



City of Mentor-on-the-Lake

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MINUTES REGULAR/VIRTUAL MEETING OF COUNCIL CITY OF MENTOR-ON-THE-LAKE OCTOBER 26, 2021

The Regular/Virtual Meeting of Council of October 26, 2021, for the City of Mentor-on-the-Lake, Ohio, was called to Order at 7:00 P.M. by Council President Desirea Thompson.

CALL TO ORDER: PLEDGE OF ALLEGIANCE

ROLL CALL:

Aye: At Large:	JIM LUNDER, Vice President	(Appeared in Person)
Aye: Ward 3:	ROB JOHNSON	(Appeared in Person)
Aye: At Large:	KEVIN BITTNER	(Appeared in Person)
Aye: At Large:	PRESTON WOLK	(Appeared in Person)
Aye: Ward 1:	DAVID CHABUT	(Appeared in Person)
Aye: Ward 2:	PAUL MORRIS	(Appeared in Person)
Aye: Ward 4:	DESIREA THOMPSON, President	(Appeared in Person)

READING OF MINUTES: Regular Virtual Meeting of Council –October 12, 2021

MOTION MADE BY MR. MORRIS, Seconded by Mr. Bittner, to approve the Minutes of the October 12, 2021, Regular/Virtual Meeting of Council. **ROLL CALL:** Council Member Lunder, Bittner, Wolk, Chabut, Morris, Thompson. Nays: None. Abstain: Council Member Johnson.

MOTION CARRIED: 6/0/1

CORRESPONDENCE: (None)

ADMINISTRATIVE AND DEPARTMENT HEAD REPORTS:

Mayor & Safety Director – Mr. Eva

Mayor Eva asked Council to consider suspending the Rules on Resolutions No. 2021-R-25 and 2021-R-26 to allow the City to send the required documentation to the Lake County Land Bank in order to get these properties demolished as soon as possible.

Mayor Eva stated, with the retirement of our Service Director, Mr. Moore, the Administration would like to reevaluate the duties and responsibilities of the Service Department. Ordinance No. 2021-O-28 adjusts the compensation of the Service Department employees currently employed under those job categories. These individuals have the experience and knowledge to handle additional responsibilities and should be compensated accordingly.

The City's Trick or Treat will be held on Sunday, October 31, 2021, from 6:00 P.M. to 8:00 P.M. There will be additional officers on duty that night to make sure the kids are safe.

The Park and Recreation Board members will be helping the Lake Elementary PTA with the school's Trunk or Treat Halloween event on Thursday, October 28, 2021, from 5:30 P.M. to 6:30 P.M. Council

Members are welcome to join them as there will be a panel to judge the costume contest. A tent will be set up and the event will happen, rain or shine.

Mayor Eva received a Memo from Chief Gielink dated October 13, 2021, thanking Sgt. Daubennire, Ptl. Messinger, Ptl. Higginbotham, Ptl. Rovniak, Ptl. Tyrrell, Ptl. Mastrocola, and Communications Officer McPeck for volunteering their time for the Safety Forces Open House on October 10, 2021. He also received a Memo from Chief Gielink dated October 26, 2021, thanking Ptl. Andrew Mastrocola for volunteering his time to represent the Police Department at the 2nd Annual Lake County Safety Forces Trunk or Treat event held at the Captains Stadium in Eastlake, Ohio.

Administrative Director – Mrs. Bartone

Mrs. Bartone asked that Ordinance No. 2021-O-29 be passed tonight. These are repeat offenders for grass cuttings for the season, and they have to be certified to the Auditor.

Law Director – Mr. Lyons (No Report)

Service Director – Mr. Moore (No Report)

QUESTIONS TO ADMINISTRATION AND DEPARTMENT HEADS: (None)

BOARD/COMMITTEE/COMMISSION REPORTS:

Planning and Zoning Commission / October 4, 2021 / Mr. Johnson

Mr. Johnson advised that this Meeting had been cancelled.

