

**MINUTES OF CITY COUNCIL WORKSESSION
SHEFFIELD LAKE, OHIO
May 21, 2024**

The regular meeting of the City Council Worksession was held Tuesday, May 21, 2024. President Rosso called the meeting to order at 7:08 PM.

ROLL CALL OF MEMBERS:

Present: President Rosso, Kovach, Stark, Wtulich, DeBottis, Petrucci, Cizl, Mayor Radeff, Finance Director Fallis, Law Director Graves, Service Director Hastings.

Excused: Gee.

Attending: Citizens.

PRESENTATIONS: None.

*******COMMITTEES*******

ROADS & DRAINS: None. **SAFETY:** None. **BUILDINGS, LANDS,**

VEHICLES & EQUIPMENT: None. **ORDINANCE:** Very Lengthy discussion on parking ban, golf carts and code text amendment with key points/questions as follows: Councilman Cizl says there are a number of issues I would like to have a discussion on tonight, the first one being parking ban. The parking ban is from 2am-6am and I'm not sure when that started and why. How it came about 2am-6am I could guess, emergency vehicle access I heard, width of the roadway, etc. Possible solutions if lifted are temporary permits. Street usage, obviously the issue/concerns are using the streets for additional long-term parking and storage of vehicles. How does that affect enforcement of vehicles and alternatives for single driveways. President Rosso states it goes back to the initial discussion starting in 2001. It started because there was a request to make Erieview no parking ever. The chiefs' position at the time was to push for a 24 hour ban on parking throughout the whole city. That didn't catch any traction. In 2002 it was still discussed about Erieview. The police chief view was it was a safety issue and the fire chief view was it was an issue getting emergency vehicles up and down our narrow streets. It came up again in 2013. The discussion always was safety. There was a concern on streets that did not have curbs and parking on the berm was damaging the storm sewers. There was a lot of discussion on it and also residents coming up and giving their opinion. There was talk one time even that if we limited it to the 2-6, we allowed people to park in their front yards, but we decided never to allow that. There was a discussion about how many houses don't have driveways long enough for multiple cars. It really seems to impact those dead-end streets off Irving Park. Belle, Brockley and Holl are mentioned in these minutes also. It was also brought up that supposedly some realtors had commented that having all the parking on the street was diminishing the property value in the city. I'm just repeating a statement,

I don't have any facts of if that could possibly be true. The police and fire chiefs wanted the 24-hour ban and we compromised on the 2-6, because every other city around was kinda doing it that way. The focus was on safety. Our current police chief mentioned people couldn't get in and out of cars at night, they can see down the roads better. Then the equipment for the fire dept., an ambulance has to have enough room. A lot of our streets aren't wide enough. In November of 2013, council passed the legislation to ban parking from 2am-6am. I don't remember anybody voting no. Councilwoman Satrk says I think it was unanimous. It's been 11 years and it has come up again and seems to pop up every couple years. There was discussion I found interesting. You talk about being fair and you're not allowed to park on the street ever on Lake Rd., Irving Park, Abbe, Harris, Lake Breeze, etc. You either gotta let everybody park on the streets or you can't prevent it. Councilwoman Stark says I think part of what the safety forces were talking about was when we were allowing people to park overnight, there was a lot of reported drug usage. By having people off the streets at night we could see what cars belonged in the city, etc. President Rosso says I think we left it at if you have a valid reason to park overnight, you could just reach out to the mayor and let him know. I don't know of a time where anyone was told no. Councilwoman Stark says to address the situation at Erieview, Thelma dead ends into it and if people who have those houses park on the street, you can't see around the bend. President Rosso says unless the chiefs have changed their minds, every police chief, every fire chief and safety director prior to Mayor Radeff has always enforced or backed having the parking ban. Councilman Wtulich says my thing on the parking ban is it's great if it doesn't inconvenience you. For me now, it doesn't. For the people that it inconveniences, it is a major inconvenience. Having to constantly move cars around, there is a safety issue with that. My idea would be something like a permit, maybe one per household \$25 a year. President Rosso replies the thing we have to remember is that most the legislation we pass has a negative impact/inconvenience to somebody. We have to do what we think is best as a whole. Councilman Wtulich responds it affects a lot of people. Discussion on single driveways/longer driveways/aprons. Councilman DeBottis I was born in Cleveland and there was no such thing as a parking ban. I remember my little sister, I was watching her and took my eyes off her for a second, and there were two cars parked up against each other and she went to jolt out and the cars coming couldn't see her and she got hit. She's still alive, but that was a scary moment. We then moved to Brook Park which had a parking ban. It looked so much cleaner and so much nicer not to have all these cars in the road. Then I moved here almost 40 years ago and there was no ban and cars were parked everywhere. I noticed that there were cars that sat there for months. Some sat there for so long, that when they finally moved them there was an indentation in the black top. Everyone always says it's only from 2-6, but what I've noticed over time is throughout the day now, less people park in the street. Even though they are allowed to park there, they are just trained not to park in the street. From everything I've seen over the years, it definitely makes the

