



CITY OF WARRENSVILLE HEIGHTS

Office of the Council

REGULAR MEETING MINUTES MARCH 21, 2023

Call to Order: Mayor Bradley D. Sellers at 7:00p.m.

Attendance: Councilwoman Dorise Thompson-Hagwood, Councilman Johnny L. Williams Jr., Councilwoman Elona C. White, Councilman Walter Stewart, Councilwoman Andrea Mitchell, Councilman Matthew Howard and Council President Stanley Anderson
Roll Call: 7 Present

Prayer: Councilman Matthew Howard

Minutes: March 7, 2023 Regular Meeting
Motion to Approve by Councilwoman White, Seconded by Council President Anderson
Roll Call: 6 Ayes; 0 Nays; 1 Abs – Motion Carried

Departmental Reports: Mayor Sellers stated that if Council has any questions to please reach out to the individual Director. He stated that if they have additional questions, they can contact the Office of the Mayor as well for further discussion.

Residents' Requests and Comments:

Ruby Nelson, Ward 4 Resident greeted everyone and stated that she is going on 86 year old and there is an issue where she lives in the Granada Gardens apartment complex and asked for support. She stated she wanted to make copies of pictures and show Council and the Mayor how she was living and that it is not her fault. Ms. Nelson passed around her cell phone and showed pictures of the outside of her apartment. She apologized to Councilwoman Mitchell for the message she left her about her frustration with her utility company. She apologized to Council President Anderson who tried to help her by getting the utility company on the phone to address the issue. She stated the matter was taken care of. She stated today she is asking for support with her living conditions.

Councilwoman Thompson-Hagwood asked her to be more specific about the damages.

Ms. Nelson replied that she has lived in this community for 42 years and has dealt with a number of property owners. She stated The Legal Aid Society advised her they are all the same owners indirectly because they change their name and the LLCs. Ms. Nelson explained right now the company is Integra Management and it is very sad. She has taken pride living in her three bedroom apartment for many years. She shared there are six floors in the building and only three washers and three dryers. There is an issue with water so you have to go downstairs

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in boots in order to wash clothing. She shared her primary issue is the carpeting and padding underneath was removed at the beginning of January and they are now walking on concrete. She lived in the building for 40 years and it was getting old when she moved in so with 60-something year old concrete, there is dust and you cannot go into her apartment without stepping in the grit on the floor. Ms. Nelson stated she is older and not as well as she used to be so she's hoping some changes are made there. She'd like to move from the apartments.

Building Commissioner Brown stated that he spoke to Ms. Nelson and reported that management was given a violation for the carpeting and wall repairs from January because of the roof leaks. So, they started working on the violation but Operations Manager Jones discovered that the workers weren't wearing masks and they both spoke to the Health Department. They subsequently issued a Stop Work Order to shut the project down until they could follow the proper procedures. Management was to work on plans with their insurance company to prepare the damage. The order expired at the end of February, so the city is going to proceed with a court summons for the common area. That is the last recourse they have. Per the Ohio Revised Code, it will require a birth date, social security number and proper service to get someone in to court.

Ms. Nelson inquired if Building Commissioner Brown was able to obtain the social security number.

Building Commissioner Brown replied no but he is looking into that.

Ms. Nelson stated it is not healthy for her and she provided a letter from her doctor asking Integra to remove her from her lease.

Mayor Sellers stated the court is rejecting everyone's plea because they don't have the three things needed to proceed with the case. Integra hides behind the company LLC name and since the city doesn't have those three things, they just move around it. It is a very slick game. He explained that Building Commissioner Brown has tried to serve them at locations and their lawyer refuses service.

Councilwoman Mitchell inquired if a class action lawsuit can be started by one person then joined by others, especially if their health is in jeopardy.

Mayor Sellers stated the residents are not going to have the wherewithal to do a class action lawsuit. He stated I'm just bringing you to the real world with real stuff here. He stated it is a real bad group and they own the majority of the apartments here in Warrensville. If you go to another city they own property in, you will hear the same complaints.

