

COUNCIL WORK SESSION

MONDAY, MARCH 17, 2014

5:00 P.M. PROMPT

AMENDED

- **DISCUSSION WITH MAYOR GOTTSCHALK & MAYOR HURST**

- **DISCUSSION OF AGENDA**

- **DISCUSSION OF RENTAL FEES – Beverly**

- **DISCUSSION OF LOT SIZES – R-1 1925.05, R-2 1927.05, R-3 1929.05 – Beverly**

- **DISCUSSION OF 511.12 CRIMINAL ACTIVITY NUISANCES, COSTS OF ENFORCEMENT**

- **DISCUSSION OF REALTOR FOR CITY OWNED HOMES**

- **DISCUSSION OF HOUSING PROGRAM COMPLETION OF WORK (132 Woodrow/324 Paul)**

- **DISCUSSION OF PLANNING COMMISSION MEMBER VACANCY**

- **EXECUTIVE SESSION - Personnel/Economic Development**

Bedford, Ohio

March 17, 2014

Bedford City Council met in a work session at Bedford City Hall on Monday, March 17, 2014 at 5:11 p.m.

Present: Council Members: Mayor Stan Koci, Sandy Spinks, Walter Genutis, Marilyn Zolata, Greg Pozar, Don Saunders. Administration: Acting City Manager Mike Mallis, Assistant Law Director John Montello, Building Commissioner Calvin Beverly, Clerk of Council Lorree Villers. Absent: Paula Mizzak. Also Present: Mayor Gottschalk and Mayor Hurst.

Mayor Koci said the agenda was going to be rearranged and the Executive Session would be placed first this evening.

At 5:12 p.m., motion made by Zolata seconded by Genutis to recess into Executive Session. Bedford City Council, Mayor Gottschalk and Mayor Hurst went into Executive Session to discuss Personnel/Economic Development.

At 6:15 p.m., Mayor Gottschalk and Mayor Hurst were excused from Executive Session. Council decided they would need to continue the Executive Session later after the agenda topics had been discussed.

Mayor Koci began discussion of the Regular Council Meeting agenda.

Council did not have any corrections regarding the minutes of the Work Session of March 3, 2014, the Regular Meeting of March 3, 2014, the Special Work Session of March 5, 2014 and the minutes of Wards 3 & 5 meeting held March 10, 2014.

Ordinance No. 9153-14 was an ordinance to levy assessments for delinquent water bills. This was read as a first reading on March 3, 2014. This ordinance would pass this evening.

Ordinance No. 9154-14 was an ordinance authorizing the City Manager to enter into a contract with Complete Lawn & Yard Service. Mr. Bellar previously requested this be read as emergency legislation this evening; otherwise it would hold up the Administration's process. Mr. Mallis explained there were a few other bids but Mr. Bellar was comfortable with Complete Lawn & Yard Service. The City had been doing business with this company for 10 years. A couple of the bids were not bid correctly. The Building Department was being proactive and more aggressive in how they handled grass cutting issues. The cutting rates varied starting at \$19 to \$32 per cut with Complete Lawn & Yard Service being the lowest complete bid.

Ordinance No. 9155-14 was an ordinance amending Ordinance No. 9122-13 making additional appropriations. Mr. Gambosi read his memo that was attached to the legislation. He said most of these had to deal with grants. The budgetary process was explained to Mr. Genutis and why Mr. Gambosi was requesting these changes this evening. See attached memo for the explanation.

DISCUSSION OF RENTAL FEES

Mr. Mallis clarified 95% of these rental license and inspections fees would not affect the residents but rather the landlords. He explained according to surrounding communities Bedford was a very cheap place to do rental business. Bedford charged lower than anyone in the area. Mr. Beverly explained the proposed increases would be effective July 1, 2014. He also planned to restructure the process in the Building Department as far as fees, Council was comfortable with his suggestions. (see attached) Most of Council felt Bedford had too many rentals.

