

**COUNCIL WORK SESSION
MONDAY, NOVEMBER 3, 2014**

5:30 P.M. PROMPT

- **PRESENTATION** (Mindy Paradise/Patrick Melnick)

- **DISCUSSION OF AGENDA**

- **DISCUSSION OF BOARD OF BUILDING STANDARDS & APPEALS APPOINTMENT**

- **BUDGET HEARINGS –**
 - **CITY MANAGER**
 - **ECONOMIC DEVELOPMENT**
 - **FINANCE DEPARTMENT**

- **EXECUTIVE SESSION – (Personnel/Litigation/Economic Development)**

Bedford City Council met in a work session at Bedford City Hall on Monday, November 3, 2014 at 5:37 p.m.

Present: Council Members: Mayor Stan Koci, Sandy Spinks, Walter Genutis, Marilyn Zolata, Paula Mizsak, Greg Pozar, Don Saunders (joined at 5:48 p.m.) Administration: City Manager Michael Mallis, Finance Director Frank Gambosi, Assistant Law Director John Montello, Clerk of Council Lorree Villers, Building Commissioner Calvin Beverly. Absent: None. Also present: Mindy Paradise, paradise + PEOPLE, and Chairman Patrick Melnick, Arts & Cultural Board.

“The Bedford Catalyst” presentation was options in revitalizing the Historical downtown area presented by Mindy Paradise and Patrick Melnick. Mayor Koci thought it was best to hear from them during the budget process because the City was going to have to spend money to make money.

Mr. Melnick explained The Bedford Catalyst for the historic downtown area of Bedford was a brand - a commodity of expectation - and the retail businesses needed to reflect the brand. Having the right product to attract the right customer was not only one of the key elements in the science of retail engineering but it was also one of the key elements of economic development to revitalize the historic downtown area. The revitalization of downtown historic Bedford could be achieved by developing a business incubator program called “The Bedford Catalyst”. It was an incubator program set up to promote economic development in the historic downtown area of Bedford by making the area a destination for the arts and complementary businesses by using different options and costs. An incubator was an organization or place that aids the development of new business ventures especially by providing low-cost commercial space, management assistance or shared services which accelerate the development of economic growth in a community.

Ms. Paradise, owner of “paradise + PEOPLE” was present for questions. It was determined Ms. Paradise and Mr. Melnick were asked to give this presentation to inform those of this type of program that was available to the business owners and participating cities. Ms. Paradise had several experts on hand that could handle every avenue for new or current business owners. There were several empty stores downtown that needed filled with different types of business selections to draw people from other communities. The different options would be paid by the business owners or possibly the City. It was determined the past ways of doing business was not the key for marketing Bedford as a destination. Holding many festivals annually was not bringing visitors to the Historical downtown area; just the festival/event itself. The Arts & Cultural Board needed to reorganize its focus and move in a different direction.

Ms. Paradise touched base briefly on how Chagrin Falls changed over time and how it benefitted the area. She was asked if she liked Bedford’s Historical downtown district. She replied no, not yet; she pointed out several things that needed addressed. She quoted, “it was hard for business owners to know what they don’t know”, that’s why people pay professionals. The landlords were also going to have to buy into the revitalization otherwise it would be a hard task. To make this idea successful the “professionals” would have to educate/help the business owners and landlords to become successful. This was going to be a major group effort that would take several months to accomplish. Discussion was held pertaining to an option called “low cost – low risk”, which was at least a place to start. 84% of new businesses failed in 1 – 3 years. It was determined the efforts that were made by the City years ago continued not to work for various reasons so the City needed to address this the right way to make it successful. Most business owners can’t or don’t identify reasons as to why they failed. It wasn’t about selling different type products to the “blue collar” residents that lived in Bedford but to draw people to Bedford as a destination. It was apparent marketing the annual events was not enough to draw shoppers to the downtown area. Council members had

several questions that could not be addressed this evening because this was a basic overview of the program. It was determined this issue would need more discussion in the future.

Mayor Koci began discussion of the Regular Council Meeting agenda.

Council had no changes to the minutes of the Work Session of October 20, 2014 and the Regular Meeting of October 20, 2014.

Ordinance No. 9218-14 amended the section of the Administrative Code addressing vacation leave benefits when an employee retired. Mr. Mallis requested that an employee with 25 years of service with the City of Bedford shall be entitled to the benefit. It currently read that it did not specify the 25 years of service be with the City of Bedford. Council placed this ordinance on first reading on October 20, 2014 but decided to pass it this evening.

