

RECORD OF PROCEEDINGS

MINUTES OF THE CITY OF BEDFORD HEIGHTS REGULAR COUNCIL MEETING

MARCH 4, 2025

In accordance with Ohio Sub. HB 197, the City of Bedford Heights Council meeting was held via zoom on the above date. Council President Tinker called the meeting to order at 7:00 P.M.

All present pledged allegiance to the Flag.

Roll Call:	Mayor Stevens	Councilman Anderson
	Councilwoman Thomas	Vice Council President Kelso-Perez
	Councilman Willis	Councilwoman Henderson
	Council President Tinker	Councilman Bounds

Absent: None

Also Present:	Law Dir. Ridenour	Fin. Dir. Baranek
	Asst. Law Dir. O'Donnell	Clerk of Council Stahl

CONSIDERATION OF MINUTES OF PREVIOUS MEETINGS NOT YET APPROVED:

MOTION by Henderson, second Kelso-Perez to approve the minutes of the February 18, 2025 Regular Council meeting as received.

Roll Call:	Yea - Anderson, Bounds, Henderson, Kelso-Perez, Thomas, Willis, Tinker	
	Nays - None	7 yeas - 0 nays
		Motion carried

CONSENT AGENDA:

No items to consider.

MOTION by Kelso-Perez, second Anderson to move all Ordinances and Resolutions listed under Item 4; Consideration of Petitions, Remonstrances, Communications and Proposed Legislation and referral of same to Committee of the Whole for Immediate Action on the Council Agenda to Item No. 5.

Roll Call:	Yea - Anderson, Bounds, Henderson, Kelso-Perez, Thomas, Willis, Tinker	
	Nays - None	7 yeas - 0 nays
		Motion carried

CONSIDERATION OF ORDINANCES AND RESOLUTIONS:

RESOLUTION NO. 2025-009

Introduced by: Council Members Tinker, Kelso-Perez, Anderson, Bounds, Henderson, Kelso-Perez, Thomas, Willis

A RESOLUTION APPOINTING MELISSA BRACEY TO THE PLANNING COMMISSION OF THE CITY OF BEDFORD HEIGHTS, AND DECLARING AN EMERGENCY.

MOTION by Anderson, second Thomas to suspend the rule requiring two readings.

Roll Call:	Yea - Anderson, Bounds, Henderson, Kelso-Perez, Thomas, Willis, Tinker	
	Nays - None	7 yeas - 0 nays
		Motion carried

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MOTION by Anderson, second Thomas to adopt.

Roll Call: Yeas - Anderson, Bounds, Henderson, Kelso-Perez, Thomas, Willis, Tinker
Nays - None 7 yeas - 0 nays
Motion carried

ORDINANCE NO. 2025-010

Introduced by: Mayor Stevens and Council Members Tinker, Kelso-Perez, Anderson, Bounds, Henderson, Kelso-Perez, Thomas, Willis

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT FOR THE SALE OF THE VACANT REAL PROPERTY IDENTIFIED AS 5711 COLUMBIA DRIVE, CUYAHOGA COUNTY PERMANENT PARCEL NO. 791-29-053 WITH THE HIGH BIDDER FOR SAID PROPERTY, AND DECLARING AN EMERGENCY.

Councilwoman Thomas asked before we make that motion can she ask questions about this because she has no recollection about how much we are paying for this and when did we talk about this. Council President Tinker responded that the Mayor has the authority to add anything to the agenda so he doesn't have to come to us to a committee, so this was put on by the Mayor and Economic Development Director.

Mayor Stevens said that was agreed upon to put that property up for sale and we went through the process and he said he does have the authorization to do that but it was sent through our Economic Development Director through legislation to put that up for sale for that property. Council President Tinker said if you look at the ordinance it does tell you who it is being sold to and for the amount that it has been sold for. Councilwoman Thomas noted there was no discussion by Council about this aside from looking at the ordinance and that is why she is asking did we discuss this.

Council President Tinker said that the Mayor has the authority to negotiate and sell properties that are owned by the city and said that the Mayor along with the Economic Development Director asked us as Council to approve it. He said we can table it or move forward with it. Vice Council President Kelso-Perez said that the Law Director has a question also. She said it is a lot and said we tear down very few houses in the City of Bedford Heights, we usually try to get them repaired because before they can come in and say they are going to tear down the house and the land bank takes it, they come in and inspect it. It was a house that was removed, so it turns back over and comes back into the city's property, it is a residential lot which as a city property we can sell all of the residential lots to try to put houses back on them. The Mayor doesn't have to get our approval, they actually put it on the market but he has to get approval to sell it, but he marketed it, got the price and it is a residential lot. There are a couple more in the city but we have very few vacant lots and we are glad that people buy them.

