

JULY 11, 2019

LAKE COUNTY COMMISSIONERS' MEETING MINUTES

JERRY C. CIRINO, COMMISSIONER	JASON W. BOYD, ADMINISTRATOR
JOHN R HAMERCHECK, COMMISSIONER	LEGAL COUNSEL
RON YOUNG, COMMISSIONER	MIKE MATAS, BUDGET DIRECTOR
JENNIFER BELL, CLERK	NEWS MEDIA

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(Tape 2019-0711)

CALL TO ORDER: Commissioner Cirino called the Meeting to order at 10:05 a.m. Thursday, July 11, 2019.

ROLL CALL: Upon roll being called, Commissioners Cirino, Hamercheck, and Young were present.

APPROVAL OF MINUTES:

Upon a motion by Commissioner Hamercheck, seconded by Commissioner Young, the minutes of the Regular Meeting of June 18, 2019, and June 25, 2019, and June 27, 2019 were approved as follows: "AYES": Commissioners: Cirino, Hamercheck and Young "NAYS": None

OPEN TO THE PUBLIC: Commissioner Cirino asked if anyone in the audience wished to address the Board. No one present wished to address the Board at this time.

Mr. Art Lindrose, the Chair of the Board of Directors of the Lake County Ohio Port and Economic Development Authority, presented a brief background on the Better Flip Home. He stated that a few years ago the Commissioners approached the Port Authority to address the falling home values on the west side of the County. They came up with an idea for reinvestment and stabilization of bungalow home prices. Mr. Rantala brought forth the idea of the Better Flip Home concept in order to enable bungalow homeowners to see the many different options available to them to update and open up their homes. The home is now completed and it is a beautiful example in revitalizing the west side part of the County. Much of the work was done with volunteers and he appreciates all the work that went into the Better Flip House in Willowick on E. 305th Street.

Commissioner Cirino stated that he appreciates all the volunteer hours the Port Authority Board has spent on advancing the economic development activity in Lake County.

Mr. Adrien Burn, 2893 Stratford Way in Willoughby Hills, of the Governance Committee of the Cleveland District Council of the Urban Land Institute, stated that the mission of the Institute is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. They also provide research and analysis. He stated that good housing is key for thriving communities. It is a challenge to bring older neighborhoods up to date with current young family's expectations. Many older, traditional suburbs have an aging stock of housing with a diminished retail base. The Willowick house prototype is an interesting collection of upgrades that could be made to a bungalow and cities should incentivize residents to upgrade their homes. This project supports that endeavor.

Commissioner Cirino explained that when we speak about economic development typically we think of businesses moving into an area or expanding or retaining businesses, but most people forget about housing stock and population. The County's population is flat and aging. The west end of the County has 16,000 bungalows and to see what can be done to upgrade them is visionary. The Better Flip House in Willowick presents homeowners with examples of what they can do to upgrade their homes.

Mr. Burn stated that people drive the community because their income is spent in stores and restaurants. If people diminish in an area, then the businesses also diminish.

Commissioner Cirino stated, if left to their own devices, many homes could become rental properties in these areas. It is better to have people residing in a home that they own. Part of the formula for true economic development is good housing stock. If we are successful at pushing for change on the west side, it will be worthwhile.

Commissioner Young asked Mr. Burn if he has seen other efforts such as the Better Flip Home around the Country and what were the results. Mr. Burn replied that he personally did not know of any but being proactive and taking initiative with this situation is a positive step.

Mr. Scott Yamamoto, Chief Deputy of Real Estate for the Lake County Auditor's Office, presented an exhibit of a onetime snapshot from 2008-2018 on real estate in the west end of the County. They are values set by the Auditor's Office. Willowick home property values decreased 14% in the last 10 years. There are 2,500 bungalows in Willowick. He looked back at 1998 and the average sale was \$100,000, with the low being \$50,000 and the high being \$160,000. In 2008, the average sale was \$124,000 with the low being \$85,000 and the high being \$159,900. In 2018, the average sale was \$115,800 with the low being \$45,000 and the high being \$170,000. There is a demand for higher price housing. From 2008-2012 original homeowners were dying. Their homes were well-maintained but needed updating. Investors started to buy up the homes for rentals because young families did not want them. Mr. Yamamoto stated that there are a few large companies that own many of these bungalows. He stated that the Better Flip House is a great visual and catalyst to inspire people and encourage homeowners to make improvements. Mr. Yamamoto indicated that these upgrades would also impact the values and the higher the value, the more the tax rate drops on an assessed basis.