Councilman Stewart stated that some residents believe the grit Ms. Nelson mentioned is asbestos and they are coming forward with various symptoms. He stated he does not have any proof but it is something that should be looked in to.

Building Commissioner Brown explained that the Health Department does not come out for that, it is under the Environmental Protection Agency. He is going to call and make them aware of the situation.

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Councilman Howard stated it should be considered that Integra could sell the property to an even worse company so they need to stop that situation from happening. He stated he does not know what can happen but a conversation needs to be had.

Mayor Sellers replied that with any point of sale you check it to make sure it's in compliance. The problem isn't about the property but the operation; that's the real issue.

Councilman Williams asked what the amount of the citation is and if it escalates due to the frequency of the citations.

Building Commissioner Brown explained first a warning notice is issued, then it goes to \$250, \$500 and then \$750. If there's a safety issue we can issue the first notice and go right to the court summons.

Mayor Sellers stated they have been trying to figure out a work-around for the last 30 days.

Order of the Day

1. Ord. 2023-027

COUNCILMAN MATTHEW HOWARD (PLANNING COMMISSION CHAIR)

ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO APPROVE THE APPLICATION OF GERALD ENGELHART OF PORATH BUSINESS SERVICES DBA AUTOMATED PRINT AND PROMO, REPRESENTING GEISER COMMERCIAL PROPERTIES, LLC, FOR THE REPLACEMENT OF A SIGN LOCATED AT 21000 MILES PARKWAY, WARRENSVILLE HEIGHTS, OHIO, 44128, PPN 762-25-006.

Motioned by Councilwoman White, Passage by Councilman Howard, Seconded by Councilman Williams

Roll Call: 7 Ayes; 0 Nays; 0 Abs – MOTION CARRIED

2. Ord. 2023-028

COUNCILMAN MATTHEW HOWARD (PLANNING COMMISSION CHAIR)

ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO APPROVE THE APPLICATION OF RENE JIMENEZ OF GEIS COMPANIES, LLC, REPRESENTING SAINT-SERVAN CENTRE LTD, FOR A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF TWO (2) NICK MAYER FORD AND LINCOLN AUTOMOTIVE SHOWROOMS LOCATED AT 4141 RICHMOND ROAD, WARRENSVILLE HEIGHTS, OHIO, 44128, PPN 763-33-004.

Mayor Sellers stated there was going to be a presentation but there was an issue Geis had in the beginning with the time. They are going to come back during the Caucus and provide a layout of the site plan. Next to Floor and Décor, where the old nursing home was, there is a 14 million dollar project coming to the city. It will bring the Nick Mayer Ford and Lincoln dealership out of Mayfield Heights that will bring 80-100 jobs and 6.5 million dollar payroll to Warrensville Heights. There was a lot of competition for this but fortunately they have found they can go the distance at this site. The ordinance is for the Conditional Use Permit so that they can do the legwork to lay the facility out on the site. He stated they will bring that plan back to the community to look at.

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**Motioned by Councilwoman White, Passage by Councilwoman Hagwood,
Seconded by Councilman Williams
Roll Call: 6 Ayes; 0 Nays; 1 Abs – MOTION CARRIED**

3. Ord. 2023-029

MAYOR BRADLEY D. SELLERS

ACCEPTING A CERTAIN BID FROM THE KIMBLE COMPANY FOR RESIDENTIAL WASTE COLLECTION AND RECYCLING SERVICES FOR THE PERIOD APRIL 1, 2023 THROUGH MARCH 31, 2028 AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT, AND DECLARING AN EMERGENCY. ACCEPTING A CERTAIN BID FROM THE KIMBLE COMPANY FOR RESIDENTIAL WASTE COLLECTION AND RECYCLING SERVICES FOR THE PERIOD APRIL 1, 2023 THROUGH MARCH 31, 2028 AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT, AND DECLARING AN EMERGENCY.

