



City of Mentor-on-the-Lake

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MINUTES REGULAR/VIRTUAL MEETING OF COUNCIL CITY OF MENTOR-ON-THE-LAKE AUGUST 9, 2022

The Regular/Virtual Meeting of Council of August 9, 2022, for the City of Mentor-on-the-Lake, Ohio, was called to Order at 7:00 P.M. by Council President Robert Johnson.

CALL TO ORDER: PLEDGE OF ALLEGIANCE

ROLL CALL:

Aye: **At Large: KEVIN BITTNER, Vice-President**
Aye: **At Large: JIM LUNDER**
Ward 4: DESIREA THOMPSON (Absent/Excused)
Aye: **At Large: MICHELLE MOORE**
Aye: **Ward 1: DAVID CHABUT**
Aye: **Ward 2: PAUL MORRIS**
Aye: **Ward 3: ROB JOHNSON, President**

READING OF MINUTES: Regular/Virtual Meeting of Council - July 12, 2022

MOTION MADE BY MR. MORRIS, Seconded by Mr. Bittner, for Approval of the Minutes of the July 12, 2022, Regular/Virtual Meeting of Council. **ROLL CALL:** Ayes: Council Member Bittner, Lunder, Moore, Chabut, Morris, Johnson. Nays: None.

MOTION CARRIED: 6/0

CORRESPONDENCE:

Mr. Morris advised he had received a couple of emails from Dorinda Myers, Sharon Drive, concerning AirBnB's. She thought they were illegal in the City based on a conversation she thought she had with Mr. Moore some time ago. Mr. Morris thought they were permitted as long as they register with the City, and asked Mrs. Bartone if that was correct. Mrs. Bartone said they are not banned in the City. Mr. Johnson said, if he was not mistaken, you are not allowed to ban them, and asked Mr. Lyons if that was correct. Mr. Lyons said he was not familiar with any recent State legislation, and he will look into it. He knows a lot of communities are regulating them.

ADMINISTRATIVE AND DEPARTMENT HEAD REPORTS:

Mayor & Safety Director – Mr. Eva

Mayor Eva turned the Meeting over to Ryan Smalley and Emil Liszniansky from the Envision Company who gave a presentation on their background and experience in local planning and community development for several communities in Ohio. They answered several questions from Members of Council and the public attending tonight's Meeting. The presentation ended at 7:40 P.M.

Mayor Eva advised that a Community Development Citizens Advisory Committee is being formed. The Committee will review matters relative to community development and advise the Administration and/or Council concerning these matters. The Committee will have five members, four residents appointed by the Mayor, and the fifth member will be a Member of Council, appointed by the Council President. The term for each resident is two years; each appointed resident must be a registered voter and lived in the City for at least two years. If anyone is interested, please send a letter of interest by email to the Mayor at _____, or deliver the letter of interest to City Hall.

Mayor Eva read the Fire Department Report for July 2022. There were a total of 86 calls for service for the month of July as follows: Fire/Service – 20 calls; Rescue/EMS – 66 calls, of which there were 14 calls for invalid assist, and one call for an overdose requiring Narcan. Training - F.F. Ananea, F.F. Campaign, and F.F. Corbe completed the Auburn Career Center's Fire Officer 1 & 2 Course. On July 3rd the Fire Department oversaw the annual fireworks display at Mentor Harbor Yacht Club, and on July 30th the Fire Department was able to stop by the Fern Drive Block Party. During the month of July both of the fire engines completed and passed the annual NFPA pump certification. The aerial truck did need some maintenance due to its age in order to pass. Chief Pechatsko continued in his Report: The Fire Department has reached a critical level in staffing. It is currently running at minimum staffing on almost every shift. Recently, it has had two part-time members resign and two others get hired full-time at other Departments. They have requested a leave of absence (unpaid) while they complete their probationer period (1-1/2 years). This gives the Fire Department nineteen active members to fill 24-hour shifts. Although it currently has two applicants in the process, if hired, the Fire Department will still be short. As it continues to wait for the results of the S.A.F.E.R. Grant, Chief Pechatsko believes more full-time personnel need to be hired, regardless or if the Fire Department is awarded the grant. As the Chief stated in his 5-year growth plan in April of last year, "In the near future we need to plan on hiring more full-time firefighters as candidates taking the classes want to have a career in the fire service." With two full-time personnel on each shift, this would reduce the part-time shifts and give the Fire Department nineteen to twenty-three personnel to file twelve part-time shifts. This would put the Fire Department in a much better situation when the need to fill shifts arises due to personnel, both full and part-time, taking time off. Fire Department Members celebrating a service anniversary in July: B.C. Konitsky -- 31 years; Chief Pechatsko -- 24 years, F.F. Campaign -- 12 years.

