

**REGULAR COUNCIL MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
TO BE HELD ON TUESDAY, FEBRUARY 4, 2025
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 MINUTES HELD ON JANUARY 7, 2025.
 - 2. REGULAR COUNCIL MEETING MINUTES HELD ON JANUARY 7, 2025.
- D. REPORTS OF STANDING COMMITTEES:
 - Aviation & Environmental Committee - Dufour
 - Board of Zoning Appeals - Mencini
 - Finance Committee - Scott
 - Legislative Committee - Scott
 - Parks & Recreation Committee - Mccorkle
 - Planning Committee - Poindexter
 - Safety Committee - Troyer
 - Service Committee - Roberts
- E. REPORTS OF SPECIAL COMMITTEES:
 - Southwest General Health Center Trustee - Mencini
 - Berea Board of Education Representative - Mccorkle
 - Technology & Innovation Council Representative -Dufour
- F. REPORTS OF BOARDS AND COMMISSIONS:
- G. INTRODUCTION OF RESOLUTIONS OF COMMENDATION:
- H. REPORTS AND COMMUNICATIONS FROM THE MAYOR:
- I. REPORTS AND COMMUNICATIONS FROM DEPARTMENTS, COMMISSIONS, AND OTHER PUBLIC OFFICIALS:
- J. OTHER COMMUNICATIONS AND PETITIONS, AND VERBAL APPROVAL: {INTRODUCTION OF NEW LEGISLATION}:

K. MISCELLANEOUS BUSINESS, APPOINTMENTS, CONFIRMATIONS:

L. REMARKS FROM THE AUDIENCE ON ANY SUBJECT MATTER:

M. ORDINANCES AND RESOLUTIONS FIRST READING

1. ORD. NO. 11454-2025

AN ORDINANCE AUTHORIZING THE CONSULTING ENGINEER TO PREPARE PLANS AND BID DOCUMENTS AND THE MAYOR TO ADVERTISE FOR BIDS, AND ENTER INTO A CONTRACT(S) FOR THE SYLVIA DRIVE AND FRY ROAD RECONSTRUCTION PROJECTS(S) AND DECLARING AN EMERGENCY.

N. SECOND READING OF ORDINANCES AND RESOLUTIONS:

O. THIRD READING OF ORDINANCES AND RESOLUTIONS:

P. ADJOURNMENT:

**REGULAR COUNCIL MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
TO BE HELD ON TUESDAY, FEBRUARY 4, 2025**

The meeting was called to order by Council President Salvatore at 7:30 p.m., the 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 and City Engineer Piatak.

APPROVAL OF MINUTES OF PRECEDING MEETINGS:

1. Caucus Prior to meeting minutes held on January 7, 2025.
2. Regular Council meeting minutes held on January 7, 2025.

Motion by Mr. Roberts, supported by Mr. Dufour, to approve as printed.

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

NAYS: Troyer.

REPORTS OF STANDING COMMITTEES:

Aviation & Environmental Committee - Dufour

Mr. Dufour stated thoughts and prayers go out to people who lost their lives in recent airplane crashes in Washington D.C. and Pennsylvania.

Board of Zoning Appeals - Mencini

Mr. Mencini reported at last night's meeting there was one (1) request for a variance for 131 parking spaces at Park Place Apartments located 14001 Brookpark Road - approved.

Finance Committee - Scott

Mr. Scott stated Finance committee has nothing on tonight's agenda. The Board of Control met earlier today with 11 items on the agenda; ten (10) items were approved and one (1) tabled. Three largest were 2025 software maintenance, license server and support - \$25,093,.55; Southwest Council of Governments support and emergency response team - \$27,500.00 and pump and equipment for Hummel Road pump station - \$16,283.00.

Legislative Committee - Scott

No report.

Parks & Recreation Committee - McCorkle

Mr. McCorkle reported the Movement Music classes began last month with February sessions starting every Tuesday. The 2025 art class start tomorrow. Baseball, Softball and Tee-ball sign-ups are open for the entire month of February. Girls Sprint Football registrations are open until March 1st. A new recreation program for 2025 will be Summer Camp that will consist of a ten (10) week session with the first (1st) 40 participants being accepted; recreation center staff is seeking counselors 18 and older and all applications should be sent to Recreation Director Wetmore. The next meeting is February 18th.

