

**MINUTES OF CITY COUNCIL WORKSESSION  
SHEFFIELD LAKE, OHIO  
September 15, 2020**

The regular meeting of the City Council Worksession was held Tuesday, September 15, 2020. President Rosso called the meeting to order at 7:00 PM.

**ROLL CALL OF MEMBERS:**

Present: President Rosso, Kovach, Stark, Wtulich, Gee, Radeff, Erdei, Mayor Bring, Law Director Graves, Superintendent Hastings.

Excused: Cizl, Finance Director Smith.

Attending: None.

**PRESENTATIONS: None.** See Communications.

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

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**ROADS & DRAINS: None. /SAFETY: None. /BUILDINGS, LANDS, VEHICLES & EQUIPMENT: None. /ORDINANCE: None. /FINANCE: Absent. /PARK BOARD: None.**

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

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**MAYOR:** Mayor Bring reports that a resident is interested in property behind the Shoreway Shopping Center again. It is the same resident that was interested previously. He had wanted to build storage units and we rezoned it, etc., but buyer did not like the price so declined offer. (Audio not available due to power outage.) Law Director Graves states I just want to make sure the piece he is discussing is the same smaller piece to the north that he was talking about before. President Rosso asks if it is, we would have no additional cost? Law Director Graves replies no. Anything that could be potentially thrown into this, came up last time. It needed a split, a rezoning, a variance, etc. It would still have to be bid because it is the sale of public property. Mayor Bring states there is also someone looking at the bowling alley and Mr. Hastings did meet with them today. So that whole section may be gone if it all works out. If you have no objection I will talk to Josh and David can talk to him and try to iron it out before coming back to you. Law Director Graves asks just to be clear; his intent would be to build more storage condos there? Mayor Bring replies yes. Also, I would like to know everybody's thoughts on Halloween. I see no problems with us doing it. The only thing that will stop it is if the governor says we can't do it. He hasn't said anything yet, has he? Law Director Graves replies nothing I know of. I do anticipate some guidelines

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coming down from the state. Councilman Kovach states I believe Lorain, Vermilion and one other city announced that they were going to have it. President Rosso states my personal opinion is we do it and let people make their own decision. All of council agrees. Mayor Bring states we have had 1,000 more calls on station in our police department than Avon Lake this year. Just thought that was interesting and shows how much activity we have had in our city. Law Director Graves states and we have about 1/3 of the population. Mayor Bring states I have not gotten anymore updates on COVID, I usually get those on Wednesday.

**/SUPERINTENDENT:** Superintendent Hastings reports I did show the bowling alley today. The potential business is mostly warehouse space with some offices, so there would be some job creation. If I heard correctly, the gentleman has a location in Lorain and Detroit and would like to merge them into one facility. I explained both a lease option or an outright purchase. It is all very preliminary. We satisfied the public advertising for the sale and/or lease of property. In that case, it would be for a section of Ferndale Park for a communication tower. I will get the company, AT&T in front of administration and see if it's something we can move forward on. It is a benefit to the utility department, because my goal is to remove and/or replace the existing water tower and to have a place for T-Mobile to set their equipment on would be ideal. The design for the proposed tower from AT&T includes a place for T-Mobile to relocate. Councilwoman Stark asks on Irving Park, there is a groove down the middle, how long is that going to be there? The road isn't technically closed, but you can see there is a lot of dirt and rock on the road. Superintendent Hastings replies that's especially challenging. This project, in addition to over 4,000 ft. of watermain, the city is installing all the watermain connections to 13 dead ends and replacing every valve associated with it. To do anything like a LSM or a coal mix material to soften that up and keep it cleaner, would only be dug out within days. We have asked them to water that jobsite down and keep the stone to grade as best they can. They are moving very quickly, the fastest I've seen. There haven't been improvements in decades. It takes a little time and patience. At the end of the day, we will have \$1.7 million in improvements.

**/FINANCE DIRECTOR:** Absent. **/LAW DIRECTOR:** Law Director Graves reports tomorrow night is the planning meeting where they will begin the comprehensive review of the proposed development of the Morrow property. Mayor Bring states I just want to say do a little bit of homework on the gentleman doing this. Also, consider the one resident who has been there for twenty some years. Law Director Graves states I have made some progress establishing connection on the potential purchase by the city of the three additional vacant lots across from the civic center where we bought the other five. The three remaining

would square it off nicely for the proposed park expansion. We will keep you apprised. We will be bringing legislation that the clerk is working on to adopt the updates to the codification from Walter Drane. Councilwoman Stark asks doesn't Paul Morrow own part of that property across from the community center and next to Docks? Law Director Graves replies he does. Councilwoman Stark asks is what we are looking to buy butt up against what he currently owns? Law Director Graves replies it would. We own five now. It's staggered now. We would be looking to get three more to square it off. We could potentially look to buy four, but that extra parcel is not really necessary. Superintendent Hastings states there are paper streets through there in addition to the parcels we own with 50 ft. right of ways. Law Director Graves replies our property goes right up to Oakwood.

