



CITY OF WARRENSVILLE HEIGHTS Office of the Council

REGULAR MEETING MINUTES NOVEMBER 17, 2020

- Call to Order:** Mayor Bradley D. Sellers at 7:01p.m. via Zoom Meetings Application
- Attendance:** Councilwoman Hagwood, Councilwoman Edwards, Councilwoman White, Councilman Stewart, Councilwoman Mitchell, Councilman Anderson and Council President Howard
Roll Call: 7 Present
- Prayer:** Council President Matthew Howard
- Minutes:** November 4, 2020 Regular Meeting
Motion to Approve by Councilwoman White, Seconded by Councilwoman Edwards
Roll Call: 6 Ayes; 0 Nays; 1 Abs – Motion Carried

Departmental Reports: Mayor Sellers stated that Council should have a copy of the Departmental Reports in their possession. He stated that if they have 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' Emailed Requests and Comments: All comments read into the record by Clerk of Council.
Submitted by Property Owner Steven Papell:

I am writing the Council today on behalf of Warrensville (Banbury) townhomes, where I am an owner and also a trustee. The city is delaying the transfer of 16 townhomes from the County land bank to our HOA. I am requesting the council's intervention so that the transfer can take place without any further delay.

First some context...The County Land Bank currently owns 16 townhomes from our HOA. I contacted the land bank several weeks ago and asked if we could have the 16 units. Kim Steigerwald from the land bank offered all 16 units to our HOA at no charge, and with no contingencies. But two weeks later, when the time came to make the transfer to our HOA, there was a last minute development: the city of WH stopped the transfer. The city wants the transfer subject to its approval. (I have the full email correspondence between myself and the land bank available for the council).

Our property manager immediately wrote to WH and informed the building commissioner of our plans for the units: We plan to renovate them, and then rent them out. We will then use the rental income to make improvements to our buildings, roads and grounds. We asked the commissioner for his

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approval on October 27th. It's been just shy of 3 weeks and we still have no idea what the city wants from us or why they placed a hold on the transfer.

The transfer of these units to our HOA is crucial for our survival as a community. As I explained to Ms. Edwards, we lost over 200,000 in HOA fees when the Land Bank units were forfeited to the state. And because over 50% of our current owners do not pay their monthly HOA fees, we lack the funds to pay for the most basic community repairs (Ms. Edwards has our accounts receivable data). So we truly need the rental income these units will provide to help us turn our dire financial situation around.

Imagine trying to run WH with more than half of the property owners paying zero taxes year after year. That is the reality we live with each day. Right at this moment, there are 16 land bank units that pay nothing to the HOA each month. And just when we thought we could take possession of the units, restore them, and turn them into an asset for our HOA, we were blocked. Council members, tell us what your concerns are about approving the transfer; we will do everything in our power to address your concerns and put them to rest. ... Your attention to this matter will be very appreciated... Sincerely, Warrensville HOA, Steve Papell.

Mayor Sellers stated that there is a much longer story than what is in the email that was read. He suggested going into executive session to discuss the matter so Council are abreast of what is really going on. He remarked that the matter is not as clear cut as the email will have them believe. Mayor Sellers stated that he had a long conversation with Ms. Steigerwald from the Land Bank today and he sits on the Board so he is familiar with all the rules and regulations. **Council President Howard** made a motion to go into executive session upon completion of all the agenda items and Director Reports.

**Motion for an Executive Session based on ORC.121.22(G)(2) to discuss disposition of real property
Motioned by Council President Howard, Seconded by Councilwoman White
Roll Call: 7 Ayes; 0 Nays; 0 Abs - Motion Carried**

Submitted by Ward 3 Resident Patricia Young

1. I am writing to request an update on the status on my concern that was previously discussed on March 3, 2020 and again on August 18, 2020 about the Miles Road traffic issues and the accidents that have occurred as a result of individuals make the two lane road in to a four lane road.

