

**COUNCIL WORK SESSION  
MONDAY, OCTOBER 1, 2012**

**6:00 P.M. PROMPT**

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**Dinner will be served**

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- **INTRODUCTION OF MICHAEL SKVASIK, BUILDING COMMISSIONER**
  
- **DISCUSSION OF AGENDA**
  
- **MENTORING PROGRAM – PASTOR DOUG BOQUIST**
  
- **DISCUSSION OF BOARDS & COMMISSIONS RE-APPOINTMENTS**
  - **Civil Service**
  
- **SET DATES FOR BUDGET HEARINGS**
  
- **RECEPTION AREA ENCLOSURE**
  
- **DISCUSSION OF ADULT DAY CARE**
  
- **EXECUTIVE SESSION – Personnel**

Bedford, Ohio

October 1, 2012

Bedford City Council met in a Work Session at Bedford City Hall on Monday, October 1, 2012 at 6:05 p.m.

Present: Council Members: Mayor Daniel Pocek, Warner Batten, Stan Koci, Marilyn Zolata, Paula Mizsak, Greg Pozar, Donald Saunders. Also Present: Clerk of Council Lorree Villers. Administration: City Manager Henry J. Angelo, Finance Director Frank Gambosi, Economic Development Director Mike Mallis. Guests: Building Commissioner Michael Skvasik. Absent: Law Director Ken Schuman.

Mayor Pocek then started with the introduction of the new Building Commissioner Michael Skvasik. Mr. Angelo said Mr. Skvasik would be starting on October 15, 2012. He offers a list of excellent credentials and he was very qualified having 20 years of experience. Mr. Skvasik was currently the Building Commissioner at the Village of Glenwillow. When Mr. Angelo spoke to the Mayor of Glenwillow, the Mayor could not say enough nice things about Mr. Skvasik and he was sad to see him leave his position. Mr. Skvasik already knew Rob Brown and Larry Stouffer from previous work.

Mr. Skvasik stated he was very pleased to be part of the team. He briefly touched on the places he had worked and his duties. His focus was to make Bedford a better place and he wanted to make a difference. He thanked everyone for the opportunity.

Mr. Pozar thought with Mr. Skvasik's experience of working in four cities, he could focus on possible part time positions in the Building Department, increase and improve the level of service, streamline the department and report his findings or suggestions to Council. Mr. Skvasik agreed he would have some duties and challenges before him as it was in every job or place of employment. Mr. Saunders asked if Mr. Skvasik had any experience with "land bank" situations. Mr. Skvasik had not. Council welcomed Mr. Skvasik to the team and they were relieved to have the position filled so the department could move forward.

Council had no issues with the September 17, 2012 Work Session minutes or the September 17, 2012 Regular Council minutes.

Ordinance No. 9005-12 was an ordinance amending Ordinance No. 8905-11 making additional appropriations for current expenditures of the City of Bedford, Ohio during the year 2012. Mr. Gambosi referred to his memo and said the changes were for: the Friday date events, the City owned housing rehab, the Rockside Road project, and the municipal court fund.

Ordinance No. 9006-12 was an ordinance authorizing a contract with Solar Testing Laboratories, Inc. for \$2,850.00. Mr. Angelo explained this expense was to be used to properly seal the abandon wells at the Solon Road landscaping company property. This was something that was overlooked and had to be done. Mr. Mallis briefly noted this was an EPA mandate.

Ordinance No. 9007-12 was an ordinance authorizing agreement with Mentoring Network, Inc. for \$15,000.00. Mr. Angelo reminded Council this focus had been a three year project originally initiated by Mayor Pocek. Pastor Boquist was not able to attend this evening's meeting to give his presentation. Mr. Angelo said this program was still a non-profit corporation (501C3) that would employ a qualified person to teach character classes in the consolidated Bedford school district. Presently, the City of Bedford and the Bedford Schools both had contributed \$15,000 toward this much needed program. The goal was to eventually hire additional staff and solicit volunteers to assist in the program. There was hope that the surrounding communities (City of Bedford Heights/Village of Walton Hills/Village of Oakwood) would also see the importance of this program and get involved. He would be speaking to the Mayors this

week and would try and get them on board. He also would be participating with the pastors to get the program in motion. Mrs. Zolata hoped this program would involve all the children in the schools rather than a selected few. Mr. Saunders questioned whether it was a tax or no tax line item. Mr. Gambosi was going to request some type of a letter of approval from the IRS.

