

Village of Gates Mills
MINUTES OF A REGULAR MEETING OF COUNCIL
March 8, 2016

A regular meeting of the Council of the Village of Gates Mills, Ohio was held on Tuesday, March 8 at 6:00 p.m. in the Village Hall.

Councilmembers present: Frankel, Sogg, Turner, Welsh.

Councilmembers absent: AuWerter, Reynolds, Whitney.

It was moved by Councilmember Sogg, seconded by Councilmember Frankel, that Councilmembers AuWerter, Reynolds and Whitney be excused from the meeting.

Roll call: Ayes: Frankel, Sogg, Turner, Welsh.
Nays: None.
Motion carried.

Mayor Schneider announced the first order of business was the appointment of Paul Pfiester as a patrolman. Chief Minichello introduced Mr. Pfiester sharing that he is a Chardon High School graduate, served with the U.S. Navy serving in Desert Storm. Chief Minichello added that Mr. Pfiester started his law enforcement career in 1990, has extensive training and is currently employed full-time for City of Chardon. He concluded with his opinion that Mr. Pfiester is community-service oriented and professional.

It was moved by Councilmember Welsh, seconded by Councilmember Turner, to appoint Paul Pfiester to Patrolman.

Roll call: Ayes: Frankel, Sogg, Turner, Welsh.
Nays: None.
Motion carried.

Mayor Schneider administered the Oath of Office. Mr. Pfiester's daughter pinned on his badge.

The next agenda item was the Mayoral Appointment of Noha Ryder to the Architectural – Historical Review Board.

It was moved by Councilmember Welsh, seconded by Councilmember Sogg, to appoint Noha Ryder to the Architectural – Historical Review Board.

Roll call: Ayes: Frankel, Sogg, Turner, Welsh.
Nays: None.
Motion carried.

The minutes of the February 9, 2016 Council meeting were presented by the Clerk. Councilmember Frankel noted a typo on page 5, line 2. It was moved by Councilmember Frankel, seconded by Councilmember Turner, that the minutes, as revised, be approved.

Roll call: Ayes: Frankel, Sogg, Turner, Welsh.
Nays: None.
Motion carried.

Pay Ordinance #1187 in the amount of \$295,952.06 was presented by the Clerk.

It was moved by Councilmember Welsh, seconded by Councilmember Sogg, that Pay Ordinance #1187 be approved.

Roll call: Ayes: Frankel, Sogg, Turner, Welsh.
Nays: None.
Motion carried.

Finance Administrator Mulh read the Treasurer's report submitted by Treasurer Reynolds for the period ending February 29, 2016 (attached). In response to Councilmember Sogg's inquiry at the last Council meeting, Finance Administrator Mulh reported on delinquent real estate taxes including that there are 29 properties that are delinquent for a total amount of \$678,000. She highlighted the largest delinquency is \$174,369. Finance Administrator Mulh then distributed a spreadsheet containing data regarding monthly income tax receipts for the previous 5 years as well as year-to-date. Councilmember Sogg remarked on identifying if any of the delinquencies are in foreclosure and questioned if the Village could pursue the same. Law Director Hunt commented that it would be important to contact the County to see what its policy is regarding foreclosure. Mayor Schneider suggested looking into the causes for the delinquencies.

Mayor Schneider reported that the Friends of the Library will be hosting a tenth anniversary party at the library on April 23. She pointed out that April 23 is the exact day the library opened ten years ago. Referring to discussion at the last Council meeting, she reported that she presented the idea of Councilmember submissions to the *Pink Sheet* and reported that the idea was very well received. Mayor Schneider advised that a section for Councilmembers to provide updates to the community will begin in April's *Pink Sheet*. For the April issue, Mayor Schneider recommended Councilmember Sogg submit information regarding the vacation of Riverview Lane. She directed Councilmembers to submit information for the *Pink Sheet* to Finance Administrator Mulh.

Clerk's report. none.

Committee reports.

