

**MINUTES OF THE REGULAR MEETING OF COUNCIL
MAYFIELD VILLAGE, OHIO
Monday, October 18, 2021 – 7:00 p.m.
Mayfield Village Civic Hall-Mayfield Village Civic Center**

The Council of Mayfield Village met in Regular Session on Monday, October 18, 2021, at Mayfield Village Civic Hall. Council President Schutt called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Mrs. Jurgisek, Mr. Meyers, Mr. Murphy,
Mr. Schutt and Mr. Williams

Also Present: Mayor Bodnar, Mr. Wynne, Mr. Coyne,
Mr. Cappello, Chief Carcioppolo, Chief Matias,
Mr. Marquart, Mr. McAviney, Mr. Russell, Mr. Sipos,
Ms. Wolgamuth and Mrs. Betsa

Absent: Mrs. Mills (Excused), Mr. Marquardt (Excused)

Council President Schutt stated, please let the record reflect that Mrs. Mills and Mr. Marquardt are excused from this evening's meeting.

The Pledge of Allegiance to the Flag was given.

CONSIDERATION OF MINUTES:

Regular Council Meeting – September 20, 2021

Council President Schutt asked, any discussion?

There was none.

ROLL CALL: AYES: All
NAYS: None

Motion Carried
Minutes of September 20, 2021
Meeting Approved as Written

Comments from Mayor Bodnar

Thank you, Council President. I don't have much tonight. I just wanted to report that last week the Mayfield Area Chamber of Commerce hosted their Annual State of the Cities address. I was there to do the report for Mayfield Village. Mayor Brunello from Highland Heights gave his report and Sean Ward gave Anthony DiCicco's report for Mayfield Heights. It was a very nice luncheon

and it was great to have the opportunity to talk about our Village and then hear what is going on in other municipalities. That's all I have. Thank you.

Council President Schutt stated, thank you Mayor Bodnar.

Comments From Council President Schutt

Just a reminder to vote on Tuesday, November 2nd. Since the Board of Elections will be setting up in Civic Hall for the election on Monday, November 1st, our Council Caucus meeting will be moved to Reserve Hall.

Also, for your calendar, Daylight Savings Time is Sunday, November 7th at 2:00 a.m. Fall back, so please move your clocks back one hour.

Open Portion – For Public Comment (5-minute limit imposed by Chair)

Council President Schutt stated, if anyone wishes to speak, please come up to the podium and state your name and address for the record.

There were no comments.

Department Head Reports:

Diane Wolgamuth (Administration) – Thank you Council President. I just wanted to mention that there are a few items on the agenda that were not discussed at the Caucus. We apologize for that but they came in late and they were time-sensitive, so thank you Council President for agreeing to put them on the agenda. We provided memos and as those items come up, we are happy to answer any questions that Council might have. Thank you.

Council President Schutt stated, sounds good. Thank you, Mrs. Wolgamuth.

Mary Betsa (Council) – I have two Council members registered for the on-line live Ethics training on Friday, October 29th. If you would like any further information on it, let me know prior to the 29th. Thank you.

Council President Schutt stated, thank you Mrs. Betsa.

Shane McAviney (Parks & Recreation)

. **Senior Services** – On November 11th for Veteran's Day, there is a free event open to all Veterans. We have sponsors for the Veterans to take a bus trip down to Clinton Memorial and then come back to enjoy lunch sponsored by Pizzazz. If you are interested in signing

up, it's a free event offered to all Veterans on Veteran's Day. Also coming up is our Holiday Party on December 16th and our Ham and Turkey Breast give-away for seniors 65 and over on December 16th. As a reminder, the Senior Snow Plow program is still going on. We still get a couple of opt-ins each day. Those are dwindling down. Information to the residents will be going out this week providing them with the name of the contractor. If there are any questions on this, please call the Parks and Rec Department. Opt-outs will be accepted through the end of the year.

Parks and Recreation – This Saturday, October 23rd, we have our Trick or Treat Trail. We are still looking for adult volunteers who might be able to help out. If you know anyone, please contact myself or the Parks and Rec Department. We have 180 kids signed up for this activity. That's up from last year and from the year before. We have a lot of adults from Mayfield Village coming too. It will be held at The Grove down the trail. There will be a handful of activities. Also, if you look around the community, we have our Halloween Window Contest going on right now. I posted the location of the businesses on-line. You will see windows transforming into Halloween paintings in the next few weeks. The Middle School kids participated in this.

Council President Schutt stated, thank you Mr. McAviney.

OLD BUSINESS

- **Second Reading of Ordinance No. 2021-12**, entitled, "An ordinance amending Mayfield Village Codified Ordinance Section 351.12 Handicapped Parking." Introduced by Mayor Bodnar (Administration) (First Reading – September 20, 2021)

Council President Schutt asked, are there any questions?

There were none.

Council President Schutt stated Ordinance No. 2021-12 will move to Third Read for consideration at the November 15th Council meeting.

