

City of Olmsted Falls
Minutes of a Regular Council Meeting
Tuesday, June, 12, 2018, at Olmsted Falls City Hall
26100 Bagley Road – Council Chambers, 7:30 p.m.

Mr. Stibich indicated that Mayor Graven will not be present this evening as he is celebrating the birth of his first grand daughter, therefore, he will chair the meeting.

The Pledge of Allegiance was recited. Interim Council President Paul Stibich called the meeting to order at 7:31 p.m. Roll call was conducted. Councilmen Lori Jones, Ed Gorski, Denise Nicolay, Terry Duncan, and Kyle Miller were present. Mr. Stibich moved to excuse Jim Haviland; Mr. Gorski seconded. Voice Vote: 6 ayes; 0 nays. Motion carried. Mr. Jim Haviland was excused.

Also in attendance: Andrew D. Bemer, Law Director, Vic Nogalo, Finance Director, Odis Rogers, Police Chief, Joe Borczuch Service Director, and Paula Accordino, Economic Development Director. Audience: 4.

Mr. Stibich indicated that Mr. Haviland had requested a temporary unpaid medical leave until May 31, 2018 and his physicians have advised him that he should remain on leave until July 15, 2018, he would therefore like to request Council extend his temporary unpaid medical leave until July 15, 2018.

Mr. Miller moved to **extend** Mr. Haviland's temporary unpaid medical leave from June 1, 2018 to July 15, 2018; Mr. Gorski **seconded**. Voice Vote: 6 ayes; 0 nays. **Motion carried**.

Approval of Minutes

Mr. Gorski moved to **approve** the minutes from the Regular Council Meeting of May 22, 2018; Ms. Duncan **seconded**. Poll: 6 ayes; 0 nays. **Motion carried**.

Consideration of Amendment to the Agenda - None

Mayor's Report and Appointments

Mr. Stibich indicated that he would like to read a statement from Mayor Graven.

Mr. Stibich read Mayor Graven's statement. "this past week on June 7th and June 8th I was in Washington, DC attending the 6th annual empowering local leadership conference presented by the Cuyahoga County Mayor's and Manager's Association and the Greater Cleveland Partnership. On Thursday we went to the Eisenhower executive office building, received a white house briefing from the Secretary of the Interior, the Secretary of Small Business Association and many other staff members of the White House. They talked about federal funding to local communities. We learned that there will be more grant money coming out later in the year as a result of the federal government being delayed in their decision to release funding. We have assurances that it will be coming. On Friday we met with members of Congress including Jim Renacci, Dave Joyce, House Democratic Whip Steny Hoyer, Minority Leader Nancy Pelosi and Congresswoman Marcy Kaptur. All the Congressman stated that this was a great conference because there needs to be communication

between local governments and the federal government. It is especially important as we seek new partnerships with the government and non-government entities to communicate our city's needs with the federal government leadership. We have a strong working relationship with Congressman Renacci's office, in fact, he will meet with Joe Benny, the Congressman Liaison, who is hand delivering a letter requested by the Congressman's legislative assistant outlining funding priorities for our city. It is the job of our congressional representatives to assure their respective local areas receive needed support, so we will continue dialogue and advocacy for Olmsted Falls at the county, state and national levels to help strength our community.

As for our current efforts with finance, to restore the city's finances, I want to share that as of May our year-to-date financial report indicates expenses totally \$2.4 million with revenues of \$2.3 million. We spent \$98,000 more than we have taken in and are continuing to hold to spending reductions so that before the end of the year we will spend less than we take in and balance the budget."

Mr. Stibich introduced Mr. Garry Thompson, former Council President, to discuss the Charter Review Commission and address items that our on Council's agenda this evening.

