

**MINUTES  
JULY 24, 2023  
SPECIAL COUNCIL MEETING  
PARMA COUNCIL CHAMBERS  
5:39 P.M.**

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

COUNCIL MEMBERS PRESENT:	KEVIN C. KUSSMAUL DEBORAH LIME KAMMY SHUMAN KELLY ZACHARIAS MARK CASSELBERRY ALLAN DIVIS LINDA A. KOHAR
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COUNCIL MEMBERS EXCUSED:	MONICA WILSON 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: Assistant Law Director Tim Miller, Auditor Brian Day, Service Director Tony Vannello, Safety Director Bob Coury, Chief of Staff Rich Summers and Clerk of Council Kristin L. Saban.

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**LEGISLATIVE COMMENT**

Derek Schaffer from West Creek Conservancy gave update.

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**DISPENSE WITH THE REGULAR ORDER OF BUSINESS**

Motion made by Councilwoman Lime seconded by Councilman Casselberry to dispense with the regular order of business and waive the Rules of Council, at this time in order to hold this Special Council Meeting. Motion carried.

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**COMMUNICATIONS, PETITIONS AND CLAIMS**

Councilwoman Shuman – Stated, the Planning Committee of Council met this evening to discuss the request for a Variance from Joseph Thomas Ranallo, 2500 Marda Drive, PPN 451-11-049. The Request is for the following: Variance of Section 1153.03 (a) – Single Family House Districts – Accessory Uses and Buildings. The request is to erect a second garage, 20’ x 20’ (400 sq. ft.) on Lot size of 9,855 sq. ft. Variance in Section 1153.03 (b) (2) – Single Family House Districts – Accessory Uses and Buildings – Regulations – Parking Areas. The request is for a driveway that is 24’ wide. Section 1191.01 – Rear Yards – Residential Districts. The request is for a one-story garage that is 8 feet from the front street line, with the stipulation that the second garage be setback a minimum of 12 feet from the right of way.

Motion made by Councilwoman Shuman seconded by Councilman Casselberry to grant the Variance with said stipulation as recommended by the Board of Zoning Appeals and Planning Committee of Council. Motion carried.

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Councilwoman Shuman, Stated, the Planning Committee of Council met this evening to discuss the request for a Variance from Tom and Rhonda Steinmetz, 3305 Russell Avenue, PPN 444-09-068.

The Requests are for the following: Variance of Section 1185.05 (d) – Height Regulations – Height District Exceptions. The proposal is to build a garage that is 21’ in height with a second story. Variance of Section 1153.03 (b) – Single Family House Districts – Accessory Uses and Building – Regulations – Parking Areas. The proposal is for a parking pad to the interior of the lot, zero feet from the Right of Way, with the stipulations, that no water be run to the garage, no part of the garage shall be considered habitable space, whether temporary or permanent in nature. No part of the garage may be used as a residential dwelling unit, short term rental, office space, and/or ADU (accessory dwelling unit), and this restriction shall run with the land. Also, the homeowners shall prepare and file with the Cuyahoga County recorder’s office a restrictive covenant. A certified copy of the restrictive covenant showing proof of recordation must be presented to the Parma Building Department before issuance of any building permits and change the height of the garage to 19’ 6” and that the 2<sup>nd</sup> floor cannot be used as an apartment or office space.

Motion made by Councilwoman Shuman seconded by Councilman Casselberry to grant the Variances with said stipulations as recommended by the Board of Zoning Appeals and Planning Committee of Council. Motion carried.

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Request received from the Ohio Division of Liquor Control for a transfer of C1 & C2 permit from Capl Retail LLC to Radognaridge LLC DBA 7 Eleven 36735A, 6585 Ridge Road, Parma, Ohio, 44129. Mailed on July 5, 2023. Responses must be postmarked by August 7, 2023. Mr. Dipierro – Said Liquor Permit was referred to Council and Safety Director.

