

**ITEMS TO BE CONSIDERED
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
HELD ON TUESDAY, JULY 20, 2021**

The meeting was called to order by Council President Vecchio at 7:00 p.m., the clerk called the roll and the following Members of Council answered:

SCOTT, SCHMUCK, ORCUTT, TROYER, MENCINI, POINDEXTER, SALVATORE

Also in attendance were Mayor Gammella, Law Director Horvath, Finance Director Cingle, Service Director Garner and Economic Development Commissioner Adams.

Motion by Mr. Troyer, supported by Mr. Mencini, to remove Executive Sessions items from agenda with the intent of putting them on the Regular Council meeting immediately following.

ROLL CALL: AYES: Troyer, Mencini, Poindexter, Salvatore, Scott, Schmuck, Orcutt
NAYS: None. The motion carried.

DISCUSSION:

1. A RESOLUTION GRANTING THE LOT CONSOLIDATION OF PARCEL 1; PARCEL 3 AND PARCEL 2 (PPN-341-04-015) LOCATED IN THE U-1-A2/U6 ZONES AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella.

Mayor Gammella stated this was passed by the Planning Commission.

Mr. Orcutt stated the commission met and basically the city wasn't sure who owned the land and this will resolve that problem. Where Switzer Road is located Lucille Avenue was supposed to continue through and that did not happen, 15' of land in limbo. The people owning this land intends to put in a private drive and build three (3) homes.

Mr. Troyer stated have a few issues with this being in my ward and the residents on either side have concerns. The city is consolidating something that has been done and now adding two (2) more. U1-A2 is residential and the two (2) pieces being added, where the street was, is zoned U-6. My issue is there is going to be some residential and some U-6 - Commercial, Research & Development, there will be one big piece with two (2) different zonings.

**Scott Adams
Economic Development Commissioner**

Mr. Adams stated the U-6 is the zoning that applies to the area for any type of build-out taking place, must be under that. The preface of the residential zoning takes precedence over U-6 and this is definitely a

Discussion: cont.

residential area. What this is doing is this was missed in two (2) transfers and what this does is add 15' to the three (3) parcels there; at that point they have a nice squared-off lot to do their residential homes project.

Mr. Troyer stated that's what the map shows but the wording shows consolidating parcel one (1) and parcel three (3) with parcel two (2). Parcel two (2) has lot three (3), section 21 and lot two is comprised of lot four (4), section 24 and lot three (3), section 21. Now this will combine the 15' and add a parcel for consolidating. So lot two (2) consists of section 21 lot four, section 24 so and section three (3), section 21. This 15' is being added to parcel four (4), one (1) and three (3) is that correct?

Mr. Adams concurred.

Mr. Troyer continued lot one (1), lot two (2) and lot three (3), section 21 will be zoned residential?

Mr. Adams responded no commercial property can be along that 15' to allow for development of driveway(s).

Mr. Troyer commented the city won't get someone lot three 21 building a house and having own business for lot 4, section 24.

Mr. Adams responded no, if that were to happen they would have to come back to the Planning Commission and don't see that happening.

Mr. Troyer commented that doesn't show the land-lock had to go on the county website to see that.

Mr. Adams responded when the legal is filed it will definitely render that.

Mr. Troyer asked doesn't that have to be rezoned to make sure it is all residential?

Mr. Adams responded when the builder comes through the building department if modifications are necessary they would come through at that time.

Mr. Troyer clarified this will definitely be residential.

Mr. Adams concurred.

Discussion: cont.

Mr. Troyer asked Mrs. Horvath if she concurs with that?

Mrs. Horvath stated yes, back in the day when the city had all of this done, there was a 30' strip that would have been an addition to Lucille. After many years that strip was vacated with each party on both sides getting half. This came to light due to problems with the plat and the people believe they should have that 15' portion since that portion of the street was never dedicated. After much research by the clerk and speaking with City Engineer Piatak, Mr. Adams and the engineering firm the owners hired it was determined the best way to do this was to have the city quit-claim that 15' to the current owners. Mr. Adams is entirely correct with what will be built there so the zoning doesn't need to be addressed today.

Mr. Troyer clarified if consolidating this makes it residential.

Mrs. Horvath concurred but also an issue that doesn't need to be addressed today. No one has come before the city to do anything; at this time all the city is doing is making sure these people have clear title to that 15'.

Mr. Troyer reiterated my concern is they build a house where it's residential and have a little driveway off the (main) driveway they could possibly put a business back there.

Mrs. Horvath responded I don't think that would go through Planning and don't see that happening, at all. These people have a lot of hurdles to go through before building a house and very confident that would not happen.

