

**MINUTES
MARCH 4, 2024
COUNCIL MEETING
PARMA COUNCIL CHAMBERS
6:30 PM**

The Regular Council Meeting was called to order by President of Council Vito Dipierro presiding:

COUNCIL MEMBERS PRESENT:	KEVIN C. KUSSMAUL DEBORAH LIME MONICA WILSON KELLY ZACHARIAS AMANDA BOYD ALLAN DIVIS
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COUNCIL MEMBER EXCUSED:	KAMMY SHUMAN MARK CASSELBERRY ROB EUERLE
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Mrs. Saban – Mr. Chairman, 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 Scott Tuma, Auditor Brian Day, Service Director Tony Vannello, Building Commissioner Dan Kulchytsky, City Engineer Hasmukh Patel, Communications and Community Relations Director Carolyn Kovach, Recreation Commissioner Mickey Vittardi, Chief of Staff Rich Summers, and Clerk of Council Kristin L. Saban.

INVOCATION

The Invocation was given by Councilman Kevin C. Kussmaul.

PLEDGE OF ALLEGIANCE

VOICE VOTE

	RESOLUTION NO. 25-24	3/4/24
BY:	ROB EUERLE, KELLY ZACHARIAS, KEVIN C. KUSSMAUL, AMANDA BOYD, MARK CASSELBERRY, ALLAN DIVIS, DEBORAH LIME, KAMMY SHUMAN, MONICA WILSON	

A RESOLUTION HONORING JACKIE BARAONA, CITIZEN OF THE MONTH,
MARCH 2024

Motion made by Councilman Kussmaul seconded by Councilwoman Lime to adopt Resolution No. 25-24. Motion carried.

Councilwoman Zacharias presented Ms. Baraona with certificates. Proclamation presented by Mayor DeGeeter.

CERTIFICATES

Tony's Family Restaurant was recognized as the March 2024 Business of the Month. Certificates were presented by Councilman Kussmaul. Proclamation presented by Mayor DeGeeter.

Dave and Chris Coors were congratulated on their recent 50th Wedding Anniversary. Councilwoman Lime presented them with a certificate.

The Normandy High School Swim and Dive Team was recognized for winning the 2023-24 GLC Championship. Councilman Kussmaul presented certificates. Proclamation presented by Mayor DeGeeter.

LEGISLATIVE COMMENT

No one wished to speak.

DISPOSAL OF JOURNAL

Mr. Dipierro – Stated, you have before you the Minutes from the February 20, 2024, Regular Council Meeting. Asked if there were any additions or corrections? Stated, hearing none, the minutes will stand approved as printed.

COMMUNICATIONS, PETITIONS AND CLAIMS

Mrs. Saban read the following: THE PARMA BOARD OF ZONING APPEALS met on Tuesday, February 13, 2024, at 6:30 pm and PROPOSED TO VARY, subject to provisions of amended Ordinance Section 1127.13 (confirmation or rejection by Council within forty days of receipt of this notice) FOR THE APPLICANT Jeffery Cossel from Visconsi Companies in c/o Pleasant Valley Shopping Center, 30500 Chagrin Blvd., Suite 360, Pepper Pike, Ohio 44124. PPN: 453-18-005 & 453-18-006. After discussion Michelle Green recommends to Council to grant to Jeffery Cossel of Visconsi Companies for Pleasant Valley Shopping Center, an area variance with stipulations requiring (1) a traffic survey be done and (2) signs be erected directing traffic, to Parma Codified Ordinance Section 1170.06 – COMMERCIAL OFFICE DISTRICTS – SCHEDULE OF LOT AREA, WIDTH AND COVERAGE REGULATIONS. The minimum lot area for a shopping center complex is 5 acres. The proposal is for the creation of two outlets: Parcel "B" is 0.81 acres and Parcel "C" is 0.48 acres. The variance would result in allowing outlets smaller in area than code allows. The second area variance requested was to City of Parma Codified Ordinance Section 1170.08 – COMMERCIAL OFFICE DISTRICTS – SCHEDULE OF YARD AND HEIGHT REGULATIONS. The front building setback required in Shopping Center District is 100 feet. The proposal is for a building setback at 50' and a second building, setback at 80' from the road right-of-way. The variance would result in allowing two separate buildings on outlets of the shopping center to be set closer to the road than code allows. Allesan Armstrong seconded the motion. George Ziefle, George Mastrobuono, Michelle Green, and Allesan Armstrong are all in favor.