- **Second Reading of Ordinance No. 2021-13**, entitled, "An ordinance amending Mayfield Village Codified Ordinance Section 351.99 Penalty." Introduced by Mayor Bodnar (Administration) (First Reading – September 20, 2021)

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated Ordinance No. 2021-13 will move to Third Read for consideration at the November 15th Council meeting.

NEW BUSINESS

- **Motion to approve recommendation from Planning and Zoning Commission concerning the Lot Split and Consolidation for Montebello Subdivision, Skoda Construction, Inc for subplot #29 and subplot #30. (Building Department)**

Mr. Williams, seconded by Mr. Meyers, made a motion to approve recommendation from Planning and Zoning Commission concerning the Lot Split and Consolidation for Montebello Subdivision, Skoda Construction, Inc for subplot #29 and subplot #30.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	Recommendation Approved

- **Motion to approve recommendation from Planning and Zoning Commission concerning the Beta Core Commercial District Overlay be recommended and Council approve placing on the May 2022 ballot. (Building Department)**

Mr. Williams, seconded by Mr. Meyers, made a Motion to approve recommendation from Planning and Zoning Commission concerning the Beta Core Commercial District Overlay be recommended and Council approve placing on the May 2022 ballot.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	Recommendation Approved

- **Motion to authorize expenditure in the amount of \$38,400 to Best Commercial Energy Service for Civic Center boiler replacement. (Building Department)**

Mr. Williams, seconded by Mr. Meyers, made a motion to authorize expenditure in the amount of \$38,400 to Best Commercial Energy Service for Civic Center boiler replacement.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	Expenditure Approved

- **Motion to acknowledge receipt of financial reports for September, 2021 and to approve of same as submitted. (Finance Department)**

Mr. Williams, seconded by Mr. Meyers, made a motion to acknowledge receipt of financial reports for September, 2021 and to approve of same as submitted.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	Financial Reports for September 2021 Acknowledged And Approved as Submitted

- **Motion to authorize expenditure in an amount not to exceed \$5,000.00 to Wichert Insurance Services for additional premiums during 7/1/21 to 7/1/22 for new equipment and vehicle purchases. (Finance Department)**

Mr. Murphy, seconded by Mr. Meyers, made a motion to authorize expenditure in an amount not to exceed \$5,000.00 to Wichert Insurance Services for additional premiums during 7/1/21 to 7/1/22 for new equipment and vehicle purchases.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	Expenditure Approved

- **Motion to declare 2017 Dodge Charger (VIN: 2C3CDXAG5HH584364) surplus.**

Mr. Murphy, seconded by Mr. Williams, made a motion to declare 2017 Dodge Charger (VIN: 2C3CDXAG5HH584364) surplus.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	2017 Dodge Charger Declared Surplus

- **Motion to declare 2018 Dodge Charger (VIN: 2C3CDXAG4JH225724) surplus. (Finance Department)**

Mr. Murphy, seconded by Mr. Williams, made a motion to declare 2018 Dodge Charger (VIN: 2C3CDXAG4JH225724) surplus.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	2018 Dodge Charger Declared Surplus

- **Motion to approve the opt-out subsidy for the 2021-2022 Senior Snow Removal Program, reimbursing \$75.00 to qualified residents. (Not to exceed \$11,000 – Parks and Recreation)**

Mr. Murphy, seconded by Mr. Williams, made a motion to approve the opt-out subsidy for the 2021-2022 Senior Snow Removal Program, reimbursing \$75.00 to qualified residents.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	Opt-Out Subsidy Approved

- **Motion to authorize Mayfield Village to accept the proposal of and enter into an Agreement with Arnold's Landscape and Design for the 2021-2022 Senior Snow Removal Program in an amount not to exceed \$22,900.00. (Parks and Recreation)**

Mr. Murphy, seconded by Mr. Meyers, made a motion to authorize Mayfield Village to accept the proposal of and enter into an Agreement with Arnold's Landscape and Design for the 2021-2022 Senior Snow Removal Program in an amount not to exceed \$22,900.00.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	Proposal Accepted Expenditure Approved

- **Motion to authorize Mayfield Village to accept the proposal of and enter into an Agreement with Ameriscape Land Design, Inc. for the 2021-2022 Senior Snow Removal Program in an amount not to exceed \$32,800.00. (Parks and Recreation)**

Mr. Murphy, seconded by Mr. Meyers, made a motion to authorize Mayfield Village to accept the proposal of and enter into an Agreement with Ameriscape Land Design, Inc. for the 2021-2022 Senior Snow Removal Program in an amount not to exceed \$32,800.00.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	Proposal Accepted
		Expenditure Approved

- **Motion to authorize Mayfield Village to accept the proposal of and enter into an Agreement with MJO Lawn, Inc. for the 2021-2022 Senior Snow Removal Program in an amount not to exceed \$22,900.00. (Parks and Recreation)**

Mr. Murphy, seconded by Mr. Meyers, made a motion to authorize Mayfield Village to accept the proposal of and enter into an Agreement with MJO Lawn, Inc. for the 2021-2022 Senior Snow Removal Program in an amount not to exceed \$22,900.00.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	Proposal Accepted
		Expenditure Approved

- **Motion to authorize expenditure in an amount not to exceed \$88,000 to Specialized Construction, Inc. for ODOT Item 423: Sealing Hot Applied Type III. (State of Ohio Department of Transportation Cooperative Contract 101G-22). (Administration)**

Mr. Murphy, seconded by Mr. Meyers, made a motion to authorize expenditure in an amount not to exceed \$88,000 to Specialized Construction, Inc. for ODOT Item 423: Sealing Hot Applied Type III. (State of Ohio Department of Transportation Cooperative Contract 101G-22).

