

**MINUTES OF CITY COUNCIL WORKSESSION  
SHEFFIELD LAKE, OHIO  
January 20, 2015**

The regular meeting of the City Council Worksession was held Tuesday, January 20, 2015. Council President Rosso called the meeting to order at 7:12 PM.

**ROLL CALL OF MEMBERS:**

Present: Rosso, Kovach, Wtulich, Cizl, Smith, Erdei, McCullough, Mayor Bring, Treasurer Woods, Finance Director Smith, Law Director Graves  
Absent: Councilperson Stark and Service Director Smith (excused)  
Attending: Concerned Citizens, Members of the Media; Avon Lake Press

**PRESENTATIONS: None.**

\*\*\*\*\***COMMITTEES**\*\*\*\*\*

**ROADS & DRAINS:** President Rosso advised they did not pick up my bulk garbage today. Well, they picked up everything but a small coffee table./**SAFETY: None.****BUILDINGS, LANDS, VEHICLES & EQUIPMENT: None.**

**ORDINANCE:** Councilman McCullough stated something that is out in the papers now, but Dennis has been screaming about it for a while which is property tax not being collected properly, especially property tax not being collected on rental properties in Sheffield Lake. We are looking at rewriting the rental code or rental division, whatever and we want to put some teeth into it. Would anybody have any objections if we attached their property tax has to be current in order to have a tenant in that unit or facility. If you guys could think about that because that is something I think that could really fix a lot of this and we go from there. I don't care that the occupancy permit is good for 2 years, every year that have to be current or else we can tell the occupant that they would have to pay the city so that the tax got paid and then we would hold the rest in escrow until they caught their taxes up and they got their money back. Mayor Bring advised you couldn't do that, it would have to be the landlord. Councilman McCullough stated if you could start thinking of ideas that we could add a little more teeth to our rental ordinance. This is going to be a long, tough road to tow to make people's property values come back and if we become a city basically of rental units then nobody's property value is ever going to rebound. We can be a city of rental units, but if we have a city of good rental units then there is a big difference. Just be thinking about those ideas because we are going to be working on that ordinance. Law Director Graves advised they are required for single family residential to obtain a biannual rental

license and that comes with an inspection and to multi-family it is an annual rental license. So adding one of the factors when they apply for their license renewal that they produce a current fully paid tax bill to the Building Inspector when he issues that license. Mayor Bring advised if you would ask Mr. Wiblin we have a little in excess of 500 rental properties in this community, so that is like 1 in every 7 houses. So this is something that needs to be addressed and that is why we brought this up. President Rosso asked what is it for Sheffield Lake in back taxes? Finance Director Smith stated 1.1 million is owed to us but only a portion of that is owed to us, that is broken up; schools, Lorain County Health, etc. That is the total on that bill and I will try to get that breakdown by next Tuesday. Councilman McCullough stated the fact is that the more that we can get that collected the more the schools are helped. Mayor Bring advised between Sheffield Village and us it is 2 million dollars because we have 1.2 million for 500 and some properties and they have \$727,000 for 130 properties. So it is 2 million dollars right now that is outstanding in just our 2 communities. Councilman McCullough stated if we could just find a way to go after the banks. Mayor Bring concurred that is a big problem.

**/FINANCE: None./PARK BOARD:** Member Kovach advised should Jim call and want to cancel, I have got an item for the agenda. There are a couple of Girl Scouts that would like to put on an Easter Egg Hunt this year. Finance Director Smith advised the Community Days which are usually the week after the 4<sup>th</sup> is actually a week after that this year – the 15<sup>th</sup> through the 19<sup>th</sup>. The fireworks night will be the 17<sup>th</sup>. I just want to mention it again because a lot of people are used to it being after the 4<sup>th</sup>. Member Kovach advised also we are going to be working on getting our nights for this summer's movies.

\*\*\*\*\***ADMINISTRATIVE**\*\*\*\*\*

**MAYOR:** Mayor Bring advised our old red Jeep in the front is a little bit dinged up, our Fire Chief got hit so that vehicle is also down. We are waiting for that utility vehicle for the Fire Department to come in and it should be any day. We are still down to 2 police cars, we got 1 with a transmission down and they are waiting for parts. The other 2 vehicles that we had we dismantled to get the parts out of that for the new Ford Explorers and those are probably not going to be here until the first or second week of February. We did have breaks on Erieview and Thelma and we finally got all that fixed over there. The streets are cut out and we can't do anything about that until it warms up a little bit. When plowing the streets, we didn't get right towards the edge of the streets and a couple of people complained about that. We did have 2 more water breaks again the other day over the weekend again. They did get both of those fixed, we are still averaging 2 or 3 water breaks a week. I am going to bring this up again, we got 2 calls over the weekend; one I think was 3 o'clock in the morning about a sewer backup and Pat got all dressed and got ready to go out and got all the way over there and they called and said

