

**MINUTES OF CITY COUNCIL WORKSESSION
SHEFFIELD LAKE, OHIO
July 16, 2024**

The regular meeting of the City Council Worksession was held Tuesday, July 16, 2024. President Rosso called the meeting to order at 7:06 PM.

ROLL CALL OF MEMBERS:

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

Excused: Gee, Cizl, Finance Director Fallis.

Attending: Citizens.

PRESENTATIONS: None.

*****COMMITTEES*****

ROADS & DRAINS: None. /**SAFETY:** None. /**BUILDINGS, LANDS,
VEHICLES & EQUIPMENT:** None. /**ORDINANCE:** None. /**FINANCE:**
None. /**PARK BOARD:** None.

*****ADMINISTRATIVE*****

MAYOR: Mayor Radeff reports an update on the building inspector, we are going to interview our first-person next week. /**SERVICE DIRECTOR:** Service Director Hastings reports we did start our road program with the grinding taking place today. A fair amount is being moved to the baseball fields on Oster Rd. as a contribution to them to expand their lot. We are keeping some to reimprove Tennyson Ave. which was a paper street. It has since grown over with grass, but there is a resident who has moved in and there is a garage there that faces the once existing road. I am meeting with the mayor and property owner next week to discuss. Unfortunately, we are dealing with a water main break and the guys are currently out. We are still working on our lead requirement which is due in October. We have members from RCAP that occasionally come in and go door to door to assist us with that. We are assisting with the parade and festivities with barricades, etc. /**FINANCE DIRECTOR:** Finance Director Fallis is excused. President Rosso says at our last council meeting we had discussion on appropriations and salaries for the road dept. The law director, finance director and finance clerk worked on Wednesday last week and found the other accounts to pull salaries from and here are those accounts and balances. We have more than enough money for the rest of the year. Mayor Radeff says the biggest thing is Mitch misspoke. If anyone took it as the idea that we didn't have the money, I think what

he was trying to say is if we didn't have money in that fund, he wouldn't be able to pay out of that fund. It was never a thought that we didn't have the money. We have resolved the issue and had talks on ways to ensure that things like this don't happen again. Councilwoman Petrucci asks is there any employee who maybe performs 40% of his job description doing something and then 20% is something else, etc., could it be they are being paid out of different funds? Mayor Radeff replies yeah and for example David as the law director, some of his comes from general fund, police, fire, etc. because he is working in different departments. Councilwoman Petrucci asks does that fluctuate depending on what they are doing or is that pretty much a stable this is where someone is getting paid? Service Director Hastings replies as it relates to public service, the road dept. men are supplemented by one storm water man which is part of the \$4.85 we collect. By union classification, that's roads & drains so they share the dept. The parks dept., although ASCME has been with the city over 50 years, the parks has only entered in the last decade. As a justification to the salaries, their job description allows them to be moved around and is what we consider like a utility position. These men are cross trained in both water and road and then subsequently some of their salary is pulled from that for the training. In defense of Mitch, he did come to me and the disconnect in communication was appropriation vs. transferring within the line items that existed. **LAW DIRECTOR:** Law Director Graves has no report.

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS: President Rosso says out of the ordinance committee, Mr. Cizl and Mr. Wtulich asked the law director to write up legislation regarding the Airbnb's/short term rentals. As I spoke at the last meeting, to me this should have went back to ordinance for review and then the committee ironing it out if there is any changes and then send it to work session. Mayor Radeff says I just sent the newsletter over to Pat which will go out for August and I put a spot in there that said the August meeting will be discussing those three topics. President Rosso says to me, this should go back to ordinance and be reviewed. I'm ok with if someone had a specific question or comment now. Councilman DeBottis asks on section 1131-02, the 30 consecutive days to one additional family or house keeping unit, is that per calendar year? Or can the same person if they go 29 days then the following month...? Law Director Graves replies if you are renting it less than 30 days, we would consider it a short-term rental, that's the definition as it currently reads in our code. I'll be honest, I wasn't pleased with that definition and perhaps in review we can take a look at that. I've always been leery of trying to put a finite duration when you try to define a short-term rental. The better way in my opinion to define a short-

term rental is: Is it your domicile/residence? Is it where you intend to live and return to, where you are getting mail. If you are, then that is your permanent residence and that's a regular rental property. We can look at how we can better define short term rentals. Councilman DeBottis asks also section 1107-05, paragraph 5 says all approved short-term rentals must be registered with the Sheffield Lake Building Dept., how would we keep track of that? Would there be somebody in charge of that? Law Director Graves replies the residential building inspector. As with regular rentals, sometimes it's difficult to catch them, but we do the best we can. Councilman DeBottis asks in the next paragraph 6, it says each sort-term rental shall be required to pay a licensing fee equivalent to the fee schedule set forth in section 1395.13/1395.14, what is that fee? Law Director Grave responds those are the fees we currently charge for regular rentals. Councilman DeBottis asks how much is that fee? Law Director Graves replies it is in those codes. There is a bi-annual fee for a single-family rental and then there is an annual fee for multi-family rentals and it's a graduated fee schedule. Councilman DeBottis says I have looked at some other cities that have taken this on and they charged a special fee. President Rosso says this is going to prove my point, this is why it needs to go back to ordinance and you guys can ask these questions and get answers. Councilman DeBottis asks the fee, are we possibly able to increase that fee if we wanted too on those? Law Director Graves replies we can set the fee wherever we wanted it. I just thought a good place to start was to use the fees we already have for rentals. If you want to establish different fees for short-term rentals, you are certainly free to do that. Law Director Graves looks up fee section and gives info.

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 #028- THIRD READING- AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH PAULA PITASKY LLC d/b/a ENCOMPASS MARKETING TO SOLICIT AND OBTAIN SPONSORSHIPS FOR THE BENEFIT OF THE CITY AND THE DECLARING OF AN EMERGENCY.

Councilman DeBottis asks Mayor Radeff the food trucks for the event, did they pay fees? Mayor Radeff replies the food trucks did not pay fees. We don't have an ordinance that sets out a fee, which is something we discussed working on. Tables that were from businesses not in the city, paid a \$75 fee. It went back into the event fund. Councilman DeBottis asks David, did you check the paragraph that was omitted in the contract? Law Director Graves replies yes, it's not in our contract, that is the contract we negotiated with our attorneys and that is the contract we are asking council to consider. We are going to have to have some discussions with her, she is debating going forward with this. Mayor Radeff says there is a possibility we may be pulling the ordinance. Law Director Graves states the contract you have was negotiated with her attorneys. There were a number of substantive changes that were

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made, every community negotiates their own contract, she has a number of communities she works with and has a very reputable business. Councilman DeBottis replies I wasn't questioning her reputation, I'm just comparing our contract with Avon's and it was exactly word for word except the one paragraph I questioned. President Rosso says if anybody had Rosa's conception of what this company is going to do, she seemed to think this company was going to go out and start planning events and setting things up and she thought that's what the rec director was gonna do. That is what the rec director is gonna do. This company does sponsorships. So, let's the rec director puts together a new soccer league, maybe she can find a company that will say they want to be the sponsor for the league. This company just looks for other companies that want to sponsor and get their name out to the public, that's it.

MEETING ADJOURNED: With no further business before this council, Motion by Kovach /Second by Wtulich to adjourn at 7:30pm. 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

MAYOR

Rocky Radeff

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 July 16, 2024.

COUNCIL PRESIDENT

Rick Rosso