neighborhoods look nicer, it makes them safer. The problem is people parking in the street, once they get that opportunity again, you are going to have people who just put their car there and leave it there. President Rosso asks the law director if this comes up in other cities a lot. Law Director Graves replies not really. President Rosso asks does the village have it too from 2-6? Law Director Graves responds I guess the village does and I know Avon Lake does. I don't hear a lot of complaints about it in those communities. Councilman Kovach says as far as I know, the only city around here that doesn't have restricted parking is Lorain. Lorain streets especially in the winter, are a mess. President Rosso says in the winter, even if there wasn't a parking ban because of snow, they have to plow and then when the cars finally move, they go back and plow there. Law Director Graves talks about gravel additions/parking over the sidewalk. Councilman Cizl asks are there any complaints from garbage on Fridays? I was curious if there were any comments from the garbage trucks trying to go down streets. Service Director Hastings replies I do not get complaints from Republic Service; no. Finance Director Fallis says in Lorain they have parking bans on side streets. They actually have signs that say do not park on this side of the street and it's on the side with fire hydrants. The streets are wide enough where you could probably get three cars. I think the way it is structured in Lorain is from a safety stand point. Roads and parking restrictions are such that you can get safety vehicles down the streets. Mayor Radeff says in Lorain, I talked to the engineering dept. and fire dept. last summer about this and their ordinances depend on the width of the street as to whether you can park or not. I get a lot of complaints from the Irving Park area and Bill's area. I had someone call last week and ask can you waive that and I said yeah, I can for a night or two but it can't be consistent. There is a 16/17-year-old kid that comes in every week and pays a ticket because he's got nowhere else to park. I think there is a couple options. In Rittman, each house can have a car per house that can park on the street, it gets registered. That takes care of the safety issue because when they scan the plate, if it's not to that house they're getting a ticket. A problem is we get everyone off the street and now they are parking over the sidewalk and now someone has to walk in the street. It's kind of a double-edged sword. The other thought is even doing a side. If you said no road under 20ft. you can park on the side of the street, I think that would allow you to park on most streets on Irving Park and Bill's area. President Rosso replies aren't roads supposed to be a minimum of 25ft. width? Service Director Hastings responds from an engineering standpoint, it is the ideal width minimum. Mayor Radeff says the biggest thing I get complaints about is you have all these reasons why not to park on the street, why don't those apply the other 16 hours of the day. President Rosso responds it was a compromise. Law Director Graves replies the thought process was during the day a lot of people are at school or at work and at night, they are all home. Councilman Cizl says it makes them move them. Next, golf carts. The issues I have thought about are the golf cart inspection requirements and what they would be. Something I hadn't heard about was gas or electric carts. The current prohibited

