

MINUTES OF RAVENNA CITY COUNCIL MEETING
June 3, 2019

The Regular Meeting of Council of the City of Ravenna was called to order at 7:00 P.M., June 3, 2019 by Council President, Joseph Bica.

The following were present on the roll call: Andrew Kluge, Bruce Ribelin, Paul Moskun, Robert Kairis and Amy Michael. A motion was made by Mr. Kairis, seconded by Mr. Moskun to excuse the absence of Matt Harper and Scott Rainone. **Voice Vote: All Ayes.**

Also attending the meeting were: Mayor Frank Seman; Finance Director, Kim Cecora; Service Director, Kay Dubinsky; City Engineer, Bob Finney and Law Director, Frank Cimino; Larry Selinius of 123 North Walnut Street, Ravenna, Ohio; Tim Calfee of 910 Murray Avenue, Ravenna, Ohio; James Rumsey of 663 Page Street, Ravenna, Ohio; Mike Gubkin of 675 Page Street, Ravenna, Ohio; Deena Tannert of 784 East Main Street, Ravenna, Ohio; Clifford Soudil of 464 Woodland Street, Ravenna, Ohio; Louis Dudek of 704 East Main Street, Ravenna, Ohio and Christina West of 732 Eastland Avenue, Ravenna, Ohio.

A moment of meditation and silence was then observed. President Bica then led those in attendance in the Pledge of Allegiance to the Flag of the United States of America.

MINUTES: A motion was made by Mr. Ribelin, seconded by Mr. Kluge to approve the minute of the Regular City Council Meeting of May 6, 2019. **Voice Vote: All Ayes.**

COMMUNICATIONS: The clerk noted one letter was received earlier that day from the Ohio Division of Liquor Control stating the State will not renew the liquor license at the Den. The Den has 30 days in which to appeal the findings.

Chief Wallis said they have until midnight on the 28th of June to file an appeal. If an appeal isn't filed, then they are done selling alcohol.

Mayor Seman said he was grateful the State gave this serious consideration. He thinks they need to thank the Police Department. He was present during the testimony and the Police did a really good job of putting it together along with Mr. Cimino laying out the City's part of the story.

DELEGATIONS: Mr. Rumsey said he would like to check into something that's already on the books as far as a nuisance landlord ordinance that Council put into place. The house at 665 is a rental property that has been poorly taken care of, is dilapidated and now there are people living there in squalor. He would like to thank the City for getting the spring cleanup. That enabled them to get rid of six mattresses, four couches and loveseats that were in the backyard with little kids playing on them. They had been sitting there for more than a year. The landlord did not do anything with that property. He tried to be nice about it. He called the landlord who said he wanted to sell that property. He told the landlord if he had the money he'd buy it and then burn it down. The landlord owns other properties around town so what they have here is not unique to their neighborhood. Somebody has to start somewhere. This is a great town and it can become a great city but they've got to put these slumlords into check. He would like to know more about the ordinance and what it takes to implement it to start charging these people to get them to start fixing something. He would also like to make sure that if there isn't anything in the ordinance, that if the property is sold, then the complaints are kept with that property, not the person. This way, the buyer will know they have to fix up the house and maintain it. If they fix up the neighborhoods, they won't have this kind of stuff going on. The people who live there are usually okay. There is a noise issue. They put the boom box facing the driveway for 15 minutes until he's ready to call the police. By that time, they move out of the driveway. He would like a patrol officer to sit there with the meter for the volume. His neighbor two houses down can't stand the noise.

Mr. Gubkin said his house is the last house and closest to the train tracks. He likes where he is but there are four train tracks with the trains running constantly. That's his background texture. A lot of the times, the trains will be going at the same time, all blowing their whistles. Over the years, he's adapted to it. There is a boom box that seems to be as big as this room in terms of its ability to project sound through walls, in homes and in his house, which is at least three properties from that house. His kitchen shakes. You feel the vibration and the noise comes right through. When you are suffering from headaches or you need to rest, he believes he has the right to own his home in peace and prosperity and health. That house is a definite health issue that needs to be addressed.

Regular City Council Meeting Minutes

June 3, 2019

Page Two (2).

Mr. Ribelin said there are noise ordinances in place. There is a nuisance ordinance in place. He asked if they are using those ordinances.

Mayor Seman said that the ordinances are in place but have not been used up to this point. That was originally based on police calls. They do have someone who checks the noise levels and he thinks the police have access to that equipment and they have used it in some places. He thinks that if the legislation doesn't fit this situation, they need to look at the ordinance and adapt it to the conditions present; not just that the police were called.

