

JUNE 1, 2020  
MINUTES OF REGULAR COUNCIL MEETING  
PARMA COUNCIL CHAMBERS  
7:29 P.M.

The Regular Council Meeting was called to order by President of Council Sean P. Brennan presiding.

COUNCIL MEMBERS PRESENT: ROY J. JECH  
LINDA A. KOHAR  
DEBORAH LIME  
LARRY NAPOLI  
KRISTIN L. SABAN  
BRIAN BROCHETTI  
MARK CASSELBERRY  
ALLAN DIVIS

COUNCIL MEMBER EXCUSED: VITO DIPIERRO

Ms. Beeble – Mr. President, the Roll of Council has been called, and I find a quorum of Council Members present. The following officials and department heads were also present: Mayor Timothy DeGeeter, Law Director Timothy Dobeck, Auditor Brian Day, Service Director Brian Higgins, Public Works Coordinator Jack Sparks, Safety Director Thomas Weinreich, Building Commissioner/City Engineer Paul Deichmann, Communications and Community Relations Director Carolyn Kovach, Recreation Commissioner Mickey Vittardi, Chief of Staff Rich Summers and Chief Deputy Clerk Lisa Beeble.

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**INVOCATION**

The Invocation was given by Chief Deputy Clerk Lisa Beeble.

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**PLEDGE OF ALLEGIANCE**

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**LEGISLATIVE COMMENT**

No one wished to speak.

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**DISPOSAL OF JOURNAL**

Mr. Brennan – Stated you have before you the Minutes from the Regular Council Meeting of May 18, 2020. Asked if there were any additions or corrections to the Minutes? Stated hearing none, the Minutes will stand as printed.

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**COMMUNICATIONS, PETITIONS AND CLAIMS**

Councilman Divis: The Planning Committee met this evening, and PROPOSED TO "VARY, subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Dennis Carney, 2227 Keystone Rd. PPN is 445-32-017.

After discussion Mr. Mastrobuono made the following recommendation:  
"I make a motion to recommend to Parma City Council to grant Dennis W. Carney, 2227 Keystone Rd, 44134 has requested an "Area" variance of the City of Parma Codified Ordinances of Section 1153.03 (a) – SINGLE FAMILY HOUSE DISTRICTS – ACCESSORY USES AND

BUILDINGS. The proposal is to build a new detached garage at 2227 Keystone Rd. Maximum size of garage permitted on lot size 41.5' x 250' or 10,500 sq. ft. is 800 sq. ft. garage with maximum height of 15'. The proposed new garage is 24' x 44' by 17' high for total of 1,056 sq. ft. garage. This variance would result in allowing for 256 more sq. ft. in area and 2' more in height for a detached garage on lot size of 10, 500 sq. ft. in area. PPN is 445-32-017.

Dennis W. Carney, 2227 Keystone Rd., 44134 has requested an "Area" variance of the City of Parma Codified Ordinances of Section 1185.05 – HEIGHT REGULATIONS – HEIGHT DISTRICT EXCEPTIONS. The proposal is to build a new detached garage at 2227 Keystone Rd. In residence districts, an accessory building shall not exceed 15' in height at the highest point of the roof nor more than 1 story. This variance would result in allowing 2' more in height for a detached garage. PPN is 445-32-017. The essential character of the neighborhood would not be substantially altered, the adjoining properties would not suffer a detriment and the spirit and intent behind the Zoning/Building requirements would be observed and substantial justice done by granting the variances".

Motion made by Councilman Divis seconded by Councilman Casselberry to grant these Variances as recommended by the Board of Zoning Appeals and the Planning Committee. Motion carried.

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Councilman Divis: The Planning Committee met this evening, and PROPOSED TO "VARY, subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Ben Siembida, 2400 Corporate Exchange Dr. for property at 7635 W. Ridgewood Dr. PPN is 449-25-028.

After discussion Mr. Mastrobuono made the following recommendation:  
"I make a motion to recommend to Parma City Council to grant the following variances for Ben Siembida, Kimly-Horn (Civil Engineer), 2400 Corporate Exchange Dr., Suite 120, Columbus, OH 43231 has requested an "Area" variance of the City of Parma Codified Ordinances of Section 1170.06 – COMMERCIAL/OFFICE DISTRICTS – SCHEDULE OF LOT AREA, WIDTH AND COVERAGE REGULATIONS. The proposal is bank development resembles shopping center infill of other nearby retail and restaurant establishments as retail parking demand decreases and the need for commercial diversification increases. The proposal is for property located at 7635 W. Ridgewood Drive. Code requires a minimum lot size for shopping center is 5 acres. The proposed lot size is 0.65 acres. This variance would result in 4.35 less acres than required by Code. The PPN is 449-25-028.

