

**MINUTES OF CITY COUNCIL WORKSESSION
SHEFFIELD LAKE, OHIO
April 20, 2021**

The regular meeting of the City Council Worksession was held Tuesday, April 20, 2021. President Rosso called the meeting to order at 7:00 PM.

ROLL CALL OF MEMBERS:

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

Excused: Finance Director Smith.

Attending: None.

PRESENTATIONS: None.

*****COMMITTEES*****

ROADS & DRAINS: None. /SAFETY: None. /BUILDINGS, LANDS, VEHICLES & EQUIPMENT: None. /ORDINANCE: Councilman Radeff states we have the driveway ordinance on tonight. President Rosso asks I have been trading emails with Debbie Schremp on East Dr and she has a situation where her neighbor has a big trampoline in the front yard. It is within ordinance because they are considered temporary structures. I'm not sure they should be allowed and this one is all beat up and broken. There is nothing to say they can't have it there. I would just like you to consider and think about it. Do we want as a city to allow those in front yards? I don't know if damaged temporary structures would fall under property maintenance or not. Law Director Graves replies it goes to the determination of whether it is more of a permanent structure or temporary. If it is an accessory structure of a permanent nature, it can't be in the front yard. The building department has always classified those as temporary. If it remains there and is in poor condition, it could be an exterior maintenance issue. President Rosso responds swing sets are considered permanent structures, which could be argued, and you can't put those in the front yard. It just looks bad. The mayor has helped her twice now with the neighbor putting garbage out and she is happy for that. **/FINANCE: None. /PARK BOARD:** Councilman Kovach states our meeting was cancelled, but I was advised some residents were coming over from the Residence in regards to Lakewood Beach Park. I did stop up and go over their concerns. They wanted to know what was being done over there and I explained the project and that it was not done. They wanted to know if we would be putting in a wall like we did over at the covered bridge and I told them I did not believe so, but there was discussion on possibly putting in Armor Stone. Most importantly, the fence was going to go back in. They were most concerned that people had been told that the people at the Residence had asked for that cleanup. I explained that was not the case and the city was working on a project of cleaning the outfall.

*****ADMINISTRATIVE*****

MAYOR: Mayor Bring reports the people getting this information off of social media need to realize most of it is nonsense. It is frustrating. I have been talking to someone about doing updates on social media and starting a site with reports from me and Pat. It would be a monthly thing. I would like to get some facts out there. May 8th the lady who took over Driftwood Café's spot has invited us to a grand opening. Superintendent Hastings states the idea is the happy hour from 2-4 is free hors d'oeuvres then at 4:30 they would start selling from their menu. Councilman Cizl asks is there a chance they could get a liquor license? Law Director Graves replies there is, they could apply for one. Currently, we are way down as far as number of liquor licenses in town. Mayor Bring says it will mostly be carryout, but she is hoping to put some tables out front to enjoy the weather and lake. Also, May 15th is Pride Day. Behind Shoreway they did a nice job and finished up the asphalt. Thursday Pat and I are going to pick out some trees and shrubs and take those down to the covered bridge. We did get the grant for the flashing lights. Councilwoman Stark asks the Apple's parking lot, they are responsible for that, right? Superintendent Hastings replies by lease they are. However, they did call me and ask if the city would at least address the entrance. I am scheduling that in.

/SUPERINTENDENT: Superintendent Hastings reports concerning Lakewood Beach Park, the disconnection is 18-12 months ago, Lawrence Management who manages the complex, requested that the city trim the trees that were coming from the ditch line. I told them I had scheduled the clearing of our outfall if he would be patient. I told the guys that because we were requested to do some mild trimming, it was ok to enter that private property to reach into the ditch. The mayor and I are considering 3 options there: 1, to continue the box culvert. 2, Armor Stone. 3, erosion control fabrics like in Day Ditch. Some of these options are contingent on grants and what we can fund. The city was awarded a NOPEC grant that financed the flashing signs at Walker Rd. which are on order. That same grant funded the additional exit at city hall, which they started. The city opened up our annual bids last week. Our aggregate went to Lafarge, our fuel went to Universal, our asphalt went to Karvo. The highest bid was \$456,000 and I estimated \$425,000 and the lowest bid at about \$356,000. The city is actually able to consider all 15 roads now and are running numbers. That would be the highest number in a single year. I am applying for a grant for Alameda so we can start focusing in the center of the city, those water mains are from 1929. Those projects would come in at about half a million dollars a street. The city is scheduled for refuse rates increase. We have a very favorable contract, but every two years there is a slight increase. I had an informal meeting with the city of Lorain. Our contract has expired with them so

they were setting forth some of their expenses, improvements, increased cost and what we might expect. They wanted to know what investments we were making in our system, hopefully with the idea we could counter an unreasonable increase by showing we are making these improvements. I had a splash pad grant combined with some playground equipment. It was a conservation fund grant, and it was not funded. I have another opportunity to reapply in June. The mayor asked me to consider and put in the asphalt bids for the widening of South Dr. in front of Freedom Park to accommodate parking. With a favorable bid, we can fund that as well. Councilwoman Gee asks with the asphalt widening by the park, there was a resident that was concerned. That won't impact him negatively, will it?