Mr. Kluge asked who was Mr. Rumsey's initial contact. Mr. Rumsey responded that he made his first complaint to the police. Mr. Kluge noted that if there is a complaint form on the new web page, at least then there is a time stamp.

Mayor Seman said he has communicated with Mr. Rumsey and Mr. Finney spoke with the owner. They are on it but it's very slow and the neighborhood needs relief.

Mr. Kluge said that with the new website being rolled out, they need a complaint form that is fillable and immediately sent to not only Mr. Finney but someone within the City so there is immediate notification.

Mayor Seman said that will come in at the report he has prepared for later in the meeting. The website is moving forward quickly.

Mr. Kluge said this isn't the first complaint where the person came to council, not just on this property but they've heard about other properties within the city. His concern is that these issues rise to the point where people feel they have to come to a Council meeting to address them.

Ms. Michael noted she has met with this same neighborhood previously because of apartments that were causing problems.

Mr. Rumsey said the apartment occupants have changed since then. There are people who live in those apartments who are complaining about the noise and trash. This is not all the fault of the people who are living there. It's the landlord who should be getting rid of cars left there by previous tenants.

President Bica said if the administration thinks there should be some changes to the chronic nuisance legislation, they need to bring it back to committee.

Mayor Seman said they are going to be presenting it to council at the next Public Health and Safety Committee.

REPORTS OF OFFICIALS: There being no other comments, a motion was made by Ms. Michael, seconded by Mr. Kluge to accept the reports of officials. **Voice Vote: All Ayes.**

REPORT OF COMMITTEES:

President Bica reported that committee meetings will be held on Monday, June 10, 2019 starting at 5:30.

Utilities: Mr. Moskun said this committee has one item on the agenda.

Information Systems: Ms. Michael stated this committee no items on the agenda. No meeting is scheduled at this time.

Planning Committee: Mr. Kairis said this committee had no items on the agenda. No meeting is scheduled at this time.

Regular City Council Meeting Minutes
June 3, 2019
Page Three (3).

Committee of the Whole: President Bica said the Committee of the Whole will be held Monday, June 17 at 7:00 P.M.

Public Health & Public Safety: Mr. Kluge said this committee had no items on the agenda. No meeting is scheduled at this time.

Streets & Sidewalks: Ms. Michael said this committee had no items on the agenda. Nothing is scheduled at this time.

Personnel: President Bica said this committee had one item on second reading. A meeting will be held Monday, June 10.

Community & Economic Development: Mr. Ribelin said this committee had one item on the agenda. If something comes up, he's sure the clerk will let him know.

Cemetery: Mr. Ribelin said a second interview was held for the landscape architect. It's been a tedious process. Ultimately they will need to make a decision as to which one they are going to go with but there have been some interesting things that have gone into this whole thing. They also made a purchase of a \$40,000.00 Track Hoe Excavator. It was put off from buying that last year but the tracks are bad on it. They put \$20,000.00 away each year into a fund to pay for the equipment. They really do try to keep a lid on the spending because they know the City of Ravenna and Ravenna Township aren't exactly rolling in the dough. He thought the cemetery looked wonderful for Memorial Day. Another issue that needs to be addressed is that the bridge is being condemned, where the two ponds are. That's going to cost quite a bit of money. They are hoping somebody will come forward to raise funds in order to save the chapel which was built during the early part of the 20th Century. It's getting really bad with water damage, etc. The stain glass windows don't seem to be too bad but he's hoping they can get that started soon.

First Reading of Ordinances:

ORDINANCE NO. 2019-061: AN ORDINANCE MAKING APPROPRIATIONS AND REDUCING LOAN APPROPRIATIONS IN THE 216 REVOLVING LOAN FUND (HOME) AS OUTLINED IN EXHIBIT "A" TO ASSIST NEIGHBORHOOD DEVELOPMENT SERVICES WITH THE COMPLETION OF A HOUSING DEVELOPMENT KNOWN AS THE WILDS AT HARVEST ROSE, AND DECLARING AN EMERGENCY, was read for the first time, by title only.

Mr. Ribelin explained this will provide a \$200,000.00 loan to NDS for Phase II of the senior housing being put in near Phase I. It looks very nice and there is money available in the RLF in order to do this. The monies are to be paid back with a certain amount of interest on them. It's just like what was used for the Phoenix Building and the movie theater, etc.

