

**Village Board  
Meeting Minutes of  
July 14, 2015**

Present: Mayor Lee, Trustees, Fowler, Speer, Zabelny  
Village Manager/Clerk, Shari Pearce  
DPW Superintendent, Mike McHenry  
Code Enforcement Officer, Mike Lissow  
Deputy Clerk, Amy Harter

Absent: Trustee Gates

Guests: Phil and Nancy Burrows, Walt Horylev

Mayor Lee called the meeting to order at 5 p.m. with the pledge followed by a moment of silence.

**Public Hearing**

Mayor Lee declared the public hearing open at 5:00 p.m. to discuss the application to subdivide and rezone property located at 73 Railroad Avenue and merge with 62 East Avenue. These properties are zoned Central Business District and Limited Commercial District respectively.

Mike Lissow explained the map provided with the existing items that is currently on Village property. There is an existing handicap ramp, a/c unit, and walk out basement. By selling this small portion of land, this releases the Village of liabilities issues.

Walt Horylev, 73 East Avenue, reviewed this proposal with Mike Lissow. Mr. Horylev suggested shrubs be added to define the east line of the property to create privacy from the parking area and to obscure an unsightly view. He also noted that parking in the Limited Commercial district is supposed to park behind the building but cannot be done in this instance.

Phil and Nancy Burrows, 22 Smith Street. They have no concern for this action. Mr. Burrows asked about some other items of concern in their neighborhood; telephone poles in the street and the manhole cover on East Avenue. Mike McHenry addressed these issues.

**Resolution** to subdivide and rezone 73 Railroad Ave and merge with 62 East Avenue to become Limited Commercial shall now be known as 62 East Avenue, Trustee Zabelny made the motion, seconded by Trustee Fowler. Carried unanimously, 4-0. Trustee Gates absent.

Energy Rates: NOCO Energy has provided Shari Pearce with a proposal to provide a very competitive variable rate for the next year for the Village's electric accounts. The board voted to merge back to RG&E after the contract expired in August, however, NOCO's rates are lower than RG&E. There is also an additional savings with NOCO because there is not utility tax. The board agreed to continue service with NOCO and asked Shari Pearce to look into a blended rate option for the regular accounts and an off peak rate for the street lighting accounts.

**Resolution** to authorize Shari Pearce to sign a contract for one year with NOCO Energy for the Village electric accounts. Trustee Speer made the motion, seconded by Trustee Fowler. Carried unanimously, 4-0.

### **Discussion**

Hilton Parma Recreation Intermunicipal Agreement: Discussion followed and this item will be discussed at the August meeting.

### **Village Board Liaison Reports**

Parkwood Lane: There is a problem for property owners wishing to maintain their property, such as roof and siding repair. A certain block of Townhouses were built without a Homeowners Association, which creates a hardship for owners if they want to repair or make changes to their property and their neighbors do not unless all owners are in agreement maintenance cannot take place.

Trustee Zabelny stated she has had some experience with Homeowner's Associations and will make some suggestions to Mike Lissow on possibly guiding the residents to create an association,

### **Adjournment**

There being no further business, Trustee Fowler made a motion to adjourn the meeting, seconded by Trustee Speer. Carried unanimously 4-0.

Respectfully Submitted,

Amy Harter, Deputy Clerk