vehicles on the roadways and would there be certain roadways they wouldn't be permitted on. Mayor Radeff mentioned we have two speeds in Sheffield Lake; 35 and 25. Speed maximum and minimum concerns and enforcement of current vehicle. If the parking ban was lifted, I would probably guess that people would park golf carts in the street or I wouldn't be surprised if they parked them in the middle of the front yards. Councilman Kovach says I would think they would be parking their cars in the streets and golf carts in the garage. A couple people in my neighborhood apparently seem to think this ban (golf carts) is already off. The main reason I'm against it is the reason that the gentleman who was driving that cart and couldn't care less that he was driving in the street and the fact was he's got a little kid in the back who isn't strapped in. You cannot legislate common sense, but if the legislation isn't there, that puts the onus on that person. President Rosso says this came up at the end of 2008 and golf carts have been banned since July of 2009. It's been 15 years. I know there was a gentleman on Shoreway who used to ride his to Shoreway. He used to get away with it even though he was on the street because his length of property and Shoreway was private. Once the city bought it (Shoreway) then they wouldn't let him ride it on city property. At that time, it was banned, it was safety and the one guy that was always riding them had his wife and little child in the front seat, no safety equipment. Let's say we don't do anything with golf carts, the city doesn't have anything that limits golf carts, does the state allow them to be in any city? Mayor Radeff replies yeah, they are considered a low-speed vehicle. They allow you to and it says the city has a right to regulate them. If you don't have anything, you go by ORC. They have requirements as well. President Rosso replies I wonder what those requirements are. Mayor Radeff says I know Vermilion has pretty strict requirements like no one under 8 can be on it, no one under 21 can drive one. President Rosso asks do they have to have a driver's license? Mayor Radeff responds yeah, a driver's license and you have to get it reviewed every year, plates, insurance, lights, seatbelts, etc. President Rosso says at the ordinance meeting I think you mentioned that the police chief reviewed and said based on what we have, that ATV's and Gators could drive on our roads. Law Director Graves replies utility vehicles, we don't have anything limiting utility vehicles. They are specifically designed for an occupational purpose. Councilwoman Petrucci asks do we actually know how many people we are talking about? Like how many golf carts? Are we talking ten? Mayor Radeff responds I would say a lot of people ask about it, but the amount of people that are going to go out and spend \$10,000 to buy one that's gonna work, I don't anticipate it to be 100 golf carts. Law Director Graves says especially with the limited ability to drive it. You're only going to be able to drive it on side streets. President Rosso says but again, then you get to all of a sudden people are just taking stuff up on the road and now we're gonna be tying up police chasing down golf carts that shouldn't be on the road. Law Director Graves says to remind everyone, back when council first passed the prohibition on golf carts, Mayor Piskura vetoed that in a pretty lengthy veto expressing all the reasons he thought they should be

permitted. Council then overrode the veto. President Rosso says the Reader's Digest version was it's not council's job to make everybody's life safe. Otherwise then why do we allow people to have pools, etc. Councilman Cizl says the last thing I have is zoning restrictions. We have had complaints about the lady that wants to advertise her business and the sign restrictions that we currently have. Also, the gentleman that has the Airbnb and he is in the wrong residential zone for that. I'm asking for a possible solution. President Rosso says Airbnb's are restricted in R1's, why in the world would we let someone who said "I've been illegally running an Airbnb for the last 2 years" and insult that neighbor that finally turned him in, and say ok, we're gonna make it to where you're legal. He should've known. He bought in an R1 and he has to follow the R1. I don't think we should change anything to allow them in the city. Just like the lady in R1 who now wants to have a bigger sign because she decided to put a business in there. They should have done their homework. Then I heard he (Airbnb owner) made the comment when David said, "Hey, you've been doing it for 2 years and we can go back and city you" he said "well you'll never find it because it's not in my name." So, how do we know he is paying his taxes? You knew where you bought and we shouldn't just because a handful of people don't wanna follow the rules, let them get away with it. Councilwoman Stark says on the news tonight Cleveland was talking about this too because they are having issues with folks and people having parties, etc. Like Rick said, I'm sorry but you built in an R1, we as a city for the most part have said we don't wanna spot zone. So, are we gonna spot zone these houses specifically to make them R2, which I don't think is right. Mayor Radeff responds the recommendation is not to spot zone it, it is to get a conditional use for which you have to put in an application for approval. This gives you the ability to also take it away from them. It also allows for a hearing before you get approved, which your neighbors can come and say no or yes. Law Director Graves says we could permit them in all residential districts as a conditional use which requires a public hearing, meeting of the planning commission and a number of set factors that they would have to meet. I know a lot of communities have them and it's not a problem. You have to look at each one on a case-by-case basis. Sheffield Lake is the densest populated city in the county. If you are spread out, it's not a big deal but when you are so densely packed together and living next door to a turn style every weekend, maybe a small house isn't a big deal with just a few people. If you have a large house and you can accommodate groups of 10 or more every weekend, that's a different thing. Councilman Kovach states I do not feel it is appropriate for us as a council to provide legislation that caters to a handful of residents. I am here to represent all 9,000 people in this community. Councilwoman Stark says I want to see how we would legislate it. You were saying we would want certain things/requirements. I think I would want to see what we would require and be looking for. Mayor Radeff says I will say that I heard we have 15 here and I have only heard problems with 2. It's an enforcement thing. You get really tied into property rights. We just need a concrete decision.

