

**MINUTES OF CITY COUNCIL WORKSESSION
SHEFFIELD LAKE, OHIO
February 16, 2016**

The regular meeting of the City Council Worksession was held Tuesday, February 16, 2016 . Council President Rick Rosso called the meeting to order at 7:06 PM.

ROLL CALL OF MEMBERS:

Present: President Rosso, Smith, Mayor Bring, Stark, Kovach, Wtulich, Erdei, Cizl, Gee, Finance Director Smith, Superintendent Hastings
Absent: Law Director Graves (excused)
Attending: Park Board Joe Gee, Media: Avon Lake Press

PRESENTATIONS: None.

*******COMMITTEES*******

ROADS & DRAINS: None./SAFETY: None./BUILDINGS, LANDS, VEHICLES & EQUIPMENT: None./ORDINANCE: Chairman Kovach stated the revision of the commercial fees by the Building Department, the discussion was brought up because it was felt that we had lost a bit of money when the Perch on Lake changed hands. That being said either Mark or Rosa can continue with those concerns for further discussion. Councilman Gee stated Mark has checked into commercial fees throughout the county and I have checked into them also. The proposed fees run roughly with other areas our size and in our position, not necessarily the Perch on Lake which I used as an example that night. We have businesses coming in right now. We did bring up the concern of how much it was going to cost the city because of the shopping center. I understand why we really don't want to address the residential at this time, no one wants to hurt the residents and I totally understand that and I don't want to hurt them either. This commercial fees though it would be kind of nice for us to look at them each fee as it goes down. Some of them there is no changes, some there is square footage change that I would really like to find out how much of a difference that really does make on those and some are just small increases in base only or decreasing in base only. Councilman Erdei stated I have to agree with Rosa, it is all in writing and nothing that is going to hurt the residents and we made definitely made that a point at our Ordinance meeting. I think it is enough time that we have had this company doing our inspections and that but I would just like to see the commercial end of it too updated so that way we are good to go. That is why we made a motion to bring it to Worksession so we could get everybody's opinion on it. President Rosso stated I don't see anything in these changes that have affected the sale of Lakeside 10 (Erie

Shore Landings) so somebody explain that to me along with the dollar figure you think we lost. Chairman Kovach advised according to this it looks like the only thing we would have lost was about \$300.00. President Rosso stated which would have worked to \$45.00. So there was really no great loss and most of this is new construction and I was my only comment I will make is we have very limited space here for commercial buildings/construction on anything. One thing that I am hopeful for that I will see before I die is we sell the shopping center and hopefully that will get redeveloped. Increasing these no matter what this brings in, it only effects the city 15% a very small amount. My question is why would we would do anything to inhibit commercial development in the city. So that is my 2 cents, anyone else want to make a comment or ask a question please feel free.

Councilperson Gee stated what about the contractor's registration fees? President Rosso answered what about them and tell me where they are at? Councilperson Gee advised second page part way down under miscellaneous fees commercial. President Rosso stated it is a very small amount and again you only get 15% of whatever you increase. Councilperson Gee stated but for example one of the questions I have is tree services that come into this city would that deter the more fly by nights if we were more in line with the other cities. President Rosso stated we are talking about lowering that one but I am not sure a sub-trade falls under but the tree service stays the same. Councilperson Gee stated it is increased sub-trade. President Rosso stated I don't know what that is but the tree service what beneath it. Councilperson Gee stated isn't that where they contract out to a sub, like when we had our tree cut at our place we hired one company and he contracted to another guy, isn't that what that is the subcontracting? President Rosso answered well there is, I don't know it is 150 general and 1250 for sub-trade. Finance Director Smith advised this chart is not correct because it says decrease general 25 and increase sub-trade 1250 and there is no line for sub-trade at all. So this chart is incorrect anyway. President Rosso stated I think to Rosa's point they want to decrease if you're a general contractor by 25.00 and I think you are right Rosa the 12.50 is you are a sub-contractor and they want to increase that by 12.50. Again what are we talking about dollar wise? Anyway reading that Rosa I think that is what that is saying, I don't know is that a tree service a sub-contractor?