**Motioned by Councilwoman Mitchell, Passage by Council President Anderson,
Seconded by Councilwoman White
Roll Call: 7 Ayes; 0 Nays; 0 Abs – MOTION CARRIED**

4. Ord. 2023-030

MAYOR BRADLEY D. SELLERS

ACCEPTING A CERTAIN BID FROM GROUND PRO, LLC FOR LANDSCAPING SERVICES FOR THE 2023 SEASON IN THE CITY OF WARRENSVILLE HEIGHTS AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT NOT TO EXCEED \$20,000.00, AND DECLARING AN EMERGENCY.

**Motioned by Councilwoman Hagwood, Passage by Councilwoman White,
Seconded by Councilman Williams
Roll Call: 6 Ayes; 1 Nay; 0 Abs – MOTION CARRIED**

5. Ord. 2023-031

MAYOR BRADLEY D. SELLERS

AUTHORIZING THE MAYOR TO ENTER INTO A SOLUTIONS AGREEMENT IN AN AMOUNT NOT TO EXCEED \$52,790.28 WITH ARCTIC WOLF NETWORKS, INC. TO PROVIDE SECURITY INFORMATION AND EVENT MANAGEMENT FOR THE CITY OF WARRENSVILLE HEIGHTS FOR THE PERIOD BEGINNING MAY 1, 2023 AND ENDING APRIL 30, 2024 PURSUANT TO A NATIONAL COOPERATIVE PURCHASING ALLIANCE CONTRACT.

**Motioned by Councilwoman White, Passage by Councilwoman Hagwood,
Seconded by Councilman Williams
Roll Call: 7 Ayes; 0 Nay; 0 Abs – MOTION CARRIED**

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6. Ord. 2023-032 **MAYOR BRADLEY D. SELLERS**
 AUTHORIZING THE ADMINISTRATION OF THE CITY OF WARRENSVILLE HEIGHTS TO AMEND THE APPROPRIATIONS IN ORDER TO AMEND THE BUDGET AND ADJUST ONE FUND OF THE CITY OF WARRENSVILLE HEIGHTS FOR THE YEAR ENDING DECEMBER 31, 2023, AND DECLARING AN EMERGENCY.
Motioned by Councilwoman White, Passage by Council President Anderson, Seconded by Councilman Williams
Roll Call: 7 Ayes; 0 Nays; 0 Abs – MOTION CARRIED

7. Ord. 2023-033 **MAYOR BRADLEY D. SELLERS**
 AUTHORIZING THE ADMINISTRATION OF THE CITY OF WARRENSVILLE HEIGHTS TO PAY THE INVOICE FROM PLAYHOUSE SQUARE IN AN AMOUNT NOT TO EXCEED \$4,000.00 FOR THE PURCHASE OF TICKETS FOR RESIDENTS OF THE CITY OF WARRENSVILLE HEIGHTS TO ATTEND THE PLAY "TINA", AND DECLARING AN EMERGENCY.
Motioned by Councilman Mitchell, Passage by Councilwoman Hagwood, Seconded by Councilwoman White
Roll Call: 7 Ayes; 0 Nays; 0 Abs – MOTION CARRIED

Add-On:

8. Ord. 2023-034 **MAYOR BRADLEY D. SELLERS**
 AUTHORIZING THE ADMINISTRATION OF THE CITY OF WARRENSVILLE HEIGHTS TO ESTABLISH A NEW SPECIAL REVENUE FUND ACCOUNT NUMBERED 714 AND TITLED "MILES NORTH RANDALL TIFF (MILES/NR TIFF)" FOR THE RECORDING OF REVENUE AND EXPENSE OF TAX INCREMENT FINANCING FUNDS AS REQUIRED BY ORDINANCE NUMBER 2021-206, AND DECLARING AN EMERGENCY.
Motioned by Councilwoman White, Passage by Councilwoman Hagwood, Seconded by Council President Anderson
Roll Call: 6 Ayes; 0 Nays; 0 Abs – MOTION CARRIED