Reports of standing committees: cont.**Planning Committee - Poindexter**

Mr. Poindexter reported the Planning Commission met yesterday with two (2) items on the agenda. The first (1st) item was for aesthetic approval for LED lighting under city bridges - passed unanimously. The second (2nd) request was for two (2) approvals pertaining to Park Place Apartments on Brookpark Road. The first (1st) request was for a curb-cut from the parking lot onto West 140th Street to allow ingress and egress to West 140th Street - passed unanimous. The second request was for a lot split for (Park Place Apartments) for the north side of the apartment building facing Brookpark Road can be developable in the future - both requests passed unanimously.

Safety Committee - Troyer

Mr. Troyer gave a ten (10) year thank you to the electors for keeping the west-end fire station open that is still open today.

Service Committee - Roberts

Mr. Roberts reported the Service committee has one (1) item on tonight's agenda for plans and bids for Sylvia Drive- Fry Road reconstruction, included in the 2025 Roads Program.

REPORTS OF SPECIAL COMMITTEES:**Southwest General Health Center Trustee, Mencini**

Mr. Mencini reported Southwest General Hospital is a 368 community hospital and one (1) of the last independent hospitals in Northeast Ohio. Jobs are being offered for transportation facilities, management and nutrition services. The Berea City School District is holding a Job Fair this Saturday from 11:00 a.m. to 4:00 p.m. Southwest General is welcoming podcasts from medical experts to discuss current health issues located on the website under health talk podcasts.

Berea Board of Education Representative, McCorkle.

Mr. McCorkle reported as mentioned the Berea City School Job Fair will be held this Saturday and the next meeting is scheduled for February 18th.

Technology & Innovation Council Representative, Dufour

No report.

REPORTS OF BOARDS AND COMMISSIONS:**INTRODUCTION OF RESOLUTIONS OF COMMENDATION:****REPORTS AND COMMUNICATIONS FROM THE MAYOR:**

Mayor Orcutt reported Recreation Director Wetmore is at a seminar, reason for absence. The Summer Camp Program will have many fun activities. The (former) BP gas station demolition (Snow and Smith Roads) is moving along very well. The administration recently met with the County Executive for funding of the dome stadium, meeting went well. The Planning Committee meeting last night was very informative and the beginning of future development on Brookpark Road.

Reports and communications from the Mayor: cont.

The lot split mentioned is just the beginning of improvements and looking forward to seeing plans for a Dunkin Donuts at West 140th Street and Brookpark Road. Mayor Orcutt thanked all city employees and City Council for all their efforts.

Questions:

Mr. Mencini concurred with Mayor Orcutt about city employees and continued with the proposed domed stadium project. Heard on the radio today about \$300 million-dollars and asked Mayor Orcutt for an explanation because residents think it's coming out of the city's budget.

Mayor Orcutt responded the administration has been having different types of meetings from public works; engineering for utility and road work(s) meeting with the Ohio Department of Transportation (ODOT). The building department is currently working with the law department on a Planned Unit Development (PUD) which is redevelopment of that whole area, there are many entities involved with this. Myself, Economic Development Commissioner Marnacheck and Finance Director McGann have been working on financing of this. So when talking about \$300 million-dollars and how to pay for it is taking projections, legislation forthcoming, for an increase to the city's admission tax that is currently three-percent (3%) with a projection increase to six and one-half (6 1/2%). There will also be a parking tax enabled to pay for this along with the two and one-half percent (2 1/2%) income tax. Currently the agreement the Browns have for income tax is with the Cities of Cleveland and Berea. The City of Brook Park will be able to take in a majority of the revenue for the project with the city having to afford at least \$400 million-dollars for repairs for at least 20 years with an increase of \$3 to \$4 million-dollars, tying in for inflation. The other cost is for the brick and mortar and after all said and done we, as a city, look to make five times (5) more in projections than (former) Mayor Gammella had for that property in 2021. So using the five-times more in projections and use a four percent (4%) inflation rate, currently being negotiated, and after 30 years about \$10,460,000,000.00. These are preliminary numbers and the Haslams have been nothing but professional and have made it clear to them that the City of Brook Park will profit from this and will make sure that every letter i is dotted and letter t crossed with the four (4) filter systems in place and the fifth (5th) filter being Brook Park City Council.

Mr. Poindexter stated Governor DeWine brought forward the state budget proposals that included a substantial amount for stadiums. Can you elaborate how the city will be impacted and some of the liability?

Questions to the Mayor: cont.