On behalf of the Mayfield School Liaison Committee, Councilmember Turner provided a reminder that the April 12 Council meeting will be held at Gates Mills Elementary School. She then invited Councilmembers to stay 20 minutes after the meeting for the students to present their school. She then advised that a realtors' luncheon is being held at the high school on April

12 to promote the area and the school. Councilmember Welsh asked if there was any type of voucher program available. Councilmember Turner replied that she believes there may be some availability program that allows choice of another school if there is availability. She confirmed she would look into it.

Councilmember Turner, referencing the grant from NOACA through the Metroparks for a study to connect the North and South reservations (The Chagrin Valley Connector Study), advised that the first public meeting is scheduled for March 31 at 6:30 p.m. at the Community House. She noted that Service Director Biggert has been working closely with NOACA and the Metroparks and added that she and Councilmember Frankel serve on the Committee. She said she plans to reach out to the mayors of Moreland Hills and Hunting Valley as those communities are included in the study as well. Councilmember Frankel remarked that there are three different proposals of different routes connecting the North and South reservations and the same will be presented at the public meeting. Councilmember Turner noted that the contractor, Environmental Design Group, is hosting the meeting.

Councilmember Welsh raised the issue of the cemetery and the Glynos property. He noted not much progress has been made with the bank and said the Committee would like the Village to bid on the property. Mayor Schneider expressed her belief that the minimum bid at the next auction is about \$230,000. Finance Administrator Mulh, noting the forecast, expressed concern that the Village would not be in the position to bid on the property. In response to Councilmember Welsh's suggestion of eminent domain, Mayor Schneider suggested the same would not fall under requirements of eminent domain such as public safety and welfare. Councilmember Frankel suggested the starting point should be the determination of whether Villagers would be supportive of having more cemetery space. Councilmember Turner remarked on the need to know what the cost would be. Mayor Schneider suggested Councilmember Welsh investigate price ranges for plots at other nearby cemeteries and formulate a plan. Councilmember Welsh said the Cemetery Committee wants the Village to finance the purchase with a bond issue or the use eminent domain. Mayor Schneider responded that the price of lots would have to go up and the price should be based on other surrounding cemeteries. Councilmember Turner asked about families giving up plots that have not been used. Mayor Schneider said that would take work. Finance Administrator Mulh highlighted difficulty in identifying and contacting owners. Mayor Schneider, referring to the Glynos property, said the Village has no control of the situation right now as it is in the bank's and Mr. Glynos' hands. Councilmember Sogg suggested holding off on the discussion until more councilmembers are available to participate.

Police Chief Minichello provided a written report. He said that Town Hall Coordinator Dorothy Slunski is at home recovering and hopes to return to work in April. Councilmember Frankel asked who has been covering her duties. Chief Minichello advised that Charlene Strasshofer has primarily been filling in as well as Dwight Wheeler. Chief Minichello reported that the new cruiser has been ordered and is expected to be received in about three months. Councilmember Turner thanked the Chief for sharing the note received from the reporter.

Service Director Biggert provided a written report. Councilmember Sogg asked where the 700 tons of salt the Village is committed to purchase will be stored. Service Director Biggert responded that he is considering available options and said the worst case scenario would be to

tarp the excess salt. Councilmember Welsh asked when the Village has to take possession of the salt. Service Director Biggert responded that he would check to see if there is a deadline.

Fire Chief Robinson provided a written report. He shared that over the last few months, he has highlighted employee anniversaries. He then shared that Scott Magoch has been a member of the Volunteer Fire Department for 28 years. Chief Robinson then welcomed Councilmembers to attend "Coffee with the Safety Forces" event on Friday, March 11 at Sara's Place. He concluded noting that as part of capital expenditures, a new fire hose was ordered has been received and will be installed when the weather permits.

It was announced that the next Safety Committee meeting will be on Thursday, April 7 at 5:00 p.m. Councilmember Welsh asked the Police Chief is there had been any luck with speed cameras in the cars. Chief Minichello confirmed there are not speed cameras in the cars.

Second reading was held for Ordinance #2016-08 "An Ordinance Authorizing The Vacation Of Riverview Lane In Gates Mills, Ohio." Councilmember Turner said this issue was referred to the Planning & Zoning Committee. At the Planning & Zoning Committee meeting, the residents as well as a Land Conservancy representative were present. Discussion took place and the recommendation to Council is the vacation of the lane. She added that she believes the involved parties will work out the details to manage the vacation. Mayor Schneider said the vacation will take place at the April meeting.