DISCUSSION OF LOT SIZES – CHAPTERS R-1 1925.05, R-2 1927.05, R-3 1929.05

Mr. Beverly explained the lot sizes he wanted to address were as follows: R-1 1925.05, R-2 1927.05 and R-3 1929.05. He felt the current codes limited the City when it came to buildable lot sizes. The suggested changes would allow new homes to be built that would bring in more tax dollars, water paying customers, help the school system and help the budget overall. If there was an issue, it would still need to go before the Board of Zoning Appeals to address the variance issue. He pointed out there were some guidelines that needed to be met if the home had an attached garage. He said all the minimum lot widths would be changed to 50 feet with a few other minor changes. (see attached)

DISCUSSION OF CHAPTER 511.12 CRIMINAL ACTIVITY NUISANCES, COSTS OF ENFORCEMENT

Mr. Mallis explained the Administration had met to discuss Chapter 511.12 “Criminal Activity Nuisances, Cost Enforcement”. The proposed change would be in Chapter 511.12 (b) adding an additional \$100.00 administrative cost if not paid within the allotted time. He explained the City never enforced Chapter 511.99 “Penalty” which stated any person who violated any provision of Chapter 511 shall be deemed guilty of a minor misdemeanor. Council agreed there needed to be a “hammer” of some sort to encourage these residents to behave. Bedford still maintained Quality of Life. The Administration would change the process similar to how the grass and water assessments were handled through the Finance Department.

DISCUSSION OF REALTOR FOR CITY OWNED HOMES

Mr. Mallis was in the process of considering realtors to handle the City owned homes. It was determined that these homes should have been listed three (3) years ago. The focus was to sell these homes because they were costing the City too much in taxes and expenses. This issue needed to be addressed as soon as possible.

DISCUSSION OF HOUSING PROGRAM COMPLETION OF WORK

The homes in question were 132 Woodrow and 324 Paul. The former City Manager, Hank Angelo addressed these homes at the Work Session of January 21, 2014. (see attached minutes) Mr. Mallis passed out a spreadsheet that addressed the description, scope of work, code violations, estimates and notes for both homes. (see attached)

DISCUSSION OF PLANNING COMMISSION MEMBER VACANCY

Council still hadn't found a replacement for Mr. Erdos who did not want to commit to another term.

Discussion of the Regular Meeting agenda was concluded.

At 7:40 p.m., Bedford City Council went into Executive Session again.

At 7:55 p.m., Bedford City Council came out of Executive Session to conduct the Regular Council meeting. Council would need to go back into Executive Session after the Regular Council meeting this evening.

At 9:16 p.m., Bedford City Council went back into Executive Session to discuss personnel.

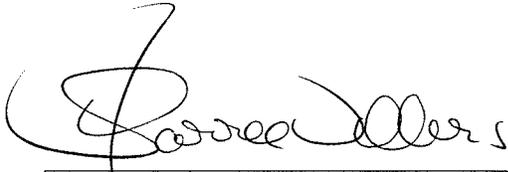
Executive Session adjourned at 10:07 p.m.

Work Session adjourned at 10:08 p.m.

#3

Bedford, Ohio

March 17, 2014



Clerk of Council



Mayor – President of Council

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**
 - a. Approval of Minutes of the Work Session of March 3, 2014
 - b. Approval of Minutes of the Regular Meeting of March 3, 2014
 - c. Approval of Minutes of the Special Work Session Meeting of March 5, 2014
 - d. Approval of Minutes of the Ward 3 & 5 Meeting of March 10, 2014

5. **OLD BUSINESS**
 - a. Ordinance No. 9153-14 levy assessments for delinquent water bills (1st 3/3/14)

6. **REPORTS**
 - a. City Manager
 - b. Law Director
 - c. Finance Director
 - d. Council Reports