Mayor Orcutt responded Governor DeWine answered questions on bringing a domed stadium to Northeast Ohio. Some number projections are \$130 million-dollars to \$180 million-dollars a year. To clarify and publicly say Cuyahoga County has issued bonds for the east bank of the flats, which the county executive inherited, as well as the structure of Rocket Mortgage Fieldhouse; the land for Progressive Field (baseball) and many other projects i.e. new jail. So the City of Brook Park is working very closely with the county executive and his team to be able to say with responsibility of the City of Brook Park who can't issue \$300 (million-dollars). What are the backstops the Haslams can provide in the case of a (football) strike or another pandemic no revenue coming in and the city not being able to make that payment; that is where the city is currently with negotiations. For the state the governor made a broad statement of supporting this domed stadium and committed to me that he wants to make this happen.

Mr. Troyer stated to Mayor Orcutt my concern is it would appear that Ford (Motor) is moving on and not being in Brook Park is there any numbers of that loss to the city?

Mayor Orcutt responded Ford (Motor) is more a positive asset to the city than the proposed domed stadium. Ford Motor personnel and their entire executive team is coming to Brook Park and then traveling to City of Berea to meet with the Haslams tomorrow.

Mr. Troyer continued have heard a lot of different things that Ford (Motor) has no more contracts and the Haslams have an agreement to buy that land once Ford (Motor) leaves. That's one of the crazy things about this project is the not knowing and how will Ford (Motor) with running three (3) shifts work when an event is going on?

Mayor Orcutt responded there are traffic studies going on and when it comes to Ford (Motor) there projections are ongoing to 2032. Ford (Motor) recently closed a plant in Michigan and brought all that tooling to the Brook Park facility; creating more jobs in Brook Park, from 1600 to 2000 more workers and job growth.

Mr. Troyer clarified Ford Motor has no intention of moving on and selling their property?

Mayor Orcutt responded absolutely not.

Mr. Troyer continued speaking with some people recently it was mentioned of a walkway from the airport to the domed stadium. Asked these people who owns the airport and response was the City of Cleveland, who would have to agree and pay for.

Questions to the Mayor: cont.

Mayor Orcutt stated the only ancillary projects being considered is a 450 hotels; 600 apartments and retail; no office space is included in Phase One (1). The city engineer and service director have been working with Osborne Engineering with the cleanup of the spaghetti at Five-Points Road being the center focus of that new private investment.

Mr. Troyer questioned with the newly constructed building on that property?

Mayor Orcutt interjected that (building) will stay with the cost of a \$10,700,000.00 investment.

Mr. Troyer asked Mayor Orcutt any thought on the suggestion with the former BP gas station?

Mayor Orcutt clarified with the sign?

Mr. Troyer concurred.

Mayor Orcutt continued I did but the city doesn't have the utilities and don't think taking an existing 20-year digital sign and make it a sign to be used.

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

Law Director Horvath

Madam Horvath reported with the Active Civil litigation list would like to provide some background on some of these matters. First (1st) one being the City of Brook Park VS City of Cleveland the listing of the March 31, 2025 trial date is confusing. Due to this not being a jury trial meaning the trial dates can break up and not be a day after day. The first (1st) three (3) trials dates is scheduled for March 3rd, 4th and 5th. After March 5th the next trial date is scheduled for March 31st with a follow-up of subsequent dates. A letter has been mailed to the (affected) residents and the law department is looking forward in getting this matter resolved. Some of these cases have been on the list for quite a while and would like to speak on the last case on page two (2) on the list. State of Ohio, City of Brook Park v. Jared Bella. This is a criminal case and the defendant is appealing his criminal conviction and want to point out that the city prosecutor has been taking the lead on this and following up to make sure the city interests are being protected. A brief was filed on Monday letting the court know that the city prosecutor is correcting some of the facts that the defendant did not have quite clear; have every reason to believe the city will be successful in this matter. Madam Horvath thanked the city prosecutor for all his efforts with this case. The next case is with Lakeview Loan Servicing, LLC v Romanelli this is a foreclosure that the city had a lien for back taxes and interest. This property was sold outside

Reports and communications from other departments, commissions and other public officials:

Law Director Horvath: cont.

of the foreclosure process and the city was able to receive the funds owed for back taxes and approximately \$900.00 in interest; with the assistance from Tax Director, Thumborg on this matter.

Finance Director McGann

Mr. McGann reported the January month-end reports are available on the city website.

Service Director Beyer

Mr. Beyer reported with the demolition of the former BP gas station crews are currently in the process of removing the asphalt and concrete, should be taken away by end of the week. The intent is to put in the curbing prior to removal of the driveway aprons, that will be the last thing to do. Cold-patch crews have been out daily with all three shifts patching potholes. With the deeper potholes putting in cold-patch lower so it doesn't pop-out. Next week is bulk week on regular rubbish day with a limit of five (5) items. The (service) yard is open on Saturdays from 9:00 a.m. to 1:00 p.m. for yard waste and rubbish drop-off, weather permitting.