Mr. Adams commented the end-goal is to build residential home or home. For commercial a conditional use permit would be required to change that parcel that would, ultimately, come before Council if it made its way through the Planning commission.

Mr. Mencini asked Mrs. Horvath there could be potential that someone might want to build something commercial, didn't get that at the meeting.

Mr. Salvatore asked Mayor Gammella is this the same family brought forward several months ago?

Mayor Gammella responded not entirely sure, believe it is.

Mr. Salvatore continued if this is the same family they grew up in Brook

Discussion: cont.

Park and own half that parcel, with a relative owning the other half. They acquired that land to come up with four (4) acres wanting to build a home for himself and two relatives to return to Brook Park. The intent is to build three (3) residential homes on four (4) acres, this is the right thing to do to clean up that 15' work properly.

Motion by Mr. Poindexter, supported by Mrs. Schmuck, to place under letter M - First Reading on the Council agenda immediately following.

ROLL CALL: AYES: Poindexter, Schmuck, Scott, Orcutt, Mencini, Salvatore

NAYS: Troyer. The motion carried with a vote of 6-1.

Mr. Vecchio stated this will appear under M-4 as Resolution No. 14-2021.

2. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH THE TEAMSTERS UNION LOCAL 436 AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella.

Mayor Gammella stated Local 436 have passed the contract unanimously, will be discussed in executive session later this evening.

Mr. Troyer asked anyone what the changes and/or highlights are?

Mayor Gammella responded happy to do in executive session I don't negotiate contracts at a public meeting.

Mr. Troyer stated this a public meeting where negotiations should be discussed.

Mayor Gammella disagreed, made statement and sticking by it.

Mr. Troyer asked Mr. Cingle?

Mr. Cingle responded would have to defer to the Mayor, not involved in negotiations.

Mr. Troyer continued to Mr. Cingle based on the Me Too Troyer based on the Me Too let's say the city can't get enough police officers, due to a shortage. The city would have to offer a bonus or incentive would that be putting the city on the hook for someone sitting in an office, doing a great job?

Mr. Cingle responded would defer to the city's labor attorney, not

Discussion: cont.

comfortable answering that question.

Mr. Troyer, in my opinion, the city would be on the hook for that.

Mr. Mencini commented things could change, so that could be hypothetically.

Motion by Mr. Scott, supported by Mr. Poindexter, to place on the Council agenda immediately following.

ROLL CALL: AYES: Scott, Poindexter, Mencini, Salvatore, Schmuck, Orcutt
NAYS: Troyer. The motion carried with a vote of 6-1.

Mr. Vecchio stated this will appear under M-5 as Ordinance No. 11206-2021.

3. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH SUTPHEN CORPORATION, FOR THE PURCHASE OF A CUSTOM PUMPER FIRE TRUCK AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella and Councilman Troyer and C/W.

Mayor Gammella stated the current pumper is in dire need and speaking with John Pensis, service department mechanic, the current 1986 model has held out as long as possible, time for a new one.

Mr. Scott asked Mayor Gammella this is time sensitive, correct?

Mayor Gammella concurred and stated the reason is that the price of steel is increasing dramatically.

Mr. Scott asked when did this request come through, why the last minute?

Mayor Gammella responded spoke with Mr. Pensis on Friday.

Mr. Troyer stated looking at the last page of the proposal it's dated July 16th and only good through July 31st. Reading section two (2) of the legislation the money needed for aforesaid shall come Fund 401 - Capital Improvements. With the truck taking 16 to 18 months may not get the truck until next year or year after that, this needs to be appropriated for 2022 or 2023.

Discussion: cont.

Motion by Mr. Troyer, supported by Mencini, to place under letter J - Introduction at the Council meeting immediately following.

ROLL CALL: AYES: Troyer, Mencini, Poindexter, Salvatore, Scott, Schmuck, Orcutt

NAYS: None. The motion carried.

There being no further business to come before this meeting a **motion** by Mr. Troyer, supported by Mr. Salvatore, to adjourn.

ROLL CALL: AYES: Troyer, Salvatore, Poindexter, Mencini, Orcutt, Schmuck, Scott

NAYS: None. The motion carried.

Mr. Vecchio declared this meeting adjourned at 7:29 p.m.

RESPECTFULLY SUBMITTED *Michelle Blazak*
Michelle Blazak
Clerk of Council

APPROVED *August 24, 2021*

THESE MEETING MINUTES APPPROVED BY BROOK PARK CITY COUNCIL ARE A SYNOPSIS, NOT TRANSCRIBED IN THEIR ENTIRETY, ALTHOUGH ACCURATE.

1,695 words