Motion made by Councilman Divis seconded by Councilwoman Lime to thereafter read the variance application by title only. Further moved to refer the Variance to the Planning Committee. Motion carried.

Mrs. Saban read the following: THE PARMA BOARD OF ZONING APPEALS met on Tuesday, February 13, 2024, at 6:30pm and PROPOSED TO VARY, subject to provisions of amended Ordinance Section 1127.13 (confirmation or rejection by Council within forty days of receipt of this notice) FOR THE APPLICANT Clay Armbruster of Armbruster Moving & Storage, 2800 Center Road, Brunswick, Ohio 44221 for property located at 6101 West 130th Street. PPN: 441-36-001. After discussion George Mastrobuono recommends to Council to grant Armbruster Moving & Storage for 6101 West 130th Street, a use variance, to City of Parma Codified Ordinance Section 1175.02(a) PERMITTED USES IN THE RESEARCH MANUFACTURING DISTRICT. (1) Indoor storage sale of building materials. The proposal is to operate a facility to store and sell items other than building materials including new and used secondhand equipment, furnishings, and household goods. Allowing a variance would result in permitting a storage facility for other than building materials in the Research Manufacturing District and permit the sale of used secondhand items outside of the permitted zoning district. The second area variance requested was to City of Parma Codified Ordinance SECTION 1175.02(a) PERMITTED USES IN THE RESEARCH MANUFACTURING DISTRICT. (2) Wholesale warehousing. The applicant is proposing to warehouse for individual businesses and households. A variance would result in allowing the warehousing of items that are not warehoused for wholesale. Allesan Armstrong seconded the motion. George Mastrobuono, Michelle Green, and Allesan Armstrong are all in favor. George Ziefle voted against the variance.

Motion made by Councilman Divis seconded by Councilwoman Lime to thereafter read the variance application by title only. Further moved to refer the Variance to the Planning Committee. Motion carried.

Mrs. Saban read the following: THE PARMA BOARD OF ZONING APPEALS met on Tuesday, February 13, 2024, at 6:30 pm and PROPOSED TO VARY, subject to provisions of amended Ordinance Section 1127.13 (confirmation or rejection of Council within forty days of receipt of this notice) FOR THE APPLICANT Jason E. Stifter for 6198 Wareham Drive, Parma, Ohio 44129. PPN: 448-10-099. After discussion George Mastrobuono recommends to Council to grant Jason E. Stifter for 6198 Wareham Drive, an area variance with stipulations requiring (1) submit a boundary survey, (2) there shall not be any business being run out of the garage, (3) there shall not be any living quarters, to City of Parma Codified Ordinance Section 1153.03(a) – ACCESSORY USES AND BUILDINGS: A private garage with a maximum floor area of not more than 600 square feet may be erected in, or on the same lot with the main building. The proposal is for the construction of a 703 square foot detached garage on a 4,800 square foot lot. A variance would result in allowing a garage to be 103 more square feet in area than code allows. The second area variance requested was to City of Parma Codified Ordinance SECTION 1185.05(d) – HEIGHT DISTRICT EXCEPTIONS in residential districts, an accessory building shall not exceed fifteen feet in height at the highest point of the roof nor more than one story. The proposal is to construct a new detached garage that is 16 feet tall and one and a half stories in height. The variance would result in allowing the construction of a detached garage one foot taller and a half story more in height than the code allows. Michelle Green seconded the motion. George Ziefle, George Mastrobuono, Allesan Armstrong and Michelle Green are all in favor.