City Engineer Piatak

Mr. Piatak reported that there is some traffic signal work on Holland Road next to a driveway apron of the former Brook Park Memorial Elementary School. The signal is no longer in service so two (2) poles and mast arms will be removed to help clean up some of the redundancy in that area.

Questions:

Mr. McCorkle stated to Mr. Beyer tell the crews good job with the former BP gas station and great job with the roads, always.

Mayor Orcutt asked if City Engineer Piatak could give a report on the widening of Fry Road.

Mr. Piatak apologized for being late to last week's meeting and understand there was a question regarding Fry Road and what the pavement would be. When the Fry Road section was done from Holland to Snow Roads it was widened to 14' which is one (1) foot on each side. The question was if that would be carried through to the section that will be done this year, as part of the roads program. The answer is it would be the city's intent to continue that widening from a 26' back-to-back to a 28' back-to-back, one (1) foot on each side. The side being looked at there will be a few more obstacles that will be in the way i.e. three (3) fire hydrants; three (3) light poles that should be moved, at a cost. There is also a control panel for one (1) of the city's storage chambers that may need to be relocated along with a few manholes and catch-basins. Once authorization is given a survey will be done as to where these obstacles fall within the new curb

Questions to the directors: cont.

line and make a recommendation to the city to move forward with the widening at an additional cost.

Mr. Troyer thanked Mr. Piatak and stated appreciate the explanation. The question I have is has the condition of the waterline been checked since that section is a full-depth? **Note:** Due to breakdown of the livestream Mr. Piatak answer was unable to be transcribed; the livestream jumped to the New Legislation segment (1:14 of the livestream).

OTHER COMMUNICATIONS AND PETITIONS, AND VERBAL APPROVAL: (INTRODUCTION OF NEW LEGISLATION):**New Legislation:**

1. An Ordinance authorizing all actions necessary to accept Northeast Ohio Public Energy Council (NOPEC) 2025 Energized Community Grant(s) fund and declaring an emergency. Introduced by Mayor Orcutt - Finance committee.
2. An Ordinance authorizing the Mayor to enter into a contract with Westview Concrete for the purchase of concrete and declaring an emergency. Introduced by Mayor Orcutt - Service committee.

MISCELLANEOUS BUSINESS, APPOINTMENTS, CONFIRMATIONS:**REMARKS FROM THE AUDIENCE ON ANY SUBJECT MATTER:**

Albert Wolf

5850 Wengler Drive

Mr. Wolf stated impressed with the rapid demolition of the former BP gas station done by service department personnel. Saving the city approximately \$25,000.00 and shows the talent and skill level of service department personnel. Been out with Service Foreman Bernath who has knowledge and able to operate every piece of equipment the service department has.

ORDINANCES AND RESOLUTIONS: (FIRST READING):

1. ORDINANCE NO. 11454-2025
AN ORDINANCE AUTHORIZING THE CONSULTING ENGINEER TO PREPARE PLANS AND BID DOCUMENTS AND THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT(S) FOR THE SYLVIA DRIVE AND FRY ROAD RECONSTRUCTION PROJECT(S) AND DECLARING AN EMERGENCY.
Introduced by Mayor Orcutt.

Motion by Mr. Roberts, supported by Mr. Dufour, to suspend.

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

NAYS: Unanimous.

Motion by Mr. Roberts, supported by Mr. Dufour, to adopt.

Ordinances and Resolutions: (First Reading): cont.

Mr. Troyer stated to Mr. Piatak this needs to get done and passed under suspension to get done in a timely fashion, doesn't matter if the budget was passed, correct?

Mr. Piatak responded correct.

The clerk called the roll on the **motion** by Mr. Roberts, supported by Mr. Dufour, to adopt.

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

SECOND READING OF ORDINANCES AND RESOLUTIONS:

THIRD READING OF ORDINANCES AND RESOLUTIONS:

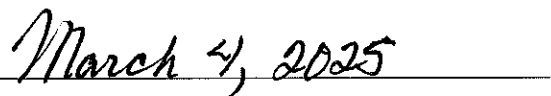
There being no further business to come before this meeting a **motion** by Mr. Mencini, supported by Mr. Roberts, to adjourn.

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

RESPECTFULLY SUBMITTED


Carol Johnson
Clerk of Council

APPROVED



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