Willowick Mayor Regovich explained that the Better Flip process began three years ago at Auburn Career Center where students did a presentation that blew him away. He applauded the Commissioners for their vision to get this done because this is key to what he is trying to accomplish in his City. He is fortunate to have this project happen in his City. Willowick now shares an economic development person with two surrounding communities. He is seeing young families moving into the City and had placed most of the City into a CRA (Community Reinvestment Area) to enable the City to become partners with the homeowners and be able to give them a tax break. The City is also working on a lakefront development plan and Vine Street corridor redevelopment plan. He is very proud that the Better Flip Home is located in Willowick and encourages everyone to visit an open house. This has been a County effort and is a win for all of Lake County. It will pay dividends for years to come. Willowick City Council is also supportive of the effort.

Mr. Mark Rantala, Executive Director of the Lake County Ohio Port and Economic Development Authority, stated that the Better Flip House has everything to do with the County's future workforce. Projects like these take many years to complete and shape the future of the County. A Workforce Study was done that indicated that Lake County will be short workers in about 8 years so we need to find ways to attract new families to our area. The Better Flip House will host open houses every Saturday and Sunday through mid-October. To date there have been approximately 800 people who have come through the Better Flip House and no one has said that it is a bad idea. They have also had builders and realtor groups tour the house. The house is in a walkable neighborhood, with a good school system, and nearby recreational parks. Many people do not know what to do with a 3 bedroom, 1 bath, 1,100 square foot house and this gives them a vision. There are a lot of pieces building in the right direction.

Commissioner Cirino stated that the Commissioners continue to believe that this is the right thing to do. We need to bring people into the area for our employers.

Mr. Rantala thanked the Board of Commissioners and the Port Authority Board for their support. He explained that the funding used for the Better Flip House was generated from bond funding in doing economic development. It is not taxpayer money.

Commissioner Hamercheck thanked Mr. Rantala for giving credit to Auburn Career Center and acknowledging the work they have done with this project. He also explained that by State Law, the Port Authority is legally authorized to take on projects such as the Better Flip House. The ORC reads that Port Authorities are authorized to perform, "activities that enhance, foster, aid, provide, or promote transportation, economic development, housing, recreation, education, governmental operations, culture, or research within the jurisdiction of the Port Authority."

Commissioner Young stated that he appreciates the boldness of these projects. He stated that we are up against serious obstacles and that is a call for all of us in government to assist, and not be afraid to express our ideas such as what the Port Authority and the City of Willowick have done with the Better Flip House.

Mr. John Muzik of 45 Coventry Drive in Painesville Township, stated that when he began attending the Commissioners Meetings, he asked the Board to be good stewards of the people's tax dollars. The population is growing older and by 2040, 48% of the State population will be 65 and older. He urged the Commissioners to keep the seniors in mind because taxes increase and seniors have limited income.

Ms. Patty Fulop, Manager of the Lost Nation Airport, stated that Lake County needs a good workforce and housing stock that care about the community. The Port Authority is looking out for the taxpayers and uses federal grants that are leveraged by user fees generated by the airport to make improvements. It is a fuel tax that users of the airport pay.

Commissioner Cirino stated that the County is looking out for our senior citizens and nothing could be better for them than a growing and robust economy.

Commissioner Hamercheck mentioned that the County is collaborating between departments to be good stewards of the taxpayer's money. For example, the Clerk of Courts Office and Sheriff's Office are putting together a grant leveraging Clerk of Courts funds to purchase three fully-equipped patrol cars.

Clerk of Courts, Maureen Kelly, stated that this was made possible because state legislature gave the Clerk's Office permission to increase some fees, also a Cuyahoga County title branch in Mayfield closed thereby giving them more customers. Their reputation for good customer service and operating the office efficiently all assisted in acquiring more funds which can be used for patrol cars using certificate of title funds.

