

Building Committee Meeting
Monday, September 16, 2019 – 9:00 a.m.

Present: Chairman Schloss, Committee Member Porter, Mayor Koons

The Mayor called the meeting to order at 8:59 a.m.

Mayor opened the meeting and referred to his agenda item about hiring Kris Wilson at \$22.84/hour x 10 hours max to trail Nancy. Kris has offered to come in and asked if it could be the same rate that Nancy is making. Mayor said bringing Kris in as a crutch to help Nancy for up to 10 hours would be a great thing to do. Porter and Schloss said they had no issue with that. Porter inquired if 10 hours was enough. Schloss said Nancy didn't seem to think she would need more than a couple hours.

Mayor said one issue Nancy had was two hours of travel time to come back to work for Zoning Board of Appeals (ZBA) and Planning Commission meetings. Mayor said he doesn't have a problem with that. The Village has always allowed the Board Secretary to do their thing. He said Tomaro used to just submit her hours. That has always worked - it got a little out of hand when one of the six the Village has had in the past four years, Nancy will be the sixth, just worked, worked, worked, worked, but sometimes she just took forever, and that became an issue. This would be new ground for the Village – paying travel time. Mayor said it was one of the keys to get her to take the job. She is not going to be stuck driving from her home in the middle of February at 7 p.m. for a 20-minute zoning meeting. He questioned how she would bill the Village for that. Mayor said if this is what it takes to get Nancy to take the job, it is what he would like to do; Schloss agreed. Porter said he has no problem with two hours of travel time. Mayor said he didn't know if this could be an administrative procedure, or it is something the Village has to take formal action on. He said this issue won't come up at the special meeting, all that is being discussed is to discuss Kris.

Schloss asked how long the board meetings usually were. Mayor replied they could go on for a couple of hours. Porter asked if it is two hours per meeting or how is that going to work. Mayor said he would talk to her. If ABR is at 5:30 p.m., maybe on Tuesdays she should come in at noon and work until the ABR meeting which would probably be over by 6:30 p.m. Mayor said the Village may have to play it by ear and see where we are in a month. Schloss said when he spoke to Nancy, she was concerned that if she got to the Village, the meeting could be cancelled and that was her concern. Mayor said with the ABR, coming back for the second time just to show them the colors, it could take only a few minutes – it could be a waste of her time. Mayor said they will look at this again a month from now.

Mayor said issue #3 on his agenda was that he got a call from Rob Meyer, a builder who lives on Deerfield, regarding 48 Daisy Lane. He ripped ABR and the Village regarding that house and how it was permitted to be built. Mayor told Rob he would get back to him this week. The resident at 48 Daisy does not have an occupancy permit yet and that has been a bone of contention. The Solicitor said not to give him an occupancy permit and the owner said he would just live there without it. Schloss and Porter agreed it was a horrible looking structure. Mayor said at night, the light is shining in the big picture window of the neighbor.

Regarding lighting regulations and the issue Kormos came to Council about, Mayor is going to have Nancy get regulations from other communities on their residential lighting standards. Porter said measuring the intensity of light doesn't seem practical. The Village may want to go to a system where they tell people the maximum wattage they can use as an outdoor lightbulb.

Mayor asked if they are looking for Nancy to eventually become the Zoning Inspector. Porter said she certainly can do it, but there may be a conflict between what she does as the Building Department, ABR, ZBA, PC Secretary and being the Zoning Inspector. That was one of the Solicitor's concern. Porter said he is not sure there is really a conflict there, but the Village did get a bunch of applicants, some of them are even qualified for the Zoning Inspector part-time. Schloss said he would like to see Nancy do it if possible. Mayor said it would be a lot easier; Schloss and Porter agreed. Schloss said she did it in Maple Heights, but she wasn't the full-fledged Zoning Inspector, but she did a lot of that. Mayor said twice a week, maybe an hour at most. Mayor is going to give her a tour of the Village and point out things. Schloss said he has talked to Chief Rizzo about this, and he would be more than happy to volunteer for that. He said he can make time for this, part-time, full-time, whatever. He doesn't know how that flies, but it is a pretty good idea. The Mayor said in Hunting Valley the Police Chief does everything. Mayor said he didn't like the Chief dealing with the rental house garbage. He likes the Police Chief to be a Police Chief. In a year from now he doesn't want somebody to say we are overstaffed at the Police Department if the Chief can spend all this time on other issues. Porter said his concern is more of an enforcement thing. You would have a cop go out there and put a note on the door that the individual is in violation of zoning code. You have the Chief as the Inspector telling the police individuals to go to this house. Mayor said that seemed heavy handed to him. Schloss said the Chief did most of the enforcing when Laura was here. Porter said the cops would deliver the letters that Laura wrote. So, Laura would be doing it as the Building Official, the cops doing it as the enforcement arm. If you combine the two together; the simplest thing is if Nancy can do it. Porter went on to say the Village does have part-time Zoning Inspector applicants who certainly are qualified. Porter said Barry Jacobs is qualified. He actually got his license back and he is the Zoning Inspector in Claridon Township; and there are other applicants as well, he is not the only one. Mayor said he would like to keep it to less employees; Schloss agreed.

