

Mayor Tilton: The weather changes and we have problems.

Mr. Stemm: We had problems with it and virtually the only person that knows how to program this thing is Fred Buck. I mean they are obsolete and there is no need in training people to use it because there are only two left. The other one is not in an intersection where we have any problems so after this year they will all be gone.

We are going to do some work at Linden and Adair this year. That cabinet is already ordered and it is encumbered. It is like \$14,400. We did a traffic study on it last year and they recommended putting in a protected left turn coming south on Adair to go north on Linden. That is the only phase on that particular intersection that doesn't have a left turn arrow on it. It is ordered and we are going to work on it this summer. Brighton and Ridge, we are going to re-do it. It is all paid for through a grant that Chip and Public Service got through paving and everything else. They just asked if we wanted anything else. Part of the first grant was to get pedestrian heads put up there. When they asked if we wanted anything else I just put down to buy a new cabinet controller and everything so it is all being paid for by grant money so we are going to have to work on it. We will have to put it in.

The Fire Department and Safety Director have asked us to do some work on Maple and Leonard to update that fire signal there because you can hardly see it. It is on old 8 inch heads. It is on a timer inside the station and you have to push a button and you have to wait to get out. We are going to try to put an opti-com on it so that when the fire truck pulls out the turn light is green coming out and red on Maple, but as soon as they get out it turns back to green on Maple so traffic can move on Maple Avenue. It should help Maple Avenue traffic. We have like 45 seconds on it so it stops that traffic for 45 seconds every time whether it needs to be or not. We should be able to get it down to 10 or 15 seconds to let traffic move again. As everybody knows the further north you go on Maple Avenue the worse it is for moving traffic especially in the afternoon.

Mr. Vincent: I think everyone probably knows, but just in case the opti-com is actually a flashing strip upon the safety vehicle, fire truck, and it flashes and picks that up and it gives them the green light for the direction they are going.

Craig Stemm: All of Maple Avenue has that on it, but not on most of the sides, but that is the only one. That was the original fire station in 1977 and those lights there. We are going to try to update those this summer.

Mr. Vincent: You turn those on and have 45 seconds, even if they get called off before they ever pull out on Leonard.

Craig Stemm: It still stops it no matter what or if for some reason they don't make it out quite as quick and you get part of the way out there and then it comes back to green on Maple and red on Leonard so they have had a couple of times they have almost gotten hit there. We have looked at it and we are going to use one of the old cabinets off of either Blue and McIntire or over at Ridge Avenue. I think we are going to use the one at Blue and McIntire and get started on it.

Like I said we have been down at the annex since November and we pretty much have this thing tied together down there. It is getting close for the police. It may take another month or so. On our end is pretty well done. The carpet is scheduled for a couple of weeks. After that the doors will be installed. Then Lisa Hittle out of IT is working on security, cameras, and door locks. It is all sort of scheduled and getting there. Now we are going to move on and go to these other projects.

There was a Pine Street Safety Study done too. I haven't really looked at it too close yet. I am not sure we will have much involvement in it or not or if we will upgrade any of those signals, but if it does it would be good, especially at the school at Pine and Pershing. That one is in need of an upgrade. Hopefully, somebody else will pay for it. Other than that, that is pretty much what we do.

Mr. Sharrer: Craig, I know you mentioned the only person that could do that one traffic signal is Fred. I know in some of our conversations there were others, how are we on training people or do we have backups, are we working towards a system that we will have more than one person.

Craig Stemm: We are working toward it. There is Fred Lane and me right now. We lost three people last year: Brad Mack went to the vocational school; Fred Buck retired and he could always fill in, and Mark Rucker retired too. He spent 30 years in signal. We have been working on it through Civil Service. We changed the job descriptions a little bit. One was an electrician and had some plumbing and stuff in it. We pretty much just made it an electrician because that is what the majority of stuff is that we do: traffic signals, street lighting, repairs at the airport, the beacons, that the majority of it and the other one that took Mark's job, which was part-time because all these jobs came out of the fire department originally as part-time, and have changed to full-time. When the next Maximum Strength Ordinance comes out both of those will be on there and once it passes we will post jobs and try to hire a couple people. Both of those people will be electricians and will have to work on signals and learn some of this stuff so we have more people qualified. It can be an issue with just two of us. A couple of times before I could get back and Fred was out of town or something; it was an hour or two before we could get back and there is really no one else qualified. You can't get into them things and just start pushing buttons. It has been a slow process, but we are getting there. I am hoping we are doing the right thing and hopefully we get the right people hired. That is what they are going to do; and basically, we are training our replacements here. That is the goal anyway.