Councilman Kovach stated no I think they just did not add the proposed fee in there because the first line is the current fee which I believe is 112.00 and had they put the proposed fee I think there should be a line over. President Rosso stated oh between all trades and tree services. Councilman Kovach answered right I think that is what that is, so I think they are suggesting that the sub-trade would go from 112.50 to 125.00. President Rosso concurred okay that is how I read it and the all-trades in general is decreased. This is where I don't know and maybe somebody can straighten me out, if I call Leisure Tree's to take a tree down is that a sub-

contractor or do they just have to get a vendor's license for the city. How does that work? Mayor Bring advised I think they all register and I think it is a \$100.00 registration or whatever it is and then they are registered for the year.

Councilperson Gee stated when we had the tree removed on Kenilworth, we made sure that we got someone that was registered here in Sheffield Lake. He came out and he is the one that we signed the papers with and the next day it was some guy and his girlfriend that came out and cut down that tree and didn't even work for the company. President Rosso stated I am not sure that falls under sub-contractor though. Councilman Kovach stated again what I am seeing here is the one line is missing and that tree service and seasonal should be down a line and I don't think there is an adjustment in tree service or seasonal and the only adjustments they have got in change column is again the decrease for the one 25.00 and the increase for sub-trade which I don't think a tree service would be considered a sub-trade. A sub-trade would be say a guy or one of the contractors was building a house and he wanted to hire a tree service to remove trees then that would be a sub-contractor, not who you would hire. President Rosso stated that is what I would think, like if you were building a building and you subbed out like you hired Mark to do your carpeting, he would be a sub-contractor. Councilman Smith advised that is commercial and not residential. Councilperson Gee stated this is really isn't to make the city more money in any huge quantities, it is to make it more in line with everywhere else around us. President Rosso asked what is the advantage of that? Councilperson Gee asked what is the advantage of not doing it? Councilman Smith advised to entice business to come here. President Rosso concurred yes exactly because we are not getting the money but SAFEbuilt is getting the money so why make them spend the money. Councilman Smith stated you guys all know how I feel about that because it has been a 2 year contract and we haven't even gone through this for a year yet to see where we are at. That is one thing. The second thing is we need to entice businesses to come here and not raise fees on them and that is exactly why we passed an ordinance allowing the Mayor to reduce fees in order to entice businesses to come here, whether it be water fees, sewer fees, hook-up fees. So we are doing it on that to entice them but then we are going to turn around and raise fees to deter them it doesn't make sense to me. That is the advantage for them to come here you have to pay a little less fee then you would in other communities. Councilperson Stark stated to Alan's point in this economy and I am looking at this from working in the mall, nobody is coming in because they don't want to have to pay the fees. The asbestos and all this that they are getting hit with all this stuff and the current economy, if they can't guarantee a profit by coming in it is going to be more of an enticement if they have to pay less to come in at this point and they might be willing to stay because they are going to pay lesser fees upfront where if you increase those fees they are going to have to say