Motion made by Councilman Divis seconded by Councilwoman Lime to thereafter read the variance application by title only. Further moved to refer the Variance to the Planning Committee. Motion carried.

Mrs. Saban read the following: THE PARMA BOARD OF ZONING APPEALS met on Tuesday, February 13, 2024, at 6:30 pm and PROPOSED TO VARY, subject to provisions of amended Ordinance Section 1127.13 (confirmation or rejection by Council within forty days of receipt of this notice) FOR THE APPLICANT Chad & Molly Leopold for 8419 Evergreen, Parma, Ohio 44129. PPN: 442-29-022. After discussion George Mastrobuono recommends to Council to grant to Chad & Molly Leopold for 8419 Evergreen, an area variance with stipulations requiring (1) they are to add windows, (2) there shall not be any business being run out of the garage, (3) there shall not be any living quarters, to City of Parma Codified Ordinance SECTION 1185.05(d) – HEIGHT DISTRICT EXCEPTIONS: In residential districts, an accessory building shall not exceed fifteen feet in height at the highest point of the roof nor more than one story. The proposal is to construct a new detached garage that is 18 feet tall and one a half stories in height. The variance would result in allowing the construction of a detached garage three feet taller and a half story more in height than code allows. Michelle Green seconded the motion. George Ziefle, George Mastrobuono, and Michelle Green are all in favor.

Motion made by Councilman Divis seconded by Councilwoman Lime to thereafter read the variance application by title only. Further moved to refer the Variance to the Planning Committee. Motion carried.

Notice from the Ohio Division of Liquor Control for a new D1, D2, D3, D6 Permit to First Watch Restaurants Inc, 6840 Ridge Road, Parma, Ohio, 44129. Mailed on February 11, 2024. Responses must be postmarked no later than March 12, 2024.

Mr. Dipierro – said permit was referred to Safety Director and Ward Council.

AMENDMENT TO THE CALENDAR

Motion made by Councilwoman Lime seconded by Councilman Divis to amend the calendar by removing Resolution No. 26-24 and Resolution No. 27-24. Further moved to amend the calendar by moving Resolution No. 30-24 to First Reading. Motion carried.

FIRST READING:

ORDINANCE NO. 29-24

3/4/24

BY: KELLY ZACHARIAS

(By Request – Community Services Director)

AN ORDINANCE AMENDING PARMA CODIFIED ORDINANCES SECTIONS 1171.03 (t), 1171.07 (a)(14) AND 1177.03 (k) RELATING TO MARIJUANA CULTIVATION, PROCESSING, TESTING, AND DISPENSING IN THE CITY OF PARMA

Mr. Dipierro – Said Ordinance will be referred to the Planning Committee and Planning Commission.

RESOLUTION NO. 30-24

3/4/24

BY: MARK CASSELBERRY
(By Request – Auditor)

A RESOLUTION APPROVING THE CITY AUDITOR’S POST CERTIFICATION OF REQUISITIONS AS DETAILED IN EXHIBIT “A” AND DECLARING AN EMERGENCY

Mr. Dipierro – Said Resolution will be referred to the Finance Committee.

ORDINANCE NO. 31-24

3/4/24

BY: MARK CASSELBERRY
(By Request – Auditor)

AN ORDINANCE APPROVING A WRITTEN POST-ISSUANCE COMPLIANCE POLICY IN CONNECTION WITH THE ISSUANCE OF TAX-EXEMPT AND TAX-PREFERRED OBLIGATIONS BY THE CITY, AND DECLARING AN EMERGENCY

Mr. Dipierro – Said Ordinance will be referred to the Finance Committee.

