



**City Of Broadview Heights
City Council
Work Session Minutes
January 5, 2026 - 7:30 pm**

Call to Order

Boldt: City Council work session. January 5th at 7:30.

Pledge Of Allegiance

Led by: Glenn Goodwin

Roll Call

Council Members Present:

- Mr. Glenn Goodwin - Councilor At-Large
- Mr. Joe Price - Councilor At-Large
- Ms. Jennifer Mahnic - Councilor At-Large
- Mr. Brian Dunlap - Ward 3 Councilor
- Mr. Brian Wolf - Ward 2 Councilor
- Mr. Robert Boldt - Ward 4 Councilor, President

Council Members Absent:

- Mr. Thomas Pavlica - Ward 1 Councilor, President Pro-Tem

Officers Present:

- Mr. Samuel J. Alai - Mayor
- Mr. Vince Ruffa - Law Director
- Mrs. Kathy Parsson - Human Service Director
- Assistant Chief Joe Fleming Hajek - Fire Chief
- Chief Don Polick - Police Chief
- Mr. David Schroedel - Service Director
- Mr. Joe Mandato - Chief Building Official
- Mr. Ethan Neff - City Engineer
- Ms. Robin Parsons - Council Clerk

Business

Discussion from Engineering Department, Mr. Neff

Phase II Stormwater Services MOU Agreement

Boldt: First up, Mr. Neff.

Neff: Thank you Mr. President. The engineering department is requesting approval to execute two agreements with the Cuyahoga County Board of Health for phase two stormwater services required by our MS4. The annual cost is \$2,320. It's something we do every year.

Boldt: Council, any discussion on this?

Mahnic: No, but before he leaves, I do have a question. Kind of one related to that. Okay.

Boldt: Anybody have a question on this one?

Goodwin: One quick question is have you changed the parameters on the size of the lots or anything in the new agreement at all? 'cause I think some of those agreements you can change the lot size of what they would examine as opposed to what you would examine.

Neff: This is an agreement for INI inspections required by the EPA. So lot size has nothing to do with them at all. It's just they inspect some pipe outfalls for illicit discharge, and then we report it to the EPA.

Goodwin: Okay. Don't we have an also an agreement with them to examine or did we discontinue that?

Neff: That is under a completely different agreement. Yeah, that's a part of, I believe you're talking about the stormwater tax.

Goodwin: Yes.

Neff: Completely different and that's the NEOSD, this is the board of health.

Goodwin: Alright, thanks.

Boldt: Any other questions? Ms. Mahnic, the floor is yours.

Mahnic: Thanks. I heard that you would like to have a service meeting. Is there a specific date you have in mind?

Neff: Prior to the next work session.

Mahnic: Okay. 'cause I was thinking maybe the 20th. 'cause Mr. Stewart isn't here. I know he would want to be there.

Neff: Okay.

Mahnic: Is the 20th okay, but before the work, do you need it a week before?

Neff: I mean, it can be the night before the work session, if that's okay with council.

Boldt: I think, Mr. Pavlica is just off today.

Mahnic: Okay. So then next Monday, or do you wanna do the following? I think it's Tuesday the 20th.

Neff: Yeah, we can do before the next work session if counsel's okay with that.

Parsons: So on the 20th?

Mahnic: Thank you Robin.

Neff: Yeah.

Mahnic: Okay. So on the 20th, how long do you think you'll need? 6:30, 7:00?

Neff: We can do 7:00.

Mahnic: Is there anything else? That should be quick.

Wolf: We have a 7:15 finance meeting.

Mahnic: Yes, we do. Yeah. So maybe 6:45?

Neff: 6:45. Yep.

Mahnic: Thank you.

Neff: Thank you.

Boldt: Thank you Mr. Neff.

Discussion from Human Services, Ms. Parsson

STC Contract Renewal

Boldt: Ms. Parsson?

