

**MINUTES OF THE CITY COUNCIL
SHEFFIELD LAKE, OHIO
March 26, 2024**

This regular meeting of the City Council was held Tuesday, March 26, 2024. Council President Rosso called the meeting to order at 7:01 pm.

*******ROLL CALL OF MEMBERS*******

Present: President Rosso, Stark, Kovach, Gee, Cizl, Wtulich, DeBottis, Petrucci, Mayor Radeff, Law Director Graves, Service Director Hastings.
Excused: Finance Director Fallis
Attending: Citizens, videographer.

READING OF THE MINUTES:

Council - *Motion by Gee/Second by Kovach to accept the minutes of the March 12, 2024 meeting with any noted corrections. Yeas all.

Work Session- *Motion by Kovach/Second by Gee to accept the minutes of the March 19, 2024 meeting with any noted corrections. Yeas All.

CORRESPONDENCE: None.

PRESENTATIONS: Mayor Radeff submits Mason Sedivy for the position of full-time police patrolman. *Motion by Gee/Second by Kovach to approve the appointment. **ROLL CALL:** Kovach, Cizl, Gee, Wtulich, Stark, DeBottis, Petrucci. Yeas All.

Mayor Radeff submits William Phillips for position of full-time employee of the water and sewer dept. *Motion by Kovach/Second by Gee to approve the appointment. **ROLL CALL:** Wtulich, Kovach, Petrucci, Stark, Gee, DeBottis, Cizl. Yeas All.

CITY COUNCIL REPORTS

Roads, Drains, Water, Sewer and Refuse: None. **/Safety:** None. **/Buildings, Lands, Vehicles & Equipment:** None. **/Ordinance:** None. **/Finance:** Chairman Cizl reviews the minutes of the March 19, 2024 meeting. *Motion by Gee/Second by Kovach to accept the report. Yeas All. **/Council Representative to the Joyce Hanks Community Center:** Representative Gee reports painting is coming along nicely. They will be doing the east room in a few weeks. Brookside will be having a fundraiser at the center on April 13th from 6-10pm. At Monday morning coffee we had the new director from the Office on Aging come and speak. There are some flyers here at city hall between the glass doors. **/Council Representative to the Park Board:** Councilman Kovach reviews the minutes of the March 18, 2024 meeting. **/Representative to the Planning Commission:** None. **/Council Representative to the Zoning Board of Appeals:** None.

ADMINISTRATIVE REPORTS

MAYOR/SAFETY: Mayor Radeff reports we had the egg hunt last Saturday in Sheffield Village and there was a large turnout. Both fire depts. did a wonderful job. The master



plan survey is doing well and I have about 430 responses. Cutoff date is April 1st. We have an ordinance today that is asking you to allow us to enter into an agreement with Enterprise. We got the final numbers of around \$61,000 per year. We ask council to suspend the rules as the vehicles are available now and if we wait, we may lose out on being able to attain them. We have done our due diligence in looking at other options. We feel this is beneficial and fair to the city. I have spoken to others that use them and they all tout the program. This is the cheapest we are going to get these vehicles today.

Community gardens, we have started creating those plots at both parks. There are plenty of spots available still. We are putting the cameras in at the wood shop and EZ Transitions. We wanted to make sure they were up before the eclipse. I met with the woodshop and took a tour and it's a very cool place. We were asked if the community center was going to be open for the eclipse and we decided the building will be closed, but the park around it will be open. Today we had our Chamber of Commerce luncheon with the four mayors and it was a great opportunity for everyone to tell what is going on in their cities.

Councilwoman Gee asks is there any news on a new dispatcher yet? Chief Kory replies no, still doing interviews. Councilwoman Gee says with Enterprise, I remember when we had the meeting with them on Zoom and we were gonna have more information given to us before legislation came before us. When you contacted North Ridgeville, are they leasing only trucks? Mayor Radeff replies they also leased a police vehicle. They actually spent less money than anticipated on the lease over the long term and were able to rollover a significant amount of money. Lengthy discussion ensues about Enterprise with following key questions/answers: Councilman DeBottis asks I had asked for a comparison as far as lease vs. purchase, were we able to obtain that? Chief Kory replies yeah, we can get a purchase for \$58,000 but would cost the city \$58,000 times 6. That's an exorbitant cost to the city in one go. Currently, we have 6 police cars over 70,000 miles. This isn't something I take lightly. We are at the breaking point. We don't have \$300,000 right now, but we do have \$60,000 to replace 5 cars right now. That was the thought process.

