

The Council of the City of North Royalton met in the North Royalton City Hall Council Chambers, 14600 State Road on **December 29, 2022 in special session**. The meeting was called to order at **3:00 p.m.** by President of Council Paul Marnecheck and opened with the Pledge of Allegiance.

**PRESENT: Council:** President of Council Paul Marnecheck, Council Representatives John Nickell, Linda Barath, Joanne Krejci, Jeremy Dietrich, Mike Wos, Legislative Services Director Dana Schroeder; **Administration:** Mayor Antoskiewicz, Law Director Thomas Kelly, Finance Director Jenny Esarey

Moved by Mr. Marnecheck, seconded by Mr. Dietrich to **excuse Ms. Carbone-McDonald**. Roll Call: Yeas: **Six** (Marnecheck, Nickell, Barath, Krejci, Dietrich, Wos). Nays: **None**. (Excused: Carbone-McDonald). **Motion carried.**

- Ms. Schroeder read the Notice of Special Meeting. Notice of this meeting was posted as required.

#### **SPECIAL MEETING ITEMS:**

#### **LEGISLATION:**

#### **FIRST READING CONSIDERATION**

##### **ORDINANCE 22-201**

Introduced by: Mayor Antoskiewicz. **AN ORDINANCE AMENDING ORDINANCE 10-103, STAFFING AND CLASSIFICATION PLAN FOR THE VARIOUS DEPARTMENTS OF THE CITY OF NORTH ROYALTON, SECTION 11 WASTEWATER DEPARTMENT, AND DECLARING AN EMERGENCY.** Title read.

Moved by Mr. Marnecheck, seconded by Ms. Barath to **suspend the rules requiring three readings and referral to committee**. Roll Call: Yeas: **Six** (Marnecheck, Nickell, Barath, Krejci, Dietrich, Wos). Nays: **None**. Absent (Carbone-McDonald) **Motion carried**. Moved by Mr. Marnecheck, seconded by Ms. Barath **to adopt Ordinance 22-201**.

Mayor Antoskiewicz stated Mark Smith has a financial secretary in Wastewater that works part time that gave notice. We need to fill that position. She has agreed to stay on a little longer as we just made an offer to someone. We need to create the position so that we can get the new person in to get trained. Obviously, we then go back down to where we were. It coincides with Ordinance 22-202. We are running into a lot of this with hiring whereas bringing someone on to get trained; we have to add to the compliment (Staffing Ordinance 10-103). That is part of what we are trying to take care of as well with Ordinance 22-202, so that we have the ability to do that all the time. If someone is leaving, we can bring somebody else on temporarily to get them trained. Mayor stated the Administration has come to Council many times because of the difference in personnel.

Mr. Dietrich asked if this made it permanent. Ms. Krejci said it is changed in Ordinance 22-202. Mayor stated Ordinance 22-202 is being changed so that they (Administration) don't have to come to Council all of the time. Mr. Dietrich asked if this system that is being set up, if it is permanent. Mayor stated, yes, we wanted it to be permanent so that we can bring a person in, get them ahead of time and to be able to trace it.

Roll Call: Yeas: **Six** (Marnecheck, Nickell, Barath, Krejci, Dietrich, Wos). Nays: **None**. Absent (Carbone-McDonald) **Motion carried**.

##### **ORDINANCE 22-202**

Introduced by: Mayor Antoskiewicz. **AN ORDINANCE AMENDING THE STAFFING AND CLASSIFICATION PLAN FOR THE VARIOUS DEPARTMENTS OF THE CITY OF NORTH ROYALTON, BY CREATING A NEW SECTION 18 AND RENUMBERING ALL SUBSEQUENT SECTIONS ACCORDINGLY, AND DECLARING AN EMERGENCY.** Title read.

Moved by Mr. Marnecheck, seconded by Ms. Barath to **suspend the rules requiring three readings and referral to committee**. Roll Call: Yeas: **Six** (Marnecheck, Nickell, Barath, Krejci, Dietrich, Wos). Nays: **None**. Absent (Carbone-McDonald) **Motion carried**. Moved by Mr. Marnecheck, seconded by Ms. Barath **to adopt Ordinance 22-202**. Roll Call: Yeas: **Six** (Marnecheck, Nickell, Barath, Krejci, Dietrich, Wos). Nays: **None**. Absent (Carbone-McDonald) **Motion carried**.

**ORDINANCE 22-203**

Introduced by: Mayor Antoskiewicz. **AN ORDINANCE TO AUTHORIZE THE MAYOR TO EXECUTE A FOURTH AMENDMENT TO THE OPERATING AGREEMENT WITH THE YMCA OF GREATER CLEVELAND FOR THE OPERATION OF A RECREATION FACILITY AT 11409 STATE ROAD, NORTH ROYALTON, OHIO, AND DECLARING AN EMERGENCY.** Title read.