Ordinance No. 9008-12 was an ordinance authorizing the City Manager to purchase 700 Wellmon Street for \$15,000.00. Mr. Mallis explained a few locations that were being considered for the NSP Grant home and this location was considered because of the price of the lot and the types of new homes in the neighborhood. He stated the property owner originally wanted \$36,000 and after many discussions they decided to sell it for \$15,000. Cuyahoga County had a slight difference of opinion of the NSP Grant which still needed to be dealt with. The thought was to tear down the house for approximately \$8,000, build the NSP Grant Energy efficient home and to possibly rezone or easement for part of the back yard to enlarge the park. The two car garage could be saved because it was in very good condition. There was a brief discussion of a type of formula that was used to determine if this project could be done but nobody knew what it was. There was discussion between Mr. Mallis and Mr. Pozar to see if the County would pay for the demolition. Mr. Pozar thought maybe this project could have been dealt differently by offering less money for the property or inquiring to have the County pay for the demolition. Mr. Mallis would inquire to see if the County would pay for the demolition. He assured everyone the property was purchased for much less than the original amount. Council agreed this ordinance would be read as a first reading tonight.

Ordinance No. 9009-12 was an ordinance transferring the Community Reinvestment Area (CRA) between the City and Tinkers Creek I LLC to Tinkers Creek I Development LLC. Mr. Angelo explained this was a simple name change of the company that received the CRA which would allow the company to apply for additional financing. The county required the name be changed and Council needed to accept the name change. This financing request did not involve any city monies. Council did not have any issues with this.

The motion to accept the recommendation of the Planning Commission of September 18, 2012 was explained by Mr. Angelo. He assured Council that the improvements to this dealer location were going to be very good for not only the dealer but Bedford. The project was very well thought out and the only concern the Planning Commission had was there currently was a sidewalk on the one side. It was determined the sidewalk issue would be addressed during the Rockside Road project and would be an improvement in the area.

Council briefly discussed the re-appointment for the Civil Service Commission position. Mrs. Zolata said she spoke to Mr. Jeffers, the current member and he still wanted to serve even after she explained to him the reason for not re-appointing him was because of his poor attendance. She reminded everyone that years ago the Boards and Commission members were selected to ensure each Ward had the same amount of members serving on all the boards. Mr. Gambosi mentioned there was going to be a Civil Service Commission meeting in November but he still had a quorum to conduct business. Council decided to forward this topic to the next meeting for consideration.

Council and Mr. Angelo decided the 2012 Budget discussions would be: October 29<sup>th</sup> - Police/Recreation 6:00-8:00 pm; November 5<sup>th</sup> - Service prior to Regular Council meeting at 6:00 pm; Tuesday, November 13<sup>th</sup> - Fire/Building /Economic Development 6:00 -8:00 pm; November 19<sup>th</sup> – Court prior to the Regular Council meeting at 6:00 pm and November 26<sup>th</sup> – Council/City Manager/Finance/Law at 6:00-8:00 pm. Mr. Pozar suggest Mr. Gambosi report a type of overall picture of the finances prior to any budget discussions. Mr. Gambosi would submit some type of report. These dates could be subject to change.

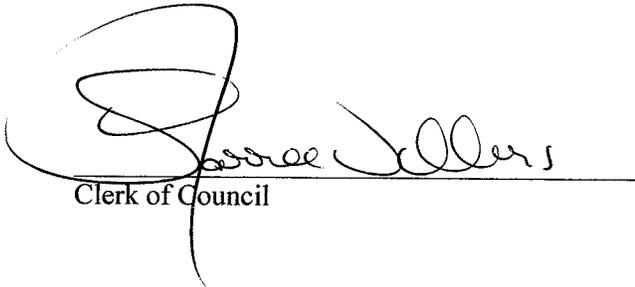
Mr. Angelo passed out a proposed picture for the enclosed reception area. He explained the cost could be done cheaper in house and it would save approximately \$12,000. If this project was to happen, the \$12,000 savings could be used for other needed projects such as the clock and sign repair. Council agreed the area needed to look like it was not an addition and afterthought. The door was going to be framed in wood with a glass insert and the wall was going to be straight and not concaved as shown in the picture.