Councilwoman Thomas said that you just summarized what was on the legislation already. It was always her understanding that when legislation is put onto the agenda to be voted on, it is put on as a draft first and if there are any questions then it would be tabled. She said she just wanted to get some clarification about it because she doesn't recall us having conversation about this, but you have answered her question and thanked her.

Law Dir. Ridenour commented the Vice Council President Kelso-Perez summed up what she was going to say that it was all contained in the ordinance, this was marketed and this was the highest bidder for the property so the city is going to be able to pocket this money. Also, she considers this to be a routine piece of legislation and didn't anticipate any controversy because she looked back and saw this has been routinely passed. So in the future, if these properties do come up she has no

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problem presenting it at the Committee of the Whole prior to bringing it on to the full Council meeting if that is the way you want her to do it. Council President Tinker wanted to be clear that not every piece of legislation comes on the agenda as a draft.

MOTION by Kelso-Perez, second Henderson to suspend the rule requiring two readings.

Roll Call: Yeas - Anderson, Bounds, Henderson, Kelso-Perez, Thomas, Willis, Tinker
Nays - None 7 yeas - 0 nays
Motion carried

MOTION by Kelso-Perez, second Henderson to adopt.

Roll Call: Yeas - Anderson, Bounds, Henderson, Kelso-Perez, Thomas, Willis, Tinker
Nays - None 7 yeas - 0 nays
Motion carried

Councilman Willis thanked Law Dir. Ridenour for her offer that if we do have a situation where we do have legislation no matter how routine, that somehow we do have an idea of a quick discussion before we are notified that it will be there. There could always be questions even though its routine sometimes.

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES:

MAYOR'S REPORT, Mayor Stevens: Mayor Stevens congratulated Melissa Bracey, our new Planning Commission member. He said since he is the Chairman of the Planning Commission, he would like to reach out to her to have a conversation with her just to let her know what we are about and the process moving forward. He asked the Clerk to provide him with her information so he can meet with her one on one so he can enlighten her on some of the things and the direction that we are going as a Planning Commission. Mayor Stevens said now that the weather has broken, the crew is out doing some pothole filling and is glad we can start that sooner than later.

SAFETY COMMITTEE, Chairman Anderson: Chairman Anderson said he spoke to the Chief regarding the incident that we had on I-480 regarding the arrest of two individuals. He said it was done in a very professional way and the Chief told him and they are in custody now, everything is up to speed and ready for the case to go forward for the arrestees when the date comes available. He noted that Chief also mentioned to him about the drones and a video he had that provided to Councilwoman Henderson. Councilwoman Henderson pointed out that she requested the Chief to take the drones out to go over the 22 acres of land and said she has the video but will hand it over to the Mayor first. It is beautiful, we have a creek back there. She doesn't know what we are doing moving forward with that land but it didn't fall under the Safety Committee.

Mayor Stevens commented that he received a call from Chief Marotta stating that Councilwoman Henderson had requested the drones to see the land that we've been talking about that has increased in taxes over the years. He said that she didn't have an idea where that area was and that is why the request was asked by Councilwoman Henderson so she can see what land area that people were talking about.

Council President Tinker said that the goal was to understand how the land looked and what kind of terrain is on the land, to get a better feel of the 21 acres itself. Just looking at it from the outside on street level you couldn't tell everything that is part of that land, so the drone gave her an idea of what the terrain of that land is. We understood that we could not build on that land so she didn't know what that terrain looked like and the drone gave her that type of information. He said that he

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thinks it would be nice for all of us to see what the terrain actually looks like, as we talk about how we are going to proceed with that parcel of land. Councilwoman Henderson noted that it is in Ward 4 and backs up to Reed Park on Solon Road. She said that she will discuss this with the Mayor further and Council President Tinker.

FINANCE COMMITTEE, Chairwoman Kelso-Perez: Chairwoman Kelso-Perez reported that we will be planning a Finance Committee and hopefully we will have the information we need by April for the Finance meeting. She said that we should be able to set a meeting by our next in person Council meeting for April, that will give us our quarterly and our year end at the same time.

COMMUNITY LIFE COMMITTEE, Chairman Bounds: Chairman Bounds reported that there are some capital improvement efforts that are taking place and one of them involved the boilers, two boilers were replaced in the indoor pool which is part of on-going maintenance due to on-going issues with the temperature at the indoor pool. He said that Dir. May has shared in meetings before about addressing the Wi-Fi at the outdoor pool, so that was updated and installed last week so it is fully Wi-Fi accessible for everyone when the pool opens up.