Councilman DeBottis asks how much per lease vehicle? Chief Kory replies \$12,300 for 5 years. Councilman DeBottis says I asked if it was a closed end lease or open-end lease. Chief Kory responds it's an open-end lease, no penalty for mileage, reduced book value is set at the beginning of the lease at net 60 and doesn't change. Councilman DeBottis asks what is the buyout at the end of the lease? Chief Kory replies \$10,100. Councilman DeBottis asks we are responsible for the \$10,100? Chief Kory replies only if we want to keep the cars at the end of 5 years. Councilman DeBottis asks and if we don't want to keep the cars? Chief Kory replies we roll that equity back into the lease program. Mayor Radeff says they won't tell us to sell a car if we won't get the value out of it. We don't have to do 5 years, we can do longer, but their suggestion is the 5 year mark is when we are going to get the best value out of the vehicle. Councilman DeBottis asks can we get a copy of the contract? Mayor Radeff replies we first need to be able to enter into a contract. Chief Kory says we need the legislation to go through so we can get this process going. Councilman DeBottis asks do we know what they are charging us as far as the interest rate? Chief Kory replies I believe it's 6.5%, I'll look. President Rosso asks the thought is we lease 5 cars now and in 5 years we will turn those in and lease more? Mayor Radeff replies yeah, the point is to keep you from having aged cars. We have 3 cars now that aren't functioning and this allows us to get more than one car. Councilman DeBottis asks is the reason we want to do this so we don't have the initial outpour of one lump sum to buy them outright?

Mayor Radeff responds yes. Councilman DeBottis asks is there a possibility we could owe money? The market always changes. Mayor Radeff replies the price of the car stays at what it is set at. Chief Kory says the reduced book value is set in the contract at the beginning, so that doesn't fluctuate. We wouldn't be on the hook at the end. If we want to own it, we pay the reduced book value and if not, they take it back. Councilman DeBottis asks are they V8 or V6 Durango's? Mayor Radeff replies it's whatever they require the interceptor to be. It meets all the specs of a police vehicle through Dodge. Councilman DeBottis says either 2024 or 2025 is the last year for the Durango, so will that affect what the buyout would be? Law Director Graves says based off conversations with North Ridgeville, isn't it the case that Enterprise is maximizing the residual value of the cars for their own purposes when they sell them? And in North Ridgeville they advised them to shorten the lease term so they could maximize the value of the car? Mayor Radeff replies that is correct. Law Director Graves says so they have an interest in maximizing the residual value of these cars because they are going to make money as well. Mayor Radeff says right now the lease cost of Enterprise for 5 years is \$307,000. Lease to own statewide average is \$350,000. Councilwoman Gee says the chief says we want to get rid of 3 vehicles right now, why can't we just buy 3 instead of leasing 5? The vehicles are all gonna be the same age. Also, how many officers do we have per shift and how many vehicles not counting those 3 do we have currently? Chief Kory replies we have 8 cars that work. Half the fleet by the end of the year is going to have over 100,000 miles on them. We were on a 2 to 1 car rotation plan. In 2021 we got 2 cars, in 2022 we got 1 car, in 2023 we got no cars which was a 2 car year and 2024 which is a 1 car year. Running a car 24 hours a shift is not great on the engine and will increase wear and tear. We like to run 3 guys a shift, but are lucky to get 2 right now. Mayor Radeff says if you buy 3 cars today, that's \$180,000 and we have budgeted \$60,000. Even if we rotate after 5 years all 5 cars out, then we start at 5 new and we are never going to have cars over 5, 6, 7 years old. The 5 cars are at a locked in price now and we are not paying the annual increase on those. If this wasn't beneficial to cities, you wouldn't have as many cities turning into this program. We want to make sure we have vehicles that will last and our officers are safe and can get to calls. This is the solution we figured out. Law Director Graves says Enterprise has been approved on the state cooperative purchasing through Sourcewell, so the process has already been competitively vetted and bid. President Rosso says I believe on the current list of inventory we have, it shows one car purchased early 22 and one around November 22. Chief Kory replies to the best of my recollection, the only car we purchased in 22 was the K9 car. Since I've been chief, I've only purchased 1 car and that was for the K9 program. Councilman Cizl says my personal bias towards leases comes from my experience in the schools, computer leases, etc. When you're in a crisis, a lease is a good economic way to go. When I was band director you could lease and get 4 new tubas, but then we would pass on that liability to the next band booster group that would have to make those payments. A lease really is like a rental agreement and it's a huge commitment I worry about 5 years from now. I would much rather see back to the 1 year/2 year idea and come up with the money. Can we get an inventory of the milage and years of the vehicles? If one of these vehicles gets damaged on the road, what happens to that vehicle? Chief Kory replies maintenance costs, we repair them, take care of them as we do any other thing. They all have their standard warranties. Mayor Radeff says with a crash, just like any other car, we have insurance. It sounds like it's a lease, but we are