never mind, it is our problem not the city's problem. Needless to say Pat got out of bed and did all this stuff. We had another one call where they said the water in the house was flooding, this was another abandoned house and the people went over there and shut the water off through our manhole cover which they are not supposed to do. There are 2 things right there basically that we need to start thinking about. When these people call on the weekends and it is not our fault, somebody should get charged for this. Those people who shut that water should be a mandatory fine as far as I am concerned. I don't know if that is in our ordinance or not. He advised if you open a manhole in Avon Lake it is \$500.00 automatic. Pro Tem Smith advised I thought we added if you get called on the weekend we added like \$50.00 or something like that. Mayor Bring advised it is a continuous thing because we continually get these calls; I am working on my plumbing this weekend and I need you to come over and shut my water off and it is on the weekend. We do need to start charging these people because it is costing us a minimum of \$100.00 if they just come in and punch in and go over and shut it off, but it is actually more than that because if they stay it is 4 hours. President Rosso concurred and stated then they call later and say come over and turn it back on. **/FINANCE DIRECTOR: None./SERVICE DIRECTOR: None./SAFETY DIRECTOR:** covered above./**LAW DIRECTOR:** Law Director Graves advised I would request a brief executive session tonight to discuss current litigation. **/COMMUNICATIONS: None./OLD BUSINESS: None./NEW BUSINESS:** *Matt Harper, 4146 Hall Road, stated* I am just wondering if anything has been done about ditches yet or where we are with that? Mayor Bring answered no because we have been pretty busy doing a bunch of other things, but we will continue that process. I actually sat down and discussed that Friday I believe with our Superintendent over there. I told him about what was said in the last meeting because we had talked about this in last Council meeting. Mr. Harper stated I remember you saying that we were going to bring people in from the outside. Mayor Bring stated, we did bring it up a couple of times and the union would like to do that. That is their job so if I bring somebody in right now without them approving it, they would file a grievance and we would end up paying it twice. Mr. Harper asked do they have their own union hall? Mayor Bring answered no but it is definitely on the list and we are going to do it. We even talked about it because it hasn't been extremely cold, we just had a lot of things go wrong here lately with the water and some of the other stuff and the snow periodically. The guys have been relatively busy, but if it does stay warm we are going to continue that process even through the winter. Mr. Harper asked do you have any idea of when because my concern is April is right around the corner and that is when it gets really wet and rainy and snow melts. I know you did our sewers and in fact the neighbor across the street says their backyard is draining a little bit better now. I just

finished my family room downstairs and I would really hate for it to happen. Mayor Bring advised I understand and we will probably start at that end as soon as I get a chance and the guys are aware of it and they know I want to do it. Mayor Bring stated actually it is the perfect time to get in there and do it with the machine.

**ORDINANCES AND RESOLUTIONS: Councils Agenda –**

Council#061 – THIRD READING – a resolution establishing and describing the boundaries of a community reinvestment area, and designating a housing officer and the declaring of an emergency. (Revised 1-5-2015)

Council#003 – EMERGENCY – an ordinance providing for the establishment and increase and decrease of certain funds within the annual appropriations ordinance of the City of Sheffield Lake, Ohio.

\*Motion by McCullough/Second by Kovach to go into executive session for the discussion of current litigation.

ROLL CALL FOR EXECUTIVE SESSION: Yeas All – Wtulich, Kovach, McCullough, Erdei, Smith, Cizl.

\*Motion by McCullough/Second by Kovach to return to regular session.

ROLL CALL TO RETURN TO REGULAR SESSION: Yeas All – Erdei, Kovach, Smith, Cizl, McCullough, Wtulich.

Law Director Graves advised let the record reflect that the City Council of Sheffield Lake did adjourn to executive session for discussion of current litigation with the City Attorney as provided for in the Sunshine Laws.

**MEETING ADJOURNED:** With no further business before this council, Motion by Kovach/Second by McCullough to adjourn at 7:55 PM. Yeas All.

**CLERK OF COUNCIL AFFIRMATION:** This Meeting Of The City Council Of The City Of Sheffield Lake, Ohio Was Held And Conducted Under All Rules And Regulations Governing The Sunshine Laws Of The State Of Ohio As They May Apply. All meetings are recorded and available in council offices.

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CLERK OF COUNCIL/COMMITTEES  
*Kay Fantauzzi*

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MAYOR  
*Dennis Bring*

I, Kay Fantauzzi, duly appointed Clerk of Council of Sheffield Lake DO HEREBY CERTIFY that this is a true and exact copy of the Minutes of WORKSESSION of January 20, 2015.

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COUNCIL PRESIDENT

*Richard Rosso*

*and/or*

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COUNCIL PRO TEM

*Alan Smith*