Mayor said regarding the Building Inspector, he wanted to know if SRV should keep limping along with Dave. Porter asked what choice the Village has. Mayor said he spoke to the Mayor of Woodmere - they are hopefully hiring a guy for 15 hours per week. They couldn't find anybody out there. Mayor said he wants to find out what they are doing. He would rather just stick with Dave. Mayor said things just have to slow down here once winter comes. Porter said it will, but questioned the long-term plan, Hocesvar won't be here forever. Schloss asked the Mayor if he talked to the County; Mayor replied he had. He said they went out there in February. He said the guy asked them why they would want to give up control. Mayor said his thought is to keep control of it. The Mayor said he spoke to Dan Spada who is the new Building Inspector, he switched positions with Mike. Dan said the Village can either keep the certification and the County take over the Building Department or the Village can give up the certification and the County becomes the Village's certified Building Department. Mayor said he doesn't know what that means. Mayor said he would go to the County Administrator who

would go to the County Commissioners and they would approve it – which is probably a one paragraph letter. That is the whole process he was told over the phone.

Porter said if the Village could find a part-time Building Official who could take over for Dave at some point, that is probably what the Village is looking for long term. Hocevar is going to do whatever he does, and he has been very good to the Village and he is staying now, but the Village needs a long-term plan. Hocevar is not a long-term plan. Nothing against Hocevar, but the Village has to be ready for someone to leave. The Village doesn't have a farm system in the Building Department, the Village does in the Police Department. Mayor said long term wise, the Northeast Ohio Mayors and City Managers are going to try to work with the State. They spoke with the State in the springtime, but that is years away. He said Columbus is barely aware of the shortage of Building Inspectors in the State so there is not going to be any legislative relief. Porter said for Electrical Safety Inspector, if you hold a bachelor's degree in electrical engineering, take the State test, you can become an ESI just like that without ever having changed a lightbulb. Perhaps CT Consultants has someone that might be able to fill this type of role. These are all engineers, they are electrical people, mechanical, all of it. Schloss said GPD does Building Official stuff.

Schloss said by the end of October the Village should decide. Schloss said the Village should see what the traffic flow is like over the next couple weeks. Porter said the work slows closer to winter, but then the contractors come in with their deposits for spring work in December and January. Schloss said he was being the devil's advocate and said many people have asked him why the Village has the Building Department, and most of them are builders and most of them do work in Geauga County. They ask him why they have to come to SRV, they go to Chardon all the time. Porter said if the Village goes to the County, no one will have an inspected roof, the County doesn't do that. Porter said when he did his roof 5-6 years ago, the builder didn't pull a permit, so his roof didn't get inspected. Nonetheless, if the Village goes with the County, there will not be roof inspections. Long-term, maybe it isn't a problem, maybe it is. Mayor said he has all the information of what the County does and doesn't do, along with the information on what the Village does and doesn't do. He can print all that out and give it to Ferguson. It will show the hours, money, people, permits, etc. Mayor said money can be a little distorted. If Milko's house comes in, then it is another \$5,000, the Village will have about \$50,000 of income this year, maybe a little more. Porter said Laura left in January. Schloss asked about the other house going to be built on Bell Road. Mayor said he will contact Rob Meyer and let him know the house meets the code. Mayor said he will give the Building Committee members the info he gives to Meyers and Ferguson.