Right now, anyone running an Airbnb is in violation of the ordinances. President Rosso says I have a problem with people just doing what they want and then coming back and saying hey, I violated your ordinances/rules for x amount of years and now I want you to change it and we even consider it. Law Director Graves talks about a previous case he prosecuted on this ordinance. The definition of residential is where you reside. You can rent your house to somebody that lives there and is a tenant. Councilman DeBottis says something I have a fear of with something like that in a residential area is compared to other cities, we have a tremendous amount of homes that are small homes and still by today's standards, inexpensive. What's to say that the investors won't say Sheffield Lake has opened this up and they come in and start buying these homes with all intentions of doing Airbnb's. Me personally where I live, I wouldn't want one of those next to me. If we do that, what stops investors from saying Sheffield Lake is a perfect spot for this because we can pick up homes in this price range and it would be beneficial. Law Director Graves replies I don't think anybody is proposing that we just allow it. The thought was if we wanted to start to open it up, we consider it as a conditional use. It's not a permitted primary use, but you can apply for it as a conditional use. Councilman Cizl says I know years ago there was a home by Risko's that was having people come in on the weekends and they rented parts out, etc. Law Director Graves replies it was a bed and breakfast. Councilman Cizl said I have also had a friend come from Florida and stay in I'm guessing an Airbnb here and they loved it and raved about Sheffield Lake. I like the conditional idea.

FINANCE: None. **PARK BOARD:** Councilman Kovach says we met last night and the chairman had announced the new recreation director which I believe the mayor will be bringing next week to Council for proper approval. He seemed like a very nice fellow, good education and background. The meeting consisted of talking about our next projects primarily some clean up types of things and landscaping. We are looking at possibly for next years major project for Pride Day would be some type of renovation at Lakewood Beach. Councilman Cizl asks South Ave. are you allowed to have a basketball hoop on South Ave. that's maybe a 1,000ft. from a park that has a basketball hoop? Law Director Graves asks in the street? Councilman Cizl replies yes, in the street. Law Director Graves replies no, you can't have a basketball hoop in the street.

*******ADMINISTRATIVE*******

MAYOR: Mayor Radeff reports we will be bringing forth the ordinance that will be appropriating the money for the rec director. We discussed the amount and we said the salary was going to be \$20,000. I think our thought was we are going to appropriate \$18,000 and we are only going to end up spending half of it. That's at least enough to cover for OPERS, etc. An update on our hometown heroes, I believe we are at over 25 now. President Rosso asks do you happen to know how

