackley thanked a Police Department patrolman for going above and beyond his duties in assisting a resident who had fallen.

Members of Council reported on upcoming events.

Members of Council reported on cancellations of various events due to the COVID-19.

ADJOURN

Mr. Smock moved and Mrs. McArthur seconded to adjourn. Upon voice vote the motion passed unanimously.

The meeting adjourned at 10:22 p.m.

Attest:

DANIEL MELESKI, Mayor
President of Council

AMY DAY
Clerk of Council