

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE COUNCIL COMMITTEE MEETING

HELD: April 15, 2025

Page 1

Virtual Meeting Notice

For the safety of our staff and residents, to listen to the live stream of the meeting please go to: <https://www.facebook.com/233577357056186/live/> or the City's website: www.brecksville.oh.us. Questions and comments may be e-mailed to ttabor@brecksville.oh.us or by phone to (440) 526-2609 and will be forwarded to the appropriate personnel for a response.

COMMITTEE OF THE WHOLE

Call to Order

Bender, Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

Roll Call

Present: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

Absent: Bender.

Items for Consideration:

CoW 1. April 1, 2025 Minutes

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky

CoW 2. Council Member Ganim excused himself from the meeting due to a potential conflict.

DiGeronimo Development LLC Valor Acres Phase 3 Conceptual Development Plan -
Recommend to Council approval of a Resolution approving the DiGeronimo Development LLC Valor Acres Phase 3 Conceptual Development Plan.

Kevin DiGeronimo said the development at Valor Acres continues to grow and is presenting a conceptual plan for Phase 3 of Valor Acres. The developer has a tenant that would like to move into Valor Acres, the company name is being kept confidential at this time. The Company is within the authorized zoning of research/lab/office and will not require a conditional use to occupy the site. A conceptual plan showing existing infrastructure and location of buildings was presented. Council Member Jantzen asked that the DiGeronimo Companies keep Council and the City of Brecksville apprised of the development.

Mr. DiGeronimo said this approval does not bypass the required Planning Commission and Board of Zoning Appeals (if needed) approvals. The proposed company would like to occupy the space in 2026.

Mayor Kingston said Mr. DiGeronimo has talked with CBO Packard regarding the timeline for Planning Commission and Building Plan review.

Council Member Koepke asked what Council is voting on tonight. Council Member Koepke said she wants to make sure the Planning Commission does not interpret Council approval to be definitive and Planning Commission will have the first opportunity to review the development plan. Law Director Matty said this is conceptual for a 244,000 square foot building on a 21 acre site for a previously approved zone for research/lab/office facility.

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE COUNCIL COMMITTEE MEETING

HELD: April 15, 2025

Page 2

The existing utility layout will not interfere with the proposed site, additional engineering reviews will be done for final approval.

Mr. Matty said the Ordinance states conceptual development plan, the first step in DiGeronimo's process and his company will be pressed to follow through with the proposed timeline given to him.

Karla Rogers, Attorney for DiGeronimo Companies, was also present.

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Jantzen, Koepke, Savage, Stucky.

CoW 3. Recognizing Brecksville-Broadview Heights Student Athletes

Motion to Adjourn

6:49 PM

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

FINANCE COMMITTEE

Call to Order

Chairperson: Beth Savage

Members: Dan Bender, Ann Koepke

6:50 PM

Roll Call

Present: Koepke, Savage

Absent: Bender.

Items for Consideration:

FIN 1. April 1, 2025 Minutes

Motion made by Savage, Seconded by Koepke.

Voting Yea: Koepke, Savage.

FIN 2. Bond - Recommend to Council approval of an Ordinance authorizing the issuance of bonds not to exceed \$5,685,000.00 for the I-77/Miller Road Improvement Project.

Finance Director Starosta said this was presented previously and the plan is to convert the bond anticipation note to bonds in September 2025. Matt Stuczinsky, City of Brecksville's Municipal Advisor, was present to explain what is planned.

Mr. Stuczinsky said this is part of the process that started a financing strategy that went into effect back in 2021, the plan all along was to issue bond anticipation notes through the construction phase and as we wound down the construction phase we looked for an opportunity to convert those bond anticipation notes which are one-year fixed rate notes to