ORDINANCE NO. 32-24

3/4/24

BY: MARK CASSELBERRY, ALLAN DIVIS
(By Request – Service Director)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO AN AGREEMENT WITH THE NORTHEAST OHIO REGIONAL SEWER DISTRICT (NEORS) FOR THE DALESIDE DRIVE SEWER IMPROVEMENT PROJECT THROUGH THE COMMUNITY COST-SHARE PROGRAM (CCS) IN THE CITY OF PARMA, AND DECLARING AN EMERGENCY

Mr. Dipierro – Said Ordinance will be referred to the Finance Committee.

ORDINANCE NO. 33-24

3/4/24

BY: MARK CASSELBERRY, ALLAN DIVIS
(By Request – Service Director)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO AN AGREEMENT WITH THE NORTHEAST OHIO REGIONAL SEWER DISTRICT (NEORS) FOR THE RUSTIC TRAIL STORM SEWER IMPROVEMENT PROJECT THROUGH THE COMMUNITY COST-SHARE

PROGRAM (CCS) IN THE CITY OF PARMA, AND DECLARING AN
EMERGENCY

Mr. Dipierro – Said Ordinance will be referred to the Finance Committee.

ORDINANCE NO. 34-24 3/4/24
BY: MARK CASSELBERRY, ALLAN DIVIS
(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 VELMA AVENUE WATERLINE REPLACEMENT PROJECT (FROM PEARL
ROAD TO W. 54TH STREET), AND DECLARING AN EMERGENCY

Mr. Dipierro – Said Ordinance will be referred to the Finance Committee.

ORDINANCE NO. 35-24 3/4/24
BY: MARK CASSELBERRY, ALLAN DIVIS
(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 RUSTIC TRAIL STORM SEWER IMPROVEMENT PROJECT, AND
DECLARING AN EMERGENCY

Mr. Dipierro – Said Ordinance will be referred to the Finance Committee.

ORDINANCE NO. 36-24 3/4/24
BY: MARK CASSELBERRY, ALLAN DIVIS
(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 DALESIDE DRIVE SEWER IMPROVEMENT PROJECT, AND DECLARING
AN EMERGENCY

Mr. Dipierro – Said Ordinance will be referred to the Finance Committee.

ORDINANCE NO. 37-24 3/4/24
BY: MARK CASSELBERRY
(By Request – Treasurer)

AN ORDINANCE TO AUTHORIZE THE ISSUANCE OF BONDS IN AN
AMOUNT NOT TO EXCEED \$14,000,000 FOR THE PURPOSE OF
IMPROVING THE MUNICIPAL GOLF COURSE, INCLUDING CONSTRUCTING
A CLUBHOUSE AND EVENT CENTER AND FURNISHING AND EQUIPPING

THE SAME; TOGETHER WITH SITE IMPROVEMENTS AND ALL NECESSARY APPURTENANCES THERETO; APPROVING RELATED MATTERS IN CONNECTION WITH THE ISSUANCE OF THE BONDS, AND DECLARING AN EMERGENCY

CERTIFICATE OF ESTIMATED LIFE AND MAXIMUM MATURITY

To: The City Council of the
City of Parma, Ohio

The undersigned Auditor of the City of Parma, Ohio (the “City”), as the fiscal officer of the City, certifies as follows:

1. The estimated life of the improvements described as follows (the “Improvements”) exceeds five years:

Improving the municipal golf course, including constructing a clubhouse and event center and furnishing and equipping the same; together with site improvements and all necessary appurtenances thereto
2. The maximum maturity of a single issue of bonds proposed to be issued to pay the cost of the Improvements, calculated in accordance with Section 133.20, Ohio Revised Code, is 33 years.

Dated: March 4, 2024

/s/ Brian Day
Auditor
City of Parma, Ohio

Motion made by Councilwoman Lime seconded by Councilwoman Zacharias to accept the Fiscal Officer’s Certificate as read, spread it upon the Minutes, and attach same to the Red Rule copy of Ordinance No. 37-24. Motion carried.
Mr. Dipierro – Said Ordinance will be referred to the Finance Committee.