Ordinance No. 9220-14 was an ordinance to increase charges for installation of water meters and service connections. Residents would not have to pay these charges if the City does the citywide residential water meter replacement program if the City received grant funding. Mr. Mallis explained these taps of all sizes would be installed by a registered contractor and inspected by a City employee. Council placed this ordinance on first reading on October 20, 2014 and would be read as a second reading this evening.

Ordinance No. 9225-14 was an ordinance amending the section of the zoning code relating to group homes with several restrictions being added to this section. Discussion was held regarding all the requested restrictions but no changes were agreed on in order to amend the ordinance. Council placed this ordinance on first reading on October 20, 2014 and would be read as a second reading this evening.

Ordinance No. 9227-14 was an ordinance authorizing the City Manager to enter into a contract with Industrial Appraisal Company for professional appraisal services. Mr. Gambosi explained the cost of \$10,185 was not much more than what the City paid 7-8 years ago. This would be used for insurance purposes for the municipal buildings and its contents.

Ordinance No. 9228-14 was an ordinance amending Ordinance No. 9122-13 making additional appropriations for current expenditures during the year 2014. Mr. Gambosi referred to his memo as an explanation. (See attached)

The motion to accept the October 21, 2014 recommendation of the Planning Commission for Audi of Bedford at 19700 Rockside Road who was seeking to demolish the existing building and put in a new parking lot. Mr. Beverly explained the current building would be torn down and a new parking lot installed. It was determined Audi was not purchasing the property.

The motion to accept the October 21, 2014 recommendation of the Planning Commission for Lois Lewis, 4587 E. 175th Cleveland, OH who was seeking permission to open a Day Spa/Beauty Salon at 717 Broadway Avenue, Bedford, located in the Historic District. Mr. Mallis explained this was considered a day spa not a beauty salon for hair. As per Ms. Lewis' credentials she was qualified and experienced in her field. This type of business was something different than what was currently in the downtown area. Council hoped she would be successful in her new location.

Discussion of the Regular Meeting agenda was concluded.

Discussion of Board of Building Standards & Appeals Appointment.

The Administration was in the process of scheduling a meeting and being proactive in discussing the replacement of Vicky Stemple who would be moving out of the City in the month of November or December. Mrs. Stemple would be present for the November 13, 2014 meeting if it were to occur but in a

future meeting the seat would be vacant. Council reviewed some applicants that had requested to be considered for a Board & Commission seat and they decided to move the discussion to the November 17, 2014 Work Session.

Budget Hearings:

Mr. Mallis addressed the City Manager's budget this evening. He reiterated the loss of Ben Venue and how that had affected the City and the overall budget. Any new business moving into this facility would not utilize all the buildings and would not employ the same number of employees. Medical insurance was another main focus in the upcoming year as well as the BCDC. Page 13 listed the separation pay for the Administrative Assistant even though Ms. Hollo was not going to retire in 2015. It was determined the employees that worked under the City Manager's budget was Annie Mallis, Michelle Hollo, Colleen Baldyga and himself. The focus was to get new businesses in the City in 2015. Everyone hoped the empty Chanel building would be one of those to become a new business employing approximately 200 employees. It was noted the City did not suffer a learning curve with the recent hire of Mr. Mallis as City Manager because he was already employed at the City and doing these types of duties.

Mr. Mallis addressed the Economic Development budget this evening. He noted Mrs. Mallis was helping with some of the duties in this department such as the employee newsletter and resident guide. He held up the resident guide because he was not happy with it but it was in the process of being addressed.

Council decided to go into Executive Session because of time constraints and return after the Regular Council meeting.

Motion made by Mizesak and seconded by Genutis to go into an executive session to discuss personnel, litigation and economic development.

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

At 7:56 p.m., Bedford City Council, City Manager Mallis, Finance Director Gambosi and Assistant Law Director Montello went into an executive session to discuss personnel, litigation and Economic Development.

Executive session adjourned at 8:06 p.m.

Work Session reconvened at 9:12 p.m. to discuss the Finance Department's budget.

