

**NOTICE**  
**SPECIAL MEETING OF COUNCIL**

Clerk's Office, Brook Park, Ohio

JULY 26, 2023

**TO: COUNCILMEMBERS TROYER, MENCINI, ROBERTS, SCOTT, COYNE,  
POINDEXTER, SALVATORE, COUNCIL PRESIDENT VECCHIO, MAYOR ORCUTT, LAW  
DIRECTOR HORVATH AND FINANCE DIRECTOR CINGLE.**

YOU ARE HEREBY NOTIFIED THAT A SPECIAL MEETING OF COUNCIL  
HAS BEEN CALLED FOR THE PURPOSE OF:

COUNCIL MEETING     CAUCUS MEETING  
 EXECUTIVE SESSION     OTHER (Specify)

Such special meeting will accordingly be held on Thursday, the 27th day of July,  
2023, at 5:00 p.m. at the place of holding regular meetings. (\*Refer to Rules of  
Council, No. 4, if applicable)

**ROLL CALL OF MEMBERS:**

**PLEDGE OF ALLEGIANCE**

**DISCUSSION:**

1. A RESOLUTION SUBMITTING THE QUESTION OF THE RENEWAL OF THE .30 MILL TAX LEVY FOR THE PURPOSE OF PROVIDING FOR THE BENEFIT OF BROOK PARK TO SUPPORT SOUTHWEST GENERAL HEALTH CENTER AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.
2. AN ORDINANCE AUTHORIZING THE MAYOR TO TRADE-IN THE CITY'S TWO HUSTLER TRIMSTAR 48-INCH MOWERS AND PURCHASE A NEW 72-INCH HUSTLER SUPER-Z HYPERDRIVE MOWER AND FLEX FORKS AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

**LEGISLATIVE COMMITTEE - CHAIRWOMAN, COYNE:**

1. AN ORDINANCE AUTHORIZING THE CITY OF BROOK PARK TO PROVIDE A DEMOLITION GRANT TO G.G. BROOKPARK 2023, LLC FOR THE DEMOLITION OF 15150 SNOW ROAD AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

**ADJOURNMENT:**

**SPECIAL CAUCUS MEETING  
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO  
HELD ON TUESDAY, JULY 27, 2023**

The meeting was called to order Council President Pro-Tem Salvatore at 5:00 p.m., the clerk called the roll and the following Members of Council answered:

**MENCINI, ROBERTS, POINDEXTER, SALVATORE, TROYER, SCOTT**

Also in attendance were Mayor Orcutt, Law Director Horvath and Service Director Beyer. Councilwoman Coyne 5:04 p.m.

Council President Vecchio excused.

**DISCUSSION:**

1. A RESOLUTION SUBMITTING THE QUESTION OF RENEWAL OF THE .30 MILL TAX LEVY FOR THE PURPOSE OF PROVIDING FOR THE BENEFIT OF BROOK PARK TO SUPPORT SOUTHWEST GENERAL HEALTH CENTER AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

Mayor Orcutt stated this portion is received from fiscal officer section 2, third line explains a current rate \$9.00 per each \$100,000 of assessed value of property; collecting \$112,600.00 annually.

**Motion** by Mr. Troyer, supported by Mr. Roberts, discussed.

**ROLL CALL: AYES:** Troyer, Roberts, Mencini, Poindexter, Salvatore, Coyne, Scott  
**NAYS:** Unanimous.

2. AN ORDINANCE AUTHORIZING THE MAYOR TO TRADE-IN THE CITY'S TWO HUSTLER TRIMSTAR 48-INCH MOWERS AND PURCHASE A NEW 72-INCH HUSTLER SUPER-Z HYPERDRIVE MOWER AND FLEX FORKS AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

Mayor Orcutt stated the city is trading in two trim stars with a trade in value \$1,750.00 for each mower; exhibit A shows the breakdown of the trade-in amount and purchase amount.

Mr. Beyer stated the department is trading in two stand-behind mowers.

Mr. Troyer asked Mr. Beyer how many six-footers does the city have?

Mr. Beyer responded five.

Mr. Troyer continued last two years the city purchased six-footers and traded in.

**Discussion: cont.**

Mr. Beyer responded department has been replacing the fleet; these will be more efficient since they are sit-downs, rather than stand behinds and will be a savings on workmen compensation claims.

