

# *The Village of Walton Hills*

## *Committee of the Whole Meeting*

Date: September 13, 2016

Time: 7:15 p.m.

Location of Meeting: Council Chambers

Mayor Hurst called the meeting to order. The roll call was taken by Katie Iaconis. Present: Councilpersons Denny Linville, Mary Brenner-Miller, Paul Rich, Gloria Terlosky, Don Kolograf, and Brian Spitznagel. Administration present: Katie Iaconis, Fiscal Officer; Bill Mason, Law Solicitor.

Approval of the Committee Of the Whole meeting minutes for May 3, 2016 – Councilman Linville makes a motion to approve the Committee Of the Whole meeting minutes of May 3, 2016, seconded by Councilman Rich and six ayes approved. Minutes are approved.

Approval of the Committee Of the Whole meeting minutes for May 10, 2016 – Councilman Rich makes a motion to approve the Committee Of the Whole meeting minutes of May 10, 2016, seconded by Councilman Linville and six ayes approved. Minutes are approved.

Approval of the Regular Council meeting minutes for May 17, 2016 – Councilman Rich makes a motion to approve the Regular Council meeting minutes of May 17, 2016, seconded by Councilman Linville and six ayes approved. Minutes are approved.

Persons having business before Council – Mayor Hurst states that he sees no one in the audience so they will move on to the next item on the agenda.

Council Comments – Mayor Hurst states that, as always, we have comments on every item on the agenda. He states that if he can move forward, he can move forward on the progression of the meeting. He tells the Council that they do have information that he passed out from all of the department heads of reports of activities within the month of September and August. He asks if there are any Council comments. Councilwoman Brenner-Miller makes one comment stating that in the months to follow, she does not want to lose track of the fact that she had brought up about solicitors coming into the Village, and that she thinks they should be registered. She states that she thinks they need to take a step in that direction, especially when you are home alone and you are by yourself. She thinks we need to do something, even if it is \$5.00 and a lanyard/ID. So, we need to not forget about that. We need to take some kind of action so when someone looks out their window, they know that they have been registered. Mayor Hurst states that he was going to put in procedures and policies into place, and then share it with Council. He was not going to charge them a fee, but he was going to charge them the fee of what it costs to laminate and our time. So, he would say administration fee or something of that nature. But he would put that into effect to where, “These are the business hours for this and you have to come dusk to dark.” He will put together a package and let Councilwoman Brenner-Miller see it by November. Councilwoman states that would be great and thanks him.

Councilwoman Terlosky speaks and states that she does not know if anyone in Council has problems with coyotes. She states that this coyote has been in my back yard and across the street, and is as big as a German Shepherd now, and is huge. Her neighbor on the end has a little dog and is chained. She stopped as she was leaving the street and stated that she is concerned because this coyote is around and her neighbor’s dog is chained. The dog does not have a china man’s chance if the coyote comes after him. She states that she is seeing them more and more and that the coyotes are coming closer and closer. Her understanding was that we could not kill them. Now, we have it in our thing that they are considered a varmint. So, can we do something with trapping them or something now? Mayor Hurst says no, but we do

have it in place now, we changed it, so if they were destroying your property or doing something, you have permission to kill it or defend yourself. This was changed about a year-and-a-half to two years ago. We have no intentions of trapping them right now or anything like that, but if it becomes a problem, we can talk to our animal ordinance. He doesn't know if we have a live trap for these. He knows that they have them for raccoons and opossums, but for a coyote, it is pretty large. I do know that years ago; I am talking about in the 80s and 90s; when they were trapping the deer live, they made such a screech and horrified scream, that it didn't work out in Walton Hills, so I am sure that the coyotes would be just as violent and very loud. So, he doesn't think that we are anticipating to capture them alive. He wants her to understand that it is not as simple as baiting them and catching them because they are a vicious animal and he really doesn't think they would go quietly. He is saying that this is why they put this in place because they did have some residents actually kill the coyotes because they were going after their ducks in a pond or they were going after their little children in the backyard or something like that, so they have had instances where it has happened. Councilwoman asks if it is one of our police officers that is designated. Mayor Hurst states that yes, he works for us part-time and his name is Josh Wendl. He works full-time in Oakwood and he is also their animal warden now too he believes. He is a K-9 police officer like Mike Gervase over there. There is continued discussion regarding coyote sightings. No other questions or comments.

Discussion on Item H – Road program discussion – Mayor Hurst states that as of last week, if everyone remembers, our Village Engineer brought up the language of crack seal and striping. If everyone is comfortable with this, the Mayor would like to go out for bids for that next week at the Council Meeting, a resolution for us to pursue forward so while we have a good season still ahead of us, we can get that done this year. He asks if anyone has any problems with this or any questions. We didn't put it in the budget and this will be an impact to our budget, but he wanted everyone to be aware of it and we want to go out for bids, and we want to seal the new additions to the road so they don't break off and things like that. Councilman asks if we are going to discuss what we were discussing in more detail about road program and Mayor Hurst says that he was going to talk about that on Item L. Mayor Hurst states that with everyone's support, he will put this on next week's Council meeting. No other questions or comments.

