Minutes for the June 14, 2018 Regular Council Meeting

Held at 7:00 pm at the Town Hall on Division Street

1. Mayor Cooper calls council to order and roll call is taken. Present are Wolfe, R. Ehrbar, M.Feyedelem, E.Longbrake, G.Ritchie, and P.Seeholzer. All are present.

2. All rise for the Pledge of Allegiance to the Flag

3. Erie County Health Department presentation: Pete Schade of Erie County Health is present and addresses Council. Schade thanks Council for its support. Erie County Health wants to start bringing the mobile health unit back to the Island. There are Health Department survey cards available to tell the Health Department what residents would like to see changed, both ideas for new services and any changes they would like to see. The Health Department has more services that it can offer to the Island. One of them is a mobile dental clinic. Even if one person needs something, Erie County Health is willing to provide the service. Schade continues that Kelleys Island has helped the Health Dept. get grants because the Island has unique challenges. Recently the Health Dept. received a federal grant for food service. There is some free equipment available through that grant. The Health Department opened a detox facility January 2nd this year and it is going very well. It is open to Islanders also. In the future the Health Dept. wants to make a counselor available on the Island.

4.0 Discussion and/or amendments to the 05-10-18 Council Meeting Minutes. Motion to accept the Minutes as presented, made by Seeholzer, second by Feyedelem; RC Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- yes, G.Ritchie- yes, P.Seeholzer- yes; motion carried.

4.5 Discussion and/or amendments to the 05-18-18 Special Council Meeting Minutes. Motion to accept the Minutes as presented, made by Feyedelem, second by Ehrbar; RC Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- yes, G.Ritchie- yes, P.Seeholzer- yes; motion carried.

5. Discussion of Pay Ordinance No. 1178 : Motion to accept the Pay Ordinance as written, made by Seeholzer, second by Wolfe; RC Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- yes, G.Ritchie- yes, P.Seeholzer- yes; motion carried.

7. Committee Reports

7.A. Police- Chief Craig reports that since the last Council report there have been, 33 police reports have been filed; 427 phone calls were received/made; 1 arrest for assault on a Police Officer and disorderly conduct; 25 traffic or M/M tickets have been issued for leaving the scene of an accident, speed, possession of marijuana, open container, OVI, parking violations, disorderly conduct, DUIS; 15 warnings for stop sign and speed; 2 accidents and for leaving the scene and driving off the roadway; 10 vehicle lockouts for locked keys in vehicles; and 10 assists with other agencies, KIEMS, KIFD, OSUP and OIU. Chief Craig thanks Portside Marina, KIEMS, and Crafts for assisting with Cops and Bobbers. 31 children attended. The next Cops and Bobbers is scheduled for August 5th from 12 to 2. Tickets are available for the Police Department’s 3rd Annual Pig Roast to be held on August 19th from 12 to 4. The Police Department’s drug disposal container will be here soon.

7.B. Safety Committee- M.Feyedelem has nothing to report.

7.C. EMS- S. Devine reports 8 runs. At the fire inspection several items needed correction which has been done. Devine thanks R. Skeans for his attention to those items. Oct. 20th will be the second annual Terror at the Town Hall sponsored by the KI Safety Services.

7.D. Fire Dept.- Chief Skeans reports that the Fire Dept. had 2 runs in May. The Department is continuing with their training twice a month. All members are doing well in the trainings. The Fire inspections continue. There has been no word on the grants that were submitted. New pagers have been ordered from VASU.

7.E. Finance- G.Ritchie reports that on May 31st the Village received approval on the Water Dept. OWDA loan. The only change was that the interest rate is at .9%. That adds $200 interest to the loan over the loan’s duration. After the 2017 financial review done in March, the Finance Committee has received questions. The questions have been answered in a Q&A format to be found at the Village website. New medical questionaires were completed by Village employees and Medical Mutual was asked to review the monthly premiums. As a result the premiums will decrease about 18% which will save the Village over $8,000 during the last six months of the year. The Finance Committee will continue to explore other medical insurance options. In July the Finance Committee will begin review of the first 6 months of 2018. The last item is that projections related to the sale of the Golias House were provided to Lands & Buildings and the Finance Committee.