Mr. Troyer stated with buying every two years and the new ones having a 3,000-hour warranty what year are the ones being traded in?

Mr. Beyer responded guess-estimate would be ten-years old.

Mr. Troyer stated with the hours so low would like to hold off to get inventory of what the department has as well as the year. If not that old seems the city could get more money so the city gets the best for its assets. Looking at this there's about 150 hours between both mowers and the city is getting the same amount on both of them.

Mr. Poindexter asked Mr. Beyer are these two units being traded in usable; does the city use them?

Mr. Beyer responded the units are usable but the department does not use them. The three units the department uses by a safety building employee, recreation center employee and one that is stored in the shed at fire station number two, west end, for use by a safety employee.

Mr. Poindexter stated willing to keep the mowers and buy another one outright if a valuable big unit goes down can use in a pinch; these are good units and see no reason to trade-in.

Mr. Beyer responded three are being used and in capital the new one will be put in the fleet, being more efficient. One mower has engine problems and the one being saved is newer with less hours.

Mr. Mencini stated to Mr. Beyer, when it comes to the garage, John Pensis, hits 100% when it comes to assessments and things of sort, lot of wear and tear and may not look its age.

Mr. Beyer added John Pensis and rest of mechanics do a great job on keeping equipment maintained and running. When Mr. Pensis knows the peak and it's the right time that's when he'll do it; that's why Mr. Pensis has chosen these two to trade-in due to value.

Mr. Troyer stated it's not about wear and tear condition the hours tell us that and both have low hours. One has 297 hours and the other has 491 hours and warranty of last one purchased was five-years 3,000 hours.

**Discussion: cont.**

Mr. Beyer interjected these are older than ten years.

Mr. Troyer asked is the city keeping the best ones?

Mr. Beyer concurred.

Mr. Scott stated to Mr. Beyer is there a way to tell the wear and tear is put on a vehicle, or how many hours?

Mr. Beyer responded there are hour-meters on this equipment, these pieces of equipment get a lot of use, like the lawnmowers.

Mr. Mencini stated what the hours don't tell you if a rock is hit, railroad tie is hit or slide down an embankment, the hours don't tell you any of what happens in those instances.

Mr. Poindexter asked is this quote still good with the date of March 14, 2023.

Mayor Orcutt responded yes, reiterated Mr. Beyer's statements of less wear and tear on service employees' knees.

Mr. Poindexter continued no problem with buying the new one but with the trade-ins not opposed but if the department can get use out of them. There are areas that a smaller piece of equipment could be used but if everyone is confident they should be traded in then have no problem with that.

Mr. Salvatore stated a car or boat could have 1,000 hours and be in great shape or there could be a car or boat with a few hundred miles and be considered junk. Council must rely on the city's professionals-mechanics. If there are five pieces of equipment and the mechanic says these two should probably be moved out and replaced with more up-to-date equipment.

Mr. Roberts agreed with Mr. Salvatore and Mr. Poindexter, if Council is being told trade-in, let's look at employees' health.

Mr. Troyer stated anytime the engine is running the hour-meter is running, same as police cars it's not the mileage, it's the hours because police cars idle. The point is the current value of these two machines, John Pensis is saying they are at their peak.

Mr. Beyer stated John Pensis' recommendation is for these to be traded in.

Mr. Troyer clarified Mr. Pensis said trade-in not dispose or sold?

**Discussion: cont.**

Mr. Beyer clarified trade these two pieces in with good reasoning behind it.

**Motion** by Mr. Troyer, supported by Mr. Mencini, discussed.

**ROLL CALL: AYES:** Troyer, Mencini, Roberts, Poindexter, Salvatore, Coyne, Scott

**NAYS:** Unanimous.

**LEGISLATIVE COMMITTEE - CHAIRWOMAN, COYNE:**

1. AN ORDINANCE AUTHORIZING THE CITY OF BROOK PARK TO PROVIDE A DEMOLITION GRANT TO G.G. BROOKPARK 2023, LLC FOR THE DEMOLITION OF 15150 SNOW ROAD AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt. (former BP gas station Snow & Smith).

Mayor Orcutt stated these grant monies of \$50,000.00 would be utilized by the Glimcher Group, owners of Brookgate Shopping Center, to demolish the former B.P. gas station at the corner of Snow and Smith Roads. The way this is structured is the Glimcher Group will receive \$25,000 once building comes down and the other \$25,000.00 when a re-occupancy permit is signed off by the building commissioner, for a new structure.