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES:	All	Motion Carried
NAYS:	None	Expenditure Approved

- **First Reading of Ordinance No. 2021-14**, entitled, “An Ordinance enacting Chapter 1175 Beta Core Commercial District Overlay and revising the zone map of Mayfield Village so as to overlay the Beta Core Commercial District over certain properties located on Beta Drive in Mayfield Village.” Introduced by Mayor Bodnar. (Administration)

Council President Schutt asked, any questions?

Mrs. Jurcisek stated, I do have some questions. This was discussed a little bit at the last meeting. My concern is surrounding the drive-thru service that is specifically stated in the Ordinance. I think everything else is good. I think the zoning overlay will bring a lot to that area. We are very limited with what we can do with businesses just because of the layout of Mayfield Village but I am concerned with the drive-thru service, if we really need this kind of establishment in Mayfield Village. I think restaurants would be beneficial on Beta. I think they would do well. John, I know you mentioned that there was a coffee shop interested. I think a coffee shop would do very well in there, but I don't think we necessarily need the drive-thru especially when we have curbside pick up now and things have changed. This is going to have to go on the ballot. I think the benefits of everything else that's in the Ordinance outweighs the drive-thru. I think residents would be very hesitant to approve something like this with a drive-thru in it. Again, it's a fine balance. I know there was mention of a bank. I know we have the laundromat, but I think quick service/fast-food service is a little bit different than those two. I also worry about the congestion. I personally would like to see the drive-thru service language omitted. I don't know if there's anybody else with this concern.

Mr. Murphy stated, I will echo Councilwoman Jurcisek. I think we have made it this far without having the drive-thru service. I don't think we are hurting to get a fast-food drive-thru business in here. If you look at McDonald's in Mayfield Heights, they are lined up on Mayfield Road. It's craziness. I know John did this to eliminate that, but who knows what could happen. I am not crazy about the drive-thru portion of it either.

Mr. Meyers asked, is that strictly for the Beta complex, the drive-thrus?

Mr. Marquart replied, yes, Councilman, it is specific to the overlay parcels. The map was included in your packets. It is further restricted to the interior of Beta. In other words, it cannot be close to SOM. It cannot be close to Wilson Mills. If you read the language in 1175.03(a) and (b), drive-thrus are permitted only 400 feet back and further from Wilson Mills and 250 feet back and further from SOM. That was done in an effort to alleviate some of those concerns that the residents may have.

Mr. Meyers stated, I think one of the big issues is I think people are worried about traffic in a drive-thru especially at a coffee shop. Like Starbucks down the street. I don't know if it would change it with Beta being an industrial parkway.

Mrs. Jurcisek stated, there's a coffee shop mentioned now and I know there's no fast-food or retail chain coming to us right now but what is to stop it once this gets approved, if this gets approved by the voters? What's to stop an establishment like that to come to the Village? If we want to say, yes, there's a coffee shop now and it's not a retail or franchise or chain, but then McDonald's comes down 5 years later, whatever it may be. I think there is a certain reservation that the residents expect in the Village. I am not sure if some of those establishments would follow suit with that.

Mr. Marquart stated, we did have some discussion toward that end. In speaking with the Law Director, we sort of came to the conclusion that there's no real way to differentiate between a coffee and a pastry versus a hamburger and fries. So, you are correct in that down the road there would be nothing to prevent what we consider a typical fast-food operation from coming into that overlay.

Mrs. Jurcisek stated, okay. Thank you. And going to what Denny had said, I don't think the Village is hurting for businesses to come in. We are very fortunate where we stand. Again, I think a restaurant establishment would do very well and do well for the hotels that are on Beta, including a coffee shop. I just think we should be selective with the type.

Mr. Meyers asked, would something like this be considered under a conditional use permit?

Mr. Coyne replied, I can address that. The answer would be yes. But what we did do is we have certain minimum requirements for this type of use and really for any restaurant with or without a drive through, the minimum lot area is three-quarters of an acre. We have a lot width of a minimum of 100 feet. Lot coverage as well is provided and then sideyard setback requirements from a major street and the abutting street as well as if you are adjacent to residential. Your concerns are well taken. The one discussion that we had with Mr. Marquart was if you want a restaurant in that space, it's sort of difficult to find one that might not have some sort of a quick service component to it but your point is well taken. I am just not sure how you differentiate between a Starbucks and a Dunkin' Donut or a McDonald's. Frankly, like even an Applebee's or something like Panera Bread, their stores now have some type of a window for people to pick up. I don't know if it's because of COVID or what. The only other thing I would say and I have some background spaces. The traffic counts on Beta are probably not sufficient to support one of the big fast-food restaurants. I would guess that it's not enough.