Chairman Bounds said that the summer camp is starting applications and noted you will see those at the Community Life center, there will be some social media messaging as well about the summer camp applications, in addition to the applications being accepted they are starting to post positions for the summer camp staff and you will see information regarding that as well. He said Dir. May is moving forward with the Natureworks grant and is working on the application and is prepared to move forward so that is good encouraging news.

Chairman Bounds said also, he has been in touch with the Americorps Vista program and shared in a previous meeting that the program was frozen for a good time and has been released. He said that we look forward to trying to request an Americorps Vista for the Community Life Department. Chairman Bounds said that they are starting to develop a volleyball clinic and are advertising for that. He said during Mr. Polk's time with the Recreation Department he was very engaged with recreation programs like volleyball, he is bringing it back and starting with the clinic first and then rolling that into an actual volleyball league.

Chairman Bounds said that as we move into the better weather, we are starting to have conversations with folks about renting the baseball fields. He is not abandoning the thought of trying to have a league, but is looking at balancing the idea maybe we can still generate revenue from the fields if we can't fill a full team or league ourselves here. Lastly, new carpet was installed in party room #1 on the stage. Vice Council President Kelso-Perez said she knows we are moving forward with the grant, was there any information about him moving forward with getting bids to do our basketball courts.

Chairman Bounds said that we did discuss that in our last Community Life Committee meeting and knows that he indicated that it was a priority to update the basketball courts and remind them again that we will be looking at how we can look in terms of getting those bids turned around and what you can do in terms of getting the basketball courts addressed. He said that was something that the Mayor has as a priority and indicated at our last Community Life Committee meeting, it is something that is on their radar. We will continue to gently nudge him as we go forward to make sure that it stays on the radar.

Vice Council President Kelso-Perez pointed out that you want to get on people's calendars because it is already March and she thinks we already have a bid for that. Chairman Bounds said that his hope is to remind the Mayor of this and do what he can to help move this process forward. Councilwoman Henderson said she reached out to Crystal Watson requesting a quote on how much it costs to run those radio ads because possibly if it is feasible, we can look into that for running an ad for our

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lifeguards. Law Dir. Ridenour pointed out that it was quite expensive and said what Crystal could do is provide you the contact information for you to call and see how much it would cost, it depends on how large the ad is and how often you would like it on.

PUBLIC SERVICE/WATER RECLAMATION COMMITTEE, Chairman Willis: Chairman Willis reported that the Mayor brought up the cold patching weather permitting will be done on some of the major potholes throughout the city, particularly along Rockside Road. We are still looking at an early spring date to do the repaving of Rockside Road from I-271 down to Aurora Road. Mayor Stevens said that he did speak with Don Bierut regarding the welcome sign coming off of Rockside Road where a vehicle crashed into it by Universal Windows. They have the bidding in and should be working on that welcome sign area, the fencing and those things soon.

ECONOMIC & COMMUNITY DEVELOPMENT COMMITTEE, Chairman Tinker: Chairman Tinker reported that on Friday, February 28th the Mayor, Ec. Dev. Dir. Bell and he met with the CEO of Tavens Packaging which is located at 22475 Aurora Road. We had a chance to have a conversation with him and he gave us a tour of the plant. He noted that Tavens Packaging is a company that has been in Bedford Heights since 1996 and said they make boxes for shipping. They design the boxes for different clients that are shipping things all over the country. He said it was a very nice tour and said that the company currently hires 55 individuals and are currently working only one shift, but in the peak when business is up, they typically go to two shifts, the first shift is 6:30 - 2:30 then 3:00 to 9:00.

Chairman Tinker said that one of the things he learned is that the packaging industry is a tell-tale sign of how the economy is and the direction that the economy is going in. He noted right now it is a slow time for the packaging industry which we can correlate that to the slow down in the economy. When the economy is heating up, their business is booming and when the economy slows down their business slows down also. Secondly, he noted that Ec. Dev. Dir. Bell and he have been working on amending our Job Creation Grant Program which is Chapter 181. We are not trying to tweak the entire chapter but we are trying to make it fair when a customer comes to us for a job creation grant that is based on their payroll is the amount of grant that we offer them a percentage of how long.

Chairman Tinker said we have been looking at other cities to see what other cities are offering and then we are going to go back to the Economic Development Committee and give them our suggestions. He noted we've been working on that for quite a while now and are pretty close to coming up with a recommendation that we will share with the Economic Development Committee. He said that he's been keeping in touch with the Economic Development Committee so they know what is going on.

