

**MINUTES OF THE CITY COUNCIL  
SHEFFIELD LAKE, OHIO  
September 10, 2024**

This regular meeting of the City Council was held Tuesday, September 10, 2024. Council President Rosso called the meeting to order at 7:03 pm.

\*\*\*\*\***ROLL CALL OF MEMBERS**\*\*\*\*\*

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

Excused: Finance Director Fallis,

Attending: Fire Chief Novak, Members of the Fire Dept., Videographer, citizens.

**READING OF THE MINUTES:**

**Council** - \*Motion by Kovach/Second by Gee to accept the minutes of the August 13, 2024 meeting with any noted corrections. Yeas all.

**CORRESPONDENCE:** Monthly report of court receipts July 2024- \$3,287.00

**PRESENTATIONS:**

Mayor Radeff submits Brian Eckert for the position of full-time firefighter/paramedic.

\*Motion by Gee/Second by Cizl to approve the appointment of Brian Eckert. **ROLL CALL:** Wtulich, Kovach, Petrucci, Stark, Gee, DeBottis, Cizl. Yeas All. President Rosso says last week at Speedway I ran into a resident who stopped me and said, "I'll never complain about the taxes in our city again, because our paramedics are first rate and saved my life. They are well worth every dime they make." I just wanted to share that. Mayor Radeff submits Scott Pederson for the position of Manager of the Joyce E. Hanks Community Center.

Councilwoman Gee asks where does Scott live? Mayor Radeff replies Sheffield Village.

Councilwoman Gee says can I ask why we left a Sheffield Lake resident go to replace with a Sheffield Village resident? Mayor Radeff replies it doesn't have to do with where they live. I felt there was a change I wanted to make in that position and felt that Scott was good for the job. He is very involved with the local community, schools and sports. My job is to put the best person for the job. \*Motion by Kovach/Second by Wtulich to approve the appointment of Scott Pederson. **ROLL CALL:** Kovach, Cizl, Wtulich, Stark, DeBottis, Petrucci.

Nays- Gee.

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**CITY COUNCIL REPORTS**

**Roads, Drains, Water, Sewer and Refuse:** \*Motion by Wtulich/Second by Gee to accept the sewer credit at 431 Buckeye in the amount of \$79.20. Yeas All. \*Motion by Wtulich/Second by Gee to accept the sewer credit at 906 Stark in the amount of \$1,626.24. Yeas All. **/Safety:**

Chairman Kovach reviews the minutes of the September 4, 2024 meeting. \*Motion by Gee/Second by Cizl to accept the report. Yeas All. **/Buildings, Lands, Vehicles & Equipment:** Chairman Wtulich reviews the minutes of the September 3, 2024 meeting. \*Motion by

Gee/Second by Cizl to accept the report. Yeas All. /**Ordinance:** Chairman Cizl reviews the minutes of the September 3, 2024 meeting. \*Motion by Gee/Second by Kovach to accept the report. Yeas All. /**Finance:** None. /**Council Representative to the Joyce Hanks Community Center:** None. /**Council Representative to the Park Board:** Representative Kovach reviews the minutes of the August 19, 2024 meeting. /**Representative to the Planning Commission:** None. /**Council Representative to the Zoning Board of Appeals:** Representative Petrucci reviews the minutes of the August 15, 2024 meeting.