Announcements from Directors:

Civic & Senior Center – Director Jennifer Lastery announced that on March 23, 2023, they will be showing a film at the Civic Center at 6p.m., all are welcome. There will be light refreshments. She stated April 14, 2023, at 6p.m., there will be a mystery dinner that is only \$20 per person. So have dinner with them and try to solve the mystery! She reminded everyone that on May 1, 2023, the Senior Luncheon will be held and she invited all the seniors to come out for lunch with City Council and the Administration. Ticket distribution will begin on April 17, 2023 at 9a.m.

Fire Department – Chief Herb Waugh announced there will be a smoke detector giveaway sponsored by The Red Cross on April 29, 2023 at 11:00a.m. They were only going to do one street for the day and

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he told them that is not going to work for the seniors. He stated the best they can do is come to the Senior Club meeting on April 11, 2023 at 1:00p.m. and have a drawing for that one street and any member of the Senior Club can show up and they'll give part of that one street. There will be 150 smoke detectors installed. Chief Waugh stated he is looking forward to the event.

Announcements from Council:

Councilwoman Andrea Mitchell wished everyone a good evening and thanked them for coming out. She asked that attendees encourage their neighbors to come out. She commented that last week the community lost two wonderful members, former councilman Darnell Robertson and on the same day Mrs. Vera Porter who would have been 100 years old this year. Councilwoman Mitchell shared that *Happy Birthday* was sung to her when she turned 90 years old at a Senior Luncheon. She shared that Mrs. Porter was featured in the 2019 Summer Edition of the city's newsletter that can be found online. She lived an amazing life and brought smiles to everyone. She stated the week ended really well as the high school put on a production of *The Wiz* that was directed by Karamu and the majority of the actors were middle school students.

Councilman Walter Stewart thanked Ms. Nelson for speaking out and that he is with her every step of the way. He stated he appreciated everyone coming out tonight and asked that they be safe.

Councilwoman Dorise Thompson-Hagwood wished everyone a good evening and stated she appreciated attendees coming out and supporting their City Council.

Councilwoman Elona C. White commended the Warrensville Heights Drama Club and Karamu House for the play they put on. She shared she attended with her eight year old grandson and he was so impressed he wanted to stick around and meet the cast.

Councilman Johnny L. Williams Jr. stated that he is proud to say that there were 60 high school students registered to vote as part of a local initiative. It is an outstanding start.

Councilman Matthew Howard wished everyone a good evening. He welcomed Ms. Nelson and thanked her for everything she said. He stated he was sorry for what she is going through at Granada. He stated he has been very vocal and supportive in the tenants' struggle to find some kind of action against this poor management company. Integra is taking advantage of our residents and treating them like trash. He stated he is disgusted and cannot believe all of the hurdles they have to go through but people with the city are working as hard as they can. He stated he and three other councilmembers have apartment properties owned by Integra in their wards. He stated he wants this issue taken care of so residents can live with decency and respect. Councilman Howard thanked Hallie Martin for coming out and sharing services that are being offered through the county especially people with property taxes and mortgage issues. He shared that former councilman Darnell Robertson's viewing is on Friday at H.M. Martin Funeral Home Inc. on 3856 East 131st from 12-7p.m. and the funeral will be at Bethany

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Christian Church at 3940 Martin Luther King Dr., the wake at 10a.m. and funeral at 11a.m. He stated Mr. Robertson sat in his seat after Clinton Hall became Mayor and served for two or three years before Shontel Brown. He stated he spoke to Mr. Robertson periodically and he always gave him something to think about. Councilman Howard stated that he was a good person that cared about the community. He announced that the Clarkwood Homeowners Association Meeting has been postponed from this Thursday to the following Thursday, March 30, 2023, same time and same place. Councilman Howard shared that Captain Vedder began her in 1995 and moved up the ranks to become the first female Captain in 2019 in Warrensville Heights. She is retiring at the end of the month with 28 years of service to the city. He asked Fire Chief Waugh that he spoke highly of her and gave her a round of applause.