There being no further comments or questions, Ms. Michael moved to waive the requirement that legislation be read at three separate meetings. Mr. Kluge seconded the motion. **Vote: All Ayes.** Mr. Ribelin moved to approve this Ordinance as an emergency measure for the reason set forth in the Ordinance. The motion was seconded by Ms. Michael. **Vote: All Ayes.** A motion was made by Mr. Kairis, seconded by Mr. Kluge that Ordinance No. 2019-061 be adopted. **Vote: All Ayes.** The President of Council declared Ordinance 2019-061 adopted.

ORDINANCE NO. 2019-062: AN ORDINANCE APPROPRIATING THE SUM OF \$22,000.00 FROM THE WATER FUND FOR THE REPLACEMENT AND INSTALLATION OF THE LOADING DOCK DOOR AND HARDWARE AT THE WATER TREATMENT PLANT, AND DECLARING AN EMERGENCY, was read for the first time, by title only.

Mr. Moskun explained the current door will be replaced with an insulated rollup door along with a new doorframe and the masonry work. The current door is approximately 40 years old with no insulation. The contractor has been chosen and is ready to go.

Regular City Council Meeting Minutes

June 3, 2019

Page Four (4).

There being no further comments or questions, Ms. Michael moved to waive the requirement that legislation be read at three separate meetings. Mr. Kairis seconded the motion. **Vote: All Ayes.** Mr. Ribelin moved to approve this Ordinance as an emergency measure for the reason set forth in the Ordinance. The motion was seconded by Ms. Michael. **Vote: All Ayes.** A motion was made by Mr. Kluge, seconded by Ms. Michael that Ordinance No. 2019-062 be adopted. **Vote: All Ayes.** The President of Council declared Ordinance 2019-062 adopted.

ORDINANCE NO. 2019-063: AN ORDINANCE APPROPRIATING THE SUM OF \$3,980.00 FROM THE STORM FUND TO PAY THE OBLIGATIONS OF AN EXISTING CONTRACT WITH PORTAGE SOIL AND WATER CONSERVATION DISTRICT, AND DECLARING AN EMERGENCY, was read for the first time, by title only.

Mr. Finney said this is an invoice that had not been billed for the past several years. It is a five year contract and the invoice is now due for the entire five years. The contract will expire sometime next year.

There being no further comments or questions, Mr. Kairis moved to waive the requirement that legislation be read at three separate meetings. Mr. Kluge seconded the motion. **Vote: All Ayes.** Mr. Ribelin moved to approve this Ordinance as an emergency measure for the reason set forth in the Ordinance. The motion was seconded by Mr. Moskun. **Vote: All Ayes.** A motion was made by Mr. Kluge, seconded by Mr. Moskun that Ordinance No. 2019-063 be adopted. **Vote: All Ayes.** The President of Council declared Ordinance 2019-063 adopted.

Second Reading of Ordinances:

ORDINANCE NO. 2019-048: AN ORDINANCE, AS AUTHORIZED BY ARTICLE XVIII, SECTION 9 OF THE OHIO CONSTITUTION AND ARTICLE XVIII, SECTION 2 OF THE RAVENNA CITY CHARTER, PROVIDING FOR THE SUBMISSION TO THE ELECTORATE AT THE REGULAR ELECTION TO BE HELD NOVEMBER 5, 2019, A PROPOSAL TO AMEND THE CHARTER OF THE CITY OF RAVENNA BY AMENDING ARTICLE VI – MAYORAL APPOINTMENTS BY ADDING ANEW SECTION VI- 3; REPEALING ARTICLE IX – FINANCE DIRECTOR IN ITS ENTIRETY, AND DECLARING AN EMERGENCY, was read for the second time, by title only.

President Bica said there is a public hearing on this scheduled for June 17 at 6:30 PM.

After some back and forth over the word “concurrence” it was decided to replace it with the word “consent” with regard to the majority of council approval of the appointment.

Third Reading of Ordinances: None

Old Business: None

New Business: Ms. Michael said that she knows there are other issues on Page Street. She received a call over trash that was left behind. Are they working with that individual?

Mr. Finney said they did confirm that an eviction notice was filed with the court. That was a week or two ago.

Ms. Michael said there is still trash on the side of the house. It seems like a plaque in different neighborhoods at times. It starts and it just gets infested.