Mr. Sharrer: Thank you.

Mr. Vincent: Is there anything else from Council? It is fascinating. There is a lot you are doing. There is a lot we don't know about.

Craig Stemm: That is pretty much what we do.

Mr. Vincent: It is very interesting. Thank you very much. We appreciate it. There is never a shortage, I'm sure.

Mr. Stemm: No, there is always something to do every day. It never gets boring. There is something different every day.

Miss Bradshaw: The team that did that safety study on Pine Street, are they the ones that will replace some of those lights?

Mr. Stemm: I am not sure how it will take place. I think they recommend, but I don't know if that frees up the money or not. I know there is a Traffic Committee meeting next Thursday and they are supposed to have a conference call with us. I am not sure. I think there is money out there, but I think we have to ask and they just do the recommendation. I don't know if that frees it up or we can ask for it out of ODOT. I am not sure how it works. I think Chip would be more knowledgeable on that than me. You have to start somewhere and the place I would start would be Pine and Pershing where the school is located.

Miss Bradshaw: Yes, they had their eyes opened up there when school let out and that all started. It was like Whoa.

Craig Stemm: It would be one that is in need of updates. It needs more than what we can do in house. It would be one that would really need a design on it and have somebody do it. Other than that, are there any other questions? That is what we do.

Mr. Vincent: Thank you again. Good to see you.

Craig Stemm: You are welcome.

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Mr. Vincent: Let's go ahead and get started. We have Tim Smith, Code Enforcement Thank you for coming, sir. We greatly appreciate it.

Tim Smith: What do you want to know about my budget? I am satisfied with it.

- The only thing we did talk about which we are working on is we still need to consider adding a position for basically what Matt Phillips handled at one time for litter, boarding up houses, and basically overseeing the weed crew. We are budgeted for six seasonal employees and we could cut back on them if we had someone who could run that division. We are looking at two different job descriptions now and we want to combine them to see what we can submit to get approved. What I would like for this position is in the winter time when things slow down I would like to be able to utilize this position as a Code Officer as well so the position is full time, but not idle and can utilize the position to help with a Code Enforcement standpoint. It will help the department.
- One of the biggest problems is the constant trash complaints and when it gets windy it gets worse because it gets scattered.
- A problem in the last couple of years is the number of crows that have migrated into this area. They destroy trash bags to get into things and scatter stuff everywhere. It is a problem.

- We asked for a mower last year and didn't end up having to buy it. We asked to set the money aside for this year and it was approved. If we can squeeze another year out of our old zero turn we may wait another year to buy it.
- We had one little line item I was baffled about and Rhonda and I figured it out. It was some of my money I had left over from last year that we didn't spend for demos and it ended up in the wrong place.
- The big number in contractual services, \$527,800 is where the demolition funds come from. The amount is larger in case we have to do the Kemp properties. We have been getting a budget of about \$180,000 a year for the regular demos and we had \$27,000 that we carried over from last year that we didn't get finished.
- Mr. Smith felt the prosecutor's office did not think this through when they dumped this on the City. The moment they put properties in a commercial entities name like the City it basically takes away my NIOSH (The National Institute for Occupational Safety and Health) exemption from having to abate these houses which essentially drives the cost of these demos up a lot. If the houses are in the City's name I have to have every one of them assessed which is \$500. Then we have to abate them. If we get into a case where the plaster is contaminated the abatement is usually twice as much as the demolition. We could be biting a big bullet if we end up having to take these down. If we can keep them out of the City's name and we have to take them down, we can take them down on behalf of Mr. Kemp and use that NIOSH exemption which saves us a considerable amount of money. Those are all things we have to look at.
- The department tries to demolish 16 to 18 properties per year with the \$180,000. Some of the demos are more difficult and expensive and are on the back shelf. We have one at 1307 Greenwood and there is no way to access it. So we had to go up and talk to the neighbors about crossing their properties and taking down fences and that gets expensive because we have to do restoration work on two different lots. We are at that point where we are getting to some of the more difficult properties. There is one on Beulah that the foundation has collapsed on. I have had a couple of the demolition contractors that we use go look at it and they all told me the same thing, no thank you. That one will have to be demolished at some point. I have to find someone who is willing to do it.
- We are catching up on the demo list. The Land Bank has helped a great deal. When we identify these abandoned houses early on in the activity of inspecting I go out and assess them to their potential value. If I think they would sell then I send that information over to the County Treasurer and urge her to proceed with the tax foreclosure on that property because there is a good chance it would sell. Quite a few of them have sold. With that tool in place we have been utilizing that to actually get these properties in the hands of people who will rehab them. There are people out there who are interested in doing that. We had a number of properties, and if you remember the name Kalie Santoki. He went to prison and he had seven properties. There is a gentleman who is buying up his properties and renovating them. We have spurred activity in a lot of these areas. We have a housing shortage in the City. My effort has been to try to get these houses in the hands of people that can renovate them, put them back on the market or occupy them. Or even, in the case of the Kemp houses, I went around and interviewed every tenant with the exception of two houses that I haven't gotten into yet, but every one of them is interested in purchasing that house. In many cases that is their only

