

Building Committee Meeting
Tuesday, June 18, 2019 9:00 a.m.

Present: Chairman Schloss, Councilman Porter, Building Inspector Hocevar

Schloss stated that the committee was meeting to discuss the resumes which had been submitted for the Building Commissioner position. He turned the meeting over to Hocevar because he was familiar with many of the applicants.

Hocevar addressed the resume of Jack Clifford. Hocevar stated Clifford wanted three to four months (the winter months) off. Hocevar added that Clifford had been around for a long time. Porter stated he worked for Clifford Corporation in 1964 as a plumber and pipe fitter, and Hocevar determined that he must be about seventy-five years old. Porter stated he had been a Building Commissioner from 1998 to 2001 for the City of South Euclid and the City of Painesville. Regarding qualifications, Clifford has Plumbing, Plans Examiner, Residential Building Official, Residential Plumbing Inspector, Plumbing Contractor, and State of Ohio Building Official certifications. Porter and Hocevar stated Clifford did not have a commercial or electrical certification. Hocevar added that Clifford was somewhat familiar with zoning. He reiterated that Clifford was looking for a part-time position where he could come and go as he liked. Hocevar also called into question a three-month employment with SAFEbuilt and said he would look into the matter. Porter thought Clifford was worthy of an interview and Schloss agreed.

Hocevar telephoned John Dasher, another applicant, regarding his certifications because he listed the interim certifications of Building Official, Commercial, and Residential. Porter noted that Dasher was a Building Inspector in South Euclid. Hocevar stated that Dasher owned his own business and was a general contractor. Porter asked what was meant by an interim Building Official certification. Hocevar explained that he could oversee the department but was essentially a trainee. Porter clarified that he would require supervision for inspections, and Hocevar explained that Dasher would require supervision for Commercial and Residential, and he had no electrical or plumbing certifications. Hocevar stated he would put him on the list, but interview more qualified individuals first. Schloss agreed. Porter noted that Dasher had been a Boiler Technician in the U.S. Navy from 1974 – 1978.

A third applicant, Daniel D'Agostino, according to Hocevar, just took a job with Streetsboro on Mondays, Wednesdays, and Fridays, and wants to work two days a week, Tuesdays and Thursdays. Porter asked if this was practical, and Hocevar stated it would be better to have half-day people in the office. Hocevar added that D'Agostino was also still doing work with Richmond Height and told Hocevar that between those three municipalities, he could come to the Village. Porter and Schloss questioned how effective this would be but added that he lives in Russell. Porter stated D'Agostino has interim certifications of ESI, ICC, Residential, Building Official, Building Inspector, but not Commercial or Plumbing. Hocevar explained that with interim certifications, there must be someone with the individual at the inspections. Porter asked how long it would take to get full certification. Hocevar stated the times vary and could be between three and four years. Porter noted that D'Agostino was at the point of getting full

certification and Hocevar agreed. Although Porter did not like the idea of his limited availability, given the certifications he felt D'Agostino was worthy of an interview.

Hocevar added that for his part-time work with Streetsboro, D'Agostino makes \$60,000.

Kris Wilson, Building Department Secretary, reported that she had received a return phone call from James Pinkney who relayed that all his certifications had lapsed, but that he could reinstate them. Schloss commented that he was last on his list. Hocevar stated he had no certifications and was a housing inspector with the Metropolitan Housing Association. Porter did not find this helpful. Hocevar advised that he knew who Pinkney was and the committee should put him off.

Hocevar spoke to another applicant, Robert Baker, who lives in Vermillion. Porter stated Baker has Residential Building, Residential Mechanical, and Residential Plumbing certifications, but no electrical and no commercial. Porter stated that Baker's qualifications included Building Official and Building Inspector. Hocevar stated he called Baker the previous day and left a message about Baker's certification being up to date. He said Baker did not return his call. He added that looking at Baker's resume it would not appear he has worked for anyone, in particular not a municipality. Porter questioned why he would then have the certifications. Hocevar speculated that is why Baker did not return his call. Porter indicated Baker had done lead renovation. Porter would offer Baker an interview.

Porter stated that James Border was the next applicant and stated he was the Building Inspector for the Village of McDonald. Hocevar advised that he called the applicant yesterday asking him if he was willing to drive that distance. Porter stated he had no certifications. Schloss advised he was the Zoning Inspector for McDonald, which appeared to be his primary qualification. Porter asked if he was qualified for the position with just the zoning qualification, and Hocevar stated he did not think so. Porter noted that Border had an interim Commercial certification, and again asked for clarification. Hocevar explained that Border let his qualifications lapse and required supervision as a result. Schloss suggested putting the applicant at the bottom of the list. Porter recommended not interviewing Border.