Mrs. Jurcisek stated, well and if you look at the surrounding communities. Highland Heights has the Panera's and Dunkin' Donuts that you mentioned. They don't have any kind of drive-thru service or even a pick-up window or anything like that. I think we can do without it.

Mr. Coyne stated, your point's well taken. That's a judgment for the Council to make in that respect. It's certainly well taken. But it does eliminate certain uses that you might want because it seems to be trending in that direction, "quick service" space. That would be something you could consider. What you could consider doing too would be since this is a First Read, depending on how this discussion concludes, Council would make a recommendation subject to a stated amendment to either add or subtract something or make it a conditional use or remove it or table it. We have time. I think we have probably six weeks of time because procedurally the Planning and Zoning Commission did make the recommendation and you approved that recommendation and acknowledged it. But for it to be placed on the ballot, it would require three readings. Also, a public hearing would be necessary before it's placed on the ballot. So, the language would have to be tightened up and then we would also include the zoning map and the parcels affected. I hope that answers your questions Councilmen and Councilwoman.

Mrs. Jurcisek stated it does.

Mayor Bodnar stated, if I could just touch on something that was said earlier. The purpose of this legislation is to facilitate businesses in Mayfield Village. We have a very limited commercial footprint and we do have businesses that want to expand and grow and they can't do that in Mayfield Village because we are so limited. So that was the purpose of this. We want to make it easier for businesses. We are not in a position where we can write our own ticket. With Progressive not being back at work, we want to be able to diversify and expand our tax base to the extent that we can. We have had businesses express the need for food service along Beta Drive. There really isn't anything there where they can grab a quick lunch. There are a lot of employees there. So just take that into consideration too and evaluate what is really the impact going to be if we have a fast-food place that's not your favorite one on Beta Drive. It's going to be out of the way. It's not anywhere near a residential neighborhood. My position is it's not a bad thing. If it will facilitate our businesses and make them happier and make the employees happier, it's something that I would not automatically take off the table.

Mrs. Jurcisek stated, sure. And I agree with having the restaurant concept and as Tony mentioned with the quick service. Unless I am misunderstanding this, we can have a quick service restaurant establishment without having a drive-thru because of 1175.03(a)(1) is that correct? So, we can still have a quick service establishment without having the drive-thru.

Mayor Bodnar stated, you just don't want the drive-thru component.

Mrs. Jurcisek replied, right. The drive-thru component with it. Again, I'm not against any kind of restaurant establishment, it's just the drive-thru piece of it for a number of reasons that we sort of all mentioned.

Mayor Bodnar stated, given the traffic that exists now on Beta Drive, I don't know how many restaurants you rule out when you take that out of the equation. I don't know that. John Marquart, can you touch on that?

Mr. Marquart replied, without viewing individual franchises' criteria, off the top of my head I couldn't tell you which would be attracted to Beta given the less than 9,000 vehicles per day passing by. I think the Law Director touched on that earlier. Beta's just not that attractive to your larger operations. That's sort of a bit of an ace in the hole that we do have to keep out the undesirable operators.

Mrs. Jurcisek stated, sure. If that's the case because of what you have seen on Beta and the traffic coming through and the businesses there then maybe it's a no issue and we could just eliminate that language completely and not have to worry about it as far as the drive-thru piece of it. If it's something that's there, we don't have to worry about it. Later on down the line we would have to worry about it.

Mr. Murphy stated, I was going to ask and solidify that. I thought the main component of this Beta overlay was to obviously attract new businesses but let the ones that are currently there to stay and keep them there and keep them happy. I don't think we have the drive-thru to attract a drive-thru fast-food service. I feel like we don't need it. We still have like where Master Pizza is at the corner of SOM and Mayfield, you have Parkside Grill takeout, things like that that work and there's limited parking there and it's still busy. You have one of those places back on Beta Drive and there's ample parking and they find a way to make it work I think without the drive-thru component. I just don't love the drive-thru component.

Mr. Williams stated, I don't see the downside. I don't see it yet. I am open to hearing and talking more about it in the next two reads, but I don't see a downside of having a drive-thru from the standpoint of it's trending, population is moving in this direction, in and out. I just don't see the downside yet.

Mrs. Jurcisek stated, I am concerned too. I think there's so much more weighted in this Ordinance that if this is going to go for voter approval and residents see the drive-thru piece of it and vote no because they are concerned about the drive-thru piece of it we just lost a lot of groundwork for potential businesses over a little bit of language because there are residents who would be concerned that there would be drive-thru food establishments that would then change the footprints of Mayfield Village, the reason that people are moving here and people are staying. I think that language may scare off residents and they may be hesitant to approve something like this.

Mr. Williams stated, I hear you.