Mayor Seller reported that Director of Public Works Michael Dever came to Warrensville, looked at the site and is going to put together a striping plan with the Engineering Department. He stated they are going to change what appears to be a four lane road to two lanes like the City of Cleveland did from the Cleveland line to Emery Road. He explained the City if waiting on the County to design that plan and then the City will implement the restriping. He stated that one of the two lights will be removed at Cranwood Parkway and there will be one four way light at Cranwood Parkway and Miles Road. He reported he believes they are working on some designation along the curb lane like Cleveland has because it will be a wide two lane road. Mayor Sellers stated it is all in the County's hands and once they have completed their tasks they will hand it over to the City to implement the County's plan.

Councilwoman Edwards asked if it is possible to request a bike lane being added and Mayor Sellers responded that he thinks that is what they are looking at now.

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Councilwoman Mitchell asked if Director Dever said anything about traffic signalization at Cinema Park because it came up a few times and Mayor Sellers responded that it was discussed. He stated that Director Dever informed him it could not be done because Cranwood Parkway has a light there so it is too close. He commented that with the striping they can make a turning lane into Cinema Park.

Council Clerk Joyner indicated that Ms. Young typed a comment in the chat that people drive in the bike lane on Harvard.

2. Has Council given any thought to updating the method by which comments or question are current being addressed? The current method is very user unfriendly. The tax paying citizens of Warrensville Heights; deserve the usual question or comment period, at the start of the meeting, in addition to the current and only option of submitting a question or comment in writing prior the meeting.

Council President Howard stated this has been a discussion he brought up in Caucus and also spoke with Dr. Rock to find out how the School Board was handling meetings. He stated if the Governor's mandate continues, we can have a discussion about having a more interactive meeting. He stated we do not have a lot of public participation and this will increase it. He stated they will see what happens between now and the next meeting on December 1, 2020.

3. In the event in person meeting have not resumed prior to the next Friendly City Magazine publication, can the online meeting notice be included in the magazine?

Chief of Staff Kelli Wilson stated that the City can do that.

Council President Howard asked if Ms. Young is asking for the Zoom information and meeting dates. Council Clerk Joyner answered yes, she is referring to the meeting notice that is posted and that information is included.

Order of the Day

- 1. Ord. 2020 - 147** **COUNCILWOMAN ANDREA MITCHELL (AS PLANNING COMMISSION CHAIR)**
ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO APPROVE THE APPLICATION OF DMITRY BELKIN, REPRESENTING 5422 E. 96TH LLC, FOR A SPECIAL USE PERMIT TO OPERATE VPR ACADEMY LLC, AN AFTER SCHOOL PROGRAM LOCATED AT 4400 RENAISSANCE PARKWAY, WARRENSVILLE HEIGHTS, OHIO, 44128, PPN 763-05-003.
Motioned by Councilwoman Mitchell, Passage by Councilwoman Edwards, Seconded by Councilwoman White
Roll Call: 7 Ayes; 0 Nays; 0 Abs – MOTION CARRIED
- 2. Ord. 2020 - 148** **COUNCILWOMAN ANDREA MITCHELL (AS PLANNING COMMISSION CHAIR)**
ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO APPROVE THE APPLICATION OF LARRY BLAIR, REPRESENTING THE SAME, FOR THE INSTALLATION OF A STORAGE SHED LOCATED AT 23508 MCCANN STREET, WARRENSVILLE HEIGHTS, OHIO, 44128, PPN 763-12-026.