Regarding another applicant, Donald Woodruff, Hocevar stated he had zero certifications. He speculated that this was an applicant that came from when the Mayor placed the ad.

Schloss stated that Bill Pier from North Olmsted was an applicant and Hocevar stated that Pier did not return his call regarding certifications. Schloss advised that he did not have certifications and was a construction person. Porter indicated that Pier worked for Panzica and Marous. Porter recommended not interviewing Pier.

George Eaton was another applicant whom Schloss said was not qualified. Porter asked what he did for Willoughby Hills, and Hocevar explained that they used to have a Housing Department that did Residential Zoning and maintenance. Porter indicated that the resume stated he was an office professional and asked if this meant secretary. He added, however, that Eaton had a BA in Architecture, but could only type 45 words a minute. Porter suggested not interviewing Eaton.

Hocevar asked about the applicant, Saed Oqal. Porter stated Saed is a marine engineer and the Chief Engineer on a tanker. He thought his qualifications did not match the needs of the Village. Hocevar added that he could not understand a word Saed said. Schloss added that he attended the Arab Academy for Science and Technology. Porter stated he had zero qualifications and recommended not interviewing him.

Schloss stated the committee had narrowed the applicants to four; D'Agostino, Clifford, Dasher, and Baker. Porter added the others were either not qualified or lacked certifications. Porter said letters of declination should be sent to the others. Hocevar suggested waiting until after his Building Officials Conference of Northeast Ohio (BOCONEO) meeting on June 19 where he might gain insight into the applicants. Schloss and Porter agreed and added that perhaps Hocevar would find a better qualified applicant at the meeting.

Porter added that although the applicants had some qualifications, there was not one that had every certification.

Hocevar suggested that perhaps the committee would want to look for a Building Inspector or hold on to what the Village currently had while bringing Kris Wilson up to speed on zoning. He explained that much of his time has been spent doing zoning such as looking at overgrown grass, junk cars, and in resident's driveways, which would be something Wilson could do. He thought perhaps the committee would want to reconsider the situation. He said the zoning was a pain and took a lot of time and was an expense to the Village. He discussed this idea with Wilson, and further explained that if someone else did the Board Clerk job and Wilson were to do fluctuating rounds, the Village might have a good candidate for Zoning. Porter stated it was worth considering. Hocevar urged Porter to speak to Wilson first, but had already mentioned it to her the previous day, and she was receptive. He added that she was catching on and understood the zoning and had offered to look at the grass issues in the Village. Hocevar advised that right now, Wilson had no authority to even sign a zoning permit. He questioned why he should come running into the Village to sign a zoning permit. Porter stated the Village would need to change the zoning code. Hocevar suggested that instead Wilson would be considered the Zoning Official. He added that Wilson had issues she wanted to discuss with the Building Committee pertaining to her lunch time and moving it. She suggested closing an hour earlier and forgetting the lunch break. Porter said this runs into Federal laws about how long people can work before being given a break. Hocevar stated he enjoyed the building aspect of the job, but not the zoning. He thought Wilson could pick up the loose ends, with checking fences, and ABR issues, and he did not see the need for him to do it. Porter said when he checked with Wilson about this previously, Wilson did not seem interested. Hocevar said that all of a sudden something changed the previous day when she expressed interest.

Hocevar explained that none of the applicants looked very promising, and Porter agreed. He surmised that after he questioned his colleagues at the BOCONEO meeting on June 19th, he would find that the applicants might have track records with the bouncing around municipalities.

Hocevar also addressed the Prevailing Wage issue and said that Wilson wanted to learn it. He added that because Heilman's name was taken off the books when she left, the Building Department was no longer receiving updates from the State. He stated that he and Wilson were

trying to correct this and were in contact with the Department of Commerce to get the Village reregistered under Hocevar's name and Wilson to take care of the Prevailing Wage requirement. He was letting the committee know about the issue and said that evidently somebody did not want to do it, and that he had done it for many years.

Regarding Mitchell, Hocevar said that the Police Chief was on board and the Village would be going to court. He added that Mitchell had a big dumpster in front of his house, but it still looked bad. Schloss clarified that this was the resident on the corner of Leaview. Hocevar asked Schloss if he wanted to continue pursuing O'Malley.

Porter concluded the Building Committee meeting at 10:30 a.m.



Ray Schloss, Chairman

Prepared by Leslie Galicki