7.F. Lands & Buildings- P.Seeholzer reports a meeting was held on May 15th and another meeting recently. At the May 15th Meeting, mold remediation at the Golias House was discussed. Certified Restoration provided the Village with terms for the mold removal, which Seeholzer passed out to those in attendance: Mayor Cooper, Council Members Ehrbar, Wolfe, and Longbrake, and put a copy in Ritchie’s internal mail box. The proposal was reviewed by those present and Seeholzer read the description of the project. The points are:

a. main and 2nd floor mold remediation- per treatment agreement: $3,860

b. basement and crawl space mold remediation- per treatment agreement: $6,953

c. dehumidification, low temperature high efficiency- per “additional service agreement” Santa Fe Classic, includes installation, setup and condensate pump- $1,950

d. wireless thermos-hygrometer with remote sensor- per additional service agreement- $125

Gutters can be extended and water directed away from the house for $12,888

Mayor Cooper reports that a sump pump should be installed by Wednesday. Mayor Cooper said he would sign the contract.

The proposal for repair and correction of the front porch slope is from Sherer Construction and includes installation of a new concrete porch and steps, necessary vinyl J channel and siding. The price does not include replacement of dry rotted rim joints on the house. There would be an extra charge of $55 an hour for labor. The price includes removal of all old materials from the property and ferry fees have been included. The porch work estimate is $2,500 labor and $4,650 for materials with a total of $7,150. At last week’s Lands & Buildings Meeting, the Committee decided to use Jason Smith as the realtor in the event that a decision is made to sell the Golias house.

7.G. Airport- J.Wolfe reports that no meetings have occurred. The Committee has submitted several applications for grants. One is for drainage around the Airport, especially during heavy rains or strong north-east winds. Erie County put the project to bid, bids were received and the bids will be opened tomorrow. Mayor Cooper is planning to attend the bid opening.

7.H. Planning Commission- J.Wolfe reports that no Planning Commission Meetings were held.

7.I. Design Review Board- J.Wolfe met June 9th and had several applications: a new roof at 219 W. Lakeshore; partial removal of a roof at the rear of the Kelley Mansion, a new sign for Peepers, screened porch and deck repairs on W. Lakeshore, a pole barn and addition at 122 Addison, and awnings at Dockers Bar. The Board is going to start scheduling a regular monthly meeting, the second Saturday of each month.

7.J. Board of Zoning Appeals- E.Longbrake reports that a BZA meeting was held and the request was approved for a height deviation related to the renovations at Portside.

7.K. Transfer Station- R.Ehrbar reports that on May 23rd, Craig Ward of Erie County Health reviewed the Transfer Station and found all paperwork from Jan 1,2018 to May 31, 2018 to be in excellent order. No violations were observed. On May 31st a combination meeting of the Transfer Station Committee and Refuse Board was held. The Refuse Board approved all requests for part-time status that had the proper paperwork. The Refuse Board denied one request to combine parcels into one availability fee. A letter was sent explaining the code. Another part-time status request was denied for lack of paperwork. Residents who did not reply to late fee invoices were sent to Mayor’s Court so that letters could be sent as a warning before citations would be issued. Non response will result in a citation.

7.L Village Administrator- (vacancy): Mayor Cooper reviewed correspondence that Evans received about the Water Dept. violations that Council saw last month. The letter confirms that the Village plan and schedule to address the violations is okay with Ohio EPA. Ohio EPA would like the Village to paint the water tower by the end of 2020.

7.M. Streets & Sidewalks- E.Longbrake reports that no meetings were scheduled in June. Wedge/Tack coating was done on Woodford Rd. from Harbor Lane to the lake and on Bookerman Rd. from Division St. to the Transfer Station Road. McGettigan and Fairview were box graded and Phinney Construction donated stone for McGettigan Lane to repair holes. Both McGettigan Lane and Fairview are scheduled for dust control. Patching was done around the Island to potholes. The Committee is looking into tar and chip for Woodford and Bookerman Roads to seal the work that has been done already. $58,463 was spent on the above mentioned projects. Crack sealing and road striping will be scheduled after additional appropriations are made.

7.N. Park Board- James Erne reports that the Curilla Preserve Project is continuing. KI Landowners would like to donate money for projects in the parks. The public parks are in the historical zone so projects would have to go before the Design Review Board. Two women, Julie and Kathi Thomas spontaneously pulled weeds from flower beds in the downtown park. The Park Board appreciates their efforts.

7.O. Mayor’s Financial Report- Mayor Cooper reports that in May the court collected $1,819.77 of which $1,605.77 went to the General Fund. The State was paid $123.00 and Erie County Court was sent $3.00. Banking online expenses were $105.23 and 15 cases are pending. In May 2017 the Court had revenue of $2,494.60 for the General Fund. Mayor Cooper has a complaint form for John Fitzgerald’s property at 731 West Lakeshore Dr. for grass over 12 inches high. Grass in excess of 12” high violates Village Code 93.40 (B) (3). Mayor Cooper would like a letter sent to Mr. Fitzgerald about the grass. The grass height bothered the neighbors but no one wanted their name used as a complainant so Mayor Cooper wrote the complaint himself.

