

**VILLAGE OF OAKWOOD
COUNCIL MEETING MINUTES
February 23, 2021**

ATTENDED

Johnnie A Warren III, Council President	Gary Gottschalk-Mayor
Elaine Gaither-Council-at-large	Brian Thompson-Finance
Eloise Hardin – Ward 2	Chief Garratt-Police
Melanie Sanders – Ward 3	Tom Haba - Service
Patricia Rogers – Ward 4	Daniel Marinucci– CBO
Candace Williams – Ward 5	
ABSENT: James Schade-Fire Chief Carlean Perez-Recreation *= <u>Late Arrival</u>	Ed Hren – Engineer Jim Climer-Law

Meeting opened 7:01 by Warren.
Pledge of Allegiance recited and attendance taken.

Motion to approve minutes of Council meeting January 26, 2021 made by Rogers seconded by Sanders.
VOTE: YES: Warren, Gaither, Hardin, Sanders, Rogers, Williams
Motion passed.

Motion to approve minutes of Finance meeting January 26, 2021 made by Sanders seconded by Rogers.
VOTE: YES: Warren, Gaither, Hardin, Sanders, Rogers, Williams
Motion passed.

Motion to approve minutes of Special meeting of February 2, 2021 made by Sanders seconded by Rogers.
VOTE: YES: Warren, Gaither, Hardin, Sanders, Rogers, Williams
Motion passed.

Williams asked the top of the minutes reflect February. **Clerk:** Thank you.

Motion to approve minutes of Special meeting of February 5 2021 made by Gaither seconded by Sanders.
VOTE: YES: Warren, Gaither, Hardin, Rogers, Williams Abstained: Sanders
Motion passed.

Motion to approve minutes of Council meeting of February 9. 2021 made by Gaither seconded by Sanders.
VOTE: YES: Warren, Gaither, Hardin, Sanders, Rogers, Williams
Motion passed.

Motion to approve minutes of Special meeting of February 11, 2021 made by Gaither seconded by Rogers.
VOTE: YES: Warren, Gaither, Hardin, Rogers, Williams Abstained: Sanders
Motion passed.

Warren: Please review the attendance of the recent minutes to ensure we are in compliance with those who approve the meeting minutes. **Clerk:** Thank you.

Motion to approve minutes of Special meeting of February 17, 2021 made by Gaither seconded by Rogers.
VOTE: YES: Warren, Gaither, Hardin, Sanders, Rogers Abstained: Williams
Motion passed.

Departmental Reports

Police-Garratt: We have had a rash of serious calls since the last meeting. There was an accidental shooting at the trailer park. A male was cleaning his gun when it went off. It was first thought he shot his wife who was standing nearby. When it went off it shattered a glass and some of the shrapnel sliced in her side, very superficial wounds. She was transported to the hospital and he was taken into custody. We charged him with discharging a firearm in Village limits and having a weapon on a disability. This past Saturday, a male and female were fighting near Forbes/Lynbrook around 9:23pm. Several calls from residents called in with reports of them fighting and the male taking off in a vehicle. Officers responded quickly. The suspect was in custody less than four minutes. He had picked up a female in Cleveland, drove to Twinsburg, and they argued there. He agreed to take her back home, but made a wrong turn from Richmond/Forbes. She got out of the car, he tried to take her purse. He took out a sawed off shot gun and missed. He is a career criminal and is in custody. We recovered the weapon and him. She was not injured other than superficial wounds from the domestic situation. He is held on \$250,000 bond and is charged with four felonies. Officers did a good job. This was an isolated incident. We don't see too many sawed off shot guns. I will have another situation for you hopefully at the next meeting. **Warren:** Did it appear the shot he made was intentional? **Garratt:** He said it was accidental, but the bullet hit the ground next to her. Either way it is the same charges. It was a single shot gun which takes one bullet at a time. He had more ammunition with him but didn't get a chance to reload. Officers did a good job. It is different in Cleveland. We contact the Councilmember of the Ward where an incident takes place. Cleveland officers are 10 calls behind when they come on shift and 10 calls behind when they go home. They don't have enough officers. We are fortunate to service the community quickly and have ample Police protection. It is a real asset for our community.