Chairman Tinker said that he has talked about the Master Plan and noted that the last Master Plan was done in 2011, it cost us \$30,000 and said he's sure it is a lot more today. We are going to see if we can get a grant to come up with whatever it costs to have a new Master Plan done for us. It is not in the budget for this year, if possible if we cannot get a grant, he would like to talk to the Finance Committee to see if we can find out the cost to get one done and if we can add that to the budget this year.

Councilwoman Henderson said you were going to request that Dir. Bell send that report out to everyone. Council President Tinker asked Clerk Stahl if she has the last Master Plan that was done and asked her to send it out to all of Council.

PLANNING COMMISSION, Chairman Stevens: Next meeting SPECIAL DATE, Thursday, March 13, 2025 at 5 P.M. Council Chambers. There is no ABR or BZA meeting.

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BUILDING & HOUSING COMMITTEE, Chairwoman Kelso-Perez: No Report.

INFRASTRUCTURE & CAPITAL IMPROVEMENTS COMMITTEE, Chairwoman Henderson: No Report.

LEGISLATIVE/EDUCATION COMMITTEE, Chairwoman Thomas: Chairwoman Thomas reported that the Legislative Committee will be meeting on March 25th at 5 P.M. and the Scholarship Committee will also be meeting this month with a date to be determined and they will be gathering applications to see how they are doing with that process and how many they have received so far.

COUNCIL CABLE T.V. COMMITTEE, Chairman Willis: Chairman Willis scheduled a committee meeting on Thursday, March 20, 2025 at 5 P.M. in the Caucus Room to discuss potential programming and some updates on equipment. He noted the next Civil Service meeting will be held Friday, March 28th at 8:30 A.M. via zoom.

COMMITTEE OF THE WHOLE, Vice Council President Kelso-Perez: Vice Council President Kelso-Perez reported that our next Council meeting will be held in person on Tuesday, March 18, 2025 with Committee of the Whole beginning at 6 P.M. and the Council meeting beginning at 7 P.M. March birthdays: March 6th, McKinney Huff BZA; March 9th Ollie Thomas, Receptionist; March 9th Mia Johnson, HR Mgr.

UNFINISHED BUSINESS: No Report.

NEW BUSINESS: No Report.

MISCELLANEOUS: Council President Tinker asked Councilman Bounds to briefly speak about the RFQ that the Mayor accepted our recommendation for the company. Councilman Bounds said that the Mayor has moved forward with in-SITE which was the committee's recommendation and the Mayor agreed and moved forward. He invited in-SITE to his director's meeting and they had a chance to ask their staff questions and following that meeting he made a final decision. He has been in contact with the organization to let them know how to move forward.

Councilman Bounds noted that the Law Department has been contacted and was made aware that in-SITE was the final selection and that the Mayor has agreed to approve that. We are moving forward with collecting a contract from the vendor. The two other vendors which were not selected were provided with a letter of notice that they did not receive the bid. Council President Tinker reminded everyone that once the contract comes in we need to have a Finance Committee meeting to add that cost to our budget. Additional discussion continued.

At this point, Council President Tinker opened the floor for comments from the public.

Marian Armstrong, Supervisor of Pupil Personnel, Bedford City School District thanked everyone for letting her join the meeting today.

RECESS:

MOTION by Kelso-Perez, second Willis to recess into an Executive Session regarding potential litigation.

Roll Call: Yeas - Anderson, Bounds, Henderson, Kelso-Perez, Thomas, Willis, Tinker
Nays - None 7 yeas - 0 nays
Motion carried

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Roll Call: Council President Tinker, Vice Council President Kelso-Perez, Councilman Anderson, Councilman Bounds, Councilwoman Henderson, Councilwoman Thomas, Councilman Willis

Also present: Mayor Stevens, Law Dir. Ridenour, Asst. Law Dir. O'Donnell

Executive Session concluded at 8:22 P.M.

MOTION by Kelso-Perez, second Henderson to return to the Regular Council meeting.

Roll Call: Yeas - Anderson, Bounds, Henderson, Kelso-Perez, Thomas, Willis, Tinker
Nays - None 7 yeas - 0 nays
Motion carried

ADJOURNMENT:

MOTION by Anderson, second Kelso-Perez to adjourn the Regular Council meeting at 8:23 P.M.

Roll Call: Yeas - Anderson, Bounds, Henderson, Kelso-Perez, Thomas, Willis, Tinker
Nays - None 7 yeas - 0 nays
Motion carried

APPROVED: _____
Council President Alton Tinker

ATTEST: _____
Patricia F. Stahl, Clerk of Council

BY: Vice Council President Kathie Kelso-Perez