Sheriff Dunlap from the Sheriff's Office stated that the Commissioners have been excellent in supplying the Sheriff's Office with what is needed. The patrol cars are not extra cars, rather they will be used to fill a void and it will benefit the entire County. The Clerk's Office has a great reputation for efficiency, courtesy and expeditiously handling titles. This takes some pressure off of the Commissioners so they can focus on the demands from other Departments.

Commissioner Cirino stated that he recently spoke to the Ohio Automobile Dealer Association and they knew all about our Lake County offices. It is a great reputation to have in Lake County which is renowned around the State.

JULY 11, 2019

RESOLUTIONS:

1. RESOLUTION AUTHORIZING EXECUTION OF AN ENGINEERING AGREEMENT WITH ARCADIS FOR THE GARY L. KRON WATER RECLAMATION PLANT VFD AND INSTRUMENTATION REPLACEMENT PROJECT 426-S FOR THE LAKE COUNTY DEPARTMENT OF UTILITIES (20190711\U01)(UT-4)

On a motion by Commissioner Cirino, seconded by Commissioner Hamercheck, the foregoing resolution was adopted with the vote as follows: "AYES": Commissioners: Cirino, Hamercheck and Young. "NAYS": None

2. RESOLUTION CERTIFYING UNPAID SEWER AND WATER SUMS AND ADMINISTRATIVE CHARGES TO THE LAKE COUNTY AUDITOR (20190711\U02)(UT-7)

On a motion by Commissioner Young, seconded by Commissioner Cirino, the foregoing resolution was adopted with the vote as follows: AYES": Commissioners: Cirino, Hamercheck and Young. "NAYS": None

3. RESOLUTION APPROVING LAKE COUNTY DEPARTMENT OF JOB AND FAMILY SERVICES VOUCHERS DATE OF WARRANT JULY 19, 2019, IN THE AMOUNT OF \$400,034.62(20190711\JFS01)(JFS-14)

On a motion by Commissioner Cirino, seconded by Commissioner Young, the foregoing resolution was adopted with the vote as follows: AYES": Commissioners: Cirino, Hamercheck and Young. "NAYS": None

4. RESOLUTION APPROVING PAYMENT OF BILLS AS LISTED ON THE COMMISSIONERS' APPROVAL JOURNAL IN THE AMOUNT OF \$2,570,086.30 (20190711\BC01)(C-4)

On a motion by Commissioner Hamercheck, seconded by Commissioner Young, the foregoing resolution was adopted with the vote as follows: AYES": Commissioners: Cirino, Hamercheck and Young. "NAYS": None

5. RESOLUTION APPROVING PURCHASE ORDERS AS LISTED ON THE COMMISSIONERS' PURCHASE ORDER APPROVAL JOURNAL IN THE AMOUNT OF \$1,157,812.55(20190711\BC02)(C-17)

On a motion by Commissioner Cirino, seconded by Commissioner Hamercheck, the foregoing resolution was adopted with the vote as follows: AYES": Commissioners: Cirino, Hamercheck and Young. "NAYS": None

6. RESOLUTION INCREASING APPROPRIATIONS FOR VARIOUS GENERAL AND NON-GENERAL FUND ACCOUNTS (20190711\BC03)(C-111)

On a motion by Commissioner Young, seconded by Commissioner Hamercheck, the foregoing resolution was adopted with the vote as follows: AYES": Commissioners: Cirino, Hamercheck and Young. "NAYS": None

7. RESOLUTION TRANSFERRING CASH AND APPROPRIATIONS WITHIN VARIOUS GENERAL AND NON-GENERAL FUND ACCOUNTS(20190711\BC04)(C-111)

On a motion by Commissioner Cirino, seconded by Commissioner Young, the foregoing resolution was adopted with the vote as follows AYES": Commissioners: Cirino, Hamercheck and Young. "NAYS": None