Ben Siembida, Kimly-Horn (Civil Engineer), 2400 Corporate Exchange Dr., Suite 120, Columbus, OH 43231 has requested an "Area" variance of the City of Parma Codified Ordinances of Section 1170.08 – PLANNING AND ZONING CODE – COMMERCIAL OFFICE DISTRICTS – SCHEDULE OF YARD AND HEIGHT REGULATIONS. The proposal is bank development resembles shopping center infill of other nearby retail and restaurant establishments as retail parking demand decreases and the need for commercial diversification increases. The proposal is for property located at 7635 W. Ridgewood Drive. Code requires a minimum front yard, main building from street right- of- way 100 feet. The proposal is for 58' front setback. This variance would result in 42' less building front setback. The PPN is 449-25-028.

Ben Siembida, Kimly-Horn (Civil Engineer), 2400 Corporate Exchange Dr., Suite 120, Columbus, OH 43231 has requested an "Area" variance of the City of Parma Codified Ordinances of Section 1197.05(26) – OFF STREET PARKING AND LOADING FACILITIES – SCHEDULE OF REQUIRED PARKING – BANKS – 6 STACKING SPACES FOR THE FIRST DRIVE-THROUGH WINDOW PLUS 2 SPACES FOR EACH ADDITIONAL WINDOW. The proposal is for property located at 7635 W. Ridgewood Drive. Required by Code that banks shall provide 6

vehicular stacking spaces for the first drive-through lane. The proposal is for 5 vehicular stacking spaces in first drive-through lane. This variance would result in allowing 1 less vehicular stacking space. The PPN is 449-25-028. Mr. Mastrobuono made a motion to recommendation to Council to that we approve the variances as written for all 3 variances. The essential character of the neighborhood would not be substantially altered, the spirit and intent behind the Zoning/Building requirements would be observed and substantial justice done by granting the variance”.

Motion made by Councilman Divis seconded by Councilman Casselberry to grant these Variances as recommended by the Board of Zoning Appeals and the Planning Committee. Motion carried.

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Councilman Divis: The Planning Committee met this evening, and PROPOSED TO “VARY, subject to the provisions of amended Ordinance 1127 .13 (confirmation or rejection by Council within forty days of the receipt of this notice) FOR THE APPLICANT Brian Grambort, Hiti, DiFrancesco & Siebold, Inc. Property at 5617 Chevrolet Blvd. PPN is 442-43-002.

After discussion Mr. Ziefle made the following recommendation:  
“I make a motion to recommend to Parma City Council to grant Brian Grambort, Hiti, DiFrancesco & Siebold, Inc. 1939 W. 25 St., Suite 300, Cleveland, OH 44113 requested an “Area” Variance of the City of Parma Codified Ordinances of Section 1197.05(3) – OFF-STREET PARKING AND LOADING FACILITIES, SCHEDULE OF REQUIRED PARKING – MULTI-FAMILY DWELLINGS. The proposal is for fewer parking spaces than required by Code for property at 5617 Chevrolet Blvd. For multifamily dwellings Code allows for 2 spaces per dwelling unit – 120 spaces total. The proposal is for 85 parking spaces. This variance would result in 35 less parking spaces than required by Code. The PPN is 442-43-002. By granting this variance the neighborhood would not be substantially altered, by granting this variance the intent of the zoning/building requirements would be observed”.

Motion made by Councilman Divis seconded by Councilman Casselberry to grant this Variance as recommended by the Board of Zoning Appeals and the Planning Committee. Motion carried.

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### **AMENDMENT TO THE CALENDAR**

Motion made by Councilman Jech seconded by Councilman Casselberry to amend the Calendar by removing Ordinance No. 189-19 from Third Reading. Motion carried.

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### **INTRODUCTION OF ORDINANCES AND RESOLUTIONS**

#### **FIRST READING:**

	ORDINANCE NO. 81-2020	6/1/2020	L-81-2020
BY:	D. LIME (By Request – Safety Director)		

AN ORDINANCE AUTHORIZING THE MAYOR AND/OR DIRECTOR OF PUBLIC SAFETY TO ENTER INTO A CONTRACT MODIFICATION AND EXTENSION AGREEMENT WITH THE CITY OF PARMA HEIGHTS FOR THE PARMA REGIONAL DISPATCH CENTER IN THE CITY OF PARMA, AND DECLARING AN EMERGENCY

Mr. Brennan – Said Ordinance will be referred to the Public Safety Committee.