Mr. Thompson thanked Council for the trust and confidence that was placed in him and his leadership for the Charter Review Commission. He would also like to thank the Commission members, Terry Duncan, Lori Jones, Brett Iafigliola, Laura Graham, Fran Migliorino, Jack Sadlon, Dave Humpal and Dave Neumann. He believes that the Commission had robust discussions about a lot of different items. The Commission started out with each member reviewing Charter's from other cities and determined which items should be discussed. In no particular order the following were some items the Commission determined should be discussed; runoff election, council term changing to 4 year terms, presiding officer, residency requirements, BZA, the fact that it no longer exists, tax credits, election of Charter Review members, should that remain elected or appointed, and Civil Service, removing service department. There were a few other items that were discussed after some comments received. For example, Mr. Stibich discussed some issues with Council as far as transparency items and financial issues. Also, Mr. Blomquist came in to speak with the Commission regarding some other items including the previous charter changes made by the previous administration.

There was a lot of discussion you could like to read the practically verbatim minutes of the Commission. He would like to thank Ms. Mancini who took the minutes almost verbatim in order to create a historical record as to why the Commission made their recommendation and the discussion surrounding those recommendations. We did not all agree on each item but we did sort through each item and agreed to the recommendations that have been presented to Council. The Commission did not want to overload the voters with a lot of changes to be placed on the ballot. If the Commission wanted to remove for example, the service department from civil service it would need to be placed on the ballot for the voters. It could be intimidating to have 20 separate items on the ballot. Under Mr. Bemmer's direction Ordinance 37-2018 is being recommended to Council. This ordinance will allow Council, at their discretion, to correct the Charter if something outside the Charter would change, for example the residency requirements. When this requirement was struck down by the Supreme Court this ordinance will allow Council to make corrections to the Charter to comply with the laws. So, in order to prevent inundating the voters will all these smaller items that would need to be voted on Council can make these corrections, which is the purpose of this ordinance. If this is passed by the voters Council will then be permitted to correct the Charter rather than put each and every item on the ballot for the voters. Mr. Stibich asked if the Commission discussed any other

small items that could be corrected. Mr. Thompson stated that another example is that the charter states bills have to be paid by check and a lot of bills are now paid by EFT transfers and who knows what will be accepted payments in the future. He stated that this ordinance would allow Council to clean up the charter to comply with current regulations and laws are, without changing the intent of the charter. In other words, Council could not change the language for a presiding officer.

He stated that the number one issue was the election due to the city having a runoff election recently which cost the city \$18,000 due to the fact that this was considered a special election. He stated that a lot of voters now vote by mail in ballot. In this past runoff election there was a small four day window for voters to get their ballot mailed.

He stated that the next issue was the presiding officer. The charter states that the Mayor shall be the presiding officer at all meetings of Council, we are the only city that does this. The Commission is not stating that this does not work but believe that if Council is electing its own leadership then whoever they elect should be the presiding officer. This is a council meeting not a mayor's meeting. The Mayor would still be a part of the meeting and give a report and any other department reports.

The third item was staggering council terms and was brought up in 2001. At that time the residents voted to change the Mayor's term to four years and also on the ballot at that time was to stagger Council terms and change them to four years.

He stated that Ordinance 34-2018 states that if more than two people file petitions with the Board of Elections a non-partisan primary will be held as the board of elections will hold an election at this time and would prevent the city from having to pay for a special election. The two highest vote getters would then be placed on the ballot in November. This primary puts the "runoff" election prior to the November election rather than after.

Mr. Miller asked if it would be appropriate to ask questions of Mr. Thompson now or wait until the legislation comes up for reading. Ms. Jones suggested maybe a work session.

Mr. Thompson stated that 35-2018 modifies the duties of the Mayor and President of Council and makes the Council President the presiding over all regular and special meetings of Council but not committees. Currently, the Mayor can preside over all meetings of Council if he/she choose to but has not happened during any time that he is aware of. This also separates the powers and gives a little more power to Council leadership. This does not take much away from the Mayor other than he would not chair council meetings which is how most other cities handle council meetings. In fact, all the cities around our city does not have the Mayor chairing council meetings.