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**FIRST READING:**

ORDINANCE NO. 109-23 7/24/23  
BY: M. CASSELBERRY, A. DIVIS, K. SHUMAN (Special Meeting)  
(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 BONNY BANKS IMPROVEMENTS-DESIGN OF LOCAL STORM PIPE/HEADWALL PROJECT THROUGH THE COMMUNITY COST-SHARE PROGRAM IN THE CITY OF PARMA, AND DECLARING AN EMERGENCY

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

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ORDINANCE NO. 112-23 7/24/23  
BY: M. CASSELBERRY (Special Meeting)  
(By Request – Law Director)

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE IMPROVEMENT OF CERTAIN PUBLIC STREETS, ROADS, BOULEVARDS AND PLACES IN THE CITY OF PARMA, OHIO, BY PROVIDING STREET LIGHTING, AND DECLARING AN EMERGENCY

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

BY: K. SHUMAN

(Special Meeting)

AN ORDINANCE TO REZONE SIX (6) PARCELS OF LAND NEAR THE NORTHWEST INTERSECTION OF RIDGE AND PLEASANT VALLEY ROADS IN THE CITY OF PARMA

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

**SECOND READING:**

BY: D. LIME  
(By Request – Safety Director)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SAFETY TO ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR A NEW TELEPHONE SYSTEM FOR THE PARMA JUSTICE CENTER IN THE CITY OF PARMA, AND DECLARING AN EMERGENCY

Motion made by Councilman Casselberry seconded by Councilwoman Lime to amend Ordinance No. 101-23 as follows: In Section 1 line 2 the blank shall read Warwick, in line 3 the blank shall read \$206,000.00 and to be referred back to the Finance Committee. Motion carried.

BY: M. CASSELBERRY, A. DIVIS, D. LIME  
(By Request – Service Director)

AN ORDINANCE TO ENGAGE AN OWNER’S REPRESENTATIVE THAT IS THE “MOST ADVANTAGEOUS” FOR THE CITY OF PARMA FOR OWNER’S REPRESENTATIVE SERVICES FOR THE NEW EVENT CENTER/CLUBHOUSE AT RIDGEWOOD GOLF COURSE IN THE CITY OF PARMA, AND DECLARING AN EMERGENCY

Motion made by Councilman Casselberry seconded by Councilwoman Shuman to refer Ordinance No. 102-23 back to the Finance Committee. Motion carried.

**SECOND READING SUSPENSION:**

Mr. Dipierro – Shall the statutory provision and Rule 48 requiring the full and distinct reading of Ordinance No. 98-23 and Ordinance No. 99-23 on three different days be dispensed with?

Yes: Kussmaul, Lime, Shuman, Zacharias, Casselberry, Divis, Kohar.

No: None; motion carried.

BY: D. LIME  
(By Request – Safety Director)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SAFETY TO ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR A CAMERA

SYSTEM UPDATE FOR THE PARMA JUSTICE CENTER IN THE CITY OF PARMA  
AND DECLARING AN EMERGENCY

Motion made by Councilman Casselberry seconded by Councilwoman Shuman to amend Ordinance No. 98-23 as follows: In Section 1 line 2 the blank shall read Paladin Protective Systems Inc., in line 3 the blank shall read \$221,228.10. Motion carried.

Motion made by Councilwoman Lime seconded by Councilman Casselberry to adopt Ordinance No. 98-23 as amended.

Yes: Kussmaul, Lime, Shuman, Zacharias, Casselberry, Divis, Kohar.

No: None; Ordinance No. 98-23 is adopted as amended.