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

- 3. Ord. 2020 - 149 COUNCILWOMAN ANDREA MITCHELL (AS PLANNING COMMISSION CHAIR)**
ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO APPROVE THE APPLICATION OF JEFFREY BREADEN, REPRESENTING WEC 98G-32 LLC, FOR A LOT CONSOLIDATION OF THREE (3) LOTS LOCATED AT 4042 WARRENSVILLE CENTER ROAD, WARRENSVILLE HEIGHTS, OHIO, 44122, PPNS 761-12-034, 761-12-013 AND 761-12-014.
**Motioned by Councilwoman White, Passage by Councilwoman Edwards,
Seconded by Council President Howard
Roll Call: 6 Ayes; 1 Nay; 0 Abs – MOTION CARRIED**
- 4. Ord. 2020 - 150 COUNCILWOMAN ANDREA MITCHELL (AS PLANNING COMMISSION CHAIR)**
ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO APPROVE THE APPLICATION OF TODD WARD OF CARVANA LLC, REPRESENTING STORE MASTER FUNDING XV LLC, FOR THE INSTALLATION OF A PERMANENT ENCLOSED CANOPY STRUCTURE LOCATED AT 4070 INTERCHANGE CORPORATE CENTER ROAD, WARRENSVILLE HEIGHTS, OHIO, 44128, PPN 763-19-088.
**Motioned by Councilwoman Mitchell, Passage by Councilwoman White,
Seconded by Councilwoman Hagwood
Roll Call: 7 Ayes; 0 Nays; 0 Abs – MOTION CARRIED**
- 5. Ord. 2020 - 151 COUNCILWOMAN ANDREA MITCHELL (AS PLANNING COMMISSION CHAIR)**
ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO APPROVE THE APPLICATION OF TREMCO INCORPORATED, REPRESENTING THE SAME, FOR A LOT CONSOLIDATION OF TWO (2) LOTS LOCATED AT 17700 MILES ROAD, WARRENSVILLE HEIGHTS, OHIO, 44128, PPNS 762-09-001 AND 762-09-011.
**Motioned by Councilwoman White, Passage by Councilwoman Edwards,
Seconded by Councilwoman Mitchell
Roll Call: 7 Ayes; 0 Nays; 0 Abs – MOTION CARRIED**
- 6. Res. 2020 - 063 MAYOR BRADLEY D. SELLERS**
AUTHORIZING THE ADMINISTRATION TO APPLY FOR, AND ACCEPT IF AWARDED, A COMMUNITY DEVELOPMENT BLOCK GRANT THROUGH THE CUYAHOGA COUNTY DEPARTMENT OF DEVELOPMENT FOR THE 2021 CUYAHOGA COUNTY SUPPLEMENTAL GRANT PROGRAM, AND DECLARING AN EMERGENCY.
**Motioned by Councilwoman White, Passage by Councilwoman Hagwood,
Seconded by Councilman Stewart
Roll Call: 7 Ayes; 0 Nays; 0 Abs – MOTION CARRIED**

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- 7. Res. 2020 – 064 MAYOR BRADLEY D. SELLERS**
 AUTHORIZING THE ADMINISTRATION TO APPLY FOR, AND ACCEPT IF AWARDED, A COMMUNITY DEVELOPMENT BLOCK GRANT THROUGH THE CUYAHOGA COUNTY DEPARTMENT OF DEVELOPMENT FOR THE 2020 CUYAHOGA COUNTY MUNICIPAL GRANT PROGRAM, AND DECLARING AN EMERGENCY.
Motioned by Councilman Stewart, Passage by Councilwoman Hagwood, Seconded by Councilwoman White
Roll Call: 7 Ayes; 0 Nays; 0 Abs – MOTION CARRIED
- 8. Res. 2020 – 065 MAYOR BRADLEY D. SELLERS**
 AMENDING RESOLUTION NUMBER 2020-058 IN ORDER TO AUTHORIZE THE ADMINISTRATION TO ACCEPT, IF AWARDED, THE CLEAN OHIO GREEN SPACE CONSERVATION PROGRAM GRANT, AND DECLARING AN EMERGENCY.
Motioned by Councilwoman White, Passage by Councilwoman Hagwood, Seconded by Council President Howard
Roll Call: 7 Ayes; 0 Nays; 0 Abs – MOTION CARRIED
- 9. Ord. 2020 -152 MAYOR BRADLEY D. SELLERS**
 AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE UNIVERSITY HOSPITALS OF CLEVELAND TO PROVIDE TARGETED ENFORCEMENT ACTIVITY (CUYAHOGA COUNTY OVI TASK FORCE GRANT) FOR THE PERIOD BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, AND DECLARING AN EMERGENCY.
Motioned by Councilwoman White, Passage by Councilwoman Hagwood, Seconded by Councilwoman Edwards
Roll Call: 7 Ayes; 0 Nays; 0 Abs – MOTION CARRIED
- 10. Ord. 2020 -153 MAYOR BRADLEY D. SELLERS**
 TO AMEND THE 2020 APPROPRIATIONS FOR THE CITY OF WARRENSVILLE HEIGHTS CONCERNING THE COVID RELIEF FUND 280 AND THE ROAD PROGRAM FUND 301 FOR THE YEAR ENDING DECEMBER 31, 2020 AND, AND DECLARING AN EMERGENCY.
Motioned by Councilwoman White, Passage by Councilman Anderson, Seconded by Councilwoman Hagwood
Roll Call: 7 Ayes; 0 Nays; 0 Abs – MOTION CARRIED