Law-Ami Imbrogno: No report

Building-Marinucci: On the Village Market, Mr. Bugarcic has been out of town, I do not have an update today. His architect is involved in getting the drawings needed. On the Empire Tree situation, the documents requested by Ed Hren were reviewed and sent back to his Engineer for additional information. We are waiting on that response. **Rogers:** There has been a dirty mattress on the street since January in my Ward. I have called the Building Dept. **Marinucci:** It is going to court. I signed the document last week. **Rogers:** What is the procedure. Were they issued a citation? **Marinucci:** This is tricky. This is not the first time with this issue. After we file in the court, the mattress is removed. It was snow covered. We take pictures sending them a letter to get it done. We told them we want it removed by the end of the weekend. We filed into Bedford Court. **Rogers:** It is clearly visible now. **Marinucci:** It has to be enclosed in plastic and some aren't. I believe the procedure is, the resident calls Waste Management to schedule a pickup. This should not be happening, and it is flourishing. **Rogers:** I have a newsletter going out which includes that information. **Gaither:** Have permits and fees for rental properties been taken care of this year? **Marinucci:** We have a couple issues. One company is from Texas and another from Utah. We have a hard time getting the Certificate of Occupancy. We are thankful for Bedford Schools. That gives us a lot of leverage. You can't get the kids in school without it. Letters were printed and will be sent out to landowners of rentals. **Gaither** asked the deadline. **Marinucci:** They have to pay \$100 which covers the entire year. We give them 30 days to get them in. We are getting responses. **Gaither** asked for a report by the end of March. **Marinucci:** Sure, I will get a report on who were sent letters, who paid and those outstanding. **Warren:** Let's get an idea from the State of Ohio communities which have strong ordinances sanctioned by the state which are enforceable on absentee landlord compliance. Each community deals with this issue. **Marinucci:** Ok. I agree we need to shore this ordinance up. **Warren:** Thank you. **Sanders:** Were you able to put that report together on active issues? **Marinucci:** I didn't put it together because there isn't a lot of activity now but as soon as it gets up and running, you will get a monthly report. **Warren:** If you have any specific concerns, please send it to him specifically, so at the next Council meeting he will have that information too. Sometimes I see empty houses in the community. I encourage all Council to bring it their attention. **Gaither:** There is a pile of red mulch on a driveway on Cambridge. **Marinucci:** That is in the court system. It is amazing how long it takes. I will check on that. **Warren:** Give me the list of what you are trying to move forward. I will contact the Bedford Court. **Marinucci:** That particular individual is very unstable. **Warren** asked the Clerk to get the court info to Mr. Marinucci.

Service-Haba: When the resident calls for the special pickup Waste Management may give them a plastic bag for the mattress. **Rogers:** When it is wrapped properly, I have seen the regular guy take them. **Warren** asked if it is in the right of way. **Rogers:** Yes, it is partially in the street. **Warren** asked Haba to drive by and check it out. It is cheaper to have it picked up rather than going to court. **Haba:** I can pick it up. **Rogers:** I don't want you to. **Warren:** We want Waste

Management to do it. **Haba** asked if anyone talked to the resident yet. **Rogers**: I brought it to the attention of the Building Dept. **Marinucci**: We sent letters to Ward 4. **Rogers**: I want the resident to take care of it. **Warren**: We can't afford to go to court. **Rogers**: Get the notice and maybe they will do it. **Haba**: I will talk to them tomorrow. **Warren**: Don't pick it up. That resident is violating the ordinance. Does Waste Management still provide bags, please find out. **Haba**: I understand what you want.

Finance-**Thompson**: No report

Mayor-No report

Open Floor Comments hearing none, floor closed.

Legislation

2021-04

An ordinance declaring improvements to certain parcels within the Village to be a public purpose, exempting the improvements to such parcels from real property taxation for a period of thirty years, authorizing the Mayor to enter into an agreement with the Bedford City School District regarding such exemption requiring the owners of such parcels to make service payments in lieu of taxes establishing an Urban Redevelopment Tax Increment Equivalent Fund for the deposit of such service payments pursuant to Ohio Revised Code Sections 5709.41, 5709.42, and 5709.43 and declaring an emergency.

Remain tabled.

Mayor recommended this remain tabled. The County Engineer is in the process of approving the consolidation of Premier properties and vacation of South Lane. I hope it will be done by Friday then I will ask for a special meeting Monday.

2021-06

An ordinance declaring improvements to certain parcels within the Village to be a public purpose, exempting the improvements to such parcels from real property taxation for a period of thirty years, authorizing the mayor to enter into an agreement with the Board of Education of the Bedford City School District regarding such exemption, requiring the owners of such parcels to make service payments in lieu of taxes, establishing an Urban Redevelopment Tax Increment Equivalent Fund for the deposit of such service payments pursuant to Ohio Revised Code Sections 5709.41, 5709.42, and 5709.436, and declaring an emergency.

Remain tabled.

Mayor asked this to remain tabled. The Army Corps of Engineers have come back with a very favorable estimate for Interstate McBee on the rehabilitation of this land. They are now negotiating with JTI on the purchase of the property.

2021-09

An ordinance authoring the establishment of an Exterior Home Repair Assistance Program for single-family properties located in the Village.

Motion to remove 2021-09 from the table made by Rogers seconded by Gaither.

VOTE: YES: Warren, Gaither, Hardin, Sanders, Rogers, Williams

Motion to move 2021-09 to the Work Session made by Hardin seconded by Rogers.