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE COUNCIL COMMITTEE MEETING

HELD: April 15, 2025

Page 3

20-year financing in the form of a bond issuance. Before Council this evening is legislation to consider bond legislation for the issuance of that debt in the form of a 20 year bond. Mr. Stuczinsky said what the City does here, in terms of bond issuance in the City of Brecksville, this is basically for others who might be watching the presentation, we issue debt in compliance with City law and equally important, the State of Ohio. There are very rigid requirements as it relates to the issuance of debt, Director Starosta mentioned this would be the final step. We have notes coming due in September we're looking forward to trying to put forth an agenda that gets us started early in the year which will allow a nice process to finish this over the course of summer and what's most important about is that in the turmoil of the municipal market that's going on, getting started very early and allowing the window of opportunity to sell these bonds prior to the maturity of the note is of paramount importance. Council Member Jantzen said there were two figures the \$5,685 and a \$85,000 number. What reconciles those two sure so the amount of the note that's outstanding is \$5,685,000 that's the principal amount that's outstanding. The City did size up the debt issuance to envision the city potentially having the issuer pay the cost by way of adding \$100,000.00 to the size of the dollar of the borrow amount of the issue to 5,785,000. Director Starosta and City Council have the option to pay those out of existing proceeds which are set aside in the bond retirement fund. That can be paid out of cash or you can have the investor pay that on your behalf and you'd finance that. It is an amount not to exceed \$5,685,000 as opposed to the \$5,785,000. Mr. Stuczynski said he thinks it's Director Starosta's design to issue the lower amount. Mr. Stuczynski thinks the city's out of pocket costs compared to outside funding sources from the state's cost is just under 8.9 million compared to what the City was issuing this bond for.

Motion made by Savage, Seconded by Koepke.

Voting Yea: Koepke, Savage.

FIN 3. This donation item was moved to Committee of the whole due to the lack of a voting quorum.

Donation - Recommend to Council approval of a purchase requisition in the amount of \$500.00 to the Brecksville-Broadview Heights High School, after prom sponsorship.

FIN 4. Appropriations - Recommend to Council approval of an Ordinance to amend Ordinance No. 5758 making appropriations for current expenses during the fiscal year ending December 31, 2025, making necessary appropriation and revenue adjustments.

Motion made by Savage, Seconded by Koepke.

Voting Yea: Koepke, Savage.

FIN 5. Mailing and Postage Equipment - Recommend to Council approval of a purchase requisition to Quadient in the amount of \$2,622.96 for the annual rental and maintenance for a postage machine for City Hall. Account # 1100150-21110

Motion made by Savage, Seconded by Koepke.

Voting Yea: Koepke, Savage.

Motion to Adjourn

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE COUNCIL COMMITTEE MEETING

HELD: April 15, 2025

Page 4

7:02 PM

Motion made by Savage, Seconded by Koepke.

Voting Yea: Koepke, Savage.

BUILDINGS & GROUNDS COMMITTEE

Call to Order

Chairperson Mark Jantzen

Members Beth Savage, Brian Stucky

Call to Order

7:02 PM

Roll Call

Present: Jantzen, Savage, Stucky.

Items for Consideration:

B&G 1. April 1, 2025 Minutes

Motion made by Jantzen, Seconded by Stucky.

Voting Yea: Jantzen, Savage, Stucky.

B&G 2. Recreation Pool Landing Pad - Recommend to Council approve a Purchase Requisition for Aqua Seal in the amount of \$7,994.00 for the purchase of a landing pad for the outdoor pool family slide. A memo from Recreation Director Engle is enclosed, further detailing this request. Account # C2400710-33000 Project ID EQ250002

Motion made by Jantzen, Seconded by Savage.

Voting Yea: Jantzen, Savage, Stucky.

B&G 3. Facility Use Agreement with North Coast Woodturners - Recommend to Council approval of a Resolution authorizing a Facility Use Agreement with The North Coast Woodturners for the use of the Horticulture Building

Motion made by Jantzen, Seconded by Savage.

Voting Yea: Jantzen, Savage, Stucky.

Motion to Adjourn

7:06 PM

Motion made by Jantzen, Seconded by Savage.

Voting Yea: Jantzen, Savage, Stucky.

LEGISLATION COMMITTEE

Call to Order

Chairperson: Dan Bender

Members: AJ Ganim, Mark Jantzen

7:06 PM

Roll Call

Present: Jantzen, Ganim.

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE COUNCIL COMMITTEE MEETING

HELD: April 15, 2025

Page 5

Absent: Bender.

Items for Consideration:

LEG 1. April 1, 2025 Minutes

Motion made by Jantzen, Seconded by Ganim.

Voting Yea: Ganim, Jantzen.

LEG 2. Youth Soccer Director - Recommend to Council approval of a Resolution appointing Karol Boryka as Youth Soccer Director in 2025.