Moved by Mr. Marnecheck, seconded by Ms. Barath to **suspend the rules requiring three readings and referral to committee.** Roll Call: Yeas: **Six** (Marnecheck, Nickell, Barath, Krejci, Dietrich, Vos). Nays: **None.** Absent (Carbone-McDonald) **Motion carried.** Moved by Mr. Marnecheck, seconded by Ms. Barath **to amend Ordinance 22-203 to add Exhibit A.** Roll Call: Yeas: **Six** (Marnecheck, Nickell, Barath, Krejci, Dietrich, Vos). Nays: **None.** Absent (Carbone-McDonald) **Motion carried.** Moved by Mr. Marnecheck, seconded by Ms. Barath **to adopt Ordinance 22-203 as amended.**

Mr. Kelly stated both 22-203 and 22-204 are tandem; 22-203 is driven by 22-204. Our agreement with Parma Hospital and subsequently with University Hospital when they bought them out, was from 2012 until May of 2022. Since May 2022, we have been negotiating with both the Hospital and the YMCA over the new lease terms. We think we were reasonably successful in securing an appropriate rental from UH for the facility. We then had to negotiate, almost at the same time, with the YMCA over the application of those proceeds for the payment and the reduction of the payment of the outstanding bonds for which they are responsible. These 2 agreements were negotiated together. In May, possibly April, Council approved an extension to December 31<sup>st</sup> for the Hospital lease; expiring Saturday. What we have is a new lease or at least new terms for our lease agreement with the Hospital that will allow us to have a little more revenue and have some of that revenue be applied to the ongoing capital side of the equation. We are very pleased and he hopes Council finds it so too.

Mr. Nickell asked if we are usually year to year with them. Mr. Kelly stated the original lease was 10 years with Parma Hospital. In that time frame, what they were really doing was paying back the monies that went into the improvements. In a sense, they weren't paying rent at all. They were simply paying us for the improvements that were made for their use. We saw the benefit to the community when that was done back in 2012. Now, they are actually having to pay a lease payment and that lease payment is up to \$14.50 per/sq. ft. We have a 5-year lease with multiple 5-year options that they wanted. The only question will be if we are going to be able to come to terms 5 years from now in terms of the amount of rental.

Roll Call: Yeas: **Six** (Marnecheck, Nickell, Barath, Krejci, Dietrich, Vos). Nays: **None.** Absent (Carbone-McDonald) **Motion carried.**

**ORDINANCE 22-204**

Introduced by: Mayor Antoskiewicz. **AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AMENDMENT TO THE EXISTING AGREEMENT WITH UNIVERSITY HOSPITAL/ PARMA CAMPUS FOR THE RENTAL OF 7,000 SQUARE FEET AT THE HEALTHCARE FACILITY LOCATED AT 11409 STATE ROAD, NORTH ROYALTON, OHIO, AND DECLARING AN EMERGENCY.** Title read.

Moved by Mr. Marnecheck, seconded by Ms. Barath to **suspend the rules requiring three readings and referral to committee.** Roll Call: Yeas: **Six** (Marnecheck, Nickell, Barath, Krejci, Dietrich, Vos). Nays: **None.** Absent (Carbone-McDonald) **Motion carried.** Moved by Mr. Marnecheck, seconded by Ms. Krejci **to amend Ordinance 22-204 to add Exhibit A.** Roll Call: Yeas: **Six** (Marnecheck, Nickell, Barath, Krejci, Dietrich, Vos). Nays: **None.** Absent (Carbone-McDonald) **Motion carried.** Moved by Mr. Marnecheck, seconded by Ms. Barath **to adopt Ordinance 22-203 as amended.** Roll Call: Yeas: **Six** (Marnecheck, Nickell, Barath, Krejci, Dietrich, Vos). Nays: **None.** Absent (Carbone-McDonald) **Motion carried.**

**ADJOURNMENT**

Moved by Mr. Marnecheck, seconded by Mr. Dietrich to **adjourn the December 29, 2022 Special Council meeting.** Roll Call: Yeas: **Six** (Marnecheck, Nickell, Barath, Krejci, Dietrich, Vos). Nays: **None.** Absent (Carbone-McDonald) **Motion carried.**

**Meeting adjourned at 3:12 p.m.**

APPROVED: /s/ Paul F. Marnecheck DATE APPROVED: January 17, 2023  
PRESIDENT OF COUNCIL

ATTEST: /s/ Dana A. Schroeder  
DIRECTOR OF LEGISLATIVE SERVICES