Discuss an Ordinance to create a storefront improvement grant – Mayor Hurst tells the Council that he passed out pieces of paper that addresses storefront. He explains that we need an ordinance in place for me to apply for a grant. This ordinance can only be funded through the grant money and not in the Village coffers. That is one of the projects he would like to do. It is on Creek Road and that is the old Penelope's Place. He is telling the Council now so next year, if we do get the money and we are ready to go, and they know what he is wanting to try and do there. He wants to put up a sign that says "Creek Road Industrial Park" and he wants to put the cross bucks and this and that. The grant is for \$50,000. This is a new program. We have two things that we want to do between now and November. This is one thing – to place an ordinance in place for storefront. We want to have a public meeting about the grant and also, in that same public meeting, we want to talk about the CDGB grant, which is an industrial improvement for our targeted area. We have already applied twice for it. We have not been successful. Mayor Hurst will continue to aggravate them until we do become successful. If anything, he is going to be persistent. The reason he wants the Council to be aware of this is because he gave them a sample of what he is going to pursue next year. Mr. Mason will have to put together language of whatever the storefront ordinance would have to be. Mayor Hurst states that he does not know what that would be, but he does know that Tom Jordan states that this is what the language would have to be – storefront. I would use the industrial area or the commercial grade area. Mayor Hurst states that we may call it beautification, but the County calls it storefront. He says that he doesn't think we will have that my next week, but hopefully by October, we will have it, so he just wanted the Council to be prepared of what is coming down the pike. Everyone is okay with this.

Discussion on Item J – Discuss appointing Board of Zoning Appeals – We did discuss this in Executive Session and everyone seemed very comfortable with what my recommendations are. Mayor Hurst will draft a resolution and have this on next week’s agenda. Everyone is comfortable with this.

Discussion on Item K –Discussion to enter into an easement with the corner of Dunham Road and Sagamore Road. The reason Mayor Hurst wants to put this on the agenda is so the Council knows that this is the last gateway for this season. This is actually the property – if you go on Dunham Road and Sagamore Road, Mayor Hurst wants to push it back about four feet on that property. I wanted to get a Writ of Easement so in ten years from now, if something needs done to the bricks or the fence or something, the Village will fix it. Mayor Hurst states that the Council and him are honorable people and would do that, but we don’t know who is going to be in this position in ten years, so that is why we want an easement of that little four foot. We are pushing it deeper back because if you have seen our sign, it has been hit twice now. So, there is a target, I think. This is the sign on the white post and the flowerbed. The new one by the battery one was hit. The white post has been hit twice now and they went all the way up into the flowerbed because they had 6 x 6s around it. We are going to put the same thing around it – two brick pillars and a cross-buck fence. The same thing we have elsewhere. Mayor Hurst just wanted it in print. And as far as the storefront, which will be next year, he has already granted me whatever I need as far as space to come there, because there is a main gas line there. So, I have to move it back about 3-1/2 to 4 feet back on that property a little bit. So, we don’t want to put anything over top of that main gas line. It runs parallel with Creek Road out into the middle of Route 8. So, we are going to have to push back on his property a little bit. Mayor Hurst just wants to do what they did at Battery Place, where we have an easement in place, so it shows that we are taking responsibility so whoever is in this position, we don’t get caught up with “Well the Village did this, the Village did that.” Then there is an argument over nothing. No other questions or concerns.