Ordinance Committee / October 18, 2021 / Mr. Chabut

Mr. Chabut advised the Ordinance Committee met on October 18, 2021, at 6:00 P.M. Present were Council Members Chabut, Johnson, Wolk, Morris, Vice-President of Council Lunder and President of Council Thompson. Also present were Mayor Eva, Michelle Moore, and Skip Gray. The Committee discussed four Ordinances. Parking Penalty-452.99 – the Committee agreed to add to the Ordinance the stipulation that a third offense occurring within a 12-month period will result in a fee of \$50.00; if a fourth offense occurs within a 12-month period, the vehicle will be subject to towing. The Committee has to approve this at the next Meeting. Right of Way-tree lawn 1038 – of the three proposals being considered, the Committee has narrowed it down to one. For the sake of clarity, Council Member Johnson will rewrite a portion of the selected proposal. Ordinance 1036-Trees – after a brief discussion, the Committee chose to table the issue until the next Meeting. Ordinance 618.19 – the Committee agreed to include squirrels on the list of nuisance animals. The next Ordinance Committee Meeting will be held on Monday, November 15, 2021, at 6:00 P.M. The Meeting adjourned at 7:00 P.M.

OPEN TO THE PUBLIC TO SPEAK: 7:05 P.M.

CLOSED OPEN TO THE PUBLIC SECTION: 7:05 P.M.

LEGISLATION BEFORE COUNCIL:

RESOLUTION NO. 2021-R-25

A RESOLUTION AUTHORIZING THE CITY OF MENTOR-ON-THE-LAKE TO PROCEED WITH THE DEMOLITION OF AN UNSAFE BUILDING LOCATED AT 5688 CHAGRIN DRIVE, MENTOR-ON-THE-LAKE, OHIO, AND TO REQUEST THE ASSISTANCE AND COOPERATION OF THE LAKE COUNTY LAND REUTILIZATION CORP. IN AFFECTING THE SAME, AND DECLARING AN EMERGENCY

MOTION MADE BY MR. BITTNER, Seconded by Mr. Lunder, for Suspension of the Rules. ROLL CALL: Ayes: Council Member Lunder, Johnson, Bittner, Wolk, Chabut, Morris, Thompson. Nays: None.

MOTION CARRIED: 7/0

Mr. Wolk asked Mayor Eva to refresh everyone's memories and give a general overview of the Land Bank. Mayor Eva said every year the City gets a Memo from John Rogers, Director of the Land Bank, asking if the City has any properties they feel is of such bad shape that we would be interested in taking them down. The property on Chagrin and the property on Chestnut qualified for that. The City does a title search and a tax search. Mr. Wolk asked if the Land Bank is a government organization or private. Mr. Lyons stated the Land Bank is a statutory non-profit corporation formed for the purposes contained in its name, to reutilize land and to try to get it back on the tax rolls. In order to demolish a property a limited lien and title search is done to find out who are the titled owners of the property, to see if there are any mortgages or other liens against the property. These people are then notified by certified mail telling them what specific problems the property has to cause it to be a nuisance property, and they are given a period of time to fix it up. If it is not fixed up, they are told it will be demolished. Part of the notice sent out is that they have the right to appeal the determination that the property is an unsafe property. If an appeal is filed, a hearing is scheduled before the Board of Zoning Appeals. In order to bring this before Council, all of this work has been done, and the final step is for Council, under the City Ordinances, to declare it is an unsafe building and needs to be demolished. Once this is done, the Land Bank is notified and the Land Bank has the funds they get from their funding to hire a contractor and take down the property. The Land Bank, since they are taking down the property, can certify the cost to the tax duplicate of that property in an effort to try to recover the property. Many times, because the amount of the demolition exceeds the value of the land, and there are usually back taxes on the property, the Land Bank usually acquires the property and then tries to sell the property. Mr. Wolk asked, since it is a non-profit, what happens to the proceeds from the sale of the property. Mr. Lyons explained what happens to any funds realized from the sale of the property, or if the property goes to the Land Bank. During the process, the City also has the right to acquire the property. Over the years, there is very little money left over, over and above the back taxes and demolition cost.

MOTION MADE BY MR. LUNDER, Seconded by Mr. Johnson, for Passage of Resolution No. 2021-R-25. ROLL CALL: Ayes: Council Member Lunder, Johnson, Bittner, Wolk, Chabut, Morris, Thompson. Nays: None.