He stated that 36-2018 would stagger council terms. The Commission's discussion centered on the possibility that all members of Council could be replaced, which did happen quite a few years ago. When that happened Council asked a former Council member to back for leadership purposes as the new members did not know what needed to be done or how they needed to do it. The reasoning behind this is to stagger council terms. Council-at-Large members would be elected with the Mayor and then the ward representatives would be elected at another election. Municipal government elections happen every two years so the only way to stagger terms would be in two year cycles. He also knows from his experience that it usually takes a year, sometimes two, to understand what happens and to be confident in what you are doing on Council and what it takes to be an active council person. If the terms are staggered it would allow experienced Council members to be

involved and would prevent a complete change over. This ordinance is not about only giving council members longer terms but to prevent a change over. Mr. Gorski stated that the legislation states that the ward representatives would be elected at the same time as the Mayor. Mr. Thompson stated that he would have to review the minutes. Mr. Stibich indicated that he does not know if it matters if the at large seats or ward seats are elected with the Mayor. Mr. Thompson stated that there was a discussion regarding if you were the Council President you could run for Mayor without giving up your current seat. Ms. Duncan stated that it would make a difference in 2020 because if both of the charter amendments pass the Council President is a Council-at-Large position and could potentially be awkward. Ms. Jones stated that if you elect all new council-at-large members and a new Mayor at once you will not have that leadership.

Mr. Bemmer stated that what the Charter Review Commission who are authorized by Charter, there must be a legislative approval of their recommendations, but that legislative approval is not debatable but rather an administrable pass through. Mr. Stibich asked if the legislation could be amended. Mr. Bemmer replied no. Ms. Jones indicated that Council amended the legislation in the past. Mr. Bemmer stated that these recommendations are based on the work completed through the Charter Review Commission. Mr. Gorski stated that the situation Ms. Jones is referring to were the charter changes in 2016 that were completed by the administration rather than the Charter Review Commission. Ms. Jones stated that the legislation states "Introduced by Council as a Whole." Mr. Bemmer stated that it was a motion by Council and could amend the legislation.

Mr. Miller stated that he has a few questions for three of the ordinances and would like to begin discussions with 34-2018. He stated that he mentioned his concern to Mr. Thompson that the city would have to pay \$18,000 this year for an election that took place last year. He asked why the Charter Review Commission did not believe a plurality of votes would be sufficient to elect a Mayor in our city like ours. Mr. Thompson stated that everyone thought that at least someone should get 50% or greater of the votes and it was the consensus if we could do it with a primary election that is what we would choose. We could have done it with a plurality which was discussed but it was not the consensus of the commission. Mr. Stibich stated that in 1997 there were five or more candidates and the top two did not get 50% so there was a runoff and then the top vote getter in the general election lost the runoff. The whole purpose is so the voters will be done. There are all kinds of scenarios when you may have multiple candidates running for example. Mr. Thompson stated that it was mentioned that you could encourage other people to run to steal votes from someone else. The Commission discussed a lot of political angles regarding what could or could not be done. What it boiled down to is if we could do this without incurring any additional costs to the city then let's do it that way. Mr. Thompson stated that it still does the plurality in the primary election if three or four people are running it is the two people that get the most votes that face the runoff. This will just narrow the field down just as other primary's do but ours will be non-partisan. Ms. Jones stated that the only change to the charter is to have the runoff in a primary we kept the same process. Mr. Stibich stated that this will solve the cost problem as well as well as the timing. Mr. Thompson replied especially with the number of mail in ballots that occur, this will give everyone ample time and everything falls within the board of elections schedule as far as when the ballots are sent, returned and counted. Mr. Miller stated that his concern is election fatigue. The runoff typically throughout Cuyahoga County gets about 19% of the population voting. We are essentially insuring that there is a runoff if there are two or more candidates, whereas in the last election there was a very good chance, within a couple dozen votes, that even with three candidates someone would be able to get 50.1% of the vote to be able to go forward and this really expands the election season. As everyone here who has gone door to door the first thing that you hear is oh god its election season again and everyone is knocking on my door.

Now, we are looking at starting that process in August in order to have enough time for campaigning for September. Again, this makes sense and is a very good solution to a problem that he does not know if there is a perfect solution. Mr. Thompson stated that this was the number one item on the agenda and the one everyone was talking about.