Mrs. Jurcisek stated, yes. That's my concern.

Mr. Williams asked, how many people drive down Beta? There's no reason to, resident-wise. I drive through Beta as a shortcut if anything versus it being a main thorough way that would cause congestion or problems. I see it as a convenience for that neighborhood who live and work in that area and not necessarily the residents who don't live there. But I am open to continuing to talk about this.

Mr. Coyne stated, I wanted to make one comment to the Councilwoman. Citizen's Advisory Committee would discuss this. There will also be a public meeting. You could amend it later on if you wanted to. I am just saying rather than speculating as to what people would think. It is a commercial area. It's not going to be up against residential. When you look at it, for example, if you take the drive-thru out, you look at subsection (c), carry-out service would still be permitted, so looking at people's preferences, Chipotle would still work. A Starbucks would not because that's just the way they operate, if you are taking that into consideration. But it's obviously at Council's discretion. I will give Mr. Marquart a lot of credit. A lot of thought went into it. This has really been something discussed at length.

Mrs. Jurcisek stated, right. I understand. Thank you.

Mr. Coyne stated, sure.

Mr. Marquart stated, definitely Councilwoman, your point is definitely well-taken. These are from conversations we all had in-house as well. We can continue to discuss this. We would be happy to do that.

Mrs. Jurcisek stated, yes, and I realize you are trying to put a lot in a little amount of space and being as creative as possible. I do appreciate it.

Council President Schutt stated, I was just going to make one other point and I actually had a question as well. So, I see some of the concerns that are being made to the drive-thru. A couple of the examples were McDonald's on Mayfield Road. That is a nightmare. Dunkin' Donuts further down Mayfield is spilling out on the street as well. Starbucks on SOM right before Mayfield Road, same issue with cars everywhere. But then you look at SOM and you look at Mayfield Road. If you count those turn lanes, those are five lanes on each of those roads. Beta Drive is only two. So then if we do have cars kind of lined up on Beta because they can't get in because of the drive-thru, I am just wondering if either of our Fire or Police Chief has any concerns of having to come down Beta Drive with it only being two lanes and then having cars just stop there. Because today we might have one fast-food restaurant or coffee shop or whatever the case may be, but then you tack on another one and now Beta Drive could potentially be a parking lot with multiple drive-thrus on Beta with it only being two lanes. I am just wondering if our Police or Fire Chief has any concerns responding to any emergency calls with that potential.

Chief Carcioppolo stated, I guess the potential for that could create a problem, but we don't really have any trouble with any of the other streets anywhere. We would just have to deal with traffic as it comes. There's times on Mayfield where we have been gridlocked under the freeway transporting to the hospital and you just have to clear the way and get through it. I understand your question from a pre-emptive position and appreciate it, but I couldn't tell you for certain that it would impact us. Obviously if we don't have a problem now and we created a problem down the line by having traffic, but it's an unknown variable, so it's hard to really predict. So right now, we don't have that issue and if it were to be a potential outcome it could delay response times but I would like to think that there would be one lane open for us to drive around. I guess it would

really depend on the location that it was placed and how big the parking lot was that the building was in. I know with this legislation they are talking about moving buildings closer to the street to take up some of that greenspace, so if you are putting little postage lot buildings up with no parking then I guess you would see something similar to what you described with Dunkin' Donuts or Mayfield McDonald's or Starbucks on SOM. I will let Paul talk more about traffic because that's his area.

Chief Matias stated, naturally because of, Council President Schutt you brought up since Beta is just a two-lane road and then the freeway is right there, the exit and entrance ramps aren't a cloverleaf, any time you add any more traffic than what we already have it's going to cause more congestion. I would like to say I wouldn't see it getting to that point where it would delay our response time, but naturally just the daily volume of traffic could increase. I agree with Mr. Williams' point. I really don't see if we did have something on Beta Drive, I would think it would be more targeted to the workers on Beta Drive. Our busiest times are morning, lunchtime because a lot of people go out for lunch, and then the afternoon rush. I am just not sure that a lot of people would be coming to Beta Drive just to go to the restaurant. So, there are kind of two arguments. Would increased traffic be a problem? Yes, because there's only so many places to put these cars when they are trying to get on and off the freeway. Would anything actually increase the traffic? I just know if we would attract something; if I were a business owner and I was doing something like fast-food where I would want high drive-thru volume, I wouldn't put it on Beta Drive. That's just my opinion. I know that's not a great answer.

Council President Schutt stated, thanks. I appreciate both of your comments.

Mayor Bodnar asked, Council President, if I could too?

Council President Schutt stated, sure.

Mayor Bodnar stated, correct me if I'm wrong, but I think there are some fast-food restaurants, and I think McDonald's might be one of them, whose dining rooms are not yet opened, so you have no choice but to wait in those really long lines. My choice is just to drive right by because I don't want to do that. You can't go in the dining room. I think once the dining room's open, that would alleviate traffic. It's very comparable with Mayfield and SOM. It's only two lanes versus five lanes, but then you also compare the traffic volume and most of the people on Beta Drive are going to work or leaving work or to cut through, but Mayfield Road, you are there to shop, you are there to dine, you are there for 100 other reasons besides just going to work.