MOTION CARRIED: 7/0

RESOLUTION NO. 2021-R-26

A RESOLUTION AUTHORIZING THE CITY OF MENTOR-ON-THE-LAKE TO PROCEED WITH THE DEMOLITION OF AN UNSAFE BUILDING LOCATED AT 5525 CHESTNUT STREET, MENTOR-ON-THE-LAKE, OHIO, AND TO REQUEST THE ASSISTANCE AND COOPERATION OF THE LAKE COUNTY LAND REUTILIZATION CORP. IN AFFECTING THE SAME, AND DECLARING AN EMERGENCY

LEGISLATION BEFORE COUNCIL (Continued):

RESOLUTION NO. 2021-R-26 (Continued):

MOTION MADE BY MR. MORRIS, Seconded by Mr. Lunder, for Suspension of the Rules. ROLL CALL: Ayes: Council Member Lunder, Johnson, Bittner, Wolk, Chabut, Morris, Thompson. Nays: None.

MOTION CARRIED: 7/0

MOTION MADE BY MR. LUNDER, Seconded by Mr. Chabut, for Passage of Resolution No. 2021-R-26. ROLL CALL: Ayes: Council Member Lunder, Johnson, Bittner, Wolk, Chabut, Morris, Thompson. Nays: None.

MOTION CARRIED: 7/0

ORDINANCE NO. 2021-O-28

AN ORDINANCE TO AMEND THE 2021 ORDINANCE PROVIDING FOR THE COMPENSATION OF ELECTED AND APPOINTED SALARIED AND HOURLY EMPLOYEES OF THE CITY OF MENTOR-ON-THE-LAKE; REPEALING ANY AND ALL OTHER ORDINANCES AND PARTS THEREOF WHICH MAY BE INCONSISTENT HEREWITH OR WHICH MAY BE REDUNDANT HERETO, AND DECLARING AN EMERGENCY

MOTION MADE BY MR. LUNDER, Seconded by Mr. Johnson, for Suspension of the Rules. ROLL CALL: Ayes: Council Member Lunder, Johnson, Bittner, Chabut, Thompson. Nays: Council Member Wolk, Morris.

MOTION CARRIED: 5/2

Mr. Morris asked what exactly is this Ordinance for. Mr. Wolk said he would be interested to know if any Council Members can explain this. Mr. Johnson said the Mayor explained it earlier, if he had been listening. Mayor Eva said instead of hiring a Service Director they are dividing up the duties among the current employees therefore increasing their pay as well. Mr. Wolk said he was paying attention, as was Mr. Morris. The reason Mr. Wolk voted no was he would like a little more time to look at this and better understand it. Mrs. Thompson asked Mr. Morris if he had a question. Mr. Morris asked exactly who the Zoning Department Coordinator, the Service Coordinator, the Zoning Inspector, and he believed the City has a Housing Inspector, who is that. Mrs. Bartone said the Zoning Department Coordinator would become Andrea; she would be in charge of all of the scheduling, day to day keeping everyone on the same page and knowing where they all would be at any given time. The Service Coordinator would be Jim; he will take that title on in addition to being the Foreman, because as by default he will be taking on more responsibility since she cannot do all of what Brent does. The Zoning Inspector would be Chuck and he would be taking on the permit inspections and those things that go along with going out and checking and approving permits. The Housing Inspector is already Corey. Her interpretation of these guys when they were hired is they were hired as operators and Service Department employees. Over time, that has evolved into assigning someone a title, such as the Housing Inspector, which is not what they were hired to do. If they are willing to do these jobs as supplemental to their job, she would feel better paying them the additional money they deserve for taking on the additional work.

Mr. Morris asked what is to stop the Fire Department and the Police Department from doing the same thing. Mrs. Bartone said from what she knows from their contract and their discussions, that is agreed to and that is how they operate. These are additional duties beyond what they were hired to do. Mr. Morris said quite honestly, the Fire Inspector is an additional duty also. Mrs. Bartone said that is up to them, she does not run the Fire Department.

LEGISLATION BEFORE COUNCIL (Continued):

ORDINANCE NO. 2021-O-28 (Continued):

Mr. Morris said basically this is to get away from a Service Director, and why would we do that? Mrs. Bartone said as it stands now, she and the Mayor feel she can absorb the day to day phone calls, concerns and issues that come up; between her and Brent they were handling them as a team together so she has a pretty good grasp on the problems that generally arise. Jim can handle the Service Department side as he always has in the past. This is just a trial and error. She would not feel comfortable hiring someone in this economic climate right now. Even talking to the Mentor City Manager, they have five positions open in their Road and Service Departments, and had maybe eight people apply over the last couple of months. She does not want to rush hiring someone who may not be qualified going into the winter season. She would rather wait until spring and see if this works, and if it does not they will come back and ask to get rid of the supplemental and hire a Service Director.