VOTE: YES: Warren, Gaither, Hardin, Sanders, Rogers, Williams

2021-10

An ordinance amending Ordinance 2019-22 authorizing the establishment of an Exterior Home Repair Assistance Program for single-family properties located in Ward 4.

Motion to remove 2021-10 from the table made by Rogers seconded by Gaither.

VOTE: YES: Warren, Gaither, Hardin, Sanders, Rogers, Williams

Motion to move 2021-10 to the Work Session made by Hardin seconded by Rogers.

VOTE: YES: Warren, Gaither, Hardin, Sanders, Rogers, Williams

MOTION TO ADJOURN made by Gaither seconded by Hardin.
YES VOTES: Warren, Gaither, Callender, Hardin, Sanders, Rogers
Adjourned 7:41 pm

Adopted _____

Debra L. Hladky, Clerk of Council

Johnnie Warren, Council President

DRAFT

VILLAGE OF OAKWOOD
COUNCIL WORK SESSION MINUTES
 February 23, 2021

ATTENDED

Elaine Gaither-Council-at-large	
Eloise Hardin – Ward 2	
Melanie Sanders – Ward 3	
Patricia Rogers – Ward 4	
ABSENT:	
Johnnie Warren – President	Gary Gottschalk-Mayor
Chris Callender – Ward 1	Jim Climer-Law
Candace Williams – Ward 5	Chief Garratt-Police
Brian Thompson-Finance	Ed Hren – Engineer
Daniel Marinucci-CBO	Carlean Perez-Recreation
Tom Haba-Service	James Schade-Fire Chief
<u>*=Late Arrival</u>	

Meeting opened by Warren at 7:42 pm. **Warren** yielded to Gaither to conduct this meeting. I will not be able to address this Work Session.

2021-09 An ordinance authoring the establishment of an Exterior Home Repair Assistance Program for single-family properties located in the Village.

Gaither: I want to make sure each of these (2021-09 and 2021-10) only applies to owner occupied properties.

Rogers: That is the way it was set up in Ward 4. **Gaither:** That didn't carry over in these. **Hardin:** In section 2 it states, "participants eligible for the program should be owners of single-family residence". We want to input "owner occupied". **Gaither:** Yes. **Hardin** suggested simplifying the percentage of what the Village will cover in reimbursements to read 75% of the project costs up to \$3,000 total reimbursement of the exterior project.

Rogers: We didn't want non-owner-occupied properties to be included. **Hardin:** Section 2 in 2021-09 should read the same as that section in 2021-10. **Clerk:** Got it. **Hardin:** Participation is limited to total yearly expenditure of \$80,000 from 2024 – 2028. **Gaither:** I don't know if that is equitable. Ward 4 has significantly fewer than Ward 2 and Ward 1. **Hardin:** The Building Dept. verified the rental properties and owner-occupied properties in the Village. Based on the study submitted by the Engineer states the following:

- Ward 1 258
- Ward 2 333
- Ward 3 213
- Wad 4 244
- Ward 5 153 - 25 CMHA = 128

Rogers: That is wrong, I have over 300. **Hardin:** this study was done in 2018. **Gaither:** To be equitable and fair every owner occupant in the Village should be entitled to \$3,000 if they want to join the program. **Sanders:** Those numbers don't account for that. \$80,000 between four Wards is \$20,000. **Gaither:** That won't work.

Sanders: You will max out at 4.2 houses per year. **Hardin:** Do we want to get an accurate account. I think the Mayor is starting this in 2024 because that is when the bulk of the monies will be available. Ward 4 is coming out of Premier. **Gaither:** It is to start in 2024 for four years. The residents have to compress into that time frame if they want to take advantage of that program. **Gaither:** This is not equitable as it is written. We need to talk to the Finance Director and possibly to Ed Hren for any more relevant facts on the houses in each of the