8. RESOLUTION ADOPTING THE ANNUAL TAX BUDGET FOR THE YEAR ENDING DECEMBER 31, 2020 (20190711\BTAX)(C-8)

On a motion by Commissioner Cirino, seconded by Commissioner Hamercheck, the foregoing resolution was adopted with the vote as follows: AYES": Commissioners: Cirino, Hamercheck and Young. "NAYS": None

9. RESOLUTION ANNOUNCING THE LAKE COUNTY CONSTITUTION DAY FESTIVAL ON SEPTEMBER 14, 2019 (20190711\F01)(C-126)

On a motion by Commissioner Young, seconded by Commissioner Cirino. Commissioner Young stated that he is very glad the Commissioners decided to move forward with this resolution for Constitution Day Festival. The Constitution is the basis for our government. When the founding fathers gave us this document it was the best that has ever been seen and it has been copied and emulated throughout the world. He stated that a Constitution Day Festival in Lake County will be held on September 14, 2019, at the Lake County History Center from 11:00 a.m. – 2:00 p.m. There will be a musket firing, reenactments, a play about the Constitutional Convention, Debonne will provide libations of that era, and songs will be from the Revolutionary War period. All are welcome to attend.

The foregoing resolution was adopted with the vote as follows: AYES": Commissioners: Cirino, Hamercheck and Young. "NAYS": None

DEPARTMENTAL REPORTS:

UTILITIES – none.

JOB AND FAMILY SERVICES – Commissioner Hamercheck mentioned receiving a thank you resolution from Montgomery County for the exchange of TANF funds relief aid from the Lake County Job & Family Services Department to assist with tornado damage. Commissioner Hamercheck read the resolution in its entirety. One Whereas stated " the Board of County Commissioners of Montgomery County appreciate the generosity of Lake County Job and Family Services to assist us in our time of need, as excellent neighbors and stewards of funds and meeting the needs of our great State of Ohio's people."

Mr. Matt Battiatto, Lake County Job & Family Services Director, stated that when he heard about the residents struggling in Montgomery County because of the tornado, he looked at the County's funding provided by the State and projected that TANF funds could be available to be transferred to Montgomery County because they ran out. The Commissioners gave him authorization to approve the transfer of funds.

COUNTY ADMINISTRATOR – none.

FINANCE – none.

CLERK –Commissioners Clerk, Ms. Jennifer Bell, stated that next regular Commissioners Meeting will be held on Thursday, July 18th at 10:00 AM.

LEGAL – none.

OLD BUSINESS: - Commissioner Cirino stated that H.B. 6 is expected to come out of the Senate Committee this week to be presented in front of the full Senate next week. The deadline for budget approval is July 17, 2019. The thought is that the end result will be what we are looking for in Lake County. The bill would keep the Perry Power Plant operating and reduce electric rates.

NEW BUSINESS: Commissioner Hamercheck asked that the Montgomery Clerk Correspondence be placed in the minutes.

OPEN TO THE PUBLIC: Commissioner Cirino asked if anyone in the audience wished to address the Board.

Mr. John Muzik of 45 Coventry Drive in Painesville Township, stated that he has been talking with the Lake County Council on Aging and explained that for senior citizens to receive any assistance, they have to be practically destitute. This can be very difficult on seniors and he encouraged the Commissioners to continue to think about these people who are really hurting in our County.

EXECUTIVE SESSION: On a motion by Commissioner Hamercheck, seconded by Commissioner Cirino, the Board convened an Executive Session at 11:07 a.m. to discuss Personnel-Discipline with the vote as follows: “AYES”: Commissioners: Cirino, Hamercheck and Young. “NAYS”: None

The Lake County Board of Commissioners adjourned to Executive Session at 11:22 a.m.

ADJOURN:

On a motion by Commissioner Cirino, seconded by Commissioner Young, the Board adjourned the meeting at 11:22 a.m. with the vote as follows: “AYES”: Commissioners: Cirino, Hamercheck and Young. “NAYS”: None

Minutes approved this twenty-fifth day of July, 2019.

BOARD OF LAKE COUNTY COMMISSIONERS

JERRY C. CIRINO, PRESIDENT

JOHN R. HAMERCHECK, COMMISSIONER

RON YOUNG, VICE PRESIDENT

JENNIFER BELL, CLERK