Debt Discussion – Bond vs. Notes – Mayor Hurst states to Councilman Rich that this is where he was going to discuss the road programs, etc. Mayor Hurst tries to explain our debt to the Council. He says that they have \$1,300,000 in debt right now. We have to roll that over by the end of November because it comes due December 31 or something. So we are going to move forward on rolling that over, but we are going to sell our debt. We are not going to hold onto it anymore because Mayor Hurst wants to keep the \$3,000,000 in the bank. He doesn’t want to say that we have \$2,000,000 and \$1,000,000 in debt. He wants to sell the \$1,300,000 and pay that at the end of the year. So, it is going to cost us \$8,000 instead of \$4,000; like I showed you in that workout sheet last week showing them how we save money. He wants to sell this debt and he wants to talk more about how we can pay for long-term programs. The way Mayor Hurst was trying to express it is that we pay out around \$300,000, \$400,000, or \$500,000 each year, depending on the project, in our Village. What Mayor Hurst is trying to do is say in the next three to four years, these roads will be fixed. We have a program in place and we are going to lock ourselves in at \$300,000 a year to pay on this loan and hopefully, in three to five years, we will have the Ford plant redeveloped, we will have other objects that we talked about in Executive Session in place to fund all of these programs. The Council supported Mayor Hurst on the JEDD with Sagamore, which created the \$400,000 that we have already collected that we never had in our grasp before. Mayor Hurst wants everyone to understand that with this kind of progression forward and what we have been doing as a group has shown long-term projection and shown that we are preparing for these long-term projects. The roads are in bad shape. Mayor Hurst asks each one of the Councilmembers to please take time to cruise around the Village and look at them. Barclay Estates is not on the scope for another three years, but the curbing or the sides of the road are really breaking down bad. We all know that is the pace. There are several areas in the Village where it is breaking down. It is not like Maple Heights and it is not like Garfield Heights, but if we don’t get on top of it and talk this year and decide what we are going to do next year, we could have ourselves in a position where we putting more money out than we needed to. Mayor Hurst states he will put together a spreadsheet for the next COW in October that shows what we paid out the last five years on projects, to show if we would have had debt and we would have had fixed rate, we would probably have had a little more savings on our bottom line. We still have Alexander and Northfield Road \$390,000 that is

still on the scope. We will probably start it this year and finish it next year so we will not get hit with the \$390,000 in one year, but we have already received half of that money; well, we have not received it, we have received permission to get it when we start the project. Mayor Hurst states that he is open to any kind of conversation that the Council wants to have on how we are going to fix these roads, fix these buildings, and fix these infrastructures without some kind of plan in place. This is what Mayor Hurst is trying to do. Councilman Rich speaks and states that he has been thinking about this all week. He states that it would be nice to know what road we want to repair in 2017, 2018, and 2019 so we could visually see what is coming up. Based on the inventory report, we know what roads are poor and what roads are very good. We know it could change, but if we could look at it and say “We are going to do Hickory, Logan, Fern, and Chestnut next year, it going to cost us \$400,000. In 2018, we are going to do this, this, and this and it is going to cost us \$400,000. And then in 2019...” If we are going to have a payment of \$300,000/year to pay back the debt, Councilman Rich is assuming that is going to be enough to take care of the building and it is going to be enough to take care of the building on Dunham Road plus the roads? He is wondering if this is how we are looking at this whole process. Mayor Hurst replies and says that we don’t know the full projection of what the audit is with the energy audit, so we have to see those numbers as well. Mayor Hurst is preparing the Council, as the purse-string holders, with what they want to do to fund this. We need a furnace here, and we all know that. We don’t know what that cost is because I am not a furnace guy. We all know that we have an original roof here and we need to know if we want to put that on or if we want to patch it. These are two major costs. We know we have some streets breaking down. We don’t have to do them all in one year, we could stretch it out. Hypothetically, using generic numbers, if you bond \$4,000,000, you bond it out, and you have to spend 60% the first year, then the next two years there is a percentage requirement of how much you have to spend of that. So, \$4,000,000 would have to be stretched out over three to four years’ of projects and then you are locked in for 25 or 20 years, and at that percentage rate. The reason why Mayor Hurst is interested in this because right now, interest rates are low and right now, we are at a pretty good economy starting to move forward. It is not booming, but it is moving forward. We have projects and debt that demand this kind of money to be rolled over. So all the criteria is in the right place. It is up to the Council to make this happen or not make this happen. Mayor Hurst goes into the uncertainty of the next presidential elections with interest rates and what is going to happen. Mayor Hurst just wanted the Council to be prepared. He states that the program that is put together by the engineers does give some specifics of what roads he would like to see. This doesn’t mean we are tied to those – these are up to the Council on what they feel is best. We could bring him back and go line-by-line on what roads are important. Discussion occurs regarding this between Mayor Hurst and the Council regarding what is best. A question is raised regarding the Energy Audit asking when this will be back. Mayor Hurst states that he signed a Letter of Intent and he was given a certain time. They were going to put together a timeline and once the Mayor gets it, he will share it with them. It will have to come to the Council for presentation anyway. An option is raised questioning whether we can increase the fees through the court system that allowed us to get a police car every year. Mayor Hurst says \$10.00. It is paid towards the debt. They are asking if we could increase that fee in the court system. Mayor Hurst states that we can, but we have to be careful and stay underneath Garfield Heights’ number and he thinks they are at \$123.00 per court case and we are at \$100.00, so the Mayor thinks we could go up another \$10.00 but he is not sure. He will find this out. He states that this is a revenue generator if we need to, but as you look at our court cases, when I read it, every year it has increased since 2010. Another comment is brought up by a gentleman that states that we are all concerned about our fun balance there about maintaining something there and then we get to worrying about how much deficit we are in and how much we have to go into that fun balance. If we project that out, how long the deficit is going to last, etc. He is asking that we see something on paper, as was previously suggested, to come up with the roads that we could repair and have some sort of number to at least do the necessary things from that audit, even if we don’t do the roofing, to kind of have an idea and we can see it. Everyone on the Council agrees that we need to see it in black and white and see how that all comes in – and where we are going to end up this year with our budget, etc. This will be put on the month of October for more discussion once the Energy Audit is in and we have more information.