Parsson: Good evening. The only item I have tonight is the contract with the STC to renew our agreement for the transportation for medical trips for residents. You may have noticed that I did include the rate increase for 2026 was more than we're used to in the last couple years. So the rate did go from \$41.26 cents in 2025 up to \$46 in 2026. So we are implementing a fair fee starting January 1st of \$5 for the residents, which is included in Exhibit A of the contract. Everything else stays the same. It's just really a contract renewal.

Boldt: Council, any discussion on this?

Dunlap: Yeah, just one.

Boldt: Mr. Dunlap?

Dunlap: Ms. Parsson, thank you. Today, we had a very lengthy conversation about this and I truly respect the work you put into this, putting it together. And, I think if you're comfortable with it and I'm very comfortable with what you explained to me. Thank you.

Parsson: Sure.

Boldt: Anyone else? We'll put that on.

Parsson: Thank you

Discussion from Police Department, Chief Polick

Confitrek Service Agreement

Boldt: Chief?

Polick: Thank you. We have several things tonight. The first is our Confitrek service agreement.

Boldt: Council, any questions on this?

Dunlap: Just one.

Boldt: Go ahead.

Dunlap: This is just for tracking, continuing the education with officers.

Polick: Yeah, all of our training. Thank you.

Boldt: Anyone else? We'll put that on.

Axon Enterprise

Polick: The next one is Axon Enterprise. Actually, should probably be two separate things. One is for a virtual reality trainer for a taser system. The other's for, that's the smaller of the two, the larger is for body cams and dash cams, replace the existing body cams that we have.

Boldt: Council, we'll put that on.

MOU Parma Cellebrite

Polick: Okay, the other one is the MOU with Parma for our Cellebrite, which is our cell phone forensic service.

Boldt: We'll put that on.

UH OVI Grant

Polick: And last is university hospital's OVI grant?

Boldt: Council, no questions? We'll put that on. Thank you.

Polick: Thank you.

Discussion from Council & Mayor

Zoning Updates Discussion

Boldt: Next is the discussion between council and the mayor. We started talking about this really about a year ago. As far as looking at the zoning, I think we need to do like four different steps in this. One would be discovery, have somebody look at our zoning, see where it can be improved, if there's any holes, how we could best represent the people? And, the second, then they would bring legislation. At that point council probably would get involved to spearhead any questions, challenges to it. And then after that, of course we want to get the PC and BZA up to speed on the new legislation. Also use it as a continuing education. Then finally, like you do on everything, you go back and you do it over again 'cause you gotta keep updating it. This is gonna be a living, breathing this is almost like charter. We should be looking at this probably every four years. I'm sure the building department has their input. I'm sure council has their input and they have an outside set of eyes would be good. So I ask the mayor and the law director for any recommendations. I ask council for any recommendations. I think the mayor has his.

Alai: Right. Thank you, Mr. President. Now I agree completely. As we will be picking our charter review in the next coming weeks. So if it would work, we might just want to do this annual or do it on a five year rotation at the same time as charter review. So we just don't forget about it. So that might be a nice thing going forward. And, I agree a hundred percent. I think it's something we should continue to look at and track and make changes as necessary. Just a quick thing, as COVID showed us and people are shopping less in stores and more people with home delivery, we should be looking at our parking regulations. You know, a lot of places are over parked. I'm not saying we gotta reduce the size of parking lots in our city, but it's something to look at as less and less people are doing. That's just one example of things we should continuously look at is how much parking do we need for places and businesses. So that's just an example of things why we should continuously keep doing that. I suggest, and Mr. Rufa suggests, that we hire Kevin Butler to do our zoning. Kevin's doing, I think a great job representing us in the case against Sheetz. But Kevin has great knowledge of this, it's part of his expertise and he knows our zoning code pretty darn well. So he's got a leg up on anybody else and is very familiar with our city. So, I asked Vince to talk with him and see what his interest is, and I'll leave that to Vince to talk about.