Administrative Director – Mrs. Bartone

Mrs. Bartone stated on the Agenda tonight is Ordinance No. 2022-O-11 which deals with grass cutting from May and June. Due to the staffing shortage this is the first one presented this season. She would appreciate it if this could be passed tonight. The second Ordinance, Ordinance No. 2022-O-10, also goes along with staffing and reevaluating the needs of the Department. There are a minimum number of positions in the Administration, including Senior Accounting Clerk and a regular Accounting Clerk. When reviewing the current Ordinances for payroll, the spreads for those were almost nothing, so that their requirements and knowledge needed for the Senior Accounting Clerk should be recognized, which is why it is on the Agenda tonight.

Law Director – Mr. Lyons

Mr. Lyons said regarding the AirBnB, there is a Bill in the State House right now that is in Committee and has not been passed. It is a Bill, if passed and signed by the Governor, would ban municipalities and townships from barring Air BnB's.

QUESTIONS TO ADMINISTRATION AND DEPARTMENT HEADS: (None)

7:46 P.M. Mr. Johnson asked for a Motion to go into Executive Session to discuss litigation.

MOTION MADE BY MR. BITTNER, Seconded by Mr. Morris, to go into Executive Session to discuss litigation. ROLL CALL: Ayes: Council Member Bittner, Lunder, Moore, Chabut, Morris, Johnson.
Nays: None.

MOTION CARRIED: 6/0

7:56 P.M. COUNCIL RECONVENED. MOTION MADE BY MR. MORRIS, Seconded by Mr. Chabut. ROLL CALL: Ayes: Council Member Bittner, Lunder, Moore, Chabut, Morris, Johnson. All present.

BOARD/COMMITTEE/COMMISSION REPORTS:

Ordinance Committee / July 14, 2022 / Mrs. Thompson

Mr. Johnson stated the Ordinance Committee did not meet.

Special Committee / July 18, 2022 / Mr. Bittner

Mr. Bittner advised the Special Committee met on July 18, 2022, at 6:00 P.M. Present were Council Members Bittner, Chabut, Moore, Morris, President of Council Johnson, and members of the public. The Committee discussed Ordinance 1242.025 and the proposed amendment they are looking at adopting. The Committee is going through it line by line and they are about halfway through. Once it is done, it will be presented. They had some changes in numbering, lettering they are working on. The Committee adjourned at 6:56 P.M.

Council of the Whole / July 18, 2022 / Mr. Johnson

Mr. Johnson advised Council of the Whole met on July 18, 2022, at 7:00 P.M. Present were Council Members Chabut, Morris, Lunder, Thompson, Moore, Council Vice-President Bittner, and Council President Johnson. The topics were the Hanna Group's proposal to provide professional advisory and real estate services in the Business District, and revisions to the Community Reinvestment Area Code 893.04. Council decided they wanted to hear from other companies, which was done tonight as a start, and see how much others are and what they may offer, and what other options are available. Council reviewed proposed changes to the CRA, including scaled down reduction of the tax abatement over time, increase the threshold for remodeling to \$15,000 to reflect more significant improvements to housing stock, greater tax abatement for homes built from previously developed lots (15 years) vs previously undeveloped lots (10 years), proposed a cap on the annual abatement of \$4,000, proposed amending the remodeling threshold for commercial, industrial, or multifamily to \$25,000, proposed requiring all applications for exemptions be made within six months of completion and further stipulating that no consideration may be given for applications received after the tax assessment of the new construction or remodel.

Parks and Recreation Board / July 27, 2022 / Mr. Morris

Mr. Morris advised this meeting was cancelled.

Planning and Zoning Commission / August 1, 2022 / Mr. Chabut

Mr. Johnson said Mr. Chabut was not able to be at the meeting, and Mr. Bittner technically was not allowed to present the report, so there will not be a report.

OPEN TO THE PUBLIC TO SPEAK: 7:59 P.M.

Nicholas Lorber, 7416 Larkspur. Mr. Lorber had comments and concerns about the enforcement of the City's Cat Ordinance as there is a resident on Goldenrod who he and other neighbors are confident is not following the Ordinance. They see new cats every two or three months, either adult cats or kittens; they have found frozen kittens in winter, which is heartbreaking, and they would like to know who is enforcing this Ordinance and/or what steps can they take to guide her to making sure she is following the Ordinance. Mayor Eva suggested Mr. Lorber meet with them after the Meeting to discuss this.

CLOSED OPEN TO THE PUBLIC SECTION: 8:02 P.M.

LEGISLATION BEFORE COUNCIL:

ORDINANCE NO. 2022-O-10

AN ORDINANCE TO AMEND THE 2022 PAYROLL ORDINANCE 2022-O-02 AND DECLARING AN EMERGENCY

Mr. Johnson asked for questions. Mr. Morris asked if this Ordinance was to straighten out a problem with the spread. Mrs. Bartone said it is to increase the spread from the basic Accounting Clerk and the Senior Accounting Clerk. There is a different set of scales required for each and right now they are very similar. Mr. Morris asked if there was room for this in the budget. Mrs. Bartone said yes, they are not asking for any appropriation changes. Mr. Chabut asked if this had to be approved tonight. Mrs. Bartone said, in her opinion, there is no reason not to, not that she is going to make a change right now, but this is something that has to be addressed. She is still short staffed in the office, and in order to get qualified individuals, she needs to be able to offer proper salaries. Mr. Morris asked if this was for a current employee. Mayor Eva said this is for Elaine Smith, who has been an employee for approximately thirty years and they would like to retain her.