7. **NEW BUSINESS**
 - a. Ordinance No. 9154-14 authorizing the City Manager to enter into a contract w/Complete Lawn & Yard Service
 - b. Ordinance No. 9155-14 amending Ordinance No. 9122-13 making additional appropriations

8. **HEARING OF CITIZENS**

9. **ADJOURNMENT**

PLEASE TURN OFF ALL CELL PHONES BEFORE COUNCIL MEETING
(Council minutes and agenda posted at www.bedfordoh.gov)

Bedford, Ohio

March 17, 2014

Bedford City Council met in Regular Session at Bedford City Hall on Monday, March 17, 2014. Mayor Koci called the meeting to order at 8:01 P.M. The meeting was opened by pledging allegiance to the flag. The roll was called. Present: Saunders, Zolata, Spinks, Koci, Genutis, Pozar. Absent: Mizesak.

Motion made by Zolata and seconded by Saunders to excuse Councilwoman Mizesak. The roll was called. Vote – Yeas: Saunders, Zolata, Spinks, Koci, Genutis, Pozar. Nays: None. Motion carried unanimously.

Motion made by Spinks and seconded by Zolata to approve the minutes of the Work Session of March 3, 2014. The roll was called. Vote – Yeas: Saunders, Zolata, Spinks, Koci, Genutis, Pozar. Nays: None. Motion carried unanimously.

Motion made by Spinks and seconded by Zolata to approve the minutes of the Regular Meeting of March 3, 2014. The roll was called. Vote – Yeas: Saunders, Zolata, Spinks, Koci, Genutis, Pozar. Nays: None. Motion carried unanimously.

Motion made by Pozar and seconded by Zolata to approve the minutes of the Special Work Session of March 5, 2014. The roll was called. Vote – Yeas: Zolata, Spinks, Koci, Genutis, Pozar. Abstain: Saunders. Motion carried.

Motion made by Zolata and seconded by Pozar to approve the minutes of the Wards 3 & 5 meeting of March 10, 2014. The roll was called. Vote – Yeas: Zolata, Pozar. Abstain: Saunders, Koci, Spinks, Genutis. Motion carried. Council members were not required to attend this Ward meeting; these minutes were approved.

ORDINANCE NO. 9153-14, AN ORDINANCE TO LEVY ASSESSMENTS FOR DELINQUENT WATER BILLS AND DECLARING AN EMERGENCY PLACED ON FIRST READING ON MARCH 3, 2014 WAS READ BY TITLE ONLY.

Motion made by Zolata seconded by Spinks to suspend the rule requiring the reading of said ordinance on three different days.

The roll was called. Vote – Yeas: Saunders, Zolata, Spinks, Koci, Genutis, Pozar. Nays: None. Motion carried unanimously.

Motion made by Pozar seconded by Saunders to place Ordinance No. **9153-14** on third and final reading and passed.

Mr. Mallis said these residents did not pay their water bill(s) so they would be assessed for these costs. It was determined the Harrison Street property was a six unit rental and that was why the bill was so large. Mr. Pozar noticed the amount of delinquent water bills and the dollar amounts had increased over the years. He asked if the property tax suffered as well. Mr. Gambosi said tax and water delinquencies went hand in hand. In general the public was suffering financially so these types of assessments had increased whether the property was occupied or vacant. It was clarified that there was a water/sewer charge regardless whether the home was occupied or not. The City had to maintain the waterlines, employee costs for service and daily costs.

The roll was called. Vote – Yeas: Saunders, Zolata, Spinks, Koci, Genutis, Pozar. Nays: None. Motion carried unanimously.

Acting City Manager, Michael Mallis thanked those that attended the Wards 3 & 5 meeting. The next Ward meeting was March 24, 2014 for Wards 1 & 4 at 7:00 p.m. A Code Red would be used to announce all the Ward meetings.

Assistant Law Director John Montello congratulated Mayor Koci on his induction into the Distinguished Hall of Fame. The Bedford High School put on a very nice function.