ORDINANCE NO. 70-2020

5/18/2020 L-70-2020

BY: B. BROCHETTI  
(By Request – Treasurer)

AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF AN AMOUNT NOT TO EXCEED \$500,000 OF NOTES OF THE CITY OF PARMA IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF PAYING COSTS OF CONSTRUCTING TENANT IMPROVEMENTS TO NEW LAW DEPARTMENT OFFICES WITHIN THE CITY, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY

Motion made by Councilman Brochetti seconded by Councilman Casselberry to refer Ordinance No. 70-2020 back to the Finance Committee. Motion carried.

ORDINANCE NO. 71-2020

5/18/2020 L-71-2020

BY: B. BROCHETTI  
(By Request – Treasurer)

AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF AN AMOUNT NOT TO EXCEED \$1,143,000 OF NOTES OF THE CITY OF PARMA IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF PAYING COSTS OF RECONSTRUCTING, IMPROVING AND PAVING A PORTION OF DAY DRIVE WITHIN THE CITY, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY

Motion made by Councilman Brochetti seconded by Councilman Casselberry to refer Ordinance No. 71-2020 back to the Finance Committee. Motion carried.

ORDINANCE NO. 72-2020

5/18/2020 L-72-2020

BY: B. BROCHETTI  
(By Request – Treasurer)

AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF AN AMOUNT NOT TO EXCEED \$3,000,000 OF NOTES OF THE CITY OF PARMA IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF PAYING COSTS OF RESURFACING ROADS, HIGHWAYS AND STREETS AND, IF NECESSARY, RECONSTRUCTING, IMPROVING AND PAVING SUCH ROADS, HIGHWAYS AND STREETS, WITHIN THE CITY, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY

Motion made by Councilman Brochetti seconded by Councilman Casselberry to refer Ordinance No. 72-2020 back to the Finance Committee. Motion carried.

ORDINANCE NO. 73-2020

5/18/2020 L-73-2020

BY: B. BROCHETTI  
(By Request – Treasurer)

AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF AN AMOUNT NOT TO EXCEED \$290,000 OF NOTES OF THE CITY OF PARMA IN



BY: B. BROCHETTI  
(By Request – Service Director)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE 2021 RESIDENTIAL SOLID WASTE COLLECTION, DISPOSAL AND RECYCLING SERVICES IN THE CITY OF PARMA, AND DECLARING AN EMERGENCY

Motion made by Councilman Brochetti seconded by Councilman Casselberry to amend Ordinance No. 250-19 as follows: In Section 1, line 2, insert Rumpke Waste and Recycling at the bid price per the attached. Also, in Section 3, insert 405-405-62115-25019. Further to waive Rule 52 and place Ordinance No. 250-19 on Third Reading for final passage as amended. Motion carried.

Motion made by Councilman Jech seconded by Councilman Casselberry to adopt Ordinance No. 250-19 as amended.

Yes: Jech, Kohar, Lime, Napoli, Saban, Brochetti, Casselberry, Divis.

No: None; Ordinance No. 250-19 as adopted as amended.

BY: B. BROCHETTI  
(By Request – Service Director)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE PURCHASE OF CONCRETE, AND DECLARING AN EMERGENCY

Motion made by Councilman Brochetti seconded by Councilman Casselberry to amend Ordinance No. 13-2020 as follows: In Section 1, line 2, insert McConnell Ready Mix, and in line 3, insert per the attached. Further waive Rule 52 and place Ordinance No. 13-2020 on Third Reading for final passage as amended. Motion carried.

Motion made by Councilman Jech seconded by Councilman Casselberry to adopt Ordinance No. 13-2020 as amended.

Yes: Jech, Kohar, Lime, Napoli, Saban, Brochetti, Casselberry, Divis.

No: None; Ordinance No. 13-2020 is adopted as amended.

BY: **L. KOHAR**, D. LIME, L. NAPOLI, K. L. SABAN, B. BROCHETTI, M. CASSELBERRY,  
A. DIVIS  
(By Request – Community Services & Economic Development Director)

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH CUYAHOGA COUNTY TO ACCESS HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING TO MAKE ACCESSIBILITY IMPROVEMENTS TO 6905 RIDGE ROAD "PINE TREE VISTAS" IN THE CITY OF PARMA, AND DECLARING AN EMERGENCY

Motion made by Councilman Brochetti seconded by Councilwoman Lime to accept Substitute Ordinance No. 55-2020 which amends the language on the previous Ordinance No.





Motion made by Councilman Jech seconded by Councilman Casselberry to adopt Ordinance No. 60-2020.

Yes: Jech, Kohar, Lime, Napoli, Saban, Brochetti, Casselberry, Divis.

No: None; Ordinance No. 60-2020 is adopted as amended.