MOTION MADE BY MR. LUNDER, Seconded by Mr. Morris, for Suspension of the Rules. ROLL CALL: Ayes: Council Member Bittner, Lunder, Moore, Chabut, Morris, Johnson. Nays: None.
MOTION CARRIED: 6/0

MOTION MADE BY MR. LUNDER, Seconded by Mr. Morris, for Passage of Ordinance No. 2022-O-10. ROLL CALL: Ayes: Council Member Bittner, Lunder, Moore, Chabut, Morris, Johnson. Nays: None.
MOTION CARRIED: 6/0

ORDINANCE NO. 2022-O-11

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

MOTION MADE BY MR. MORRIS, Seconded by Mr. Lunder, for Suspension of the Rules. ROLL CALL: Ayes: Council Member Bittner, Lunder, Moore, Chabut, Morris, Johnson. Nays: None.
MOTION CARRIED: 6/0

MOTION MADE BY MR. MORRIS, Seconded by Mr. Lunder, for Passage of Ordinance No. 2022-O-11. ROLL CALL: Ayes: Council Member Bittner, Lunder, Moore, Chabut, Morris, Johnson. Nays: None.
MOTION CARRIED: 6/0

OLD BUSINESS: (None)

NEW BUSINESS: (None)

OPEN TO THE PUBLIC TO SPEAK: 8:06 P.M.

Juanita Miller, Salida Road. Mrs. Miller asked what the next step was after the presentation tonight.

Earle Kessler, Salida Road. Mr. Kessler asked to keep the website updated and current so residents can attend the meetings and know what the meetings are about. Mr. Johnson said it would be beneficial if Committee Chairs would put an Agenda out before their meetings so Mrs. Bartone can put it on the website, so that the public can know exactly what is going to be covered at their meetings. He also suggested when meetings are set tonight or any other night, say what your topics are going to be.

CLOSED OPEN TO THE PUBLIC SECTION: 8:08 P.M.

ANNOUNCEMENTS AND SETTING OF MEETINGS:

Mr. Morris said tentatively there is a Parks and Recreation Board meeting set for Wednesday, August 24, 2022, at 6:00 P.M. The Board no longer has a Chair or Vice-Chair so he does not know what is going to happen with that. Mayor Eva said they are still looking for volunteers.

Planning and Zoning Commission

Monday, September 12, 2022, at 6:00 P.M.

Community Development

Thursday, August 25, 2022, at 7:00 P.M.

Beach Park

To review the Hanna Commercial Real Estate proposal and possibilities for Loba

Mr. Johnson said the Ordinance Committee has gotten backed up, and asked someone to refresh his memory as to what is in the Ordinance Committee right now. Mrs. Moore said the grant for golf carts, the grant for fence changes that had been discussed, questions and answers she forwarded to Desiree about items in the right of way or tree lawn. Mayor Eva brought up the Aqua Ohio fees, rental inspections, driveways. Mr. Morris said the right of way and golf carts had been decided on. Mrs. Moore said she had sent information to Mr. Lyons, he got back to her, and she sent it on to Mrs. Thompson. Mr. Johnson said to send them on to him and a Council of the Whole Meeting will be scheduled to start moving these things forward. Mrs. Thompson can't help the fact that her work has gotten everything messed up right now. He wants to cover golf carts and fences which are pretty much done, right of way, they will try to cover right of way, and possibly Aqua Ohio. Mayor Eva said he would find the information from Aqua Ohio and forward it to Mr. Johnson. Mr. Morris said Mrs. Bartone had sent them something about somebody back-filling a culvert ditch he believes on Shamrock, and they had been asked to look into that as well.

Council of the Whole

Thursday, August 18, 2022, at 7:00 P.M.

To cover golf carts, fence changes, right of way, and will try to get to rental inspections and maybe Aqua Ohio

Special Committee

Monday, August 15, 2022, at 6:00 P.M.

To review Ordinance 1242.025 and its proposed replacement of C2 and C3

**Regular Agenda Meeting
Regular Council Meeting**

Thursday, September 8, 2022, at 6:00 P.M.
Tuesday, September 13, 2022, at 7:00 P.M.

There is no Council Meeting on August 23, 2022.


ADJOURNMENT:

MOTION MADE BY MR. MORRIS, Seconded by Mr. Chabut, for Adjournment. ROLL CALL:
Ayes: Council Member Bittner, Lunder, Moore, Chabut, Morris, Johnson. Nays: None.
MOTION CARRIED: 6/0

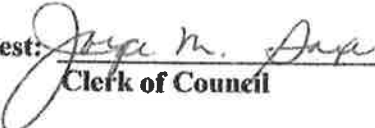
The Regular/Virtual Meeting of Council adjourned at 8:18 P.M.

APPROVED:

September 13, 2022
Date



ROBERT JOHNSON
President of Council

Attest: 

Clerk of Council