7.P Legal- D. Lambros has nothing to report.

7.Q Treasurer- Mayor Cooper reads the report as Brown is in classes this week for treasurers of public funds. Her report to Council is: Members of Council have the usual Fund and Treasurer’s Reports with their agendas. Accounts with outstanding balances due have been sent to Mayor’s Court for collection. The Village received the first installment of property taxes from the Erie County Auditor. At this moment there are no major concerns in the Clerk Treasurer’s Office. When Brown returns she will be putting together the 2019 Tax Budget so if anyone has information for 2019 please let her know.

7.R. Telecommunications Oversight and Development Committee- J.Wolfe reports that the Committee had a meeting in mid-May. They reviewed a couple proposals from Beam Wireless and Western Reserve Communications in reference to providing an overlay of internet service on the Island. Both Amplex and Frontier are continuing trying to make improvements and opening more ports to their services. Hancock-Wood is evaluating their options for participation. Pierce-Broadband is scheduled to break ground early fall. The Committee will work with Pierce in regards to co-location vendors. The Committee will start reviewing possible funding options should they be needed. S. Merkle will be updating KILA on the Committee’s progress.

7.S. Board of Cemetery Trustees – M. Feyedelem reports: The Village of Kelleys Island Board of Cemetery Trustees takes its authority from the Ohio Revised Code which is referenced in the KI Codified. Upon that basis, we respectfully request that the Council refer Leslie Korenko’s letter about erecting a historical plaque for the cemetery to the Board of Cemetery Trustees for their consideration. There is also the consideration of cost, $400, as a contribution towards the plaque, plus the cost of its actual placement. This cost may not be deemed a proper use of cemetery funds and therefore fall within the General Fund of the Village for payment. Mayor Cooper adds that the Village is also opening discussion with the State of Ohio about the land immediately to the south of the cemetery, for inclusion as an extension of the cemetery. Chris Ashley of the State Park will attend the May 21st Cemetery Board Meeting to begin that discussion. The particular property is of no use to the State Park. Feyedelem adds that the Cemetery will need the property expand.

9. First Readings - none

10. Second Readings- none

11. Third Readings & Emergencies-

11.1 **ORDINANCE NO. 2018-O- 13 : AN ORDINANCE AUTHORIZING THE CLERK-TREASURER TO MAKE CERTAIN APPROPRIATIONS INTO CERTAIN FUNDS AND DECLARING AN EMERGENCY.**

(INTRODUCED BY: MAYOR COOPER)

Motion to suspend the three reading rule, made by Seeholzer, second by Ehrbar; RC Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- yes, G.Ritchie- yes, P.Seeholzer- yes; motion carried.

Motion to pass as an emergency, made by Seeholzer, second by Wolfe; RC Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- yes, G.Ritchie- yes, P.Seeholzer- yes; motion carried.

11.2 **ORDINANCE NO. 2018-O- 14 : AN ORDINANCE ENACTING AND ADOPTING THE 2018 S-21 SUPPLEMENT TO THE CODE OF ORDINANCES FOR THE VILLAGE OF KELLEYS ISLAND, OHIO, AND DECLARING AN EMERGENCY.**

(INTRODUCED BY: MAYOR ARDEN COOPER)

Motion to suspend the three reading rule, made by Feyedelem, second by Seeholzer; RC Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- yes, G.Ritchie- yes, P.Seeholzer- yes; motion carried.

Motion to pass as an emergency, made by Wolfe, second by Ehrbar; RC Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- yes, G.Ritchie- yes, P.Seeholzer- yes; motion carried.