Everyone agree it was a good idea and needed to take place to ensure safety of the employees that worked in this area.

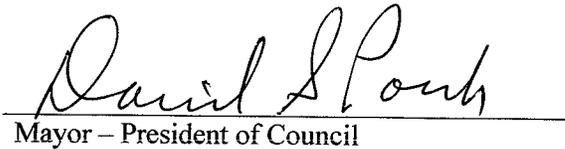
Mr. Angelo passed out some drawings of an Adult Day Care idea a resident had for the Bedford area. The proposed facility would employ 16-20 people and the project was not being considered an adult assisted living facility. Mr. Pozar questioned the zoning of the area and figured it would have to be rezoned which was a process in itself. After a brief discussion, Council decided they were not in favor of this type of facility and everyone agreed they did not want the applicant to spend unnecessary monies if they did not have the administration and council support. Mr. Angelo would contact the gentlemen and explain the situation.

At 7:40 p.m., Bedford City Council went into an executive session to discuss personnel. The Executive Session recessed at 7:56 p.m. and would reconvene after the Regular Council meeting this evening.

The Work Session adjourned at 10:10 p.m.



Sharon Sellers  
Clerk of Council



David L. Pouch  
Mayor – President of Council

**REGULAR MEETING**

**BEDFORD CITY COUNCIL  
STATE OF OHIO  
COUNTY OF CUYAHOGA**

**DATE: October 1, 2012**

**AGENDA**

**TIME: 8:00 P.M.**

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**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF MINUTES**

- a. Approval of Minutes of the Work Session of September 17, 2012
- b. Approval of Minutes of the Regular Meeting of September 17, 2012

**5. REPORTS**

- a. City Manager
- b. Law Director
- c. Finance Director
- d. Council Reports

**6. NEW BUSINESS**

- a. Ordinance No. 9005-12 amending Ordinance No. 8905-11 making additional appropriations
- b. Ordinance No. 9006-12 contract with Solar Testing Laboratories, Inc. (\$2,850.00)
- c. Ordinance No. 9007-12 agreement with Mentoring Network, Inc. (\$15,000.00)
- d. Ordinance No. 9008-12 purchase agreement for 700 Wellmon Street (\$15,000.00)
- e. Ordinance No. 9009-12 transfer CRA to Tinkers Creek I Development LLC
- f. Motion to accept the recommendation of the Planning Commission of September 18, 2012

**7. HEARING OF CITIZENS**

**8. ADJOURNMENT**

**PLEASE TURN OFF ALL CELL PHONES BEFORE COUNCIL MEETING**  
**(Council minutes and agenda posted at [www.bedfordoh.gov](http://www.bedfordoh.gov))**

Bedford, Ohio

October 1, 2012

Bedford City Council met in Regular Session at Bedford City Hall on Monday, October 1, 2012. Mayor Pocek called the meeting to order at 8:00 P.M. The meeting was opened by pledging allegiance to the flag. The roll was called. Present: Pocek, Pozar, Saunders, Zolata, Batten, Koci, Mizsak. Absent: None.

Motion made by Zolata and seconded by Koci to approve the minutes of the Work Session of September 17, 2012. The roll was called. Vote – Yeas: Pocek, Pozar, Saunders, Zolata, Batten, Koci, Mizsak. Nays: None. Motion carried unanimously.

Motion made by Mizsak seconded by Pozar to approve the minutes of the Regular Meeting of September 17, 2012. The roll was called. Vote – Yeas: Pocek, Pozar, Saunders, Zolata, Batten, Koci, Mizsak. Nays: None. Motion carried unanimously.

Henry J. Angelo, City Manager was very pleased to introduce the new Building Commissioner Michael Skvasik who would be starting on October 15, 2012. He offers a list of excellent credentials and he was very well qualified having 20 years of experience. Mr. Skvasik was currently the Building Commissioner at the Village of Glenwillow. When Mr. Angelo spoke to the Mayor of Glenwillow, the Mayor could not say enough nice things about Mr. Skvasik and he was sad to see him leave his position. He felt Mr. Skvasik was a perfect fit for the position and would fit excellently into the Bedford Administration Team. Mr. Skvasik thanked everyone for the opportunity and was looking forward to making Bedford a better place.