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### ADMINISTRATIVE REPORTS

**MAYOR/SAFETY:** Mayor Radeff reports as you have noticed, Mitch Fallis isn't here today. Yesterday he submitted his resignation and I accepted it. He listed difficulty with work/life balance. Ford has donated \$8,000 for our movie nights going forward, which is more than enough to pay for the movie rights and additional things for all of 2025. That was obtained through Paula and she is having conversations with them for some other opportunities for funding for other projects. We just did the Ford open house on Saturday and spoke with their government liaison and community development/involvement liaison. They did announce that they will be producing an electric commercial van. That is what will be produced at the expansion plant. The fire dept. was awarded another grant which was what Councilman Kovach had stated, and that is going to be used for bullet proof vests. One cruiser was hit. That was a cruiser driven by Chief Kory, it was unmarked and had not been outfitted with wrap, etc. We are in the process of having a replacement sent from New Jersey and that is going to be covered by insurance. Both police and fire have decided they want to go back to doing a safety fair every year. It is going to be October 12<sup>th</sup> from 10-1pm at the fire station. There will be trucks, food, opportunity for anyone to come up with their kids or self if they are curious about the equipment we use. I know the Ohio State Patrol is planning to have a table there as well and also possibly the county prosecutor, clerk of courts and sheriff's dept. are also interested. I invite everyone to come out. Thursday we are doing the email switch from Zoho over to Microsoft and with that, council will all receive their own email that you can use for council purposes. I've been meeting with a group of gentleman and there have been strong talks with the owner of the shopping center about purchasing part of it for development. The overall goal is not only to upgrade, but add things to that shopping center. My understanding is they would buy a portion and develop it. The agreement would be that the current owners would also be upgrading and developing their remaining portion. They are coming to the planning commission next week and do an intro and show some ideas of what they are looking to do. Councilwoman Gee asks has there been anything as far as finding the cost of the bocce ball court so we can get this started? We can't issue the check until we know how much. Service Director Hastings responds just preliminary. I can firm that up in the near future. Councilwoman Gee asks I got two complaints from Erieview on an address there and I'm wondering if you can send someone over. I know we don't have a building inspector, but if you could send Matt Harper over. 315 Erieview Blvd., two residents said they have called in a couple different times. Mayor Radeff asks do you have a name/contact info so we know who we are contacting? Councilwoman Gee says I'll give it after the meeting. Councilman Wtulich asks do we know the cause of the house fire on Holl? Mayor Radeff replies I don't know. Councilman Cizl asks with the recent resignation of our finance director; will anything be disrupted as far as compensation? Is the secretary gonna

handle that in the mean time? Mayor Radeff responds we are going to ask for executive session to discuss it further. Councilwoman Stark says I just wanted to say thank you to the folks at the fire dept. and police dept. and 2 people from city hall who actually came to the softball game and played. We were able to go and it was nice to see everybody from both sides get along really well and have a good game. Shows good stuff about the character of our departments to come out and do that and have a great time. Mayor Radeff says I've had discussions with Bob Markovich, the mayor of Sheffield Village and the goal is we would like to build on that and do some style of fundraiser event going forward. We want to turn it into something that can be even more positive. President Rosso asks don't we need legislation for this Ford donation to accept it? Mayor Radeff replies yeah, it will be part of the appropriation. \*Motion by Gee/Second by Kovach to accept the report. Yeas All. /