11.3 Mayor Cooper says that before he reads the header, Councilman Longbrake asked to have a discussion. The Golias House was purchased for $350,000 in 2016 for which the Village pays about $2,000 monthly for the mortgage. The payments were already appropriated in the Village budget and come out of the General Fund. Since then we have learned that it would take at least $100,000 to make the house usable. The Village does not have the money to renovate the house. At the March Council meeting, a motion was made to sell the property. Then the motion was withdrawn in deference to having another meeting on the house. Many ideas were submitted at subsequent meetings. One of the ideas was to sell the house at a minimal fee and keep the property. The buyer would remove the house at his own expense. The Village would retain the property and in the future build a different Village public use building. Even with the mold remediation, the house would not be useful as a public building. At the last meeting it was discussed that the sale of the house might be at a loss. $326,000 remains as of Dec 2018. When Mayor Cooper called the bank about the removal of the house idea, the bank said it was a commercial loan and had no collateral attached to it. Longbrake wants to sell the house at a minimal price to have it removed and keep the property. The Village would not have to remove the mold. The Village currently has one ambulance that sits outside because there is not enough room to house it. Seeholzer comments that one of the reasons that the Village purchased the house was that EMT’s could stay there and they could use it for meetings instead of the basement of the Town Hall. In a 5 year plan that was presented at one of the meetings was to build a garage on the same property which would locate all the EMS services on one property. Ehrbar adds that the Village has already delayed a decision on using the property for over a year and a half. Ritchie says that the fact that the building can be separated from the property, he favors selling the building or tearing it down and by 2020 Ritchie says that a tax levy will have to go on the ballot to make the General Fund sustainable, why not consider increasing the tax levy and put up a nice building that is usable for Fire and EMS and possibly the Clerk Treasurer’s Office. Seeholzer responds that one of the reasons to sell the property is to put less strain on the General Fund and id at all possible not request a tax levy. Ritchie says that his projections included two communication towers where the Transfer Station is. Now the Village will eventually have one tower. Ritchie continues that Suresite’s interest in a second tower seems to have vanished. He adds that he did not factor in income from co-locators on the Pierce tower. It appears that there are four companies interested in colocation on the Pierce tower. That could result in $40,000 of annual revenue. Ritchie adds that he thinks the Village will still be short of money. Seeholzer says that at the meeting last week, none of this was presented; this is the first time she is hearing all of this about a new building. Seeholzer asks what building they would want constructed? Ritchie says he doesn’t have an answer. Seeholzer responds that somebody knows. Longbrake says that a new building doesn’t have to be done right away. Seeholzer repeats her question of what building. She continues that she just heard a Fire Dept. Building, an EMT building, what building? Ritchie thinks that the property was purchased to build a future public building. Several Councilmembers respond that was not the reason. Wolfe says that the reason was that it had a house, the Village was going to rehab the house and make it a place for EMS. There was never going to be a tear down to build a new building. Seeholzer concurs with Wolfe and adds that it was to do something similar to Put-In-Bay. They purchased an old house and fixed it up for their EMS. Ehrbar says that the process was started over a year ago to rehab the house and it got squashed, that’s why we are in the position we have now. If the original plan had been followed through, some or all of the repairs would have been done already. Dave Lambros intervenes to say that there may be a compromise here. The statute that triggers the sale of real property requires a couple things. First the Village has to place an ad in a newspaper for five consecutive weeks and take bids. It does not stipulate what has to be in the ad. You can only award the bid to the highest bidder but you do not have to award the contract to any bidder. It gives you the opportunity to attempt to sell the property or to attempt to sell the home. If you want, you can attempt to sell the house and keep the property or attempt to sell the property and the house together. The second way to handle it is to give the ordinance a first reading, with a second reading in July and a third reading in August which would give you two months to explore the other measure. Seeholzer comments that you have to be careful about putting a new Fire building on the property because of all the old homes on Addison St. Longbrake says that he thinks Dave’s idea of doing the three readings is a good idea because it gives more time for discussion. Mayor Cooper says that he thought there was a collateral situation with the house and that turned out not to be true. Seeholzer asks Mayor Cooper when he knew that there was no collateral issue with the loan yesterday. Mayor Cooper adds that it is Council that will decide and he is supportive of doing three readings. Wolfe does not want to wait 90 days because then we will be out of the real estate market, letting it deteriorate more, and he would not vote to tear down a historic building. Wolfe adds that the idea of asking for bids over a five week period, and if no acceptable bids were received, he would want to put it up for sale. Lambros says that if Council authorizes the Mayor to sell the property tonight, the Mayor could advertise it for sale for the amount Council wants or the house for sale with the buyer moving it. You could advertise for two sets of bids. Ehrbar says that the legislation would have to be passed tonight to give the authority to sell it. Lambros adds that the Mayor could also have the authority to try to sell the home and keep the property.

**ORDINANCE NO. 2018-O-\_\_\_\_\_: AN ORDINANCE AUTHORIZING THE MAYOR TO SELL REAL PROPERTY KNOWN AS 117 ADDISON STREET IN THE VILLAGE OF KELLEYS ISLAND, OHIO**

**(INTRODUCTED BY: (MAYOR COOPER)**

Motion to suspend the three reading rule, made by Wolfe, second by Ehrbar; RC: Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- no, G.Ritchie- no, P.Seeholzer- yes; motion failed.