Mr. Wolk asked if she would be the one they would report to directly, and she said yes. He asked if she would also be managing the day to day activities for those who are not on the list, as to what tasks are being done, etc. Mrs. Bartone said it will be a collective group effort, they all know about that and they have talked about it as a group in the Department; everyone seems to be open to the idea that this will work if we have a central place for everything that needs to be done, and Mr. Moore seems to be on board with this. Mr. Wolk asked Mr. Moore what his opinion of this was. Mr. Moore said he thought it was a great idea; he knows his guys can handle it. Mr. Wolk asked if they have figured out what the net savings is going to be. Mrs. Bartone said right now, as it stands, about \$90,000.00. It also leaves them room, when spring comes and between her and Jim they decide they need another body for labor, they will still have the money in the budget to do that.

Mayor Eva said this is really just taking a step back, let's see what we have. We know these guys do a great job, and we know they can do a lot unsupervised, and go from there.

MOTION MADE BY MR. JOHNSON, Seconded by Mr. Lunder, for Passage of Ordinance No. 2021-O-28. **ROLL CALL:** Ayes: Council Member Lunder, Johnson, Bittner, Wolk, Chabut, Thompson. Nays: Council Member Morris.
MOTION CARRIED: 6/1

ORDINANCE NO. 2021-O-29

AN ORDINANCE LEVYING LIENS FOR EXPENSES INCURRED FOR LAWN MAINTENANCE AND/OR CULVERT REPAIRS

MOTION MADE BY MR. MORRIS, Seconded by Mr. Johnson, for Suspension of the Rules. **ROLL CALL:** Ayes: Council Member Lunder, Johnson, Bittner, Wolk, Chabut, Morris, Thompson. Nays: None.
MOTION CARRIED: 7/0

MOTION MADE BY MR. MORRIS, Seconded by Mr. Lunder, for Passage of Ordinance No. 2021-O-29. **ROLL CALL:** Ayes: Council Member Lunder, Johnson, Bittner, Wolk, Chabut, Morris, Thompson. Nays: None.
MOTION CARRIED: 7/0

OLD BUSINESS: (None)

NEW BUSINESS:

Mayor Eva asked Mr. Moore to come forward. He then read a Proclamation in Recognition and Appreciation of Brent E. Moore, who has served the City as a member of the Service Department since May 1, 1989, has served as Service Director since June 9, 2014, and has announced his retirement as Service Director of the Mentor-on-the-Lake Service Department effective October 29, 2021. Mr. Moore was given a round of applause.

OPEN TO THE PUBLIC TO SPEAK: 7:27 P.M.

Skip Gray, 7574 Dahlia Drive. Mr. Gray asked about the Service Department additional positions, including Mrs. Bartone's. Mrs. Bartone said she will be absorbing Brent's positions.

CLOSED OPEN TO THE PUBLIC SECTION: 7:29 P.M.

ANNOUNCEMENTS AND SETTING OF MEETINGS:

Parks and Recreation Board	Wednesday, October 27, 2021, at 7:00 P.M.
Planning and Zoning Commission	Monday, November 8, 2021, at 6:00 P.M.
Ordinance Committee	Monday, November 15, 2021, at 6:00 P.M.
Regular Agenda Meeting	Thursday, November 4, 2021, at 6:00 P.M.
Regular Council Meeting	Tuesday, November 9, 2021, at 7:00 P.M.

ADJOURNMENT:

MOTION MADE BY MR. MORRIS, Seconded by Mr. Chabut, for Adjournment. **ROLL CALL:**
Ayes: Council Member Lunder, Johnson, Bittner, Wolk, Chabut, Morris, Thompson. Nays: None.
MOTION CARRIED: 7/0

The Virtual Regular Meeting of Council adjourned at 7:31 P.M.

APPROVED:

November 9, 2021
Date

Desiree Thompson
Desiree Thompson
President of Council

Attest: Janice M. Sage
Clerk of Council