Mayor’s Remarks: Mayor Seman said by way of information, ODOT has asked to stay on another month at Oakwood. Their place is not quite ready yet. He had a very nice conversation with Julie, the Director of Main Street Ravenna. They have a very active program in the works for the summer. They will be working with other groups to set up ways to bring people downtown. Once they get it reduced the writing, he will provide it to council. There will be a number of events and are trying to involve a number of the non-profits in some the activities. They are asking the downtown merchants to stay open on Fridays during the movie nights. The idea is to get people downtown, visit the stores and then stay and see the movie. They are working with the Recreation Department on that as well.

Regular City Council Meeting Minutes
June 3, 2019
Page Five (5).

Mr. Kairis asked if there was any mention of a cleanup day. Julie asked him if there was any place in the downtown that could use some help.

Mayor Seman responded in the negative stating he thinks she was thinking about ways to bring people downtown. There used to be a cleanup day that was sponsored by the Lions' Club. Just for information, they are in the process of evaluating bids on Hazen Street Waterline Project. There were six or seven bidders. These folks are getting very busy and in some ways it will restrict their ability to decide who will be doing the job. In some cases, they will be stretching the point especially when they are dealing with contractors he thought caused too many problems in the past. If they want to get the jobs done, they will be forced to look at some of these folks. They will be having a meeting with one of them before they let the contract out to get a clear understanding of how they expect the residents are to be treated. It's hard enough dealing with the construction without problems or comments coming from a contractor.

Mayor Seman went on to say that he is very excited about the way the website is coming along. There was one meeting where parameters were set based on what the website is now and rough ideas as to how they are going to redesign it. By this Friday, they need to have gotten it out to the department heads who need to evaluate their needs. Spectrum is very insistent on meeting the deadlines so they can meet their deadlines. He thinks that is a very good thing. Some of them will be receiving information to review. At some point, he will be asking them to do a presentation to council so they are up to date and can give some input.

Mayor Seman said the community cleanup was successful but the price far exceeded their expectations. They were thinking, at the worst, it would be \$45,000.00 and it came in at \$52,000.00. The cost was based on tonnage and they did receive the tickets for that.

The clerk noted that they need to have the 25 cent increase to cover the County's charge in ordinance effect by July 1. They will need to discuss it at committee meeting on June 10 and legislation ready for a special meeting on June 17.

Mr. Kairis said that to cover the costs, they still haven't hired an economic development person.

Mayor Seman said they are interviewing starting next week.

Mr. Kairis said his point is, if they didn't start by July 1, then that's money they can put toward the cleanup. That's \$25,000.00. There was \$20,000.00 budgeted so they are just \$7,000.00 short.

Mr. Cecora said that it's a different equation. Not all of that \$25,000.00 comes out of the General Fund. Some of it comes from Water and Sewer.

Mr. Kairis said that it's \$50,000.00 but \$25,000.00 of it does.

Mr. Cecora said they need \$33,000.00. They have \$20,000.00 budgeted.

Mayor Seman said they have to keep in mind that 25 cents raises \$15,000.00 a year.

The clerk said that the 25 cent increase being implemented by the county still is not on the books and it needs to be implemented by July 1.

Mr. Rumsey said he doesn't have any problem on his bill if they added another \$1.00. That will cover it for a while.

Mayor Seman said he appreciates that comment because they have to be able to pay for it. He's not comfortable taking money from the safety levy which is in the General Fund for things like that.

Mr. Gubkin concurred noting that \$1.00 a month comes to \$12.00 a year and he doesn't think most people will complain about that since they want to have that cleanup.

Ms. Dubinsky noted that they still don't know from year to year if they are going to have a hauler. That's another issue. One year Conrad's would not haul it because they didn't have enough help. But they handled it well this year.

Regular City Council Meeting Minutes
June 3, 2019
Page Six (6).

Mr. Gubkin said he didn't receive notice there was going to be a cleanup on the water bill. He knows it was in the Record-Courier but feels that a lot of people missed out on it.

Ms. Dubinsky said it was too late to get an insert put in the bills but was told it was put into the message part of the water bill.

A motion was made at 7:43 PM by Mr. Ribelin to go into Executive Session regarding the sale and purchase of real property. The motion was seconded by Mr. Moskun. **Vote: All Ayes.**

At 7:56 PM, a motion was made by Mr. Ribelin, seconded by Mr. Moskun to conclude the Executive Session. **Vote: All Ayes.**

There being no further business, the meeting adjourned at 7:56 P.M. The next Regular Council Meeting is scheduled for Monday, July 1, 2019 at 7:00 P.M.

ATTEST:

Clerk of Council

Council President