<Applause>

He stated he enjoyed the four hour work session on March 18, 2023 and it was very informative. They had a good dialogue. He commented that he loves being a part of this group. He thanked everyone for coming out and that they have a good night.

Law Department

Law Director Teresa Metcalf Beasley had nothing to report.

Council President's Comments

Council President Stanley Anderson wished everyone a good evening and thanked attendees for coming out. He stated it is good to see the room almost full. He shared that he had a resident on Walford that he and the Building Department dealt with for six or seven months. There was raw sewage backing up into the apartment and she finally just gave up and left. There is a major sewer problem on Walford and they do just enough to get by. He stated you feel helpless when people are complaining and there's nothing you can do. You just have to listen and do what you can.

Mayor's Comments

Mayor Bradley D. Sellers thanked everyone for taking the time to attend the meeting. He recognized former councilman Darnell Robertson and asked that they keep his family in your thoughts and prayers. He thanked the people that serve the community, President Traci Mitchell and Member Ray Freeman from the School Board. He asked President Mitchell to give an update.

School Board President Mitchell stated they are on track to start the school year on September 5, 2023. In August, the teachers and staff will receive training so they can learn all the new technology. The Early Childhood Development Center is scheduled to open August of this year so they're excited. If they go to Warrensville Center Rd., they can see the large mound of dirt come down because they are beginning to work on the fields. She thanked Council, the Mayor and the Warrensville community for their support. She invited everyone to come to the School Board Meeting tomorrow, March 8, 2023 at 6:30p.m. in Council Chambers. They meet on the second and fourth Wednesdays of the month.

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Mayor Sellers acknowledged Kenneth White, Phyllis Tullos and Edward Hicks who serve on Civil Service Commission and Janice Rox and Renee Strong from Planning Commission. He thanked Council for the passing of the legislation. He acknowledged Nick Papa who is running for a judicial position in Bedford Court and attends many events in Warrensville. He acknowledged friends Tim Roberts and John Story. He acknowledged Lisa Womack from Warrensville Heights City Schools. Mayor Sellers thanked Ruby Nelson for attending. He congratulated the Nick Mayer Ford for their work on the project so far and recognized Kimble for moving forward on the secondary contract for rubbish collection in the community. He stated it pains him to here Ms. Nelson's story and stories like hers. As they work through the judicial side of things, he's talking about real people, doing real things in real time. He stated sometimes you have to address your issues collectively because the apartments have to be dealt with. It will not generate the right revenue in the market condition it is in. People on a fixed income cannot go anywhere as they are stuck. Integra controlling all the real estate is a problem so they have to figure out how to get ahold of it. There needs to be a new operator and a new structure of a deal that accommodates what can be born out the property. People over there cannot pay market rate of what a three bedroom cost in this county which is \$2000. They are looking at a federal government subsidy that is mixed in with market rate people and you have someone accountable to the apartment. He stated he hasn't figured it out yet but he knows where he's going to ask the questions. There is a person that lives in this town that knows what I'm talking about. This body has to figure out what the strategy is going forward. He stated that they also have to get this issue into a courtroom.

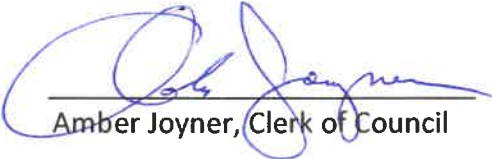
Adjournment

Motion to Adjourn by Councilman Howard

Adjournment at 8:06p.m.

04/04/2023

 APPROVED



 Amber Joyner, Clerk of Council

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