Motion made by Jantzen, Seconded by Ganim.

Voting Yea: Ganim, Jantzen.

Motion to Adjourn

7:06 PM

Motion made by Jantzen, Seconded by Ganim.

Voting Yea: Ganim, Jantzen.

SAFETY-SERVICE COMMITTEE

Call to Order

Chairperson: Ann Koepke

Members: Mark Jantzen, Beth Savage

7:06 PM

Roll Call

Present: Jantzen, Koepke, Savage.

Items for Consideration:

SAF 1. April 1, 2025 Minutes

Motion made by Koepke, Seconded by Jantzen.

Voting Yea: Jantzen, Koepke, Savage.

SAF 2. Supplemental Payment Program and other consulting services - Recommend to Council approval of a Resolution authorizing a a Public Consulting Group Emergency Services Agreement for the Ambulance Supplemental Payment Program and other consulting services for the Fire Department.

Motion made by Koepke, Seconded by Jantzen.

Voting Yea: Jantzen, Koepke, Savage.

Motion to Adjourn

7:08 PM

Motion made by Koepke, Seconded by Jantzen.

Voting Yea: Jantzen, Koepke, Savage.

STREETS & SIDEWALKS COMMITTEE

Call to Order

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE COUNCIL COMMITTEE MEETING

HELD: April 15, 2025

Page 6

Chairperson: Brian Stucky

Members: Dan Bender, AJ Ganim

7:08 PM

Roll Call

Roll Call

Present: Stucky, Ganim.

Absent: Bender.

Items for Consideration:

S&S 1. April 1, 2025 Minutes

Motion made by Stucky, Seconded by Ganim.

Voting Yea: Ganim, Stucky.

S&S 2. Asphalt Bid Authorization - Recommend to Council approval of an Ordinance accepting the bid of Kokosing Materials, Inc. for the furnishing of various types of asphalt for road repairs in the City of Brecksville.

Motion made by Stucky, Seconded by Ganim.

Voting Yea: Ganim, Stucky.

S&S 3. Asphalt Supply - Recommend to Council approval of a purchase requisition in the amount of \$475,000.00 to Kokosing Materials, Inc for asphalt supply. Account #2040410-26090 Project #C2050410-35010

Motion made by Stucky, Seconded by Ganim.

Voting Yea: Ganim, Stucky.

S&S 4. Road Repairs - Recommend to Council approval of a purchase order to Allied Corp. in the amount of \$8,000 to cover road repairs through May 1, 2025. Account #2020410-26090.

Motion made by Stucky, Seconded by Ganim.

Voting Yea: Ganim, Stucky.

Motion to Adjourn

7:11 PM

Motion made by Stucky, Seconded by Ganim.

Voting Yea: Ganim, Stucky.

UTILITIES COMMITTEE

Call to Order

Chairperson: AJ Ganim

Members: Ann Koepke, Brian Stucky

7:11 PM

Roll Call

Present: Ganim, Koepke, Stucky.

Items for Consideration:

UTL 1. April 1, 2025 Minutes

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE COUNCIL COMMITTEE MEETING

HELD: April 15, 2025

Page 7

Motion made by Ganim, Seconded by Koepke.

Voting Yea: Ganim, Koepke, Stucky.

Motion to Adjourn

7:11 PM

Motion made by Ganim, Seconded by Koepke.

Voting Yea: Ganim, Koepke, Stucky.

COMMITTEE OF THE WHOLE

7:12 PM

Roll Call

PRESENT: Dominic Caruso, AJ Ganim, Mark Jantzen, Ann Koepke, Beth Savage, Brian Stucky

ABSENT: Dan Bender

Council Member Koepke excused herself due to a conflict with the final item.

Donation - Recommend to Council approval of a purchase requisition in the amount of \$500.00 to the Brecksville-Broadview Heights High School, after prom sponsorship.

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Ganim, Jantzen, Savage, Stucky.

Motion to Adjourn

7:12 PM

Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Ganim, Jantzen, Savage, Stucky.

Mayor and Safety Director: Daryl Kingston

City Council Members: Dominic Caruso; President , Beth Savage, *Vice President*;

Dan Bender; AJ Ganim, Mark Jantzen, Ann Koepke, Brian Stucky.

Clerk: Tammy Tabor