option because there is probably not another landlord out there that would take them. Some of the houses they are interested in purchasing should essentially be torn down. In some cases the people have lived there for 10, 12, or 14 years under those conditions and that is all they know. They are comfortable with it. It is really not up to me to judge how they want to live as long as I can say okay, you need to do this, this, and this to make sure the house is in fact safe. Then we may overlook some of the sanitary conditions that exist, because frankly they are used to living in that. Almost all of them, I think 15 of the 18 were interested in actually obtaining ownership of those properties. Would they be a Code nightmare? They could be, but it wouldn't be any worse than it is now.

- In fact, it may get better because we would have an actual person that we could hold accountable where we have difficulty with Mr. Kemp being in jail. We file affidavits with the property manager now and certain things to that nature. I hope I have answered your question? We are really focusing our efforts right now; not so much on tearing them down as fast as we can, but trying to salvage what we can before they get to the point we have to take them down. In some cases, we have to move forward to take them down.
- We have a number of large issues in town that eventually we are going to deal with like Main Street; the Elk's building, these are problems; Munson School, that is a problem; McKinley School, that is going to turn into a problem eventually. We have out of state owners in that building and so unfortunately the City was doing a disservice when a lot of these schools were sold as opposed to being demolished. The gentleman who owns Munson School is deceased so there is no recourse on that one, but to eventually address that. I know we have looked at some different options on it, but I think most of those have kind of died out. So, eventually, we are going to have to look at doing something with that. It is an eyesore, we can't keep it secured. We spent \$1,500 to plywood it up and they still get in. They broke all the third floor windows out which were intact when we boarded it up. It is just impossible to keep them out of there. These individuals that want in there to scrap and vandalize are very resourceful. They climb pipes, trees, and stuff that normal people wouldn't go up to get into a building.
- The Budget is about \$180,000 a year for the demos. Of the \$527,000, the \$27,000 was encumbered from last year. We had demos that we had purchase orders on that totaled \$27,000 that were not completed due to weather conditions in 2018. Those have all been done now. They are all down. We were just recently invoiced for some of those.
- Mr. Sharrer asked if the remainder is extra money that has been set aside specifically for the Kemp properties. Ms. Heskett asked to keep in mind there are some funds in there for their contractual services like software agreements, cell phones, and things like that.

A brief update on Lear and Mosaic properties was requested.

- The Lear property (2200 Linden Avenue) I think is getting very close to a resolution. The Land Bank is going to be involved in that transaction. That property has been foreclosed on. It has been forfeited to the state of Ohio. The individual that wants to gain possession of that property, basically to do the cleanup, and we talked briefly about it in

our Land Bank meeting on Tuesday. The conscience of the board was that if they are willing to foot the bill for the cleanup the Land Bank is willing to pass it through to them with no strings attached. It is going to be whatever they are going to develop it for. There are no stipulations. We have a meeting on that tomorrow and maybe the Mayor can answer more of that.

- There is still the brownfield situation so we are looking at maybe doing a partial decertification of the brownfield which would be the southern part of the Lear property. We are talking with the EPA right now on maybe getting that decertified so it will be out of the brownfield. The rest of it we are still in negotiations. With that part of it you will never, unless they decertify it, be able to dig in the ground. There are seven acres which is where the contamination is, where they have the recirculating wells that are pumping the plume out. It will never come out. Seven acres of it will always be a super fund site. The rest of it we don't know yet. The prospects of getting it cleaned up are on the horizon. It has been a very, very long process. Since the property is now out of the people's hands the City can now move it along and we have a lot of people involved. A lot of stake holders that are willing to come in and look at this property to see how easily, how cost-effectively we can clean it up or at least get it to green space. Like I said, we have been having meetings for almost a year. We have another one tomorrow and hopefully we will kind of be finalizing tomorrow. We have somebody who is really interested in cleaning it up. Some think it is a real liability. We have had people dumping on it. The EPA has been in and several people have dumped stuff like black top, oil, and then we have people trying to scrap out stuff. It has been a problem and hopefully like I said in the next week or so we will have an answer and be moving quicker than we have been.