Mr. Roberts stated am for this many questions from Ward 3 residents, greenspace would be better, then what it is. Is there any kind of timeframe for a new occupant to be in there?

Mayor Orcutt responded not told timeframe but will tell you have seen more activity with an architectural firm doing some drilling and core samples, at the property. This grant is a little bit different, then other grants given, is no monies will be received until the structure is taken down.

Mr. Poindexter stated to Mayor Orcutt like the idea of \$25,000.00 up front and holding off on the other \$25,000.00. All this time, thought it was a private owner that owned B.P. gas station.

Mayor Orcutt responded it is, to assist with the purchase of this property, the city has been told would be the deal-breaker for them to purchase this property.

Mr. Poindexter continued so they don't own the property to date?

Mayor Orcutt responded think paperwork is ready to go and what happened is interest rates have gone up so the cost of demolishing and putting a new structure there has hurt the number for the Glimcher Group to do this project. With the city being able to provide the \$50,000.00 would make the difference of them doing this.

**Legislative Committee - Chairwoman, Coyne: cont.**

Mr. Mencini stated few years ago the Glimcher Group appeared before Council with ideas for Brookgate shopping center and nothing happened. With this deal was there any talk about picking up the pace at Brookgate? There is a lot of traffic at Brookgate and think the residents expect more of Brook Park's thoroughfare.

Mayor Orcutt responded do remember when the Glimcher Group was here with their presentation. The problem is shopping center in a 3.5 mile radius that happens with a lot of businesses. By looking at the demographics. That happens a lot with business and looking at the demographics the question is will the business be successful in Brook Park. Looking historically Brook Park don't support restaurants and things like that making Brookgate unattractive. My main concern at Brookgate is with property maintenance that has been lacking for the last ten years or so, in the city. The Glimcher Group met with the administration have problems with missing or faded stop signs. Working with the service director there were storm issues and sanitary issues and have put in \$70,000.00 in the last year. The group have showed the city what they're trying to do.

Mr. Salvatore asked for clarification on the two separate names with one being Cross America Partners, owners of gas stations and deli's, are they still the owner of the property?

Mayor Orcutt concurred and stated Cross America Partners would sell the property to the Glimcher group.

Mr. Salvatore stated G.G. Brookpark, LLC will be the actual owner and operator of property?

Mayor Orcutt concurred and stated this has been an issue with past Administrations' and with Glimcher Group owning the entire parking lot; it's hard to redevelop that small section with something new.

Mr. Salvatore questioned a crossover agreement, done 20-years ago, that happened at Snow & Hummel that people would be able to shop and park at Brookgate.

Mayor Orcutt responded with the Glimcher Group owning the entire parcel don't see that being an issue. For clarification, you're asking if somebody can park at that corner and shop at Brookgate?

Mr. Salvatore concurred and stated and vice-versa.

Mayor Orcutt responded can look into that.

**Legislative Committee - Chairwoman, Coyne: cont.**

Mr. Troyer stated with no driveways off the corners if there is a restaurant people would pull into the main parking lot to park could get a bigger building; that's the advantage for Glimcher Group owning the entire property. Have said for years the demographics needs to be changed, demographics being disposable income.

Madam Coyne commented great to hear about the property maintenance issues; would like another restaurant and believe people want and will come.

**Motion** by Mr. Poindexter, supported by Mr. Troyer, to place on the Special Council agenda following.

**ROLL CALL: AYES:** Poindexter, Coyne, Scott, Mencini, Roberts, Salvatore

**NAYS:** None.

**ABSTENTION:** Troyer.

Mr. Salvatore stated that will appear under M-1, as Ordinance No. 11347-2023.

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

**ROLL CALL: AYES:** Mencini, Roberts, Poindexter, Salvatore, Troyer, Coyne, Scott

**NAYS:** Unanimous.

Council President Pro-Tem Salvatore declared this meeting adjourned at 5:45 p.m.

RESPECTFULLY SUBMITTED Carol Johnson  
Carol Johnson  
Clerk of Council

APPROVED September 5, 2023  
*As Amended*

THESE MEETING MINUTES ARE A SYNOPSIS, NOT TRANSCRIBED IN THEIR ENTIRETY, ALTHOUGH ACCURATE.