owning these cars. They are on our insurance. This is a way to not only get cars fast, but make sure we are trading them in at an optimal time. We can buy cars all we want, but at the end you are stuck with a car. It's not easy to just go sell a car, now the burden is off us and they take it and sell it. They are a business and their job is to make money and to make sure we are getting a good deal and making money so that people continue to use their services. Councilman Cizl says we have 6 vehicles with 70,000 mi. and another one with 77,000, etc., and we have been maintaining these vehicles so they are going to last a little bit longer and there is some life in these cars. Chief Kory says we have 10 total and 8 run. Our oldest car is 720, it's a 2018 and it doesn't really run at all. Councilman Kovach says I think this should go as a first reading and then we can acquire the additional information and review it before the next council meeting. Councilman DeBottis says the reason I want to look at the contract is my fear is open end vs closed end. With a closed end lease, if the vehicles are in an accident and a consumer goes to trade in a vehicle, all dealerships now pull Carfax. With 1 accident a vehicle is worth 10-15% less, with 3 or more, most dealerships won't even take that vehicle in a trade. Councilman DeBottis describes open end and closed end lease accidents. President Rosso says I don't believe the city is in a position to buy multiple police cars outright vs leasing. At the end of the 5 years we will have to lease again/roll them over. You will never get out of leasing cars, which is not a bad thing because then we get newer equipment all the time. At some point we have to review it the best we can and make a decision. We need to take into fact the experts have given us their recommendations. Mayor Radeff says Mitch thoroughly reviewed this and gave his recommendation as well. We have spent 3 months on this and have concurred this is the city's best route. If we don't want to keep leasing in 5 years, we buy them out. Councilman Kovach says in regards to the wood shop, there is a lot of new signage around our city parks and the city wood shop made the majority of those. Councilwoman Gee says I would like to have a printout of the utility bills for the community center and also the rental income and deposits that are being refunded. I would like to have that once a month because in the ordinance, I'm supposed to have that every month to let council know. Mayor Radeff replies that's a report that the manager of the community center should be putting together for you. Councilwoman Gee says they haven't gotten the figures from the finance director. *Motion by Gee/Second by Kovach to accept the report. Yeas All. /

SERVICE DIRECTOR'S REPORT: Service Director Hastings reports I attended a meeting today about the SS4A safe streets and roads for all, it's a mechanism to access up to 5 billion dollars in the infrastructure grant throughout the country. We agreed to engage with that and I have another meeting tomorrow. My office turned in the MS4 today which has to do with our permitting and stormwater. It is done annually. The connectivity program is currently in the appraisal phase through our engineering. That is to capture a little bit of right away as we build the sidewalk. We have several million already funded. On April 10th we will have some construction out there where they are doing core drilling for the poles, etc. I met with ODNR yesterday and they put out a publication for all the lake front accessibility points throughout the state. This year they identified some premium spots and I was excited to learn Shell Cove Park and Shell Cove BHS Memorial ranked in the top 5 in the State of Ohio. Councilwoman Gee asks has there been any new discussion on replacing the Polaris? Service Director Hastings responds yeah, we were considering it in the lease program, but didn't want to overwhelm the council. The reality is this is a new and unique way through this leasing. It is a best management practice that we see all over

the county. This isn't a lease on a personal level. We have to find a mechanism to replace these cars in perpetuity. I did not pursue the Polaris and I will independently. Councilwoman Gee asks is it still running and how old is it? Service Director Hastings replies it is 10 years old and it runs although the maintenance costs are skyrocketing. Councilwoman Gee asks with Pride Day on May 18th, is there anyway something can go out on the water bills and city website explaining what the city cannot take? Service Director Hastings replies absolutely. *Motion by Gee/Second by Kovach to accept the report. Yeas All. /**FINANCE DIRECTORS REPORT**: Finance Director Fallis is excused. /**LAW DIRECTORS REPORT**: Law Director Graves reports on the legislation before council. Councilwoman Gee says as far as the retention of our records, that was quite a bit. I was hoping we would have a work session to discuss it. Law Director Graves replies it does not modify our existing record retention schedule significantly at all. The main reason we wanted to update the schedule is our current one is from 2008 and in 2017 the state changed their laws on how record retention schedules are handled. Councilwoman Gee says one of my concerns/questions is there is a spot in it where it says as soon as our minutes are approved, the recordings get deleted. Law Director Graves replies we can certainly take a look at that. *Motion by Gee/Second by Kovach to accept the report.