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ORDINANCE NO. 99-23

6/20/23

BY: D. LIME  
(By Request – Safety Director)

AN ORDINANCE TO AMEND SECTION 145.015 "ADDITIONAL EMPLOYMENT BENEFITS OF THE CHIEF OF FIRE AND THE ASSISTANT CHIEF OF FIRE" "PERSONNEL" WITHIN CHAPTER 145 "DIVISION OF FIRE" OF THE CODIFIED ORDINANCES OF THE CITY OF PARMA, AND DECLARING AN EMERGENCY

Motion made by Councilwoman Lime seconded by Councilman Casselberry to adopt Ordinance No. 99-23.

Yes: Kussmaul, Lime, Shuman, Zacharias, Casselberry, Divis, Kohar.

No: None; Ordinance No. 99-23 is adopted.

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**THIRD READING:**

ORDINANCE NO. 2-23

1/17/23

BY: M. CASSELBERRY  
(By Request – Law Director)

AN ORDINANCE DETERMINING TO PROCEED WITH THE IMPROVEMENT OF CERTAIN PUBLIC STREETS, ROADS, BOULEVARDS AND PLACES IN THE CITY OF PARMA, OHIO, BY PROVIDING STREET LIGHTING, AND DECLARING AN EMERGENCY

Motion made by Councilman Casselberry seconded by Councilwoman Lime to amend Ordinance No. 2-23 as follows: In Section 1 line 3 the blank shall read 2025 and in line 5 the blank shall read June 5, 2023. Further moved to waive Rule 52 and place Ordinance No. 2-23 on Third Reading as amended for passage. Motion carried.

Motion made by Councilwoman Shuman seconded by Councilman Casselberry to adopt Ordinance No. 2-23 as amended.

Yes: Kussmaul, Lime, Shuman, Zacharias, Casselberry, Divis, Kohar.

No: None; Ordinance No. 2-23 is adopted as amended.

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**SUSPENSION OF THE RULES:**

Mr. Dipierro – Shall the statutory provision and Rule 48 requiring the full and distinct reading of Ordinance No. 105-23, Ordinance No. 106-23, Ordinance No. 107-23, Ordinance No. 108-23, Resolution No. 110-23 and Ordinance No. 111-23 on three different days be dispensed with?

Yes: Kussmaul, Lime, Shuman, Zacharias, Casselberry, Divis, Kohar.

No: None; motion carried.

Mr. Dipierro – Shall Rule 45 requiring reference to committee be dispensed with and Ordinance No. 105-23, Ordinance No. 106-23, Ordinance No. 107-23, Ordinance No. 108-23, Resolution No. 110-23 and Ordinance No. 111-23 be placed on final passage?

Yes: Kussmaul, Lime, Shuman, Zacharias, Casselberry, Divis, Kohar.

No: None; motion carried.

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ORDINANCE NO. 105-23 7/24/23  
BY: D. LIME (Special Meeting)  
(By Request – Safety Director)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SAFETY TO ENTER INTO A FIVE (5) YEAR MAINTENANCE CONTRACT WITH STRYKER FOR AMBULANCE COTS FOR THE PARMA FIRE DEPARTMENT, AND DECLARING AN EMERGENCY

Motion made by Councilwoman Lime seconded by Councilman Casselberry to adopt Ordinance No. 105-23.

Yes: Kussmaul, Lime, Shuman, Zacharias, Casselberry, Divis, Kohar.

No: None; Ordinance No. 105-23 is adopted.

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ORDINANCE NO. 106-23 7/24/23  
BY: **M. CASSELBERRY, A. DIVIS, R. EUERLE**, D. LIME, (Special Meeting)  
L. A. KOHAR  
(By Request – Service Director)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO AN AGREEMENT WITH OHM ADVISORS FOR SOUTH PARK CONNECTOR TRAIL ENGINEERING SERVICES (PART OF THE WEST CREEK GREENWAY PLAN) FOR THE CITY OF PARMA, AND DECLARING AN EMERGENCY

Motion made by Councilwoman Lime seconded by Councilman Casselberry to adopt Ordinance No. 106-23.

Yes: Kussmaul, Lime, Shuman, Zacharias, Casselberry, Divis, Kohar.