Superintendent Hastings replies no, it is on city right of way. Councilwoman Gee asks is there any possibility the city could work with the village on Oster Rd.?

Superintendent Hastings responds we already started those conversations. They are in a position to do a lot of their own work. We are trying to work together. They have Harris Rd. and Lake Breeze being funded by NOWACA and going in this year. President Rosso asks there was someone by South park complaining?

Councilwoman Gee replies a neighbor was worried about how parking over there would affect him. Superintendent Hastings replies we aren't widening anything to the north near him. Councilman Erdei asks is there anymore information on our water tower? Superintendent Hastings replies we authorized with Dixon

Engineering, a study of the existing structure to see if it can be rehabilitated. I have a proposal for the mayor on a hydraulic study of the system to see the best placement of a water tower in the city is. Also, the necessity of it. A unique by product of the miles of water line the city is putting in, is that the city's water pressure is increasing. Mayor Bring states the gentleman who stopped in the other day, we did go look at that. I had the building inspector go over as well. I found no odor. Pat is going to have the guys go over and clean out the sewer again and clean out the catch basin. Councilman Cizl asks any update on the windmill? Law

Director Graves replies I have been in contact with the representative of Power Grid Partners. They understand the agreement has expired and their obligation to decommission the turbine and take it down. We have been in communication with the school district about them possibly electing to take it and relocate it. They were not interested. There is a tentative deadline of having it down by the end of July. I did leave a message that community days is back on and that we did not want the removal to coincide with that. **FINANCE DIRECTOR:** Excused. **LAW**

DIRECTOR: Law Director Graves reports there will be a couple pieces of legislation coming next week. One, is adopting a proposed Lorain County law enforcement mutual aid agreement. It's mostly just an update to what we already have. If someone needs assistance, our people and equipment will go. Also,

legislation on the allocation of the anticipated ARP Funds. It is the latest round of COVID relief. Like the CARES Act money, we have to make sure those funds are designated to a separate fund and any expenditure is in accordance with any federal regulation. We have yet to receive any real guidelines on how to spend that. On the agenda tonight is the review of the ordinance amending the driveways.

Councilman Radeff asks under c, we added new residential driveways and driveway additions, I thought it was just additions, are we leaving it open in case there are exceptions? Law Director Graves responds subsection c kind of leaves the door open to a creative alternative material with the approval of the building inspector and superintendent. It would have to be based on a finding that such alternative material will meet or exceed all of the objectives of the required other material. Councilman Cizl states I talked with the building inspector and my question is what is our legislation as far as using and storing campers on driveways that are in the front yard? Law Director Graves replies I believe campers would be under the definition of other motor vehicles and they have to be stored on an approved driveway. We have gotten away from designating where they can be as far as front yard, side yard, back yard and just saying they have to be on an approved driveway. Councilman Cizl asks so they can camp in their front yard as long as it's on concrete? Law Director Graves replies they can't camp. I am talking about parking a camper, you cannot live in a camper in your yard. Mayor Bring states we do have a policeman going around and checking that and he found 2 campers. Email me and give me the address and we will check it out. Councilman Cizl says you go down the street and you just see campers everywhere in driveways. President Rosso asks what is wrong with that? Law Director Graves states currently, if you are just parking and not living in it, you can park it in your front yard as long as it is on an approved driveway. Councilman Cizl states it's just when they go all the way to the sidewalk, and you can't see down the street. Law Director Graves says one amendment that caught my eye is 1357.01(d) we take out driveway additions from that portion. One thing says it shall be a minimum of 10ft. in width. In 1357.03(a) we talk about driveway additions; I would recommend we maybe add a minimum 10ft. in width for any additions. President Rosso are you talking about if I have a 10ft. driveway and I wanna add 15ft., I gotta make it 20ft.? Law Director graves replies no, it has to be a minimum of 10ft. wide. I mean lengthening it. We don't have to add that, we can just say additions can be whatever. Superintendent Hastings asks does it mention that a driveway's standard new construction is 10ft. minimum? Law Director Graves replies yes. Councilwoman Stark asks did we not have a conversation about driveways previously? Why did it come back up? Law Director Graves replies this was discussed for about a year and had a number of different incarnations. This is the