now I need you to guarantee me more business. I would agree with Alan give them the one year and wait to see what we are bringing in as the economy starts to go up then relook at bringing those fees up when we have a little more leverage in going into contracts with these people because if I was a small business owner and I saw that I was going to put a new space in and they are talking about increasing my fee even though they are in-line with somebody else that is going to deter me from coming in. Councilperson Gee stated what will happen if we get a buyer on the shopping center and they tear that down and do all that work. At this point no buyers come in and no buyer is aware of what our price and fees are right now. So they wouldn't know that they have been raised would they. Councilperson Stark stated they can check. Councilman Smith stated it is not an advantage for us I don't think. This is my opinion and that is all I am going to say when you have a company that comes in and signs a contract and it is for 2 years, you know what you are getting and you know what fees you are going to collect. You don't come 2 months later and say these fees aren't enough I want to give myself an 85% of the increase on a raise. Then you say no we are not going to do that we are going to wait a couple of years and go through the contract and figure out if it comes through and here we are 6 months later or 4 months later saying hey I want a 85% raise on the increases of the commercial raises now. So I mean the contract is a contract, we don't do that with our union guys. I mean a contract is a contract you signed it live with it and if it is not profitable then we address it after the 2 years. That is just my opinion that is where I stand. Councilman Wtulich stated I agree with Alan. Councilman Cizl stated the only question I had and it really isn't a big one, this is coming from internal and not really from SAFEbuilt. Finance Director Smith stated correct. Councilman Wtulich stated when SAFEbuilt comes to us after the 2 years then we will have to make a decision on whether to stay with them or they will have to make a decision whether to stay with us. That is when I feel we should make the decision to change it or not. President Rosso stated they base their decision of staying with us solely on commercial rates I would be amazed. Unfortunately there is just not going to be that much commercial. Again it doesn't go in our pocket and I guess I could feel more comfortable about it if we were raising the fees because we had an increase in costs or we were somehow as a city make money out of it. Chairman Kovach advised well they have never come back after the first proposal last year. This is strictly internal request. Councilman Cizl asked is any of this affected when we have the property management coming in and basically seeing if things are being followed. President Rosso answered no. **FINANCE: None.** **PARK BOARD:** Member Kovach advised of meeting held last night and summarized Lisa Prokay has proposed June 25th as the date for this year's annual Picnic in the Park and there is talk of possibly moving it another park but there will be more information on that as it comes up. The members of the

Pride Committee came to last night's meeting, first off Debbie Suarez presented that she is going to be putting on the Summer Art Program again and will be running June 13 through July 25th and the Pride Committee will be working with her on that and they will helping with this year's Easter Egg Hunt and Pride Day, Community Days Parade and they are planning an Evening on the Lake which more information is forth coming and the final one for this year will be the Christmas Tree Lighting. You will get more information on that as time goes on. Councilperson Gee advised the Easter Egg Hunt this year will be March 20th at Gary Green Park and they are asking for donations prior to then. No financial donations can be given at the Fire Station, if anyone wants to give any financial as far as cash they will have to get a hold of Julia. Eggs are needed, candy is needed and treats and gifts – same thing as last year. President Rosso asked is that Julia Mulbach? Councilperson Gee advised yes. Councilman Kovach advised Brad DeLucca from Sheffield-Sheffield Lake Youth Baseball came last night and they are proposing to use Ferndale as a practice field and they will bringing their actual plans with how they want to deal with working with the field at next month's meeting and they will also be in contact with the Mayor and Pat in the near future on that one. Superintendent Hastings advised I would like to comment under that report that the city is still under consideration for the grant for an extension of the Nature Trail that would go into a concrete pad. They did deny the skate park portion of it because they said it would be a feeling to a very limited audience and it is potentially dangerous. So I argued that that the idea is to get these kids out and exercise so I rewrote the grant, they allowed me to rewrite it and that is actually up for review tomorrow. We have included equipment called a pump track which is a much lower grade for bikes and skate boards and all that. I am hopeful that we might still get that so that grant as well as the one through Coastal Management for the deck at Shell Cove will require some matching funds from the city which there is some strategy to be had about that but I know we had a couple of sources that we been gifted. I just want everybody to be aware that those grants are out there and it is about \$125,000.00 in projects. So I just wanted you to be aware on the Park Board meeting.