Mr. Angelo would be reading the legislation this evening because Ken Schuman, Law Director was absent.

Frank Gambosi, Finance Director reported Keith Laffin a Department employee was home and recovering from major surgery. He hoped Mr. Laffin would be back at work in November of this year and asked everyone to keep Mr. Laffin in their prayers.

Mayor Pocek welcomed everyone. He mentioned two TV personalities that were in the audience this evening; Dick Bender, the Gutter Guard Man and Mr. Friedman, "The Ganley Man". He wished everyone a great fall season and announced the Service Department chipper service would end October 12, 2012 and leaf pickup would start shortly.

Councilman Batten announced the Community Council Pumpkin Festival which was this coming weekend. He listed several things this festival had to offer.

Councilman Koci reminded everyone not to put their leaves in the street. This allows the leaves to clog the storm sewers and the sewage treatment plant. He stressed the City spent millions of dollars every year in maintenance at the sewage treatment plant. The Arts and Cultural Board was still very active and the once a month Friday date night would start October 13, 2012. He urged everyone to support the local restaurants, bars and dealerships.

Councilwoman Zolata welcomed Mr. Skvasik to the team. She announced the sad news of the passing of Frank Faraci who served as a great resident in her Ward and on the Board of Building Standards and Appeals. She spoke very highly of him and she would truly miss him. She announced the Light of Hearts Fall Fest craft fair event on October 14, 2012. There were some very nice baskets for this event. She stated the City Manager and the Police Department were seriously enforcing the law of not tolerating the children/young adults that were walking in the streets. There was a "zero tolerance policy" for these actions. She urged the residents to contact the Police Department if they were having this issue in their neighborhood.

Councilwoman Mizens agreed with Mrs. Zolata, she too had complaints of the children/young adults walking in the middle of the street, challenging residents and/or blocking the sidewalks. She understood from Deputy Chief Nietert that some of the homes in Bedford had a police scanner and when a call was dispatched, the children already knew the police were on their way. Deputy Chief Nietert suggested if the caller thought the family or friend might have a scanner, to call 440-232-7600 and tell the dispatcher that there might be a scanner involved. At that time, the dispatcher will dispatch an officer to the area of concern. She announced the Fire Department's annual Clam Bake on Saturday, October 13, 2012 starting at 5:00 pm to 11:00 pm.

Councilman Pozar announced Eugene Bernstein had graciously agreed to accommodate the mural that was located currently at the local VFW. The City would move and maintain the mural with all associated costs. The City Manager would have to make arrangements for some wall preparation and landscaping. He made everyone aware that there were going to be some drastic changes in the OPERS. He referred to the September 17, 2012 Regular Council minutes where he stated, "Ohio had government employee pension obligations in an excess of \$190 billion promised to government employees with only \$115 billion in the retirement program, meaning a \$75 billion shortfall for upcoming government employee retirements." He has been reviewing the Affordable Health Care Act and noticed the Supreme Court's decision was that every American must demonstrate that they have health insurance or pay "a tax". He said in 2014 that "tax" would be \$95 for single coverage and \$285 for family coverage for two (2) years. In 2016 the "tax" would be \$695 per single adult and \$2,085 per family coverage or 2.5% of the family income. He noted the "tax" increased annually based after that. It was anticipated that most employers at this point will eliminate health coverage and let their employees sign up for "affordable healthcare". He added Ohio was crushed and on a national basis the "affordable healthcare act" commonly known as "Obama Care" and that will be the consequence. He stressed this was one of the burdens Council had to face in the future.

Councilman Saunders stressed the residents and the landscapers needed to stop blowing the grass and leaves into the streets. He thought all the landscapers needed to be registered like the snow plow people were before they could work in the City. He stressed the unnecessary work the Service Department employees had to do because of the grass and leaves that were going to plug the grates and catch basins. A lot of the residents were not taking pride in trimming their yards anymore, there were several places that had grass growing between the street and the curbs. This eyesore needed to be addressed and the residents needed to know it was their responsibility to maintain this area. Mr. Angelo said these issues had been circulated on the utility bill several times and it seems it has fallen on deaf ears.