Mr. Gambosi addressed the Finance Department's budget this evening. He passed out four spreadsheets for reference. (See attachments #1 - #4)

Spreadsheet #1 was the "Year 2015 Estimated Summary" dated October 24, 2014. He explained the loss of Ben Venue was a substantial hit to the budget in the amount of \$2.3 million. The #110 General Fund amount reflected no raises in the amount of \$1,866,843, #111 General Fund Reserve was \$5,800,000 and #112 General Fund Separation Pay was \$1,239,500, #403 Capital Improvement was \$548,897.25, #500 Water Fund was \$3,842,626.02 and Waste Water Fund #501 was \$967,433.07 to name a few.

Spreadsheet #2 was the "Eligible Retirees within the next Five Years". The yellow highlight listed the 20 names eligible excluding Ms. Hollo. The sheet listed all the pertinent information per employee for

[Councilwoman Mizens left the work session at 9:37 p.m.]

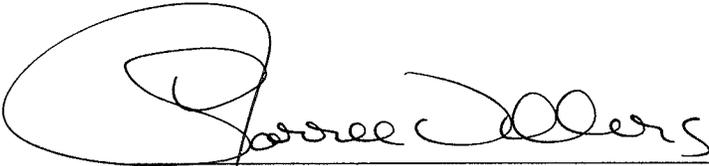
Spreadsheet #3 was the "General Fund Analysis" (Outlook/Exhibit A). This sheet listed the "actual unspent" various percentages for the years 2011 to 2018. Mr. Gambosi and Mr. Mallis listed areas of focus as: 4 new businesses, Westward, residents to pay for their rubbish on the tax duplicate and employee's health insurance. The Waste Water and the Water funds were in good shape. The "pink" highlighted lines were under the City's control, however, it was determined the Municipal Court could not give money to the City.

Spreadsheet #4 was the "City of Bedford Total New Income Tax Receipts Years 2007-2013". The sheet listed the year, total gross receipts, total refund issued and total net receipts (Column B minus Column C).

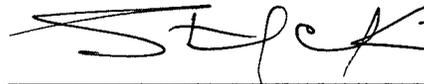
Mr. Gambosi explained there was a need for a new accounting system for payroll/accounting. There was hope that the City would receive a grant for meters and the Service Department was addressing costs for sewer, chipper and rubbish services which would be before Council in December 2014 for discussion. Workers compensation and health insurance were being addressed; the thought was to possibly remove spouses who work a job elsewhere from the City's insurance. Some of the employee spouses received an incentive or stipend for not taking health insurance at their jobs which was not fair for them to be on the City's insurance.

Council thanked Mr. Mallis and Mr. Gambosi for their budget presentation.

Work Session adjourned at 10:15 p.m.



Clerk of Council



Mayor – President of Council

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**
 - a. Approval of Minutes of the Work Session of October 20, 2014
 - b. Approval of Minutes of the Regular Meeting of October 20, 2014
 - c. Approval of Minutes of the Budget Work Session of October 27, 2014

5. **PRESENTATIONS**

6. **OLD BUSINESS**
 - a. Ordinance No. 9218-14 amend Chapter 151.17 (e)(1) Vacation Leave (1st Rdg 10/20/14)
 - b. Ordinance No. 9220-14 amend Chapter 911.07 (a)(b) Charges for Installation of Meters/Service Connections
 - c. Ordinance No. 9225-14 amend 1915.24 Group Home (1ST Rdg 10/20/14)

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

8. **NEW BUSINESS**
 - a. Ordinance No. 9227-14 authorize contract with Industrial Appraisal Company (\$10,185)
 - b. Ordinance No. 9228-14 amending Ordinance No. 9122-13 making additional appropriations
 - c. Motion to accept the October 21, 2014 recommendation of the Planning Commission for Audi of Bedford at 19700 Rockside Road is seeking to demolish the existing building and put in a new parking lot
 - d. Motion to accept the October 21, 2014 recommendation of the Planning Commission for Lois Lewis, 4587 E. 175th Cleveland, OH is seeking permission to open a Day Spa/Beauty Salon at 717 Broadway Avenue, Bedford, located in the Historic District

9. **HEARING OF CITIZENS**

10. **ADJOURNMENT**

PLEASE TURN OFF ALL CELL PHONES BEFORE COUNCIL MEETING
(Council Minutes and Agendas posted at www.bedfordoh.gov)

Bedford City Council met in Regular Session at Bedford City Hall on Monday, November 3, 2014. Mayor Koci called the meeting to order at 8:08 P.M. The meeting was opened by pledging allegiance to the flag. The roll was called. Present: Genutis, Pozar, Saunders, Zolata, Spinks, Koci, Mizesak. Absent: None.