CITIZENS COMMENTARY: None.

UNFINISHED BUSINESS: Councilwoman Gee says there has been an issue on East Dr. with a black Cadillac that parks by a fire hydrant. Chief Kory says these people need to call the police dept. directly, we right tickets for that. Councilwoman Gee says the neighbor watched one of our police cars go past while it was parked there.

NEW BUSINESS: Councilwoman Gee says I was wondering if before we open the boat launch bathrooms and at the community center restrooms, everywhere there are changing stations for babies, but we have none at the community center or boat launch. Mayor Radeff replies that is already on our radar.

ORDINANCES AND RESOLUTIONS:

COUNCIL #008- THIRD READING- A RESOLUTION APPOINTING MAYOR ROCKY RADEFF AS REPRESENTATIVE TO THE OHIO PUBLIC WORKS COMMISSION DISTRICT 9 INTEGRATING COMMITTEE AND THE DECLARING OF AN EMERGENCY.

*Motion by Kovach/Second by Gee FOR ADOPTION.

ROLL CALL FOR SUSPENSION: Kovach, Stark, Wtulich, Gee, Cizl, DeBottis, Petrucci. Yeas All.

Resolution Passes #11-24

COUNCIL #009- THIRD READING- AN ORDINANCE AMENDING SECTION 1109.10 OF THE CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE REGARDING PLANNED RESIDENTIAL DEVELOPMENTS AND THE DECLARING OF AN EMERGENCY.

*Motion by Kovach/Second by Gee FOR ADOPTION.

ROLL CALL FOR SUSPENSION: Stark, Gee, Wtulich, Kovach, Petrucci, DeBottis, Cizl. Yeas All.

Ordinance Passes #12-24

COUNCIL #011- SECOND READING- AN ORDINANCE VACATING PORTIONS OF PARKVIEW DRIVE, IVANHOE AVENUE AND FERNDALE AVENUE AND THE DECLARING OF AN EMERGENCY.

COUNCIL #012- SECOND READING- AN ORDINANCE AMENDING SECTION 1395.08 OF THE CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE REGARDING ENFORCEMENT OF THE EXTERIOR PROPERTY MAINTENANCE CODE AND THE DECLARING OF AN EMERGENCY.

COUNCIL #015-FIRST READING- AN ORDINANCE APPROVING A RECORDS RETENTION SCHEDULE FOR THE CITY OF SHEFFIELD LAKE AND THE DECLARING OF AN EMERGENCY.

COUNCIL #016- FIRST READING- AN ORDINANCE APPROVING THE RECODIFICATION, EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF SHEFFIELD LAKE, OHIO, AND THE DECLARING OF AN EMERGENCY.

*Motion by Gee/Second by Kovach FOR SUSPENSION OF THE RULES.

ROLL CALL FOR SUSPENSION: Wtulich, Kovach, Petrucci, Stark, Gee, DeBottis, Cizl.. Yeas All.

*Motion by Kovach/Second by Gee FOR ADOPTION.

ROLL CALL FOR ADOPTION: Gee, Kovach, Wtulich, Stark, Cizl, DeBottis, Petrucci. Yeas All.

Ordinance Passes #13-24

COUNCIL #017- FIRST READING- AN ORDINANCE REPEALING SECTION 969.02 REGARDING COMMUNITY CENTER MANAGER AND ESTABLISHING THE POSITION AND RATE OF PAY FOR THE POSITION OF RECREATION DIRECTOR FOR THE CITY OF SHEFFIELD LAKE.

Councilman Cizl asks is it typical that you have a rate of pay anywhere between \$15,000- 25,000? Law Director Graves replies we have done that in the past. President Rosso says I am an opponent of having a range, but this is up for three readings and we will have plenty of time to discuss.

COUNCIL #018- FIRST READING- AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH ENTERPRISE FLEET MANAGEMENT, INC. FOR THE LEASE OF FIVE 2024 DODGE DURANGO PURSUIT VEHICLES FOR THE CITY OF SHEFFIELD LAKE POLICE DEPARTMENT AND THE DECLARING OF AN EMERGENCY.

COUNCIL DECIDES TO HAVE A SPECIAL MEETING FOR DISCUSSION OF LEASING POLICE VEHICLES APRIL 4, 2024 @7PM.

COUNCIL PRESIDENT: President Rosso states Rosa/Romolo I will do the paperwork for your refund for the class you took.

MEETING ADJOURNED: With no further business before this council, *Motion by Kovach/Second by Wtulich to adjourn at 8:26 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.

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 COUNCIL of March 26, 2024.

COUNCIL PRESIDENT

Rick Rosso

MAYOR

Rocky Radeff