

**NOTE:** Due to the COVID-19 Pandemic for the upcoming April 14, 2020 Emergency Special Council Meeting, Governor DeWine's directive for meetings and social distancing will strictly be enforced:

**REGULAR COUNCIL MEETING  
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO  
TO BE HELD ON APRIL 21, 2020  
7:30 P.M.**

**A. ROLL CALL OF MEMBERS:**

**B. PLEDGE OF ALLEGIANCE:**

**C. APPROVAL OF MINUTES OF PRECEDING MEETINGS:**

1. CAUCUS PRIOR TO MEETING HELD ON MARCH 17, 2020.
2. REGULAR COUNCIL MEETING HELD ON MARCH 17, 2020.

**D. REPORTS OF STANDING COMMITTEES:**

Aviation & Environmental Committee - Chairwoman, Schmuck  
Finance Committee - Chairman, Scott  
Legislative Committee - Chairman, Mencini  
Parks & Recreation Committee - Chairman, Poindexter  
Planning Committee - Chairman, Orcutt  
Safety Committee - Chairman Troyer  
Service Committee - Chairman, Salvatore  
Board of Zoning Appeals - Chairman, Mencini

**E. REPORTS OF SPECIAL COMMITTEES:**

Southwest General Health Center - Trustee, Orcutt  
Berea Board of Education Representative, Mencini  
Technology and Innovation Council Representative - Poindexter

**G. REPORTS OF BOARDS AND COMMISSIONS:**

**H. INTRODUCTION OF RESOLUTIONS OF COMMENDATION:**

**I. REPORTS AND COMMUNICATIONS FROM THE MAYOR:**

**J. REPORTS AND COMMUNICATIONS FROM DEPARTMENTS, COMMISSIONS, AND OTHER PUBLIC OFFICIALS:**

**K. MISCELLANEOUS BUSINESS, APPOINTMENTS, CONFIRMATIONS:**

**L. REMARKS FROM THE AUDIENCE ON ANY SUBJECT MATTER:**

**M. INTRODUCTION OF ORDINANCES AND RESOLUTIONS: (FIRST READING):**

**Note:** The following piece of legislation was moved by **motion** from the March 17, 2020 Caucus Prior to agenda:

1. ORDINANCE NO. 11143-2020, AMENDING ORDINANCE NO. 11080-2019, AUTHORIZING THE IMPLEMENTATION OF THE BROOK PARK HOME MAINTENANCE ASSISTANCE GRANT PROGRAM (HMAP) AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella and Council as a Whole.

**N. SECOND READING OF ORDINANCES AND RESOLUTIONS:**

**O. THIRD READING OF ORDINANCES AND RESOLUTIONS:**

**Note:** The following piece of legislation was moved by **motion** from the March 17, 2020 Caucus Prior to agenda:

1. ORDINANCE NO. 11140-2020, AUTHORIZING THE MAYOR TO ADVERTISE FOR REQUESTS FOR QUALIFICATIONS (RFQ) FOR GUARANTEED ENERGY PERFORMANCE CONTRACTORS FOR THE IMPLEMENTATION OF A GUARANTEED ENERGY CONSERVATION PROGRAM AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella.

**P. ADJOURNMENT:**

P/C 3/3/20 Legislative  
Cau 3/10/20  
1<sup>st</sup> R 3/17/20 moved to 4/21/20  
2<sup>nd</sup> R  
3<sup>rd</sup> R  
B/C

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 11143-2020

INTRODUCED BY: MAYOR GAMMELLA and C/w.

AN ORDINANCE AMENDING ORDINANCE NO. 11080-2019, AUTHORIZING THE IMPLEMENTATION OF THE BROOK PARK HOME MAINTENANCE ASSISTANCE GRANT PROGRAM (HMAP), AND DECLARING AN EMERGENCY

**WHEREAS**, City Council appropriated \$50,000 ~~in~~ **for the** 2019-2020 municipal budget to provide home maintenance assistance to Brook Park residents;

**WHEREAS**, in order to implement the Home Maintenance Assistance Program (HMAP), the Council authorizes the Mayor to approve and the Finance Director to issue grants in order to implement the HMAP within the City;

**WHEREAS**, this Council desires to implement rules and regulations to facilitate the prompt and effective management of the HMAP program within the city;

**WHEREAS**, the City of Brook Park encourages the development and maintenance of real property located within the City, and specifically within the City's LMI (low/moderate income) and Target Improvement Area zones; and

**WHEREAS**, Financial assistance from the City of Brook Park is necessary to permit residents to effectuate the remediation and repairs to their residential properties and to protect the community from blight and deterioration; and

**WHEREAS**, the City of Brook Park, having the appropriate authority for the stated type of project, is desirous of providing its residents with assistance and incentives to protect their properties and to prevent deterioration and decay of its residential neighborhoods consistent with the purposes of Section 13 of Article VIII of the Ohio Constitution to eradicate and mitigate blight within the City, and to improve the economic welfare of the people of the State; and

**WHEREAS**, the Council of the City of Brook Park has investigated the request of the Mayor for authority to implement a HMAP program and concurs that the requested administrative

authority will greatly assist homeowners and city officials to remediate housing stock within the City, improve the living conditions of city residents and improve the economic climate of the City of Brook Park;