Ruffa: So I did speak with Mr. Butler. He is very interested in working with us, in doing that. And the advantage of using Kevin, like the mayor said, A it is an area of expertise, but B he's just spent a significant amount of time looking at our ordinances based on some recent litigation. So he's a little bit ahead of the game with respect to bringing someone who has to take a look at that from from the very beginning. So he's got a little bit of a leg up in that respect, and he truly knows his stuff. I've had the pleasure of working with him, and against him in different situations. So, it would probably be the wisest choice. And he is more than willing to accept the role.

Boldt: Council any discussion on this?

Price: Mr. President?

Boldt: Mr. Price?

Price: I agree with what they said about Kevin Butler. He's definitely knowledgeable specifically to what we just dealt with. I know he has a lot of focus in that, but I know we're looking at a broader picture. There are a number of, and I don't have any that I would recommend, I know of one that I've worked with, but I don't think they even have the same people now. But, engineering firms will, quite often, have somebody that specializes in this and will bring material to you that is so dry. You'll pray that they're gonna finish at any day or any moment now, but they'll be very thorough because they are quite often the individuals that have to deal with the zoning related matters. My only concern, Vince, unless Mr. Butler would be willing to quote us a price to do this, because McDonald Hopkins, with all due respect, a very respectable firm, but it comes with a price tag. So, which could be two to three times what an engineering firm may cost 'cause they're gonna be around 165, 175 an hour, I would think. And then McDonald Hopkins, if I remember, their number was over \$500 an hour. And maybe it was less because we were a municipality, right? So if you could just maybe come up with a firm number for us. No one here, I think, objects to spending more, we just don't want to write a blank check. We can make it and not to exceed as well.

Boldt: I think that's what we should do. Okay. And I wanted to get some feedback. I believe we have certain monies put aside to do this. I think we should put a third of it up front, not to exceed to your point, because I think once we're done with this we may just want somebody else to take a look at it. Also, I completely agree, Kevin Butler, he was in talking to him about the Sheetz, some of his ideas I think would fit in. It'll help us, but I don't want it to end with one person, one council. I think there should be a living and breathing document to keep going on. We have the money set aside. So I agree with both you and the law director to cap it and to determine at that point, if he wants to pitch, Hey, I would like to do this too, and it would be X amount, but at least put a ceiling on the initial cost of discovery and legislation.

Price: There's no desire for me to see litigation in the future. But I can also view, 'cause Mr. Butler, his opinion may not have

met the standards that many others had. But what I will say is it would be interesting to see him develop this and then defend it, if necessary, one day that I would want to be here to see. I could see that happening. Unfortunately, it's a reality.

Boldt: Mr. Goodwin?

Goodwin: Could, at some point too, would it not be wise to maybe get the County County Planning Commission involved in the process too at some point? Whether it's a look afterward or whatever?

Ruffa: The only concern there is, like the county deals with county issues. This is more of a city issue. So it might not be an apples to apples. But I don't see why not. Yeah.

Goodwin: At some look after the fact, we've had them in the past do some things for us, and never hurts for another set of eyes afterward. That should be very affordable, obviously.

Boldt: Yeah. And, I understand what you're trying to say and what you're trying to do with that. I was trying to limit this to just look at our zoning to find any flaws in our zoning. You're talking more about economic master plan and stuff like that, which they would be excellent at.

Wolf: Mr. President?

Boldt: Mr. Wolf?

Wolf: I'm excited to hear about talking about parking 'cause I know in our codified, we don't have any requirements for curb cuts, ramps, and handicap accessible and voids being cleaned from snow. So I'd like to see that added, make sure that those things are accessible for people. 'cause we've been stuck a few times because it's not a requirement, which is kind of crazy, but you don't really realize it until you run into that problem.