Mr. Coyne stated, not to beat a dead horse on this, but we did take into account some of these traffic issues too. If you go to Section 1175.07, we are requiring that any such business that would have a drive-thru, you have to have a stacking lane to include at least 10 vehicles on the premises. You could not have vehicles going out into the public way. In fact, that would not be permitted in the design and you would have to shut down the drive-thru if it were going out into the public way. We also included a provision that there would be not only a stacking lane with an appropriate width but an escape lane because some of the drive-thrus, without saying which one, they don't

have an escape lane which is a big problem if a vehicle breaks down or if you decide you don't want to be in line anymore if you can't get out. We have included that measure for a bailout lane. You can't include in the parking code the stacking. Some codes do allow stacking to include the vehicles as if they are in parking spaces. That's not the case. You have to comply with our parking code and you also have a stacking space of at least 20 vehicles from the drive-thru window or the order window or the speaker if that's being used. Those were given consideration. I would suspect too that the Planning and Zoning Commission in general because they have the discretion to do so to require a traffic study depending on the business.

Mr. Murphy stated, one more thing and then I will let this dead horse lay too. I am not in the business of fast food, but you would want a fast-food business on a major roadway not somewhere where you have to go and get to it. I don't know by cutting off the drive-thru how many businesses are eliminated. The other thing I'll say is I have worked 14 years on Beta Drive and I don't think I ever once said, man, I wish there was a Burger King on Beta Drive. You go down the street to Jimmy John's or you go up the road to Panera. It's right there. That's just me. A lot of people have food delivered to the office. Had there been a restaurant there, maybe it would be a different story, but I don't ever remember thinking that. Thank you.

Council President Schutt asked, any other questions?

There were none.

Council President Schutt stated, thank you everyone for your commentary. It was a good discussion. I look forward to us talking about this a little bit more in the next couple of months. Ordinance 2021-14 will move to Second Read at our Regular Meeting of Council on November 15th. We look forward to further discussion.

- **First Reading of Ordinance No. 2021-15**, entitled, "An Ordinance appropriating funds for current expenses and expenditures of Mayfield Village, Ohio for the period from January 1, 2021 and ending December 31, 2021 and declaring an emergency." Introduced by Mayor Bodnar. (Finance Department) (Read in title only)

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, Ordinance No. 2021-15 will move to second reading of Council on November 15th.

- **First Reading of Ordinance No. 2021-16**, entitled, “An Ordinance appropriating funds for current expenses and expenditures of Mayfield Village, Ohio for the period from January 1, 2022 and ending March 31, 2022 and declaring an emergency.” Introduced by Mayor Bodnar. (Finance Department) (Read in title only)

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, Ordinance No. 2021-16 will move to second reading of Council on November 15th.

- **First Reading of Resolution No. 2021-33**, entitled, “An Emergency Resolution authorizing and directing the Mayor and President of Council to enter into a new Lease Agreement with John and Alyce Enkler for the purpose of continuing to lease the real estate located at 6500 Wilson Mills Road, Mayfield Village, Ohio 44143.” Introduced by Mayor Bodnar (Administration)

Mrs. Juncisek, seconded by Mr. Meyers, made a motion to suspend the rules of Council requiring a Resolution to be read on three separate occasions.

ROLL CALL: AYES: All
NAYS: None

Motion Carried
Rules Suspended

Mrs. Juncisek, seconded by Mr. Meyers, made a motion to enact Resolution No. 2021-33.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES: All
NAYS: None

Motion Carried
Resolution Adopted

- **First Reading of Resolution No. 2021-34**, entitled, “An Emergency Resolution authorizing and directing the Mayor and President of Council to enter into a new Lease Agreement with Crista Olivo for the purpose of continuing to lease the real estate located at 6536 Wilson Mills Road, Mayfield Village, Ohio 44143.” Introduced by Mayor Bodnar (Administration)

Mrs. Juncisek, seconded by Mr. Meyers, made a motion to suspend the rules of Council requiring a Resolution to be read on three separate occasions.

ROLL CALL: AYES: All
NAYS: None

Motion Carried
Rules Suspended

Mrs. Jurcisek, seconded by Mr. Meyers, made a motion to enact Resolution No. 2021-34.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES: All
 NAYS: None

Motion Carried
Resolution Adopted

- **First Reading of Resolution No. 2021-37**, entitled, "An Emergency Resolution recognizing October 17-23, 2021 as Stormwater Awareness Week in conjunction with the Cuyahoga Soil and Water Conservation District." Introduced by Mayor Bodnar (Administration)

Mrs. Jurcisek, seconded by Mr. Meyers, made a motion to suspend the rules of Council requiring a Resolution to be read on three separate occasions.

ROLL CALL: AYES: All
 NAYS: None

Motion Carried
Rules Suspended

Mr. Murphy, seconded by Mr. Meyers, made a motion to enact Resolution No. 2021-37.