final version that was tweaked. The intent was to address exterior maintenance issues. Enforceability became problematic. The direction the administration and ordinance have gone after is mostly aesthetics. Saying if you want a gravel driveway addition, ok, but it has to be maintained. President Rosso says the discussion came up because we were talking about allowing asphalt. People were coming to zoning and getting a variance for it, so we said why shouldn't we allow it? It makes no sense to say you can't have an asphalt driveway, but we have asphalt streets. Councilwoman Gee asks what year did we do this last? Law Director Graves replies I think we updated parking last year and the actual overhaul was in 19, maybe even 18. President Rosso states this will be moved to council's agenda. Councilman Erdei asks did anyone survey the lot across from the community center for the parking lot? Superintendent Hastings responds the law director set up that scope of work. Councilman Erdei asks will it have two entrances or just one? Superintendent Hastings replies it would be two, one would be off of Hawthorne. Law Director Graves says in chapter 903 sidewalks and driveways, there is an exhibit which talks about some of the stuff for sidewalks. I think the construction standards for driveways would be appropriately added in chapter 903.05. President Rosso asks so do it there instead of putting it on this one? Law Director Graves replies right. Superintendent Hastings asks so it would go back to ordinance with that suggestion? President Rosso responds if it doesn't affect this.

/COMMUNICATIONS: None.

/OLD BUSINESS: Mayor Bring states Planning Commission is tomorrow and Mr. Corna's thing is going to come up and our engineer has given us some written opinions. The last time I talked to Mr. Corna at the last meeting, he said he pretty much had his finances in order. I checked with Carter Lumbar again and it is not true again. I have no issue with the design, but I don't believe he has a concept of how much this will cost. He thanked me for stopping the first project because he said it would have been a disaster, he didn't have enough financing to go through with it. He is going to do these one at a time. He got new prices for this project and it is going to be \$50,000 more for the frame for one unit alone. There are some concerns this project could take years. President Rosso asks if he sells a unit at a time and he doesn't do anything until he constructs one, at least we won't have a partial building built. Mayor Bring replies he said he only has financing for one at a time, but I don't think he has that. Steel and OSB have gone up substantially. President Rosso asks so my understanding is he is going to build one and then try to sell it? Mayor Bring responds that is what he is going to try to do. President Rosso says ok, I thought he was going to sell one and then build it. Councilman Erdei asks we will have his financing in writing before he starts, right? Mayor Bring replies I don't know how you would do that. Councilwoman Stark says working at the bank, because of the price of lumbar and stopped projects, we are starting to pull back on new

construction loans. President Rosso states I'm more concerned now that he can start and not finish vs., he would never start until he had everything. Councilman Wtulich asks can you request that they carry a bond to assure completion with a time limit? Law Director Graves replies when it gets to the site plan review process, we can require a developer's agreement and we can put some of those requirements in. I'm not sure we can put those on rezoning. The law really disfavors contract zoning and limited use rezoning. We are doing it in this case because we have serious concerns about the viability of the project and rezoning it for that purpose. It would be more appropriate down the road. Councilman Cizl says originally my concern was the distance from the lady, but since he redid the plans, what is the status of the retention pond being right next to the lake? Mayor Bring replies due to the fact there is an outfall right there and the lake, I do not think it is necessary. The engineer for Mr. Corna agreed. Superintendent Hastings states it's illogical. Councilwoman Gee says Mr. Corna told me he did that because it lowered his stormwater fees on the original blueprints. Superintendent Hastings responds it shouldn't be used as a tool to reduce that fee when the retention pond is Lake Erie. Councilman Cizl says there was a concern he could actually have all different builders for each building. Mayor Bring replies the way it is set up, that could be a possibility. It's kind of like building separate houses. Admittedly, he told me he hasn't built anything in 25 years. Councilman Cizl says I heard there was a concern by the city that it was not how you typically would do a project. They should be cosmetically the same. Mayor Bring says I think that was a concern with the first project, this is a little different.

/NEW BUSINESS: None.

ORDINANCES AND RESOLUTIONS: Councils Agenda –

COUNCIL #010- FIRST READING- AN ORDINANCE AMENDING CHAPTER 1357 OF THE CODIFIED ORDINANCES OF SHEFFIELD LAKE REGARDING RESIDENTIAL DRIVEWAYS, DRIVEWAY ADDITIONS.

MEETING ADJOURNED: With no further business before this council, Motion by Kovach /Second by Erdei to adjourn at 8pm. 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.

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 April 20, 2021.

MAYOR

Dennis Bring

COUNCIL PRESIDENT

Rick Rosso