Announcements from Directors:

Chief of Staff - Kelli Wilson stated that she was informed by the Civic & Senior Center Director Jennifer Lastery that the Senior Club will have a 1:00p.m. Zoom Meeting and she will send out the information. She commented that the seniors would love to hear from Council. She asked that Council let her know if any of them plan to attend.

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Building Department – Commissioner Ben Brown had nothing to report.

Finance Department - Director Karen Howse wished everyone a good and pleasant evening.

Community Development – Manager Raymon Turner wished everyone a safe and happy Thanksgiving.

Announcements from Council:

Councilwoman Mitchell thanked all the residents for taking the time to tune in to the Council meeting. She asked that everyone make sure they are safe, keep an eye out for their neighbors and have a happy holiday.

Councilman Anderson stated he has received several resident calls about debris and the wind blowing down trim limbs. He asked if the chipper is still available and Mayor Sellers responded that it is and the Service Department was out chipping yesterday.

Councilman Stewart thanked everyone for attending the meeting.

Councilwoman Hagwood wished everyone a good evening and stated she had no comments for tonight.

Councilwoman White said hello to former Councilwoman Deborah Hill and stated it was good to see her.

Councilwoman Edwards wished everyone a good evening and a happy Thanksgiving.

Law Department

Director Teresa Metcalf Beasley had nothing to report.

Council President's Comments

Council President Howard thanked everyone for attending the meeting and wished everyone a very happy Thanksgiving. He addressed commenter Steven Papell and stated that someone will be getting back to him and there will be a resolution. He commented that he has seen Banbury at its peak and lowest and would like to see some sort of revitalization in that area.

School Board President Traci Mitchell announced there is a private ceremony this Saturday, November 21st to ribbon cut the new Pre-K to 5 Elementary School. She explained the reason why it is private is due to the growing number of COVID cases and they want to keep everyone safe. She shared that Superintendent Jolly and his team have done a virtual tour of the new school and it will be present on their website. She thanked everyone and wished all a happy Thanksgiving.

Council President Howard asked if Council can attend the ceremony and School Board President Mitchell responded that the numbers were cut to the three Mayors of the three communities. She added there are also some longtime community members being honored that will be there along with

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the School Board. She stated in fairness of the need to include all three Councils, the decision was made just have the Mayors from the tri-cities attend to represent the City. She stated there was no slight intended; they are just trying to be careful with the numbers.

Superintendent Donald Jolly reported that the plan is to open up the new school on November 30th and that is based upon what is going on with COVID and they will meet with Dr. Mackenzie of the Cleveland Clinic to get her opinion. He shared they receive possession of the property on Friday, November 20th, the teachers will move in Friday and Saturday, November 21st, and the teachers will begin working in the building on Monday, November 23rd or Tuesday, November 24th.

Mayor's Comments

Mayor Sellers thanked everyone for taking the time to attend the meeting and wished everyone a happy Thanksgiving. He stated that he is thankful and congratulated residents for the 60% turnout of registered voters in the City of Warrensville Heights. He commented the City wants to do better in the future but that it is one of the higher numbers they have had. Mayor Sellers stated they are monitoring all avenues and the COVID numbers so they can act accordingly when all information comes to them.

Council adjourned from Regular Meeting Agenda to Executive Session at 7:47p.m.

**Council returned from Executive Session to Regular Meeting Agenda.
Regular Council Meeting reconvened at 8:07p.m.**

Adjournment

Motion to Adjourn by Councilwoman Mitchell

Adjournment at 8:08p.m.

12-01-2020
APPROVED


Amber Joyner, Clerk of Council

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