Motion made by Pozar and seconded by Mizesak to approve the minutes of the Work Session of October 20, 2014. The roll was called. Vote – Yeas: Genutis, Pozar, Saunders, Zolata, Spinks, Koci, Mizesak. Nays: None. Motion carried unanimously.

Motion made by Zolata and seconded by Spinks to approve the minutes of the Regular Meeting of October 20, 2014. The roll was called. Vote – Yeas: Genutis, Pozar, Saunders, Zolata, Spinks, Koci, Mizesak. Nays: None. Motion carried unanimously.

Motion made by Pozar and seconded by Genutis to approve the minutes of the Budget Meeting of October 27, 2014. The roll was called. Vote – Yeas: Genutis, Pozar, Zolata, Spinks, Koci. Nays: None. Abstain: Mizesak, Saunders. Motion carried.

Mayor Koci announced the undefeated Bearcats and how proud everyone was of them.

ORDINANCE NO. 9218-14, AN ORDINANCE AMENDING SECTION 151.17(e)(1) OF THE ADMINISTRATIVE CODE ENTITLED “VACATION LEAVE” OF THE CITY OF BEDFORD, OHIO PLACED ON FIRST READING OCTOBER 20, 2014 AND DECLARING AN EMERGENCY WAS READ BY TITLE ONLY.

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

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

Motion made by Spinks seconded by Zolata to place Ordinance No. **9218-14** on third and final reading and passed.

Mr. Mallis clarified the employee would have to be with the City of Bedford for 25 years in order for this to apply.

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

ORDINANCE NO. 9220-14, AN ORDINANCE AMENDING SECTION 911.07 (a) (b) OF THE STREETS, UTILITIES AND PUBLIC SERVICES CODE ENTITLED “CHARGES FOR INSTALLATION OF METERS AND SERVICE CONNECTIONS” FOR WATER OF THE CITY OF BEDFORD, OHIO PLACED ON FIRST READING OCTOBER 20, 2014 AND DECLARING AN EMERGENCY WAS READ BY TITLE ONLY.

Motion made by Saunders seconded by Pozar to place Ordinance No. **9220-14** on second reading.

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

ORDINANCE NO. 9225-14, AN ORDINANCE AMENDING SECTION 1915.24 OF THE PLANNING AND ZONING CODE ENTITLED "GROUP HOME" OF THE CITY OF BEDFORD, OHIO PLACED ON FIRST READING OCTOBER 20, 2014 AND DECLARING AN EMERGENCY WAS READ BY TITLE ONLY.

Motion made by Zolata seconded by Spinks to place Ordinance No. **9225-14** on second reading.

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

Mayor Koci reiterated the undefeated Bearcats and how proud everyone was of them. Pastor Boquist was also in attendance at the game. He played a big part in mentoring some of these students. These students should be commended for all their efforts. He urged voters to support the school levy on tomorrow's ballot. The Mayor announced November 7, 2014 would be officially green and white day for the City of Bedford employees and the schools. The Veteran's Day event would be November 11, 2014 at 11:00 a.m. at Veterans Park.

All of the Council members and attending administration commended the Bearcats on their winnings. Many in attendance this evening urged the voters to get out and vote.

Mr. Mallis said Halloween was another success. The Vital Statistics Department would be closing very soon sometime in December 2014 at the City of Bedford. This department dealt with birth and death certificates. He was in discussions with Cuyahoga County regarding the Columbus Road bridge project and would report the conclusion at a future council meeting. He was working on the addresses previously mentioned by Councilman Pozar.

Assistant Law Director John Montello thanked the Veterans for their service.

No reports from Councilman Genutis and Councilman Pozar.

Finance Director Frank Gambosi said the City would receive a refund from Worker's Compensation but the City would be catching up on future payments. He would be addressing issues regarding the voter's outcome of HB5.

Councilwoman Spinks spoke about the rededication of Walmart and listed those who attended. The current Manager was working to improve the store in many areas. She urged everyone to vote tomorrow.

Councilwoman Zolata spoke highly of Pastor Boquist who assisted in mentoring the students. She urged everyone to attend the Veteran's Day event at the City Square. She enjoyed this past Halloween. She hoped the next County Executive would address issues throughout the County.