Boldt: Agreed. You know, and I think one thing is it sounds like, we're all pretty good on page. What Mr. Butler will have to see what the costs are before we move any forward with it. But I'd like him to look at the zoning. But I think both the administration, the building commission and his staff and the council should have free access to him after he comes back with his initial. So what I think we should do is, I think council shouldn't drive him down where they want to go. Let him look at everything, come back to us. That's the fresh set of eyes we need. And then once he does that, if we want him to look into other things, and I'm not putting it on the shelf or pushing you back on this, I think we should look at parking. I have no problem in it, but I'd like to see what he comes up immediately without any intervention as far as our zoning, because the last thing I wanna do is tell him to go after this few items and then we miss the rest of it. So, let's see. He's part of this litigation, so he knows some of the things that need to be fixed, he has told us. So let's get that done first and then move from there. Agreed?

Wolf: Absolutely.

Boldt: Agreed.

Dunlap: There needs to be crystal clear that, piggyback on what Joe said a little bit, the cohesiveness that needs to exist between the legislative branch and the administrative branch, which you cited for good reasons at the beginning when you talk. So I think we're reasonable with our wishlist. And, Mr. Butler, that he's not torn and being pulled two different directions, I think that's most important. So I think that's one of the major goals in the beginning it should be good. So when he goes through our current, our first goal is to go through our current ordinances and find out the loopholes or flaws, and then we see those flaws and then we can expand on and make those zoning ordinances better. But that's gonna take a lot of work from the administration side and building and so on and so forth. But yeah, I'm pretty eager, like Mr. Wolf said, to see this happen, right. And turn over every rock, right, from parking to signs to whatever, streets access and so on and so forth. That's it.

Boldt: And then after legislation, we have to go into the training aspect of it. I'm on the planning commission. A few of 'em asked me already, what is conditional use? When can we vote against, when can we vote for, so there's an education process at the end of this. We need to do that anyway. Both the council, the BZA, the planning maybe come together one night and, we have this meeting and we can talk about that down the road. But that way we're all on the same plan.

Alai: And just to bring this all back together. I agree with you a hundred percent. We let him look at our stuff, not give him anything. So before, when I mentioned parking, I meant that as a maintenance thing, as we move down the road. That's all I meant. And I agree, just let Kevin Butler look at it, come back with it on his own. And then once he comes back, then maybe we should start asking him some of these more finite questions. I just wanna make that clear. I'm not, I don't want to give him a direction. I don't think any of us should.

Boldt: No, I agree with you.

Dunlap: If I could, one last thing. If a second component would be to bring back some suggestions, not only to us, suggestions that we can give our residents. Okay. And, what the future, what the dynamic of the city, the direction we're going so that they can go to the polls and make a well educated decision if we need to make those changes. So keeping them in the mix is most important.

Boldt: Absolutely. You're a hundred percent on that. And when we get this legislation, I'll make sure it goes three readings. That way people that want to come and discuss it at the council meeting or wherever, they have that time before we put anything on the ballot or put it into our codifieds.

Goodwin: One other thing is, I'm glad you brought up the education part, because the BZA has some new members that never got the training the last time. And I kind of got shocked myself to find out, sitting there, that when I had spoken with one, that he hadn't had the training and didn't realize that it has to be slated whenever a new member comes in that they get that training. I think they're at a huge disadvantage and not necessarily a fair shot for any potentially for somebody asking for a bear.

Boldt: I can completely agree. And the greatest thing is, there's video, everybody's videoed in my nine to five job, if they put it into a new machine and they're setting it up, I video them on how to run the machine. And that way anybody comes in, they have to watch the video, don't have to train another person. You hear it from the expert. And I think, uh, when we get the BZA and planning and counts together, we should think about taping that. And then, to your point, any new members down the road to watch that video and at least get some small education on the process and what needs to happen.

Dunlap: One more point, and you brought it up in the past, and we all know how it goes, as long as he knows that we always are fearful of this north south thing. That cohesiveness, you know, encompasses that also.

Boldt: I agree. Anybody else have anything to say on this subject? So what we'll do is we'll get a quote based on that. We'll try to get that early. Any questions, give Vince the feedback of it, whether the contract or whatever. Um, and that way we can move forward. And the reason we have to move forward is just remember Rob and I talked about this afternoon is, uh, we got this small and big box that expires on January 16th. I'd like to vote next week to extend that. Another six months. Okay. That way we can both do this. Um, the one I put on as far as the resale, the pawn shops and stuff like that. And then also the big small box, if anything else we wanna add to cover us into the future. Okay.

