

**ITEMS TO BE CONSIDERED
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING
TO BE HELD ON WEDNESDAY, NOVEMBER 6, 2024
7:00 P.M.**

I. ROLL CALL OF MEMBERS:

II. PLEDGE OF ALLEGIANCE:

III. DISCUSSION:

1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE PURCHASE OF PERMANENT PARCEL NO. 344-13-022, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

2. VIASOUND: PROBLEM REPORTED AS CENTER PROJECTOR NOT WORKING AMOUNT \$650.00.

IV. SAFETY COMMITTEE: CHAIRMAN TROYER

1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MONTROSE FORD FOR THE PURCHASE OF TWO POLICE VEHICLES AND WITH HALL PUBLIC SAFETY UPLIFTERS FOR THE NECESSARY UPLIFTING EQUIPMENT FOR THE VEHICLES AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

V. ADJOURNMENT:

**ITEMS TO BE CONSIDERED
AT THE CAUCUS PRIOR TO COUNCIL MEETING
HELD ON TUESDAY, NOVEMBER 6, 2024**

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

TROYER, ROBERTS, DUFOUR, POINDEXTER, MENCINI, McCORKLE, SCOTT

Also in attendance were Mayor Orcutt, Law Director Horvath, Finance Director McGann, Service Director Beyer, Recreation Director Wetmore and Engineer Platak.

Motion by Mr. Dufour, supported by Mr. Mencini, to go out of the regular order of business to Safety Committee, discussion item number two (2) and one (1).

ROLL CALL: AYES: Dufour, Mencini, McCorkle, Scott, Troyer, Roberts, Poindexter

NAYS: Unanimous.

SAFETY COMMITTEE - CHAIRMAN, TROYER:

1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MONTROSE FORD FOR THE PURCHASE OF TWO (2) POLICE VEHICLES AND WITH HALL PUBLIC SAFETY UP-LIFTERS FOR THE NECESSARY UPLIFTING EQUIPMENT FOR THE VEHICLES AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

Mayor Orcutt stated by passing this legislation will be placed in line for 2025 for purchasing vehicles. The total of both vehicles will be \$97,597.50 and cost of up-fitting with lights and transfer of equipment is \$34,206.04. Mayor Orcutt asked for an amendment in section three (3) after the word 'fund' add an 's' to make funds plural and add Fund No. 272 and 401.

Motion by Mr. Poindexter, supported by Mr. Dufour, to amend.

ROLL CALL: AYES: Poindexter, Dufour, Roberts, Troyer, Scott, McCorkle, Mencini

NAYS: Unanimous.

Mr. Troyer stated this will be for next year's budget - 2025.

Mr. McGann concurred.

Motion by Mr. Poindexter, supported by Mr. Mencini, to place on Council agenda following under M-1.

ROLL CALL: AYES: Poindexter, Mencini, McCorkle, Scott, Troyer, Roberts, Dufour

NAYS: Unanimous.

Mr. Salvatore stated that will appear under M-1 as Ordinance No. 11441-2024.

DISCUSSION:

2. VIASOUND: PROBLEM REPORTED AS CENTER PROJECTOR NOT WORKING - \$650.00.

Mr. Salvatore stated work was needed and needed to be replaced.

Motion by Mr. Dufour, supported by Mr. Mencini, to place under verbal approval on Council agenda.

ROLL CALL: AYES: Dufour, Mencini, McCorkle, Scott, Troyer, Roberts, Poindexter
NAYS: Unanimous.

1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE PURCHASE OF PERMANENT PARCEL NO. 344-13-022 AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt, Councilmembers, Mencini, Roberts, Scott, McCorkle, Dufour, Poindexter. **(Former BP gas station - Smith and Snow Roads).**

Mayor Orcutt stated this is to purchase the former BP gas station at the intersection of Snow and Smith Roads. This property has been talked about for several years for redevelopment. The reason for not being redeveloped is British Petroleum sold 36 BP gas stations to Cross America that included a deed restriction until 2029. The money utilized for this sale of the former Brookview Elementary School for redevelopment of over a \$20 million-dollar housing project. A portion of that money is going towards upgrading of additional 1,500 city streetlights to LED's and the other funds will be used to purchase this property. Working with Cross America the lowest asking price was \$400,000.00 and through negotiations Cross America has agreed to a price of \$375,000.00.

Mr. Roberts stated in support residents want this taken down as soon as possible.

Mr. Mencini asked if the Glimcher Group (owners of Brookgate shopping center) will be involved?

Mayor Orcutt responded the intention of Brookgate shopping center is to develop something there and the city will be working with them to develop.

Mr. Mencini stated hopefully something will be brought in that is top-notch.

Mayor Orcutt concurred and stated it's good that the city can take monies from one (1) asset to be able to take on another asset and eliminate the blight on that corner.

Mr. Troyer stated an appraisal was asked for and not received.

Discussion: cont.

Mayor Orcutt responded that information is available on the county website and will not mean anything to Cross America. The administration was able to negotiate \$25,000.00 less than the value listed on the county website of \$523,600.00.

Mr. Troyer continued if there is a (deed) restriction until 2029; what is the plan for that property?

Mayor Orcutt responded the intent is to eliminate the blight through Mr. Beyer to oversee the removal of the blight and parking lot and have topsoil and seed to create a greenspace. Then start working with the Glimcher Group for development of a project with a sale price and construction.

Mr. Troyer expressed concern if the city will get the money back? Took six (6) years to sell the former elementary school property.

Mayor Orcutt responded the city's intent is to not take a loss.

Mr. Troyer continued not willing to spend money when the city has ordinances to make that company tear the blight down. Another item listed in the legislation paying 37500.00 for personal property to be torn down. Environmental study is unreadable and not clear. City must pay closing costs and biggest concern is to recoup the monies.

Mayor Orcutt responded last thing the city wants to do is get into anymore litigation. Some of these big companies move at a snail's pace and to some five (5) or six (6) years is a long time. In reality, think this administration has done a great job working the way down Snow Road with the selling and purchasing of property.

Mr. Poindexter asked if the Glimcher Group is willing to purchase the property?

Mayor Orcutt responded have been working with the Glimcher Group working with City Council think this is the right place to park city monies.

Mr. Poindexter continued makes sense to purchase the property and questioned the \$50,000.00 grant to the Glimcher Group.

Mayor Orcutt responded the intent is to take that money and place back in the General Fund. Mr. Beyer will be taking on this project with the hope of making money back in scrap.

Discussion: cont.

Mr. Poindexter stated all for the Glimcher Group purchasing the property with the focus to clean-up the rest of their property.

Mayor Orcutt stated have been working with the Glimcher Group and their intent is to paint the outside of the building next year. By eliminating this blight that will open up that corner for the city.

Mr. Poindexter commented would like to see redevelopment at Brookgate such as mixed use.

Mayor Orcutt mentioned currently there are two (2) vacancies the former Harpo's (Bar) and GNC.


Motion by Mr. Dufour, supported by Mr. Mencini, - discussed.

ROLL CALL: AYES: Dufour, Mencini, McCorkle, Scott, Troyer, Roberts, Poindexter
NAYS: Unanimous.

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

ROLL CALL: AYES: Troyer, Mencini, McCorkle, Scott, Roberts, Dufour, Poindexter
NAYS: Unanimous.

Council President Salvatore declared this meeting adjourned at 7:32 p.m.

RESPECTFULLY SUBMITTED 
Carol Johnson
Clerk of Council

APPROVED December 3, 2024

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