No: None; Ordinance No. 106-23 is adopted.

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ORDINANCE NO. 107-23 7/24/23  
BY: L. KOHAR, A. DIVIS, M. CASSELBERRY (Special Meeting)  
(By Request – Service Director)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A THREE (3) YEAR AGREEMENT WITH NOPEC, NEXTERA ENERGY FOR THE SUPPLY OF ELECTRICITY TO THE PARMA JUSTICE CENTER AND VARIOUS MUNICIPAL ACCOUNTS, AND DECLARING AN EMERGENCY

Motion made by Councilwoman Lime seconded by Councilman Casselberry to adopt Ordinance No. 107-23.

Yes: Kussmaul, Lime, Shuman, Zacharias, Casselberry, Divis, Kohar.

No: None; Ordinance No. 107-23 is adopted.

ORDINANCE NO. 108-23

7/24/23

BY: M. CASSELBERRY, K. SHUMAN, A. DIVIS  
(By Request – Service Director)

(Special Meeting)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO AN AGREEMENT WITH THE NORTHEAST OHIO REGIONAL SEWER DISTRICT (NEORS) FOR THE STORMES DRIVE ASPHALT RESURFACING PROJECT ON THE SOUTH SIDE FROM EAST LINDEN LANE TO NASSAU DRIVE THROUGH THE COMMUNITY COST-SHARE PROGRAM IN THE CITY OF PARMA, AND DECLARING AN EMERGENCY

Motion made by Councilman Casselberry seconded by Councilwoman Lime to amend Ordinance No. 108-23, by accepting Exhibit "A". Motion carried.

Motion made by Councilwoman Lime seconded by Councilman Casselberry to adopt Ordinance No. 108-23 as amended.

Yes: Kussmaul, Lime, Shuman, Zacharias, Casselberry, Divis, Kohar.

No: None; Ordinance No. 108-23 is adopted as amended.

RESOLUTION NO. 110-23

7/24/23

BY: M. CASSELBERRY  
(By Request – Auditor)

(Special Meeting)

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

Motion made by Councilwoman Lime seconded by Councilman Casselberry to adopt Resolution No. 110-23.

Yes: Kussmaul, Lime, Shuman, Zacharias, Casselberry, Divis, Kohar.

No: None; Resolution No. 110-23 is adopted.

ORDINANCE NO. 111-23

7/24/23

BY: M. CASSELBERRY, A. DIVIS  
(By Request – Service Director)

(Special Meeting)

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A SUPPLEMENTAL AGREEMENT BETWEEN COLUMBIA GAS OF OHIO, INC., AND THE CITY OF PARMA FOR THE GRANT OF UTILITY AND RIGHT OF WAY EASEMENTS OVER PROPERTY LOCATED ON SHERATON DRIVE, PERMANENT PARCEL NUMBER 447-01-033, AND DECLARING AN EMERGENCY

Councilwoman Lime – Asked, for an explanation and if the road will be dug up?  
Service Director Vannello – Stated, that he did not have the answer at this time.

Councilwoman Lime – Motion made by Councilwoman Lime seconded by Councilman Casselberry to adopt Ordinance No. 111-23.

Yes: Kussmaul, Shuman, Zacharias, Casselberry, Divis, Kohar.

No: Lime, Ordinance No. 111-23 is adopted.

**REPORT ON ABSENT MEMBERS**

Motion made by Councilwoman Lime seconded by Councilwoman Shuman to excuse Mayor DeGeeter, Councilman Euerle and Councilwoman Wilson. Motion carried.

**ADJOURNMENT**

Motion made by Councilwoman Kohar seconded by Councilwoman Zacharias to adjourn said meeting at 6:09 P.M. Motion carried.

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**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 Special Council Meeting held on July 24, 2023.

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

/s/ Vito Dipierro  
Vito Dipierro  
President of Council

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