**NOW THEREFORE, BE IT ORDAINED**, by the Council of the City of Brook Park, State of Ohio, that:

**SECTION 1:** Notwithstanding any other codified ordinances the Mayor is authorized to approve, and the Finance Director is authorized to issue, Home Maintenance Assistance Program grants to residents of Brook Park in owner occupied dwellings upon the following terms and conditions:

1. The City shall maintain complete records of all grants issued under the HMAP program;
2. All existing building code violations for the property in question shall be corrected as part of and as a condition precedent to the issuance of funds by the City under the HMAP program;
3. The City shall conduct due diligence of all HMAP grant applications to determine whether the applicant falls in the federal income assistance guide lines;
4. Brook Park residents in owner occupied residential housing with documented income below federal income assistance guidelines shall be eligible for grant assistance up to \$2,500 in matching funds for documented repairs and improvement to owner occupied residential exterior structures.
5. The use of funds shall be limited to exterior structural home and capital repairs limited to gutters, paint exteriors, roofs, windows, furnaces, driveways, and not for landscaping, sidewalks of a premise.
  - A. Upon completion of the desired improvements and inspection, approval and certification of the improvements by the Commissioner of Building and Housing, the Director of Finance shall issue payment to the registered contractor performing the work.
  - B. The proposed project must meet all applicable codes and be approved in advance by the Building Commissioner.
  - C. Applications will be taken on a first come first serve basis until annually appropriated funds are exhausted.
  - D. During the term of the loan applicants must occupy said premises.

**SECTION 2:** The money needed for the aforesaid grants shall be paid by the City from funds appropriated for the Home Maintenance Assistance Program upon the completion of the aforesaid remediation and repair activities and said funds shall be exclusively applied to the costs, expenses and fees arising from and/or incurred by the homeowner in furtherance of the aforesaid home maintenance and improvements.

**SECTION 3:** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Sections 121.22 of the Ohio Revised Code.

**SECTION 4:** This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason implement the HMAP for 2019-2020; provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

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

ATTEST: \_\_\_\_\_  
Clerk of Council

APPROVED: \_\_\_\_\_  
MAYOR

HEREBY APPROVE THE WITHIN  
INSTRUMENT AS TO LEGAL FORM  
AND CORRECTNESS

\_\_\_\_\_  
DATE

  
DIRECTOR OF LAW

P/C  
Cau 2/11/20  
1<sup>st</sup> R 2/18/20  
B/C 2/18/20  
Sp. Caucus 2/25/20  
2<sup>nd</sup> R 3/3/20 amended  
3<sup>rd</sup> R 3/17/20 moved to 4/21/20

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 11140-2020

INTRODUCED BY: MAYOR GAMMELLA

AN ORDINANCE  
AUTHORIZING THE MAYOR TO ADVERTISE FOR  
REQUESTS FOR QUALIFICATIONS (RFQ) FOR  
GUARANTEED ENERGY PERFORMANCE CONTRACTORS FOR THE  
IMPLEMENTATION OF A GUARANTEED ENERGY CONSERVATION  
PROGRAM, AND DECLARING AN EMERGENCY

**WHEREAS**, the Mayor and the Council desire to perform a feasibility study to identify projects that will reduce owning and operating costs for the City of Brook Park; and

**WHEREAS**, the Mayor and Council have been advised that an energy conservation program may provide funding that allows for guaranteed savings to the city maintenance and operating budgets to fund upgrades and modernization to infrastructure which is financed over a period of time;

**WHEREAS**, the City of Brook Park is requesting qualifications for the identification, design and implementation of energy efficiency improvements on a self-funding performance contracting basis at the Police-Fire Headquarters, Service Department Building, Ruple Road Fire Station, Building Department/Animal Control, John A. Poloyne Community Center (Aquatic) in accordance with Local Energy Conservation Act (Ohio Revised Code 717.02); and

**WHEREAS**, the purpose for issuing this request is to identify and have Council select qualified providers, or energy services companies, to perform the implementation of an energy savings performance contract; and

**NOW THEREFORE, BE IT ORDAINED**, by the Council of the City of Brook Park, State of Ohio, that:

**SECTION 1:** The Mayor is authorized and directed to advertise for Requests for Qualifications (RFQ) from qualified energy services performance contracting companies to perform energy efficiency solutions and related capital improvements city wide at

the Police-Fire Headquarters, Service Department Building, Ruple Road Fire Station, Building Department/Animal Control, John A. Poloyne Community Center (Aquatic) and through energy efficient solutions for fleet acquisition, fleet fuel sourcing and street lighting.

**SECTION 2:**

It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**SECTION 3:** This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason to proceed to seek proposals for energy conservation program to reduce operating costs; therefore this Ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED: \_\_\_\_\_

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

ATTEST: \_\_\_\_\_  
Clerk of Council

APPROVED: \_\_\_\_\_  
MAYOR

I HEREBY APPROVE THE WITHIN  
INSTRUMENT AS TO LEGAL FORM  
AND CORRECTNESS

  
\_\_\_\_\_  
DIRECTOR OF LAW

\_\_\_\_\_  
DATE