Finance Director Frank Gambosi, urged everyone to file their taxes before April 15, 2014. The last two Saturdays prior to April 15, 2014 the Tax Department would be open from 9:00 a.m. to 1:00 p.m.; 2,500 to 4,000 residents took advantage of this service. He reminded everyone of the Rotary Pancake Breakfast on April 27, 2014.

Councilman Saunders referred to the power outages Lake and Ashtabula Counties were experiencing from snow being piled up against the telephone poles; that was why he continually urged everyone to shovel the snow from around these poles. He announced the County Council District 9 debate would be held Saturday, March 22, 2014 at 10:00 a.m. at Stephanie Tubbs Jones Health Center.

Councilman Pozar said the Southeastern bus line would be merging with another company. He referred to a note he received regarding the signs posted in the windows at the old Medic Building on Broadway Avenue. Mr. Beverly explained a citation had been mailed and the building was available. He received a complaint regarding the poor quality of paving on Grand Boulevard between Southwick Drive and Broadway Avenue. Mr. Mallis explained the City Engineer had already addressed this issue along with other streets. The newly paved streets were also going to be cracked sealed. Mr. Bellar and Mr. Frances would be doing an inspection. Mr. Pozar asked when the audit would be complete. Mr. Gambosi explained it should be done in the month of April; the final report would be done by May 31, 2014.

Councilwoman Zolata wished everyone a Happy St. Patrick's Day. She said the Wards 3 & 5 meeting went very well. She congratulated Dana Best-Mizsak on a job well done at the Historical Society event. She asked if other roads were going to be evaluated in 2014. Mr. Mallis said there was a five (5) year plan in place. There were no monies budgeted for a street paving program in 2014 but there would be areas of concern to address. Mr. Mallis pointed out the City did \$1.5 million in street paving improvements in 2013. Councilwoman Zolata invited everyone to the Light of Hearts Rock-a-thon, St Mary's fish fry and the Rotary Pancake Breakfast.

Councilman Genutis urged everyone to get involved with the free Community Garden; training was available.

Councilwoman Spinks announced the Bedford Garden Club meeting was Thursday, March 20, 2014 at 7:00 p.m. at the Ellenwood Recreation Center. The Wards 1 & 4 meeting was scheduled for Monday, March 24, 2014 at 7:00 p.m. She just attended the NLC conference in Washington, DC where she learned a lot of things. She joined Women in Municipal Government (WIMG) while she was at NLC conference.

Mayor Koci enjoyed the trip to the NLC conference. He received an award for NLC Platinum Certificate Leadership Statesman. He thanked the Bedford High School on his induction into the Distinguished Hall of Fame and pointed out Jeff Duber that was in attendance this evening was also an inductee into the Hall of Fame. He said Council would announce shortly the name of the new City Manager. He said the County would be starting to address the Columbus Road Bridge shortly which could take a year to complete. Mr. Mallis clarified the County was constructing a new bridge; the current one was not going to be fixed.

ORDINANCE NO. 9154-14, AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH COMPLETE LAWN & YARD SERVICE BEING THE LOWEST, RESPONSIVE AND RESPONSIBLE BIDDER, AND DECLARING AN EMERGENCY WAS READ BY TITLE ONLY.

Motion made by Saunders seconded by Pozar to suspend the rule requiring the reading of said ordinance on three different days.

The roll was called. Vote – Yeas: Saunders, Zolata, Spinks, Koci, Genutis, Pozar. Nays: None. Motion carried unanimously.

Motion made by Zolata seconded by Spinks to place Ordinance No. **9154-14** on third and final reading and passed.

Mr. Mallis explained the City had been doing business with this company for 10 years and this company was the lowest bidder.

The roll was called. Vote – Yeas: Saunders, Zolata, Spinks, Koci, Genutis, Pozar. Nays: None. Motion carried unanimously.