The ordinance has a first reading.

**11.4 ORDINANCE NO. 2018-O- 15 : AN ORDINANCE PROVIDING FOR THE APPOINTMENT OF A VILLAGE ADMINISTRATOR FOR THE VILLAGE OF KELLEYS ISLAND, OHIO AND DECLARING AN EMERGENCY**

**(INTRODUCTED BY: MAYOR COOPER)**

Motion to suspend the three reading rule, motion by Ritchie, second by Longbrake; RC Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- yes, G.Ritchie- yes, P.Seeholzer- yes; motion carried.

Motion to pass as an emergency, made by Ritchie, second by Longbrake; RC Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- yes, G.Ritchie- yes, P.Seeholzer- yes; motion carried.

12. Items from the Mayor

12.1 Mayor Cooper says that he received a letter from CT Engineering asking for a contract for 2018. Mayor Cooper says that if the Village uses Tom Beck, the Village can still use CT Engineering on a case by case basis. Wolfe asks if we have to give CT 30 days notice. Mayor Cooper replies “yes.” Also anything they are currently working on they have the responsibility to complete and the Village has the responsibility to pay them for it. Ehrbar says that at the last meeting he asked that the Village Administrator be on board and that Council have input from him. Ehrbar spoke with Tom Beck and Beck said that he will need CT sometimes. Wolfe suggests giving CT notice, and when CT is done get Tom Beck on board. **Motion to direct the Mayor to send a 30 day notice to CT to terminate the contract**, made by Wolfe, second by Longbrake; RC Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- yes, G.Ritchie- yes, P.Seeholzer- yes; motion carried.

12.2 Another issue are the bushes at the corner of Bookerman and Division, on the Jorski property. Our Maintenance men were coming out of Bookerman onto Division St. and a girl was going south on Division St. and it was a pretty close call. The stop bar and stop sign can’t be moved; the bushes really need to be cut down. The Jorski do not want to incur the expense of cutting the bushes. Longbrake thinks that they do not have to remove all the bushes; they cut some but it wasn’t enough. Mayor Cooper asks Maintenance employee Skeans, who was present when the girl on the bike was coming south on Division St., if he would recommend cutting the hedge back to the required height all along Division Street and Skeans replies “yes.” He continues that they stopped at the stop bar, looked, and started up and the girl came out of nowhere. They couldn’t see her until she was in front of them. Longbrake thinks just cutting the corner would solve the problem. Ritchie, Wolfe and others say the ordinance should be followed. Mayor Cooper says someone will have to be present to assess the cutting. Longbrake adds that is the Village Administrator’s job. Mayor Cooper adds that he thinks it would be the Safety Committee and the Village Administrator. **Motion to have the Village Administrator and the Safety Committee determine when the bushes at Division and Bookerman are sufficiently pruned to make the intersection visible and safe,** made by Longbrake, second by Wolfe; RC Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- yes, G.Ritchie- yes, P.Seeholzer- yes; motion carried.

13. Items from Council- none

14. Old Business - none

15. Public Participation

15.1 Brian Terry was elected as the Village Trustee to Hancock-Wood.

15.2 Leslie Korenko, on behalf of the KI Historical Assn., she offers to write a grant for another historical plaque to be placed at the cemetery. The Kelleys Island Historical Assn. would pay the matching portion of the grant from their historical preservation fund. The Village would have to install the plaque. There is a very short deadline. Since Korenko wants the plaque at the cemetery, she is invited to attend the Cemetery Board Meeting on May 21st.

15.3 Rick Holmes, thanks Council for doing something about the Bookerman Rd and Division St. corner.

16. New Business-none

16.1 New Committee: Shoreline Protection Committee is a new Commitee. Eric Longbrake wants to add this as a new Committee. This will be an eighth committee. Eric Longbrake will be the chair and Joe Wolfe the second Councilmember. Longbrake says they will be researching how to protect the south shore with a break wall or something. Longbrake spoke with the head of the Erie County Port Authority about getting Federal and State monies to protect the marinas. Tim King suggested that the Village show interest and creating a committee would be a start. Seeholzer suggests that the east side be included. Mayor Cooper says that the end of Woodford Road has seen high water this year and he received a call from someone on MaryAnn Lane about high water.

17. Correspondence

18. Motion to adjourn, made by Seeholzer, second by Ehrbar; RC Wolfe- yes, R. Ehrbar- yes, M.Feyedelem- yes, E.Longbrake- yes, G.Ritchie- yes, P.Seeholzer- yes; motion carried.