**ORDINANCE NO. 9005-12**, an ordinance amending Ordinance No. 8905-11 making additional appropriations for current expenditures of the City of Bedford, Ohio during the year 2012 and declaring an emergency was read by title only.

Motion made by Koci seconded by Zolata to suspend the rule requiring the reading of said ordinance on three different days.

The roll was called. Vote – Yeas: Pock, Pozar, Saunders, Zolata, Batten, Koci, Mizens. Nays: None. Motion carried unanimously.

Motion made by Saunders and seconded by Pozar to place Ordinance No. 9005-12 on third and final reading and passed.

Mr. Gambosi explained the appropriations were for: the Friday date events, the City owned housing rehab, the Rockside Road project, and the municipal court fund.

The roll was called. Vote – Yeas: Pocek, Pozar, Saunders, Zolata, Batten, Koci, Mizsak. Nays: None. Motion carried unanimously.

**ORDINANCE NO. 9006-12**, an ordinance authorizing the City Manager to enter into an agreement with Solar Testing Laboratories, Inc. and declaring an emergency was read by title only.

Motion made by Mizsak seconded by Saunders to suspend the rule requiring the reading of said ordinance on three different days.

The roll was called. Vote – Yeas: Mizsak, Pocek, Pozar, Saunders, Zolata, Batten, Koci. Nays: None. Motion carried unanimously.

Motion made by Koci seconded by Batten to place Ordinance No. 9006-12 on third and final reading and passed.

Mr. Angelo said this expense was to be used to properly seal the abandon wells at the Solon Road landscaping company property.

The roll was called. Vote – Yeas: Pocek, Pozar, Saunders, Zolata, Batten, Koci, Mizsak. Nays: None. Motion carried unanimously.

**ORDINANCE NO. 9007-12**, an ordinance authorizing the City Manager to donate \$15,000.00 to the Mentoring Network, Inc. and declaring an emergency was read by title only.

Motion made by Pozar seconded by Saunders to suspend the rule requiring the reading of said ordinance on three different days.

The roll was called. Vote – Yeas: Mizsak, Pocek, Pozar, Saunders, Zolata, Batten, Koci. Nays: None. Motion carried unanimously.

Motion made by Koci and seconded by Zolata to place Ordinance No. 9007-12 on third and final reading and passed.

Mr. Angelo explained this focus had been a three year project originally initiated by Mayor Pocek. This program was a non-profit corporation (501C3) that would employ a qualified person to teach character classes in the consolidated Bedford school district. Presently, the City of Bedford and the Bedford Schools both had contributed \$15,000 toward this much needed program. The goal was to eventually hire additional staff and solicit volunteers to assist in the program. There was hope that the surrounding communities (City of Bedford Heights/Village of Walton Hills/Village of Oakwood) would also see the importance of this program and get involved. He mentioned Sandy Spinks currently was a volunteer in a very similar program with the area ministers. Mrs. Spinks expressed the importance of this type of program and the program she was involved in was currently understaffed. This type of program assisted every grade level and it has proven to be effective because the children's grades and disposition had improved.

Mr. Pozar expressed the unusual character of this type of program that a city or government would be involved at this level with something that was desperately needed in society today with the lack of decorum and the deterioration of our youth as several had experienced. He appreciated the efforts of the group of ministers and pastors working with the schools, volunteers to establish a curriculum that he felt was just amazing. He reflected to the past discussions that took place regarding the "hoops" that everyone had to jump through to make sure this program was accountable and allowable because of the groups (IRS/State/County) and the tax dollars involved. He realized after all the "hoops" had been jumped

through, the numerous discussions that had taken place to determine whether or not it was going to be a proper program, it made him stop and think "so what if it's not" it was a much needed program. The City and schools had to do something to affect change in the schools and neighborhoods. He thought it was a tremendous opportunity to help the youth and today's society. He hoped the neighboring cities felt as passionate about this well needed program as the Bedford community did. With the show of several nodding heads, everyone in Council Chambers agreed.

The roll was called. Vote – Yeas: Pocek, Pozar, Saunders, Zolata, Batten, Koci, Mizsak. Nays: None. Motion carried unanimously.