SECOND READING:
RESOLUTION NO. 18-24

2/20/24

BY: ALLAN DIVIS
(By Request – Service Director)

A RESOLUTION TO EXEMPT CERTAIN PARCELS OF LAND, UPON MEETING CERTAIN CRITERIA, FROM SPECIAL ASSESSMENTS FOR STREET LIGHTS

AND THE MAINTENANCE OF SANITARY SEWERS, STORM SEWERS, AND
WATER MAINS, AND DECLARING AN EMERGENCY

Motion made by Councilwoman Lime seconded by Councilwoman Boyd to refer
Resolution No. 18-24 back to the Finance Committee. Motion carried.

ORDINANCE NO. 19-24 2/20/24
BY: MARK CASSELBERRY, ALLAN DIVIS
(By Request – Service Director)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO
ENTER INTO A GRANT AGREEMENT AUTHORIZING ALL ACTIONS
NECESSARY TO ACCEPT THE NORTHEAST OHIO PUBLIC ENERGY
COUNCIL (NOPEC) 2024 ENERGIZED COMMUNITY GRANT(S) (NEC)
FUNDS, AND DECLARING AN EMERGENCY

Motion made by Councilwoman Lime seconded by Councilman Divis to refer
Ordinance No. 19-24 back to the Finance Committee. Motion carried.

ORDINANCE NO. 23-24 2/20/24
BY: DEBORAH LIME
(By Request – Safety Director)

AN ORDINANCE AUTHORIZING THE MAYOR AND/OR THE DIRECTOR OF
PUBLIC SAFETY TO ENTER INTO A CONTRACT WITH THE LOWEST AND
BEST BIDDER FOR PAVEMENT MARKINGS, AND DECLARING AN
EMERGENCY

Motion made by Councilwoman Lime seconded by Councilman Divis to refer
Ordinance No. 23-24 back to the Finance Committee.

THIRD READING:
ORDINANCE NO. 16-24 2/5/24
BY: DEBORAH LIME
(By Request – Safety Director)

AN ORDINANCE TO AMEND SECTION 143.01 "PERSONNEL WITHIN
RANKS" WITHIN CHAPTER 143 "DIVISION OF POLICE" OF THE CODIFIED
ORDINANCES OF THE CITY OF PARMA, AND DECLARING AN EMERGENCY

Motion made by Councilwoman Lime seconded by Councilman Kussmaul to adopt
Ordinance No. 16-24.

Yes: Kussmaul, Lime, Wilson, Zacharias, Boyd, Divis.

No: None; Ordinance No. 16-24 is adopted.

PUBLIC SESSION
No one wished to speak.

MISCELLANEOUS BUSINESS

Mayor DeGeeter – No comment.

Service Director Vannello – No comment.

Auditor Day - No comment.

Law Director Tuma – No comment.

Councilman Kussmaul – Stated that he is looking forward to working with the new Police Chief and Deputy Chief.

Councilwoman Lime – No comment.

Councilwoman Wilson – Stated she did a ride along with the police on February 24. She was very impressed with the way the officers handled the situations she witnessed.

Councilwoman Zacharias – No comment.

Councilwoman Boyd – No comment.

Councilman Divis – Congratulated Normandy High School Swim and Dive Team on their accomplishments and congratulated Tony's Family Restaurant on their Business of the Month award.

REPORT ON ABSENT MEMBERS

Motion made by Councilwoman Lime seconded by Councilman Kussmaul to excuse Councilman Euerle, Councilman Casselberry, and Councilwoman Shuman from said meeting. Motion carried.

ADJOURNMENT

Motion made by Councilwoman Lime seconded by Councilwoman Zacharias to adjourn said meeting at 7:08 p.m. Motion carried.

CERTIFICATION

I, Kristin L. Saban, 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, March 4, 2024.

/s/ Kristin L. Saban
Kristin L. Saban
Clerk of Council

/s/ Vito Dipierro
Vito Dipierro
President of Council

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