*******ADMINISTRATIVE*******

MAYOR: Mayor Bring reported just a couple quick things, the International Plow Truck which we sent out the other day, the rear end had a little bit of a leak and everything ran without oil or grease in the rear end for that and it heated up. We put it back together and fixed the break in it but next time that goes it is going to be about \$9,000.00 to fix that and it will go. I can't say before the end of this winter but it is going to break as we have already fixed it and this is the second time we have fixed it. We did look into getting a new rear end for that so that will be \$9,000.00 to fix that. I know I wasn't here at the last Council meeting but there

was some discussion on the parking and stuff. Just so I can clarify some of the things that we have been talking about with the Police Department is that the initial parking the gravel next to the driveway that ordinance was actually instituted in 1970. That has been on the books for a long time, we are not pushing the issue on a lot of that but we are giving some warnings out on some of these and to people who aren't complying we have given a couple of tickets out. The reason that we did that and what prompted that was the Chief went down Irving Park and there was a couple of new driveways with new gravel in it that they were parking on. So these are in addition to the old ones that were already there. In turn they started looking at some of these gravel driveways and found out there was much more added to these things. We are just kind of cleaning it up and some of the people who said they had gravel driveways on theirs threw a couple of stones down probably 15 or 18 years ago and now are just basically parking in the yard saying they have a gravel driveway. Some of the people we talked to and I know Pat and I talked to a couple people and I told them if you want to put something down temporarily for now and sign an agreement that is notarized to say that you are going to put that in concrete or asphalt during the summer then we will give a little bit of a grace period for that too. There have been several people that have done that throughout the city since we instituted the parking and if you look at some of those areas they have done a really nice job of that. I realize this is a burden on a lot of people but we do want to clean the city a little bit but we are trying to be as lenient as possible. Parking on the grass that has been on the books since 1995 and we will be enforcing that. The Officers gave out probably around 100 warnings and then they went back and they gave a few more out as I told them to give out at least 2 warnings on that. So the next time if they see the same people violating that they will be getting ticketed for that and that is \$35.00. The parking on the street continues for the most part everybody has been doing pretty good with that. It has helped out and at the next Ordinance Committee I am going to bring the Fire Chief, Pat and also the Police Chief there to explain why and what was original thoughts as to why we added that parking from 2 am to 6 pm and what a difference it has actually made. Not only for Safety but for plowing and everything else. I was just talking to a couple of the Policemen about that and they were very adamant about keeping that because it has made it a lot easier for them. Like I said I apologize for not being at the Council meeting as I don't miss very many of them but I did go to a function. Councilperson Gee asked you said that is the second time you have fixed that International? Mayor Bring answered yes. Councilperson Gee asked what did it come to the first time does anyone know? Mayor Bring answered it wasn't that expensive, we had a leak in the pumpkin and they welded that. There is nothing left to weld or fix because there is a couple of things that have happened to it. Even on our big white truck, air compressors and that and they

are supposed to have bleeders in there. If you have ever done any contracting or anything, you have an air compressor and it constantly gets condensation in there. Well they have these 2 little flaps there that you let the water out of it. This thing didn't have that and stuff like that happens and it rusts out. These had the same kind of problem and it is rusted out internally and the mechanic was tapping on it and there is nothing left. The new rear end on that which would be the next thing because we can't do anything about it after this and it is \$9,000.00. Councilperson Gee asked what year is that International? Superintendent Hastings answered 2001. I think we have a 2004, 2001 and then a 1992. Councilman Wtulich asked on those 3 plow trucks is the 1992 in the worst condition? Superintendent Hastings answered truthfully I just drove it this morning, it is a loud truck but it doesn't have all the bells and whistles as far as electronics so a lot of the functions are mechanical. To that regard they are easily fixed and it is actually a pretty good truck, the air tanks are rusting out and I looked at the ground as I was driving. These trucks because of the environment that they are in they are rotting. The whole concept was to try to keep moving the trucks, it is kind of the best management practices that you see in other cities. If you buy them with the concept that you are going to keep it for 15 years it is going to cost you just because it rots out. I mean I understand everybody's theories on these trucks but there is also a theory to moving them in my opinion. Mayor Bring stated every snow that we have had one or two of the trucks have broke down in some fashion and then Rob has fixed it. Fortunately we haven't had a lot of snow this year.