Council President Schutt asked, discussion?

There was none.

ROLL CALL: AYES: All
 NAYS: None

Motion Carried
Resolution Adopted

- **First Reading of Resolution No. 2021-38**, entitled, "An Emergency Resolution authorizing Mayfield Village to accept the bid of Rycon Construction Inc. for the Civic Center Restroom and Kitchen Renovations Project in the amount of \$308,500 plus a ten percent contingency for a total amount not to exceed \$339,350.00." Introduced by Mayor Bodnar (Administration)

Mrs. Jurcisek, seconded by Mr. Murphy, made a motion to suspend the rules of Council requiring a Resolution to be read on three separate occasions.

ROLL CALL: AYES: All
 NAYS: None

Motion Carried
Rules Suspended

Mrs. Jurcisek, seconded by Mr. Meyers, made a motion to enact Resolution No. 2021-38.

Council President Schutt asked, discussion?

Ms. Wolgamuth stated, I am just reminding Council that this is the project that we have a \$200,000 grant from the State of Ohio. We fully expect to get that on this project.

Council President Schutt stated, thank you Ms. Wolgamuth. Any other discussion?

There was none.

ROLL CALL: AYES: All
NAYS: None

Motion Carried
Resolution Adopted

- **First Reading of Resolution No. 2021-39**, entitled, “An Emergency Resolution in support of submitting a joint proposal with the City of Highland Heights, Ohio to the Greater Cleveland Regional Transit Authority’s Connectworks Micro Transit Grant Program.” Introduced by Mayor Bodnar (Administration)

Mrs. Juncisek, seconded by Mr. Murphy, made a motion to suspend the rules of Council requiring a Resolution to be read on three separate occasions.

ROLL CALL: AYES: All
NAYS: None

Motion Carried
Rules Suspended

Mr. Meyers, seconded by Mr. Murphy, made a motion to enact Resolution No. 2021-39.

Council President Schutt asked, discussion?

Mrs. Juncisek asked, is the grant capped?

Mr. Marquart replied, there is no cap to the grant, Councilwoman. The Regional Transit Authority has set aside \$600,000 for this program and the language in the RFP indicates they have the right to award that to one, none, or as many as they choose. It has a 50% match.

Council President Schutt asked, any other discussion?

There was none.

ROLL CALL: AYES: All
NAYS: None

Motion Carried
Resolution Adopted

- **First Reading of Resolution No. 2021-40**, entitled, “A resolution requesting the Cuyahoga County Fiscal Officer to adjust the amended official certificate of estimated resources for 2021.” Introduced by Mayor Bodnar (Finance) (Read in title only)

Council President Schutt asked, any questions on this Resolution?

There were none.

Council President Schutt stated, Resolution 2021-40 will move to Second Read at the November Regular meeting of Council.

ANY OTHER MATTER THAT MAY COME BEFORE COUNCIL

Council President Schutt asked, are there any other matters to come before Council at this time?

There were none.

ADJOURNMENT

Mrs. Jurgisek, seconded by Mr. Meyers, made a motion to adjourn.

ROLL CALL: AYES: All
 NAYS: None

Motion Carried
Meeting Adjourned

The meeting adjourned at 7:47 p.m. The next Regular meeting of Council will be on Monday, November 15, 2021 at 7:00 p.m. in Civic Hall at the Mayfield Village Civic Center.



STEPHEN SCHUTT, COUNCIL PRESIDENT



BRENDA T. BODNAR, MAYOR



MARY E. BETSA, MMC, CLERK OF COUNCIL



Mayor Brenda T. Bodnar

Stephen Schutt,
Council President/At-Large
Bill Marquardt, Ward 1
Lillian "Patsy" Mills, Ward 2
Dennis Murphy, Ward 3
George Williams, Ward 4
Jennifer Juncisek, At-Large
Allen Meyers, At-Large/Pro-Tem
Mary E. Betsa, MMC, Clerk of Council
440-461-0862 – 440-461-0552(F)
mbetsa@mayfieldvillage.com

COUNCIL OFFICE

AGENDA

REGULAR MEETING OF COUNCIL

MAYFIELD VILLAGE, OHIO

Monday, October 18, 2021

Mayfield Village Civic Hall - Mayfield Village Civic Center
6622 Wilson Mills Road, Mayfield Village, Ohio

Call To Order/Roll Call

Pledge Of Allegiance

Consideration Of Minutes: Regular Council Meeting – September 20, 2021

Comments From Mayor Bodnar

Comments From Council President Schutt

Open Portion – For Public Comment (5-minute limit imposed by Chair)

Department Head Reports:

Diane Wolgamuth (Administration)
Daniel Russell (Building)
. Planning and Zoning
Mary Betsa (Council)
Tom Cappello (Engineer)
Ronald Wynne (Finance)
Chief Eugene Carcioppolo (Fire)
Anthony J. Coyne (Law)
Shane McAviney (Parks & Recreation)
. Commission on Aging
. Parks and Recreation Board
. Senior Services
Chief Paul Matias (Police)
Scott Sipos (Service)