**/COMMUNICATIONS:** None

**/OLD BUSINESS:** Mayor Bring states there has been a recent thing going around about Thelma Dr. and the one house that should be condemned. Mr. Graves has been working on that as well as Tom Melbar. COVID-19 has backed up all of the progress that was going on. There are several relatives involved with this; the lady who owned it passed away. There is a huge amount of back taxes on that. People are asking why we haven't acted on that, but we cannot do that. Law Director Graves reports it is currently in foreclosure. The county has been trying to complete that for at least three years. The problem is really the number of interested parties. She had no will or estate plan and had many children, some who have died, and there are grandchildren. All these people have an interest in the property under Ohio Law. It looks like there may have been an estate open at some point and it almost went to sheriff's sale a few times and got dismissed. Councilwoman Gee asks I don't know if you've seen it recently, but the front is really getting to a point that people are calling us a lot. Mayor Bring says we can go over there and board it up, but that's it. Boarding that up is not going to help that overhang. Councilwoman Stark states I wasn't as worried about the house as I am about the tree up front. Normally we can't go on properties and I understand that, but for a safety purpose is there anyway we can go in and take a good portion of that tree down? There are people who don't live there that are parking there. Mayor Bring says that is something Mr. Graves would have to look into. Law Director Graves replies I will continue to reach out to the county and see if we can get some cooperation with at least getting some demolition done. Normally, you don't tear a house down in the middle of a foreclosure. Mayor Bring states I think the back taxes are upwards of \$50,000. Law Director Graves says it is something that will be offered for sherriff's sale twice, if it doesn't sell, then they send notices to the city, the county landbank and the school district about whether they wanted to take it. Unfortunately, there is a recent attorney general opinion that says if one of those public entities elected to take the property, they have to pay the back taxes. A previous opinion said if one of those entities takes it, it is free and

clear. Paying the taxes makes it much less enticing to go after these. If none of those entities takes it, it gets forfeited to the state of Ohio where it is offered for sale at the annual auditor's sale. If you buy it there, you do get it free and clear. Councilman Wtulich states I assume this property is vacant. Mayor Bring replies yes. Councilman Erdei asks with it being unsafe conditions, couldn't we go down there and do something with that overhang at least? Mayor Bring replies I know our building inspector contacted and the attorney said do not go on the property. I know a lot of people think we aren't doing anything, but that is not true.

**NEW BUSINESS:** President Rosso states there's a gentleman who wants to buy the three lots on the paper street of Dorchester. They are three lots right behind his house that were donated to the city about five years ago. A lot of the people there already own those back lots. I don't think the city has any plans to put in Dorchester. Superintendent Hastings replies while development is possible, the sale of this property is almost irrelevant. President Rosso asks so if we agree, we have to put it out for bid? Law Director Graves replies yes, and the gentleman is aware of cost. If council is on board, we can have the legislation for the next meeting. President Rosso asks is there any reason why we shouldn't? Law Director Graves replies there is always the possibility that after you put out the ad, the potential buyer backs out and then you pay the cost of the ad. That's the only risk I see. Councilwoman Gee asks is there a way to do paperwork with him where he is willing to forfeit that money if he backs out? Mayor Bring replies no, we are letting anybody bid on it. Law Director Graves replies we can't negotiate with him because someone else may bid. President Rosso asks is it ok to go ahead and put the legislation on? Council agrees to put it on the next agenda.

**ORDINANCES AND RESOLUTIONS: Councils Agenda –**

COUNCIL #019- TABLED- A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SHEFFIELD LAKE, THE CITY OF AVON, THE CITY OF AVON LAKE, THE CITY OF NORTH RIDGEVILLE AND THE VILLAGE OF SHEFFIELD TO ESTABLISH A 700 MHz 5-CITY REGIONAL RADIO SYSTEM AND THE DECLARING OF AN EMERGENCY.

Law Director Graves states more than likely we are going to be getting another distribution of CARES ACT funds which is really helping the city and all local communities. President Rosso asks a third one? Law Director Graves replies yes. There is a final \$650 million that the state just released. In the coming weeks, the finance director will have appropriations for that. President Rosso asks will we have to pass legislation again saying we accept that? Law Director Graves replies no, just appropriations. We passed two pieces of legislation initially. Those let us agree to the terms of the act and state bill for the use of the funds and stating that the entirety of those funds could be used for payroll reimbursement. They did recommend a

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proclamation of some sort, but we opted for a resolution. Councilwoman Gee states I was approached by the softball league and I told them to contact you. Their main organization contacted them and said each city can give part of their CARES to the softball league because they weren't able to have fundraisers. The Sheffield/Sheffield Lake youth baseball. Law Director Graves replies I know some communities have opted to utilize some of their funds for like small businesses, etc. I haven't heard of it going to nonprofits.

**MEETING ADJOURNED:** With no further business before this council, Motion by Kovach /Second by Erdei to adjourn at 7:31 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

*Brandy Randolph*

I, Brandy Randolph, 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 September 15, 2020.

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MAYOR

*Dennis Bring*

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COUNCIL PRESIDENT

*Rick Rosso*