**SERVICE DIRECTOR'S REPORT:** Service Director Hastings reports currently we have contractors in town painting center and edge lines on all major roads. They should be completed this week. We did also complete the abandonment of the watermain through Day Ditch which included installation of new water main up Brookside Blvd. to accommodate the removal of the 90+ year old mains. We have Forestlawn Ditch scheduled to begin next week tentatively; Oster Rd. to Idlewood. My office also submitted exhibit plans and cost estimates as well as grant requests to the Ohio Public Works Commission for the rehabilitation of West Dr. This will include new water mains, new storm sewers and new pavement, currently estimated at \$1.4 million. The SS4A program administered through the Lorain County Public Health was awarded \$2 million of which the City of Sheffield Lake is working with them to build demonstration projects. The first round of funding at \$2 million which is countywide, the goal is to build several projects that will show the improvements that can be realized for public safety. SS4A would be specific to like Abbe Rd.; new sidewalks, research on the intersection of Walker and Abbe which is probably our most accidents in the city, etc. The city was contacted by NOACA requesting that we move our project date as part of the systemic safety and the walking path along Lake Rd. They have asked that we move it from fiscal year 2026 to 2025. That would align with some of the other grant projects we are doing in 2025. I don't see a problem with that. We have completed all storm damage pickup and what is out there now is typical pruning. Councilman Wtulich asks at some point did we get away from having regular swing sets in the parks? Service Director Hastings replies no, not by design. Some of the packages we bought or received grants from didn't necessarily include swings. In the case of Gary Green where we did buy a set, we did include a separate swing set. Chairman Wtulich says I know there isn't any swings at Freedom or Memorial. Service Director Hastings says I would be happy to bring that up with Park Board and discuss it. I have heard that request before. Councilwoman Stark asks Pat, I know we put the green paint up at the corner of Lake and Abbe, but there has been a lot of confusion and people are not understanding what the green paint means. Are we going to have any additional signage put up or are we just leaving it at the green paint? Service Director Hastings replies I do have some signage that I have been researching. One problem is where I'm gonna hang it. The idea was to accentuate the bike lane. Having painted it and sitting there for about 15 minutes, I would say 90% of the people ignored it. I would remind council that I do have a grant that will replace the entire intersection; new traffic signals, pedestrian crossings, etc. Unfortunately, that is not until 2026 and is just over \$1 million. We will keep working towards the goal. \*Motion by Gee/Second by Kovach to accept the report. Yeas All. /

**FINANCE DIRECTORS REPORT:** N/A. /**LAW DIRECTORS REPORT:** Law Director

Graves states I would request an executive session if council so chose, to discuss the appointment and compensation of public officials.

**CITIZENS COMMENTARY:** Cindy Cheyne, 5365 E. Lake Rd. says I ask you to please enforce the zoning regulations and ordinances and use your municipal powers to stop Pez's Bar & Grill located across from us from disturbing the peace, using their parking lot as a patio without a city issued permit and holding weekly unauthorized events while their court case is pending. The issues with Pez's are not new. Between June 2023 and July 2024, there were 106 calls for service at Pez's including noise and alcohol related complaints. Additionally, this year numerous emails, police reports and meetings with the city. Weekly evidence given to the city and that from the agents and police on June 4<sup>th</sup>, show the event agenda was to drink, do drugs and ride motorcycles around creating a danger to patrons and a potential liability to the city. A violation is 65 decibels or higher for 5 minutes or more across a real property boundary. This occurs every week. We use a data logging recorder which logs the sound every 2 seconds and have provided this evidence to the city. Of the 20 events held so far this year, police have been out to approximately 16, but have only done noise readings at 6. Only one, June 4<sup>th</sup> when the Ohio Investigative unit was involved, resulted in a noise citation. Police reports for the other 5 say the sound was under the limit or unfounded, four of which I can prove otherwise. The police are not measuring at the boundary, not using the proper calculation to determine sound at the boundary or not using the device correctly. They are measuring from adjacent property at 300ft. away behind a 9ft. high mound or 200ft. away with a building in between blocking the center. Our recordings taken at the same time and correctly calculated at the boundary, show the sound exceeded the limit. An example, on June 25<sup>th</sup> police warned them to turn it down and an hour later measured the sound at 85. No citation was issued and the police report actually says owner was advised of meter being under the limit. On August 13<sup>th</sup>, a house 600ft. away through a wooded lot, officers confirmed they could hear the announcer yet no reading was done, no citation given. Officers forwarded my August 27<sup>th</sup> event complaint to Director Graves requesting a noise citation. To my knowledge, it hasn't happened. A detective has even acknowledged in writing that the speaker system used every week produces a decibel level far exceeding the 60-decibel limit. The city has issued a cease-and-desist which Pez's is blatantly ignoring. Only two permit violations have been issued. During the August 27<sup>th</sup> event, Officer Green said they would cite them the next day. September 3<sup>rd</sup> was another event and no citation for either night. The event is happening tonight right as I'm here standing here. And why not, because there are no repercussions. The city has the power to seek a temporary injunction to stop this event. Please, do so. The city also has the power to object to their liquor permit renewal and has sufficient legal faces to do so. I trust that's already been done. Thank you. Law Director Graves replies I believe there is currently four charges pending. We did have a pretrial and those include a noise violation, permitting a public nuisance and two counts of operating an extensive impact temporary special event without a permit. I would anticipate additional citations being issued shortly.