ORDINANCE NO. 9155-14, AN ORDINANCE AMENDING ORDINANCE NO. 9122-13 MAKING ADDITIONAL APPROPRIATIONS FOR CURRENT EXPENDITURES OF THE CITY OF BEDFORD, OHIO DURING THE YEAR 2014 AND DECLARING AN EMERGENCY WAS READ BY TITLE ONLY.

Motion made by Zolata seconded by Genutis to suspend the rule requiring the reading of said ordinance on three different days.

The roll was called. Vote – Yeas: Saunders, Zolata, Spinks, Koci, Genutis, Pozar. Nays: None. Motion carried unanimously.

Motion made by Saunders seconded by Spinks to place Ordinance No. **9155-14** on third and final reading and passed.

Mr. Gambosi explained most of these were re-appropriated grant monies, overtime and bonded funds.

The roll was called. Vote – Yeas: Saunders, Zolata, Spinks, Koci, Genutis, Pozar. Nays: None. Motion carried unanimously.

Mayor Koci said that concluded the business portion of the meeting and asked if anyone in the audience had any concerns.

Tim Tench, 86 Marion Drive, congratulated Mr. Genutis to the vacant Ward 2 position and Mayor Koci on his induction into the Hall of Fame. He invited everyone to the drama production at the Bedford High School March 21st and 22nd at 7:30 p.m. and the 23rd at 2:00 p.m.

Jeff Duber, 134 Harriman Street, asked for some information regarding sidewalk repair and costs. He suggested a RFQ so the homeowner could be charged a reasonable fee. Mr. Mallis replied yes the City was working on having something in place. Mr. Duber thought the City should address the sidewalks in front of the vacant or foreclosed homes and assess the property. Mr. Mallis would look into this idea.

Orlando Rosario, 257 Deborah Lane, submitted some addresses to Mr. Mallis regarding vehicles being parked in the street and a resident that was walking an unleashed dog. He explained a situation that happened on March 11, 2014 at the Ellenwood Recreation Center regarding his dog that got hurt on getting on the bus; he hoped the City would pay for costs. He also hoped the City would transport him and his dog in a different City vehicle, as a former employee Mr. Anderson did. Mr. Lewis suggested Mr. Rosario and his be dog was loaded onto the bus by using the wheelchair lift. Mr. Rosario said the Pilot Dog School suggested they not be loaded in this manner; the dog could jump off and pull Mr. Rosario from the wheelchair lift. He felt Mr. Lewis was not very cooperative and that he did not care. Mr. Mallis noted Mr. Lewis did talk to him about the situation. It was determined the SUV at Ellenwood was actually higher than the bus steps. He submitted a vet bill to Mr. Mallis.

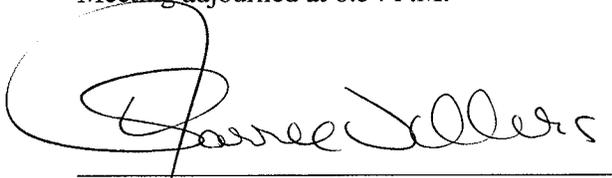
Joyce Daunch, 86 Harriman Street, announced the next FriDates was March 28, 2014 at 7:30 p.m.

Councilwoman Zolata suggested the discussion regarding sidewalk replacement be discussed at the next two Ward meetings.

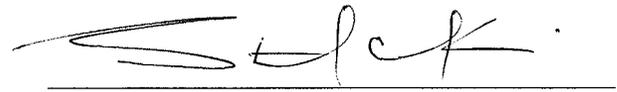
Mayor Koci reminded Council the Work Session Executive Session would resume shortly.

Mayor Koci asked if there were any further comments. There being no reply, motion made by Zolata seconded Genutis to adjourn. The roll was called. Vote – Yeas: Saunders, Zolata, Spinks, Koci, Genutis, Pozar. Nays: None. Motion carried unanimously.

Meeting adjourned at 8:54 P.M.



Clerk of Council



Mayor – President of Council