/SUPERINTENDENT: Superintendent Hastings advised we do have the annual bid almost completed with the 2016 road list for the Mayor to review and that will be making its way to Council. I do believe that is through Council to advertise that so I just wanted you to be aware that that is coming. If you have any input before that final list was made I would certainly like to know. I did want to advise the Council that in the topic of sidewalks in front of Shoreway, the Mayor had me pursue a eligibility for CDBG grant because that is in low to moderate income because of some of the apartment buildings in there the area qualified but unfortunately it stopped the border exactly on the southern edge of Lake Road. The sidewalk would obviously extend a little bit beyond that so it kicked us out of eligibility. Also for the Mayor there is another grant for the ODNR Recreational Trails so something that I will pursue and present for everybody's consideration which is to continue the nature trail from the covered bridge which is a wide asphalt trail all the way to Lake Breeze and then to the Boat Launch. Since the ODNR funded several portions of that anyways it might be a way to satisfy the interest of some to get a sidewalk if you will across that area. Mayor Bring stated not to interrupt that but we talked about the sidewalk and stuff but if we can enhance that and make that look better and use that I think that would be a better

idea and that is why we are trying to figure this out first. We are trying to figure that out. Superintendent Hastings continued ideally and this is just my personal opinion but the lights that the Mayor had moved over at the Community Center if you could incorporate them into the funding and get them in front of Shoreway and get some kind of atmosphere there in our shopping district that might be beneficial and this might be a fund source. I wanted the Council to be aware that we are working on that. The last thing that I wanted to bring to your attention, I honestly don't know the full details of all the discussions that Council has had but we have an incident where we had to contact the Board of Health for a resident who is having a sewer problem, financial problem and effectively dumping it on the ground so bad that the neighbors called thinking there was a natural gas leak. It was effectively methane gas that they smelled. Obviously we involved the Department of Health and the Mayor met with me this morning and I met with the Inspector and we are working towards a resolution and we are in the infancy of that. The point that I wanted to bring to Council was he also was notified about a resident who has no water and no sewer so the point is I think the Council has been talking about the ordinances as they would require somebody to have water in their dwelling. He seemed a little taken aback and I am not a lawyer so I didn't have a definitive answer but I told him I don't think it is required. But these issues are making their way to our city from the Board of Health so it might be something to consider. I have actually even had some calls along kind of the same lines of people wanting to eliminate their garbage pickup. So all of these sanitary issues for whatever reason are on the attention of the Department of Health. Councilman Erdei stated now you couldn't do those sidewalks or that path without the help of the grant? Mayor Bring stated we can do the sidewalk but I want to see if we can make it better than just the sidewalk. Councilman Erdei asked are they making enough money to cover sidewalks, do you have an account to better things in the shopping center. Mayor Bring stated honestly Mark you just proposed this to us just a while ago and we haven't had a chance to actually sit down and figure how much slag, how much concrete and everything is going to cost. But before we even got to that point Pat was already looking at these grants and if we could get something better, that is why we were looking at that. So if this gets turned down then we will go back to square one and put the sidewalk in but then we will have to figure out exactly how much it cost. Councilman Erdei stated I understand but I like the idea of the lights too, that would dress that up real nice. Mayor Bring advised you can do anything and just throw things in but we are going to do some things. I think now and like is have always said I think we need to think better than just trying to throw things in and that is kind of what we are looking at now. Superintendent Hastings added there is also a connection with the lakefront initiative put on by the county. The Mayors meet now almost monthly and

sometimes I go if Dennis isn't available but they submitted a grant to NOACA for a livable communities grant where all 4 lakefront communities would somehow combine together and grab the attention of the lakefront and bring people back from this desire to build along the highway and leave us in the dust. So this bigger greater grant includes Jim Zinnec from Lorain County Metro Parks who wants to bring people through his trails up north so if we can continue our trail to our Boat Launch that too would draw the attention for maybe some kind of development with a multi-million dollar grant. That is part of the planning as well.