Discussion on Item M – Discussion on CIC Board member appointment. Mayor Hurst addresses the Council and asks them to think of four people, as discussed in Executive Session, and he will put together a brief paragraph of what I would feel I would like to see in Board Members and decide who wants to serve as Councilmembers and the Mayor as the chairman, like a planning commission, as we have done in the past. So, everyone should decide what they would like to do. Mayor Hurst states that he does have some visions and projections of some ideals and things and he thinks he can come up with some good ideals that would benefit us all. He would like everyone to give that some thought. No other comments are made on this.

Ordinance N – 2016-10 – for Delinquent Property Taxes. Mayor Hurst wants to make sure that everybody is aware that we will have this on next week's agenda for the council meeting. This is to collect taxes and put on their property duplicate because they owe us money for alarm drops and things. Discussion occurs assessments and percentages for these. A concern is raised about the increase in sewer and water not going over too well, and wanting to know what our other options are; but then if there is a drainage fee or a road fee, it doesn't look like we are taxing the citizens, it is keeping improvements in a bank account, more or less. We could go out for a police levy or a safety levy, and then the money we are spending right now, \$2,000,000, for the police department, fire department, and dispatchers could be freed up for other things. There are a lot of things we can do. We have no levies and we have absolutely nothing. That is a bragging point of our community. We have the original tax code from 1951. The council always had tons of money. We are finding other places to get funds from. Discussion ensues on this issue. Everyone supports moving forward on this.

Discussion on Item O – Resolution for bids for Senior Snow Plowing. This is going to be put on next week and everyone is okay with that.

Discussion on Item P – Resolution for Tax Rate. This is just to commit to the same tax rate that we are at right now, 0.3 million, for the County records. Everyone supports this.

Discussion on Item Q – Resolution 2016-27 – Contract with Norfolk Southern for painting the railroad bridge. Mayor Hurst states that we finally got a contract. Everybody is on the same page. Mayor Hurst is ready to go out for bids through the engineering department. The estimate is around \$18,000.00. Mayor Hurst is figuring there is going to be some engineering fee or whatever on there, so he is saying \$20,000.00 is what he wants to spend. He states that we need to pick a color. Mayor Hurst received a call from Brock Millstein and he was ecstatic when he found out that the Mayor finally got this through and states that he will pay half. So, we will have \$10,000.00 in the game and he is going to have \$10,000.00 in the game. A discussion occurs regarding the color. A discussion ensues regarding the Village having to pay to redo the bridge for the Railroad company. The Mayor states that he is ready to invest his time and efforts to get this done because it is going to beautify the Village and no other reason. It is reassured that the \$18,000.00 estimate includes the paint. Our engineers are handling everything and do the whole nine yards. It is agreed to put this on next week's agenda for the Council to give the Mayor support to go out for bids. He does not need the Council's approval since it is under \$25,000.00, but he wants everyone to be on board so when it impacts, I would like to say well all of Council supports it.

Other Business – Mayor Hurst states that he passed out a memo from Joe Gigliotti regarding repairing the intersection at Northfield/Sagamore Road stating that it will be \$16,200.00 for this repair. The Mayor just wants everybody to be aware of it and he wants to get this done as well. This is to cut the curb down and they had to get some approval from Northfield because there is something that controls that traffic light that is in the ground there and they had to get the specs for how deep it was, etc. There is a program on Thursday about NOCCA for Councilmembers.

Mayor Hurst goes over the agenda for next week's Council Meeting – all for suspension.

- Crack seal Resolution – Item H.
- Resolution for discussion of Zoning Board of Appeals.
- Easement with Sagamore and Dunham Road – Mayor Hurst did the same thing with the battery place and he just signed it and it went to the County for records. If he did do a Resolution, there would be a Resolution on that, just stating the longitude and latitude and what the footage is.
- Ordinance for Delinquent Property Tax. A question is now raised for the number of notices given before they start the process. Mayor Hurst states that he does not know if they have a policy or procedure in place, but he thought three was the number.
- Resolution for Bids for Snow Plow.
- Resolution for Tax Rate.
- Resolution of the Norfolk Southern painting of the railroad bridge.

No other comments from the audience or Council.

Councilman Rich motioned to adjourn the meeting, seconded by Councilman Linville, and six eyes approved. The meeting adjourned at 8:18 p.m.

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Katie Iaconis, Fiscal Officer