Council Open To Residents

Boldt: At this time, counsel is open to the residents.

William Tarter: 369 Wilmington Drive and here, speaking as an individual not representing my employer. First off, happy New Year to all of you. It's good to see you all again. I haven't seen you in a while. So, just wanted to speak to three things in support of some of the things we've heard tonight. One, I'm very pleased to hear that video recording of BZA and PC meetings are on the table. I think this will be a great step forward in terms of civic education, especially as we head into these conversations around zoning changes. I think for the benefit of residents, it'd be helpful to know a timeline for when that will be up and running, so that we can do our homework on what is the existing zoning conversations and then how this potential legislation might impact things moving forward. So I would encourage council to move on that and keep us in the loop and we'll be happy to help get the word out. Second is I'm a big fan of senior transportation connections, so I wanted to speak in support of that as well. I think it's a great thing for older adults, especially the seamless transition between communities as folks are getting from one place to another. So I wanted to speak in support of that contract as well. And then also, pleased to hear that we're considering both body camera and dash cameras as well. Being a big, big advocate for both for many years. And, on a high level supportive of that and have some logistical questions. I'll follow up with the chief afterwards, but I think this is a great step in terms of having both things on the table. So those are three things I wanna speak to tonight and thanks for the opportunity. Okay.

Boldt: Thank you. Just want you to know, we did do the first step of the PC and BZA. Those recordings are online, on the website. You do not see the people's faces. Okay. But at least you get the entire meeting. Correct?

Tarter: Okay. And are we able to see what is being presented on the screens during?

Boldt: They're working on that.

Tarter: They're working on that. Okay. Right, because that was,

Mandato: If there's something on the screen, the camera's pointed on the screen.

Boldt: Oh, it is? Okay.

Tarter: Great. So thanks to help get here. Appreciate it. Thank you.

Boldt: Seeing no one else is at this time.

Council Discussion

Boldt: Council, go around. Mr. Goodwin?

Goodwin: BZA meeting, 6:30 here in this room on Wednesday.

Boldt: Thank you.

Goodwin: That's all.

Boldt: Mr. Price?

Price: Thank you, Mr. President. And Happy New Year as well to you, Mr. Turner, everyone here tonight. I did have, for whatever reason, it seems that Richard Road is gaining interest again. If anyone else received calls from residents on Richard Road, 'cause there's a rumor that we're gonna put speed bumps on the road. The consensus that I received, and I'm just passing it along to my colleagues, is everyone agrees there was a speeding problem on Richard Road. And of the residents that wanted to have a discussion, none of them wanted speed bumps. They thought that they would be dangerous, inconvenient to them. And they were very firm in that regards. That's all I have to say from an opinion standpoint. So, that's it. That's all I have. Thank you.

Boldt: Thank you for that update.

Mahnic: Just on that, I thought safety committee voted against that, the speed bumps

Dunlap: We did.

Mahnic: that you're talking about. So there was a rumor, it was removed, the safety committee took care of that.

Price: Well, I'm glad that we did because I was not in support of it from the beginning, if you might recall.

Mahnic: Yeah, I think Dunlap handled that.

Dunlap: It was last year, a few months ago. It was last year.

Mahnic: That's it.

Boldt: Mr. Dunlap?

Dunlap: We have online on our agendas online. We have attachments on there now.

Boldt: Do we?

Dunlap: Yeah. I used my phone. You got two phone calls, the attachments for our agenda is online. They gotta actually read what we see, so they were ecstatic. So I want to thank whoever, teamwork, whatever, put that online. That was huge for transparency. Huge. Thank you.

Boldt: Thank you Mr. Wolf?

Wolf: Happy New Year. We have a finance meeting on the 20th at 7:15.

Adjourn

Boldt: We are adjourned.

The time was 7:55 PM.