Wards. The Building Dept. should have accurate figures on rentals. **Hardin:** Should we send this back to administration for the accurate numbers of owner-occupied homes? **Sanders:** The year 2024 is based on funding. **Gaither:** Ward 4 is in the program for four years. **Hardin:** It looks like eight years. It started in 2019 with \$46,923.50 spent and total expended through October 2020 is \$83,254.50. **Gaither:** How many years is Ward 4 getting? **Rogers:** When this program started it was to benefit Ward 4 for taking on this project. It was promised to them at \$135,000 for five years. That is what we discussed and voted on. Now it isn't making other people happy, so you want to change it. I only turned away one person who came in late. I don't know how many didn't participate. What isn't spent goes back to the General Fund. I don't know why we have to change what was originally agreed upon. **Gaither:** You are saying it is from 2019 – 2024? **Rogers:** Yes, but it won't happen this year. We only expended about \$80,000 over two years. **Hardin:** You can do the math. **Rogers:** We already passed it and what isn't spent goes to the General Fund. Why are we looking to change it? It should be what was agreed upon and what was told to residents. **Sanders:** I agree. **Rogers:** It is upsetting. I talked to people as did Deb and the Fire Chief did the same. Now you want to change it. **Hardin:** It isn't us. **Rogers:** Then who is it? **Hardin:** It says \$96,000 landscaping per intersection. Who came up with that? We never passed that, did we? **Rogers:** No. **Hardin:** We will bring this to the Mayor's attention and work through that. He is throwing pork in here and taking away what he told the people into the intersections. **Rogers:** That is something new. **Hardin:** We need to involve the Mayor. If this was promised, so be it. **Rogers:** Now we are talking about a third building. How much more traffic will that bring? **Gaither:** I don't know where the amendment of 2019-22 started from. The intersections are not exterior maintenance. **Hardin:** This is totally different than where we started. **Rogers:** It was 2019-22. Page two says it is amended. I think we should leave it as it was passed. **Hardin:** Taking the intersections out. **Gaither:** The intersections should be separate legislation. **Rogers:** I agree. **Gaither:** We can't pass this new ordinance. **Hardin** asked the Clerk to get these minutes to the Mayor and go from there. **Gaither:** We need accurate figures we are working on supposition right now. How many owner-occupied homes are in the Wards? The ones taken from Ward 5 are CMHA. There may be other rental properties in Ward 5 and other Wards. **Rogers:** I just sent out a newsletter. I did the labels myself for the envelopes and I counted 330. That didn't include a few vacant properties. **Hardin:** You understand \$135,000/year for five years, whatever isn't used goes into the General Fund? **Rogers:** I always understood that. It didn't carry over. That is what I assumed. **Hardin:** That makes sense. **Hardin** asked the Clerk to tell the Mayor this was reviewed and to keep his word to incentivize Ward 4 at what he promised in the original legislation. Whatever we come up with on the other Wards, we want that to be owner occupied. **Gaither:** How many are rentals? **Hardin:** We want it to be reviewed by the Finance Director at the end of each year, whatever isn't used of the \$135,000 goes back into the General Fund. That is only fair. The General Fund is what preceded this program. **Rogers:** I agree. **Hardin:** The intersections do not go with this legislation, that is a separate issue for Council to consider. The Mayor should be here at the next meeting to discuss this. **Rogers:** When you are doing the other Wards, you are doing them all at the same time. The Building Dept. should get someone else to handle these. They won't be able to do it. **Hardin:** I agree. We cannot be successful without a stronger department. If it means additional staffing or revamping of staff because that is a crucial department. It cannot be run haphazardly. **Gaither:** Deb has information to pass onto the Mayor along with a request for him to be at our next meeting to give his input. We should finish Broadway before landscaping the intersections. Broadway is our main street, our downtown. We need to finish that before other parts of the Village. **Rogers:** When you drive through our community it is important to have good roads. I haven't had my road redone in 30 years. Hickory hasn't been done. I'd like them tended to before landscaping. **Gaither:** My street hasn't been done either and I have been here 27 years. We need to bring those issues to the Mayor. I don't know when Oakhill as been done. **Sanders:** It was done a few years back. Parts of Ward 3 roads are a mess. I was told we will know in March. **Hardin:** That is the month in which the streets are accessed. **Gaither** asked if everyone is

comfortable moving forward. **Sanders:** I believe so. **Gaither:** We will send the information forward to the Mayor and get information from the Building Dept. on the rentals in the Village. It is also important to know where the violations are in each Ward. I see something. I saw it last year and reported it then. It is still not fixed. If the Building Dept. is supposed to drive around and access properties. **Sanders:** I am pretty confident that isn't being done. **Rogers:** We were told we were going to get that, but it has been months. **Sanders:** They don't do as many inspections in the winter, I understand that, but he told me last meeting I will get that information to you. **Gaither:** If you are doing that all year, come winter there isn't much to be done. Stuff happens over winter. In the spring you can address what happened over winter. **Sanders:** Right. **Gaither:** We will get it done. This is our Village, and we will keep it nice. People still want to live here. Whenever property goes on the market in Oakwood, it doesn't stay. It goes quickly. **Sanders:** That is any city these days. **Gaither:** Our property stays 2-3 days. It has been that way. We have never had properties that linger on the market for months. **Sanders:** We want to keep it that way. **Gaither:** That is our aim.

2021-10 An ordinance amending Ordinance 2019-22 authorizing the establishment of an Exterior Home Repair Assistance Program for single-family properties located in Ward 4.

Motion to adjourn made by Hardin seconded by Rogers

VOTE: YES: Gaither, Hardin, Rogers, Sanders

Adjourned at 8:14pm

Minutes approved _____

Johnnie Warren, Council President

Debra L. Hladky, Clerk of Council