The Mosaic property (1525 Pershing Road) has the same owners, same situation, different LLC, but same exact owners, and unfortunately that property has about a two million dollar loan on it. The bank foreclosed on it. It went to Sheriff Sale the 14th of February. There were no bidders. Basically, the bank had reduced it to a minimum bid of three hundred thousand dollars. I have had several people contact me about purchasing it. We have laid down some guidelines as to what they can and can't do with that property. We are interested in getting it cleaned up and getting it secured. Several buildings were damaged and we have zoning issues over there because it is in a historical district. We are dealing with out of town owners and the only assets in this LLC are this property.

We have filed affidavits every day for 30 days so we could drive the penalties up extremely high. The property taxes on this property are now approaching one hundred thousand dollars. At some point we are going to push the same issue through and have that one foreclosed on for back taxes in the hopes it can be forfeited to the state. Again, the Land Bank can become involved in passing that through to someone. Basically, what we have told them is what we have told everyone else. Here are the zoning issues that you have to address if you take ownership of that property. Right now, that is what is turning a lot of them away, but that is what is essentially going to protect that property from development and activity over there that we really don't want to take place. We are not really going to back away from that, or at least I don't think the City is going to back away from that. Once we get the Lear thing taken care of

then we will focus and probably get a little more aggressive with trying to get some sort of resolution over there and utilize the same mechanisms that we used on Linden Avenue.

Can a bond or secondary insurance coverage be required in the future? Mr. Smith said that is beyond his capabilities to draw up. In a couple of meetings with the Law Director we have mentioned this and in fact back when we designed the vacant property registration that was part of that original program. I don't know who was on Council at that time, but there was a lot of back lash on that because people felt it would be a detriment to development in the city that has turned out to be exactly the opposite. It has been a nightmare for us because we don't require that. So at some point, we need to look at getting some legislation where people who are going to purchase commercial properties have a financial obligation to maintain them and some protection for the city if they pull out of or abandon those properties. We need to have a bond or a named insured or some way to protect the city when people purchase these big commercial properties. Case in point; the Houston guy that bought 608 Main Street property and paid \$500 for that building; he stripped some brick out of it and took off and went to Florida. That is all he wanted it for and we are left with a nightmare. Yes, we need to put something in place that protects us from that. The Law Director and other people are going to have to look at something because when I attempted to insert that into our property registration program that was beat out. Someone needs to encourage the legal staff to draft something to that effect that Council will adopt in order to protect the city from future liability and exposure. A committee could be formed to work on this issue.

The members of the LLC from Linden and Pershing properties are the same ones that had the Sunrise Center, and Hartstone properties. The Sunrise Center is under new ownership and is being used.

Mr. Smith said we take it from the farthest level that we can take it from the Code Enforcement standpoint. The Judge is cooperating. This is what we did with Pelican and Catfish is file an affidavit every day for 30 days and the fine is \$3,000 a day and that is what we did. Then we stopped, but we could have continued. You are not going to get blood out of a turnip. They would have been more than willing to say okay, it is yours. That is all they have in that LLC is that Lear property. Do we want that liability and all the cleanup associated with it? That is essentially where we are at.

Mrs. Osborn: You mentioned the Elk's building, what is going on with that?

Mr. Smith said the Elk's building on 4th Street has been abandoned for some time. The tax liability on it is approaching \$30,000 to \$35,000. It has been weathered now for an extended period of time. At this point the building is not salvageable. Basically what happens when you have a brick building with four or five widths of brick the brick on the inside of the building is not tempered. Moisture has a tremendous degrading effect on that brick and at some point that building becomes unstable because of that. That is the reason we had the blow out at the Nader Building was because of continual moisture degradation down that wall and it eventually deteriorated those widths of brick in there. We have had a couple of failures down there. The decorative cooper roof was putting strains on it and we had it removed a few years ago. That