Committee Reports

OLD BUSINESS

- **Second Reading of Ordinance No. 2021-12**, entitled, “An ordinance amending Mayfield Village Codified Ordinance Section 351.12 Handicapped Parking.” Introduced by Mayor Bodnar (Administration) (First Reading – September 20, 2021)
- **Second Reading of Ordinance No. 2021-13**, entitled, “An ordinance amending Mayfield Village Codified Ordinance Section 351.99 Penalty.” Introduced by Mayor Bodnar (Administration) (First Reading – September 20, 2021)

NEW BUSINESS

- **Motion to approve recommendation from Planning and Zoning Commission concerning the Lot Split and Consolidation for Montebello Subdivision, Skoda Construction, Inc for subplot #29 and subplot #30. (Building Department)**
- **Motion to approve recommendation from Planning and Zoning Commission concerning the Beta Core Commercial District Overlay be recommended and Council approve placing on the May 2022 ballot. (Building Department)**
- **Motion to authorize expenditure in the amount of \$38,400 to Best Commercial Energy Service for Civic Center boiler replacement. (Building Department)**
- **Motion to acknowledge receipt of financial reports for September, 2021 and to approve of same as submitted. (Finance Department)**
- **Motion to authorize expenditure in an amount not to exceed \$5,000.00 to Wichert Insurance Services for additional premiums during 7/1/21 to 7/1/22 for new equipment and vehicle purchases. (Finance Department)**
- **Motion to declare 2017 Dodge Charger (VIN: 2C3CDXAG5HH584364) surplus. (Finance Department)**
- **Motion to declare 2018 Dodge Charger (VIN: 2C3CDXAG4JH225724) surplus. (Finance Department)**
- **Motion to approve the opt-out subsidy for the 2021-2022 Senior Snow Removal Program, reimbursing \$75.00 to qualified residents. (Not to exceed \$11,000 – Parks and Recreation)**
- **Motion to authorize Mayfield Village to accept the proposal of and enter into an Agreement with Arnold’s Landscape and Design for the 2021-2022 Senior Snow Removal Program in an amount not to exceed \$22,900.00. (Parks and Recreation)**

- **Motion to authorize Mayfield Village to accept the proposal of and enter into an Agreement with Ameriscape Land Design, Inc. for the 2021-2022 Senior Snow Removal Program in an amount not to exceed \$32,800.00. (Parks and Recreation)**
- **Motion to authorize Mayfield Village to accept the proposal of and enter into an Agreement with MJO Lawn, Inc. for the 2021-2022 Senior Snow Removal Program in an amount not to exceed \$22,900.00. (Parks and Recreation)**
- **Motion to authorize expenditure in an amount not to exceed \$88,000 to Specialized Construction, Inc. for ODOT Item 423: Sealing Hot Applied Type III. (State of Ohio Department of Transportation Cooperative Contract 101G-22). (Administration)**
- **First Reading of Ordinance No. 2021-14**, entitled, “An Ordinance enacting Chapter 1175 Beta Core Commercial District Overlay and revising the zone map of Mayfield Village so as to overlay the Beta Core Commercial District over certain properties located on Beta Drive in Mayfield Village.” Introduced by Mayor Bodnar. (Administration)
- **First Reading of Ordinance No. 2021-15**, entitled, “An Ordinance appropriating funds for current expenses and expenditures of Mayfield Village, Ohio for the period from January 1, 2021 and ending December 31, 2021 and declaring an emergency.” Introduced by Mayor Bodnar. (Finance Department) (Read in title only)
- **First Reading of Ordinance No. 2021-16**, entitled, “An Ordinance appropriating funds for current expenses and expenditures of Mayfield Village, Ohio for the period from January 1, 2022 and ending March 31, 2022 and declaring an emergency.” Introduced by Mayor Bodnar. (Finance Department) (Read in title only)
- **First Reading of Resolution No. 2021-33**, entitled, “An Emergency Resolution authorizing and directing the Mayor and President of Council to enter into a new Lease Agreement with John and Alyce Enkler for the purpose of continuing to lease the real estate located at 6500 Wilson Mills Road, Mayfield Village, Ohio 44143.” Introduced by Mayor Bodnar (Administration)
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- **First Reading of Resolution No. 2021-38**, entitled, “An Emergency Resolution authorizing Mayfield Village to accept the bid of Rycon Construction Inc. for the Civic Center Restroom and Kitchen Renovations Project in the amount of \$308,500 plus a ten percent contingency for a total amount not to exceed \$339,350.00.” Introduced by Mayor Bodnar (Administration)
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- **First Reading of Resolution No. 2021-40**, entitled, “A resolution requesting the Cuyahoga County Fiscal Officer to adjust the amended official certificate of estimated resources for 2021.” Introduced by Mayor Bodnar (Finance) (Read in title only)

ANY OTHER MATTER THAT MAY COME BEFORE COUNCIL

CLOSING COMMENTS

ADJOURNMENT

SS/mb