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**SUSPENSION OF THE RULES:**

Mr. Brennan – Shall the statutory provision and Rule 48 requiring the full and distinct reading of Ordinance No. 79-2020 and Resolution No. 80-2020 on three different days be dispensed with?

Yes: Jech, Kohar, Lime, Napoli, Saban, Brochetti, Casselberry, Divis.

No: None; motion carried.

Mr. Brennan – Shall Rule 45 requiring reference to committee be dispensed with and Ordinance No. 79-2020 and Resolution 80-2020 be placed on final passage?

Yes: Jech, Kohar, Lime, Napoli, Saban, Brochetti, Casselberry, Divis.

No: None; motion carried.

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BY: B. BROCHETTI  
(By Request – Auditor)

ORDINANCE NO. 79-2020                      6/1/2020                      L-79-2020

AN ORDINANCE TO AMEND THE 2020 PERMANENT APPROPRIATIONS OF  
THE CITY OF PARMA, OHIO, AND DECLARING AN EMERGENCY

Councilwoman Lime – Asked if the Auditor could comment on this Ordinance?

Auditor Day – Stated that the Appropriations will be reduced roughly \$1.2 million and thanked everyone for making the reductions where they could.

Councilwoman Lime – Asked the Mayor, with this reduction, how close are we to a balanced budget?

Mayor DeGeeter – Stated that he has been meeting with the Auditor and the Treasurer. Since the Treasurer was not at the meeting, he did not want to speak for him.

Auditor Day – Stated that the City is down \$3.2 million, and when he completes the figures from the Treasurer, he will forward the information to Council.

President Brennan – Asked the Mayor what the impact will be on the individual departments?

Mayor DeGeeter – Stated that there has been layoffs and cuts from the Recreation Department.

Motion made by Councilman Jech seconded by Councilman Casselberry to adopt Ordinance No. 79-2020.

Yes: Jech, Kohar, Lime, Napoli, Saban, Brochetti, Casselberry, Divis.

No: None; Ordinance No. 79-2020 is adopted.

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BY: B. BROCHETTI  
(By Request – Auditor)

RESOLUTION NO. 80-2020                      6/1/2020                      L-80-2020

A RESOLUTION APPROVING THE CITY AUDITOR'S POST CERTIFICATION  
OF REQUISITIONS AS DETAILED IN EXHIBIT "A" AND DECLARING AN  
EMERGENCY

Councilwoman Lime – Asked Auditor Day why there were two 403 accounts for Fire for the same day and same amount?

Auditor Day – Stated that they are not duplicates, both added up to over \$500, so there should have been a purchase order.

Motion made by Councilman Jech seconded by Councilman Casselberry to adopt Resolution No. 80-2020.

Yes: Jech, Kohar, Lime, Napoli, Saban, Brochetti, Casselberry, Divis.

No: None; Resolution No. 80-2020 is adopted.

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### **APPOINTMENTS AND CONFIRMATIONS**

Councilwoman Kohar – Stated the Appointment Scanning Committee met this evening to discuss the reappointment of Douglas Zubricky to the Building Board of Appeals. Mr. Zubricky's term expires on June 18, 2020. His new appointment would be for five (5) year term ending on June 18, 2025. Motion made by Councilwoman Kohar seconded by Councilman Casselberry to reappoint Douglas Zubricky to the Building Board of Appeals as recommended by the Mayor and Appointment Scanning Committee of Council. Motion carried.

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### **PUBLIC SESSION**

No one wished to speak.

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### **MISCELLANEOUS BUSINESS:**

Mayor DeGeeter – No comment.

Safety Director Weinreich – No comment.

Service Director Higgins – No comment.

Auditor Day – No comment.

Law Director Dobeck – No comment.

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Motion made by Councilman Jech seconded by Councilman Casselberry to forgo Round Robin. Motion carried.

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### **REPORT ON ABSENT OFFICIAL**

Motion made by Councilman Jech seconded by Councilman Casselberry to excuse Councilman Dipierro from said meeting. Motion carried.

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### **ADJOURNMENT**

Motion made by Councilman Jech seconded by Councilman Casselberry to adjourn said Meeting at 8:10 pm. Motion carried.

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### **CERTIFICATION**

I, Kenneth A. Ramser, Clerk of Council for the City of Parma, Ohio, do hereby certify this to be a true and correct copy of the Minutes from the Regular Council Meeting held on Monday, June 1, 2020.

/s/ Kenneth A. Ramser  
KENNETH A. RAMSER  
CLERK OF COUNCIL

KAR/kj

/s/ Sean P. Brennan  
SEAN P. BRENNAN  
PRESIDENT OF COUNCIL