**UNFINISHED BUSINESS:** Councilman DeBottis asks Council #011, is there any update? Law Director Graves replies I did have the opportunity to speak with the engineer from Rafter and asked for an update on the Harbor Woods project. The information I received is that they were dealing with some potential wetland issues, but they were working through

those and they do anticipate the project resurfacing and getting back on track in the very near future. Mayor Radeff says I think the property next to it originally there was thought that it was going to be some sort of industrial building, but recently we were reached out to about other possible residential going there. It's a Sheffield Village thing, but I know that was one of the possible issues. Law Director Graves says my understanding is the adjoining land in Sheffield Village is zoned industrial. The freezer plant that was proposed, that project is going forward. I don't know how that would impact any adjoining residential development in Sheffield Lake.

**NEW BUSINESS:** President Rosso says over the last several months, I have been in discussions with Skip and Deanna Leitner who own Concrete and More, the old Abbe Rd. Lumbar and the pool hall at the end and they just closed on the mechanic shop on Abbe and Walker. They met with myself, the mayor, the law director, Tom before he left and two architects. What they want to do is make the old Abbe Rd. Lumber into a food truck park. They have drawings and everything and the law director has done research. I have invited them to work session to give their presentation and vision to all of us so we can see it. They are fully committed to improving vacant property in the city. Mayor Radeff says it's more of like an event property. They want to do so many nights of a food truck and then open up for events, etc. President Rosso says based on the recent resignation of our finance director and talking with the mayor and law director, I would like to amend the agenda to remove council #041 until we figure out what we need.

\*Motion by Kovach/Second by Gee to adjourn into EXECUTIVE SESSION FOR THE DISCUSSION OF THE APPOINTMENT AND COMPENSATION OF PUBLIC OFFICIALS.

ROLL CALL: Kovach, Cizl, Gee, Stark, Wtulich, DeBottis, Petrucci. Yeas All.

\*Motion by Kovach/Second by Gee to go back into REGULAR SESSION.

ROLL CALL: Kovach, Cizl, Gee, Stark, Wtulich, DeBottis, Petrucci. Yeas All.

Law Director Graves states let the record reflect the City Council of Sheffield Lake did adjourn into executive session for the discussion of the appointment of a public official and compensation of public officials pursuant to the Ohio Sunshine Laws.

\*Motion by Gee/Second by Cizl to remove council #041 from the agenda.

ROLL CALL: Kovach, Stark, Wtulich, Gee, Cizl, DeBottis, Petrucci. Yeas All.

### **ORDINANCES AND RESOLUTIONS:**

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

**COUNCIL #034- THIRD READING-** AN ORDINANCE APPROVING AND ADOPTING A MASTER PLAN FOR THE CITY OF SHEFFIELD LAKE AND THE DECLARING OF AN EMERGENCY.

\*Motion by Kovach/Second by Wtulich FOR ADOPTION.

ROLL CALL FOR ADOPTION: Cizl, Petrucci, Stark, Wtulich, Kovach, DeBottis, Gee. Yeas All.

*Ordinance Passes #38-24*

**COUNCIL PRESIDENT:** None.

**MEETING ADJOURNED:** With no further business before this council, \*Motion by Kovach/Second by Wtulich to adjourn at 8:31 PM. 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.

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**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 COUNCIL of September 10, 2024.

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**COUNCIL PRESIDENT**

*Rick Rosso*

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**MAYOR**

*Rocky Radeff*