Councilwoman Mizsak also enjoyed this past Halloween. She mentioned she was a former resident from Garfield Heights and a Garfield Bulldog. She was appreciative for the efforts spent on West Grace Street.

Councilman Saunders urged everyone to vote and those to support the Tri-C issue on the ballot; it would help a lot of the students at Tri-C. He said Halloween was extremely nice this year. He suggested the streets be posted "No Parking" on leaf pickup days; residents were misusing the streets for overflow drive parking. Mr. Mallis would handle this seasonal situation accordingly.

ORDINANCE NO. 9227-14, AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH INDUSTRIAL APPRAISAL COMPANY FOR PROFESSIONAL APPRAISAL SERVICES AND DECLARING AN EMERGENCY WAS READ BY TITLE ONLY.

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

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

Motion made by Mizesak seconded by Pozar to place Ordinance No. **9227-14** on third and final reading and passed.

Mr. Gambosi explained this would address all the public buildings for insurance purposes. This service was addressed every 7-8 years.

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

ORDINANCE NO. 9228-14, AN ORDINANCE AMENDING ORDINANCE NO. 9122-13 MAKING ADDITIONAL APPROPRIATIONS FOR CURRENT EXPENDITURES OF THE CITY OF BEDFORD, OHIO DURING THE YEAR 2014 AND DECLARING AN EMERGENCY WAS READ BY TITLE ONLY.

Motion made by Spinks seconded by Mizesak to suspend the rule requiring the reading of said ordinance three different days.

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

Motion made by Zolata seconded by Spinks to place Ordinance No. **9228-14** on third and final reading and passed.

Mr. Gambosi explained this was for Safety Forces Levy, Grants, Street Lighting, and Fire Medic Levy as listed in his memo.

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

Motion made by Spinks seconded by Zolata to accept the October 21, 2014 recommendation of the Planning Commission for Audi of Bedford at 19700 Rockside Road who is seeking to demolish the existing building and put in a new parking lot. The roll was called. Vote – Yeas: Genutis, Pozar, Saunders, Zolata, Spinks, Koci, Mizesak. Nays: None. Motion carried unanimously.

Motion made by Mizesak seconded by Saunders to accept the October 21, 2014 recommendation of the Planning Commission for Lois Lewis, 4587 E. 175th Cleveland, OH who is seeking permission to open a Day Spa/Beauty Salon at 717 Broadway Avenue, Bedford, located in the Historic District. The roll was called. Vote – Yeas: Genutis, Pozar, Saunders, Zolata, Spinks, Koci, Mizesak. Nays: None. Motion carried unanimously. Ms. Lewis was present to answer some questions. She made it very clear that this was not a beauty salon but rather a day spa. She hoped to monopolize on the beauty salons in the area.

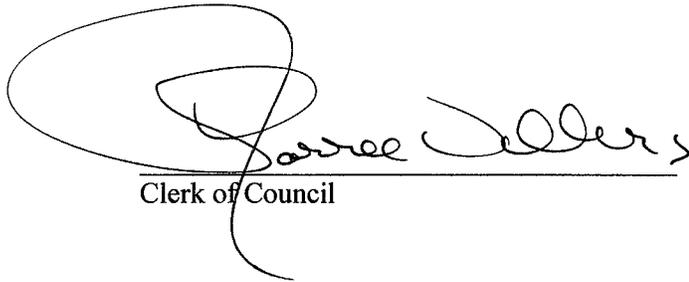
Mayor Koci said that concluded the business portion of the meeting and asked if anyone in the audience had any comments.

Greg Barnett, 130 West Glendale, a new resident in Bedford questioned the schedule of the trains. Mayor Koci and Mr. Mallis explained the ongoing problems the City has had for the past 12-13 years. This issue was out of the City's control.

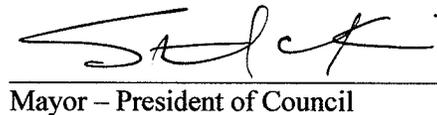
Rich Palcisko, 167 Best Street, had a suggestion of utilizing the Krick Road property for the overflow of concrete at the Northfield Road concrete facility. The City would look into the possibility of assisting in storage.

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

Meeting adjourned at 8:57 P.M.



Clerk of Council



Mayor – President of Council