Mayor said he spoke to a resident about septic standards. The Mayor is going to tell him the Village is going to check around with colleagues and find out what they are doing. Mayor thinks he has a leg to stand on that these modern septic systems don't need to be cleaned every two years, but how do you know. The manufacturer will probably say it doesn't. Mayor said as he stated before, when you drive down Morningside or Green Valley, the back of Lake Louise, it stinks. Porter said the Village has a standard that covers all the septic systems, the old and the new. If the Village goes to three years, it will run into trouble with the old systems. Maybe not the new ones, but the old ones will have issues. Mayor will tell Mulchahy the Village is still

gathering information. The Village could turn him into an asset. Porter said pumping the septic is only a couple hundred dollars every two years.

Mayor said Kris did add up the meetings last year, there were a total of 22 meetings, 11 ABR, 4 ZBA and 7 Planning Commission. This year so far there have been 17 meetings, 6 ABR, 6 ZBA, and 5 Planning Commission. The Mayor said now that the ZBA went to meeting the third Wednesday of every month, they have had less meetings. Planning Commission had less meetings this year so far and there is nothing out there he can see on the horizon.

Mayor informed the Committee that George Clemens is coming off the ZBA, so that will be another opening. They had two females and a male, and a third female thinking about either Planning Commission or ZBA. The Mayor told them all there are no meetings this September, but there may be meetings in October. The best bet is to do what he did with Bill Stone and Heidi Baumgart; come to the ZBA meeting and see what it is about. In that case, the Mayor put Stone on ZBA and he's happy. There will be another opening on ZBA and one of the four candidates looked pretty good and would be perfect to go onto the ZBA. Then he will wait to see if the other ones like it.

Schloss asked about the Architectural Board of Review (ABR). Mayor said he believes they are all staggered. Mayor said the latest person to join was Ryan Parsons, he is a Bialosky. The Mayor said he had to put a former member on the ABR for a one-time meeting so she could vote, because he couldn't vote. The other members are Dennis Marino, who is a builder, and the other one is Gary Neola, who is an architect. They get along and it is terrific to see them work. They do get paid a nominal amount. Schloss asked if they are aware of the issue that is going to come up with Bialosky and the home on Daisy Lane. The Mayor said they are very much aware. They have had unpleasant conversations in the ABR meetings with the homeowner. Mayor said it was his belief that Bialosky was all approved.

Schloss asked about Chuck at Fernwood and Bell Road and wanted to know if anybody has talked to him about the junk that he has back there again. The Mayor said he will. Schloss said the neighbors have asked him to please talk to him. Porter inquired about the health of the resident. Schloss said he has seen him walking around, but he hasn't talked to him. The Mayor said the last time he was there they tagged two of his trees. The one tree CEI came by and said they would take it down; they still haven't. He took down the other one and has cleaned up the front a little bit. Schloss said the front is fine, but there are all kinds of stuff in the back. The Mayor said someone should buy him a fence. Schloss said he had a fence and the neighbors said, "just put the fence up." The last time Hocevar was there, he got the "signal" from the neighbor. The Mayor said he is going to go to court on the 27th. He has never been through the court process and he wants to see what it is like.

Mayor said he will have Nancy look into lighting and septic standards. Mayor said he assumed things with Kris will pass at the Special Council meeting at 4:00 p.m., so he was going to call and ask her if this is going to pass, could she come in tomorrow and work with Nancy.

Porter said if the Village is going to move on the Zoning Inspector part-timer, this should be done sooner rather than later. The Mayor asked if they knew who the Zoning Inspector in Newbury is now – the Mayor said it is Lorraine Sevich. Mayor said she was working the Farmers' Market on Saturday. Mayor said to be a Zoning Inspector, you have to be breathing. Porter said there are no requirements other than over the age of 18. Schloss said he would like to push Nancy. Mayor asked what the committee members thoughts were on flexibility with Nancy and her hours. Mayor said if he were Nancy, he would say, "Let me work 40 hours this week and next week and then I would go down to 20." He said the eagerness to get on top of it. Porter said, "You can't do that." The Mayor asked if she would have to be sent out the door on a Wednesday if we had to. Porter said if she worked over 32 hours in a week, she would be entitled to benefits and everything else. The Mayor said he would like to give her flexibility.

At 9:27 a.m. Porter adjourned the meeting. All in favor.



Ray Schloss, Chairman

Prepared by Danielle Romanowski