Councilperson Gee asked anymore news or information on the pump station? Superintendent Hastings answered that is certainly a work in progress. The current repairs just to do the repairs, not the force main itself will require some bypass pumping so I am working with the company because of the seriousness of blocking up sewage due to these repairs and not having a viable solution to keep it pumping. I was going to purchase a pump for us to have but they are like \$60,000.00 so scratch that and how can we get a rental in here and oh by the way get a contingency plan for every pump station from this company if there is ever a disaster in the city. Mayor Bring added that is above ground. Superintendent Hastings concurred yes above ground, so what you will expect to have a meeting Thursday and in the coming weeks we will bypass on the surface and do these repairs and then our pump station will be effectively running at 50% to 60%. The force main is still on track I just finished the application today and the engineering is already taken place. We do have some wetland mediation which is 750 feet but has the attention of everybody. So I am working through that but it is still on track. Mayor Bring advised we have to comply with the EPA and that is what the wetlands are and we don't want anger them. Superintendent Hastings stated they sit in Columbus and say oh I see you built a school which on a map is this close to us and they had to deal with wetlands so can we take a look at your area. So we for a small fee hired a firm to help us comply. Also so as the water meters come together so the city will finally for the first time water in, water out compared to a total water loss and the revenue and all of the mysteries that creep in a little bit here and there. So once we have all that big data which is very close, we see the water that is coming I met with a company who is going to follow up with a city wide leak detection – we haven't signed anything yet. I anticipate it to be \$25,000.00 and we have it coming in at \$7,000.00 which is fantastic. There will be 700 fire hydrants and that number is plus or minus and 50 miles of water main and because we have **fluxuations** in pressure and our water usage is up again in the city right now. This is the final straws to tighten up the utility and I think a big advantage to the city. So we are working on that frame. Councilman Erdei asked did you guys ever find the problem with the pressure. Superintendent Hastings answered they are working very diligently. One of our suggestions to them was we

were going to shut down that particular supply and bring Lorain back on. That gets their attention. Mayor Bring advised we want to be good neighbors to Lorain and we want to be good neighbors to Avon Lake. All we are trying to do is figure out what is going on but again if you look at water usage we should be making money and not always just barely getting by and that is what we have been talking about for months. We need to find out if there is water leaks or what is going on and this is the only way. Pat has built charts and we have never had these before to find out exactly what the costs are and what the usage is each month and what has been going on. When Pat builds these and we finally have these, this is something we can look at and is documented and continue this process but it has never been done before. We need to find out how to solve this problem. There has been a lot going on, you don't see a lot but this is what we have been doing and it is taking a lot of time./**FINANCE DIRECTOR: None./LAW DIRECTOR: None./COMMUNICATIONS: None./OLD BUSINESS: None./NEW BUSINESS: None.**

ORDINANCES AND RESOLUTIONS: Councils Agenda –

Council#08 – SECOND READING – an ordinance repealing Chapter 159 of the codified ordinances in its entirety.

Council#09 – 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 and the declaring of an emergency.

MEETING ADJOURNED: With no further business before this council, Motion by Kovach/Second by Erdei to adjourn at 7:48 pm.

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.

CLERK OF COUNCIL/COMMITTEES
Kay Fantauzzi

MAYOR
Dennis Bring

COUNCIL PRESIDENT
Richard Rosso

I, Kay Fantauzzi, duly appointed Clerk of Council of Sheffield Lake DO HEREBY CERTIFY that

Worksession 02162016

this is a true and exact copy of the Minutes of
WORKSESSION of February 16, 2015.

and/or

COUNCIL PRO TEM
Alan Smith