**ORDINANCE NO. 9008-12**, an ordinance authorizing the City Manager to execute a purchase agreement allowing the City of Bedford to purchase the property at 700 Wellman Street (P.P. NO. 813-29-042) and declaring an emergency was read by title only.

Motion made by Koci seconded by Zolata to place Ordinance No. 9008-12 on first reading.

The roll was called. Vote – Yeas: Pocek, Saunders, Zolata, Batten, Koci, Mizsak. Nays: Pozar. Motion carried.

**ORDINANCE NO. 9009-12**, an ordinance transferring the Community Reinvestment Area (CRA) agreement between the City of Bedford and Tinkers Creek I LLC to Tinkers Creek I Development LLC and declaring an emergency was read by title only.

Motion made by Zolata seconded by Koci to suspend the rule requiring the reading of said ordinance on three different days.

The roll was called. Vote – Yeas: Pocek, Pozar, Saunders, Zolata, Batten, Koci, Mizsak. Nays: None. Motion carried unanimously.

Motion made by Saunders and seconded by Mizsak to place Ordinance No. 9009-12 on third and final reading and passed.

Mr. Angelo explained this was a simple name change of the company that received the CRA which would allow the company to apply for additional financing. The county required the name be changed and Council needed to accept the name change. This financing request did not involve any city monies.

The roll was called. Vote – Yeas: Pocek, Pozar, Saunders, Zolata, Batten, Koci, Mizsak. Nays: None. Motion carried unanimously.

Motion made by Koci and seconded by Zolata to accept the recommendation of the Planning Commission of September 18, 2012.

Mr. Angelo explained the Planning Commission approved the application request from Ganley Subaru for the new location and improvements to the current empty dealership building that moved out of Bedford. There was only one issue that needed to be worked out between the City and Ganley Subaru regarding the installation of the new sidewalk during the Rockside Road project. This area currently did not have a sidewalk. He was pleased to see all the improvements the dealerships were doing in the Bedford AutoMile area.

Mr. Friedman, "The Ganley Man", stated Ganley Subaru was very excited to move to this location and they were confident that car sales would increase. Ganley Subaru planned to make this dealership the nicest in the United States. Past history of this location was very favorable so they were focused on

continuing that history. He stated they were "proud" and they wanted to make the City of Bedford "proud" of their contributions to Bedford. Mr. Saunders asked what their plans were for the building they were moving out of and he had concerns of the traffic congestion. Mr. Friedman said they were working on trying to place a Fiat or Suzuki dealership in the old location. There were not a lot of choices for another dealership brand because the AutoMile was very well filled of all makes and models plus other dealership brands had their own set of rules that didn't allow them to have another dealership within a certain amount of miles of each other. Joel Copley explained some of the items they have addressed to elevate the congestion was remove the canopy on the building and reworking the islands and curbing in the area. He felt these changes would afford a lot better circulation and additional parking. Mr. Eisenberg passed out a picture to Council of the improved site. Council agreed it was going to be an improvement. (attached)

The roll was called. Vote – Yeas: Pocek, Pozar, Saunders, Zolata, Batten, Koci, Mizesak. Nays: None. Motion carried unanimously.

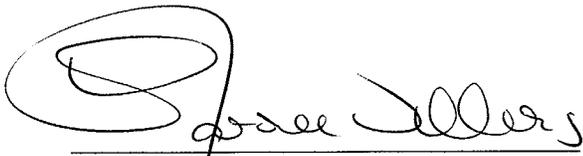
Mayor Pocek said that concluded the business portion of the meeting and asked if anyone in the audience had any concerns.

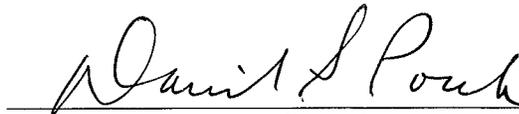
There were no citizen comments this evening.

Mayor Pocek announced Council would reconvene the Work Session Executive Session at 8:45pm.

Mayor Pocek asked if there were any further comments. There being no reply, motion made by Pozar and seconded by Saunders to adjourn. The roll was called. Vote – Yeas: Pocek, Pozar, Saunders, Zolata, Batten, Koci, Mizesak. Nays: None. Motion carried unanimously.

Meeting adjourned at 8:33 P.M.

  
Clerk of Council

  
Mayor – President of Council