Business from the audience:

Mike Suster introduced himself and stated that he just moved into the Riverview Lane property. He was in attendance to hear if there was anything going on with that.

Bob Bruml (7099 Gates Road) asked if the Village is working to attract young families. He then asked if the Village is seriously considering a proposal for land use that is or will be available for housing solutions for empty nesters. Mayor Schneider responded yes to both of Mr. Bruml's inquiries. She explained that there are Village committees, including Positively Gates Mills and the Mayfield School Liaison Committee, that are positively promoting our school systems. Councilmember Sogg added that the Positively Gates Mills Committee is very active including creating a brochure that has been distributed at real estate forums. Mayor Schneider said that the Village's Committees are always working and considering on how to attract young families to the Village. Councilmember Sogg acknowledged concerns of Mayfield schools and that brokers like to sell Chagrin Falls. Councilmember Turner stated that 16 homes sold over the winter in the Village and approximately 20 homes are on the market. She added that efforts are made to utilize realtors in communicating good things about the community. Councilmember Frankel suggested Mr. Bruml attend Council's April meeting that will be held at the elementary school to see what the elementary school is about and encouraged inviting friends to attend as well. He said that residents that have a positive perception will be able to promote that. Councilmember Frankel then explained that when considering the tax base, that empty nesters will increase property taxes, however, salaries of empty nesters and the amount of income that they are producing is not as great as young families that are working. He added that the majority of revenue to the Village comes from income taxes whereas very little comes from property taxes. Councilmember Welsh remarked that a voucher system would invite people into

the community. Mayor Schneider said the biggest request is some form of a turnkey piece that our seniors or 55 and older could downsize to. She stated that the Village has been working on it for years. She mentioned that there have been some conclusions that the Village and Planning & Zoning Committee have liked. She further stated that the key is the ability to put it somewhere as there must be access to sanitary sewers and water. She highlighted that sewer connections are far and few between. Mayor Schneider continued by saying that there has been quite a few plans presented but that properties ended up being sold to private families. She confirmed there is interest but the location is a problem. She noted the cost to run utilities becomes prohibitive. Mr. Bruml asked if the utility constraint was imposed by the County. Village Engineer Courtney responded constraints are imposed by the Ohio EPA and that the economics become prohibitive. Councilmember Sogg added that it is very complicated to find property that can handle it.

Dorothy Shillman (6739 Gates Mills Boulevard) highlighted that wherever you are going to put a development, you must look at all of the factors and that there is a lot of planning involved including the consideration of the development of land, access for empty nesters, access for rescue vehicles, land studies necessary of what can be tolerated on the land involving the weight of the structure, rain water, how much washing away of land, etc. Mayor Schneider agreed that a lot of planning has to go into it.

Law Director Hunt provided an update regarding the Glynos property. He stated the fair market value is \$350,000. A sheriff sale is scheduled for March 28 and the minimum bid is \$233,334. The last successful bid was \$234,000. In response to Councilmember Frankel's question regarding the size of the property, it was confirmed that it is 21 acres; however, the majority of it is unusable/unbuildable.

Finance Administrator Mulh noted the Ohio Water Development Authority is implementing an interest rate buy-down program that will result in the Village saving \$73,255.48.

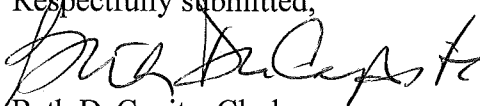
Councilmember Welsh asked if lead testing of water should be done. Councilmember Sogg said Cleveland Water should be checking on that. Mayor Schneider confirmed that Cleveland Water issues an annual report of all of the different findings.

There being no further business, it was moved by Councilmember Sogg, seconded by Councilmember Turner, and unanimously carried, that the council meeting be adjourned.

Roll call: Ayes: Frankel, Sogg, Turner, Welsh.
 Nays: None.
 Motion carried.


Approved:

Karen Schneider, Mayor

Respectfully submitted,

Beth DeCapite, Clerk