many poles are on the north side of Lake Rd.? Mayor Radeff replies 200, that's how many flags they put out. President Rosso says there aren't as many north side as there are south side. Mayor Radeff replies when we first started doing it, I wasn't even considering north side because they said I don't think there's any poles on the north side. /**SERVICE DIRECTOR:** Service Director Hastings reports we opened up the annual bids today and the apparent low was Griffith Paving. As it stands now, we will have funding to do all the streets identified on our target list. We did have Pride Day this past Saturday and it was successful with a lot of volunteers going to Erie Shore Park, the community center, some beach cleanup and we also had a split system installed Saturday in our server room. Councilman DeBottis says I had a resident on East Dr. and I think you told me possibly next year. Service Director Hastings asks for road paving? Councilman DeBottis replies yes. He told me the last time that road was paved was more than 25 years ago, is that true? Service Director Hastings replies that's pretty accurate. We installed storm sewers about 15 years ago and that incorporated some road paving, but a total resurfacing, he's at like 15-20. The streets we have on now like Parkview/Elm are over 20 years old and that's about the useful life. Councilman DeBottis asks are there roads that are done 2-3 times versus one time for another road? If that's the case, how does that happen to where one does not get repaved for that many years? Service Director Hastings responds it's based on useful life and I use criteria based on drainage, condition of the road bed, etc. Some of these roads have been tar and gravel their entire existence, so to build an asphalt road on top of it, you are already behind the 8 ball. It is rare that we would pave a street 2-3 times while another one sat without any activity. Service Director Hastings explains earmarking funds/big projects taking precedent. /**FINANCE DIRECTOR:** Finance Director Fallis reports I continue to work on our GAP and state financial information for them to do our audit. This week I met with a company called Meter Investments and they do investment advisory services for a lot of municipalities for the State of Ohio and throughout the nation. They have a pretty broad offering of advisory services. They can help cities determine their cash flow, what we can invest, what level of dollars we can invest and can't. The current interest rate environment is very high. Overnight rates are at 5-5.5%. A compelling reason to move forward with them is you can never predict if rates are going to go up or down. The City of Sheffield Lake could take advantage of the high interest rate environment and guarantee a higher rate of return if they invest in 2, 3, 4 years. Explains rates if they go up or down and returns. /**LAW DIRECTOR:** Law Director Graves has no report. President Rosso says Brandy passed out the legislation about the changes to the notifications for zoning. We will

add that to Tuesday for a first reading. The other will be the appropriations. Law Director Graves goes over the zoning legislation.

COMMUNICATIONS: None.

OLD BUSINESS: Councilman Kovach says Rocky, you didn't talk up the event on the 27th of next month. Mayor Radeff replies it's an event we are putting on and we have 5 food trucks at the community center from 5-7. We are reaching out to multiple different businesses to see if they want to get a table. We are meeting about it tomorrow. A good portion of this event is paid for by NOPEC. They give us money for a community event every year. Gary Tollett will be there playing music/announcements, we will have different vendors, food trucks. It will be a fun event.

NEW BUSINESS: Councilwoman Stark says I was in Indiana last weekend and they do different things throughout the year. I was at a street festival and basically businesses partner up, they take two blocks and put a whole bunch of vendors out there, etc. They had stuff for kids, younger people and older folks. We've always talked about a way to try and get younger people involved in the city. Mayor Radeff says the lady we have been working with when she saw the community center, she said Avon couldn't provide a venue this nice. Businesses should see what we have. I also believe tomorrow is the school senior parade. Councilman DeBottis says I want to give a special shoutout to Pat and his crew for Pride Day. Councilwoman Petrucci says I would also like to thank you.

ORDINANCES AND RESOLUTIONS: Councils Agenda –

COUNCIL #011- TABLED READING- AN ORDINANCE VACATING PORTIONS OF PARKVIEW DRIVE, IVANHOE AVENUE AND FERNDALE AVENUE AND THE DECLARING OF AN EMERGENCY.

COUNCIL #022- SECOND READING- AN ORDINANCE ESTABLISHING THE RATE OF PAY FOR THE POSITION OF PART-TIME SECRETARY TO THE MAYOR, AND THE DECLARING OF AN EMERGENCY.

MEETING ADJOURNED: With no further business before this council, Motion by Kovach /Second by Wtulich to adjourn at 8:30pm. Yeas All.

CLERK OF COUNCIL AFFIRMATION: This Meeting Of The City Council Of The City Of Sheffield Lake, Ohio Was Held And Conducted Under All Rules And Regulations Governing The Sunshine Laws Of The State Of Ohio As They May Apply. All meetings are recorded and available in council offices.

CLERK OF COUNCIL/COMMITTEES

Brandy Randolph

I, Brandy Randolph, duly appointed Clerk of Council of Sheffield Lake DO HEREBY CERTIFY that this is a true and exact copy of the Minutes of WORKSESSION of May 21, 2024.

MAYOR

Rocky Radeff

COUNCIL PRESIDENT

Rick Rosso