Mr. Gorski stated that by putting what was essentially the runoff for 2017 into the place of the general election he believes this will be beneficial and will, as Mr. Stibich stated, better gauge the will of the people. You might see this sort of election fatigue in terms of stretching the election season, however, by lumping the “higher stakes” race within the general election rather than a runoff he believes you stand a better chance of getting a better representative look at what the population of the city would want. Mr. Stibich stated that he believes the residents would quickly learn that if there is more than two candidates there will be two elections, one in September and one in November. Mr. Gorski stated that he believes this process would actually encourage a more diverse candidate pool for the Mayor’s position. By labeling a race as a Mayoral primary he believes makes it sound more coveted in a way and enhances the stakes. Mr. Thompson stated that this amendment does not change Council’s timeline as the only position that will be included in a primary election would be for the Mayor’s race. Anyone who would want to run for Mayor would have to file with the Board of Elections earlier.

Mr. Stibich asked if Council had any comments or questions regarding the next piece of legislation which is 35-2018 and amends the presiding officer at Council meetings. Mr. Thompson stated that he does not know what the pay difference is between a ward councilman and council president. He would recommend to Council to look at a slight increase to the Council President’s pay, if this passes, because whoever the Council President is will have a lot more work. Mr. Stibich stated that he has previously stated that if you are serving as a Council person for the money you are in the wrong business and should be doing this for the civic commitment and service. Mr. Thompson stated that Council should be Council and this helps separate the leadership of Council and the administration. A lot of the issues that were not put forward had to do with the separation of duties between the legislative body and the administrative body. Some of the other charter amendments that took place recently took place gave some power but also took power away. He stated that the Council President would have to be a little more involved than previously.

Mr. Stibich asked if there were any comments regarding staggering Council terms. Mr. Miller asked if the Commission discussed one of the issues from a neighboring community. In this situation ward members would be able to run from cover to be able to go for a council-at-large seat just like a council-at-large would be able to run for mayor from cover and in this situation you would be left in a position that Council and the Mayor would be potentially appointing a good number of people if they are playing musical chairs. Mr. Thompson stated that the Commission did discuss that issue but this was the best way we determined how to move forward. He stated that either way there will be issues. He stated that the Commission attempted to discern why the legislation failed during the last time it was placed on the ballot. One of the arguments is if the residents do not like the council person they can be replaced in two years but, historically, this has not been a problem. It seems that it is more difficult to get residents to run for council as we do not see a lot of contested Council races. Mr. Stibich stated that his thought is that someone may not wish to run for Council and commit to a four year term. He believes that Mr. Thompson is correct, as experience has shown most of the Council members serve more than one term. Mr. Thompson stated that the common view regarding the last time this was on the ballot was that Council just wanted longer terms. The main reason for putting this recommendation forward is to allow for experience to continue so there is continuity on Council.

He stated that most members currently on Council and the new members understand the process and by the time a new councilman learns the process they have to run again. He stated that most likely anyone who has been on Council for at least one term has been here for two terms.

Mr. Stibich stated that 37-2018 will give Council power to revise the Charter for administrative reasons such as rearranging numbers and titles, correcting typographical errors and obsolete language. Mr. Miller indicated that he believes this makes sense as there are a number of items within the charter that you can tell was not only written a long time ago but copied from something else that was written far before. We probably do not need references to telegrams which is sprinkled throughout the Charter and ordinances. Mr. Stibich stated that having to place all those issues on a ballot may become a nuisance to the residents. Mr. Thompson stated that the Commission could have easily put 20 to 25 items on the ballot to fix small "housekeeping" issues but by Charter they would have to be listed. If a law changes, the Charter can be revised in order to comply with the law. The concern was to make sure Council could not change the intent of the Charter so, Council can now change telegrams to emails or whatever could be the future telecommunication. He stated that this was the reason he discussed the residency issue in the Charter.

Mr. Stibich thanked Mr. Thompson for the discussion and his service on the Charter Commission. He would like to thank all the volunteers who served on the Commission. Mr. Thompson stated that he had a great Commission. A lot of discussions about all the issues Council is asking questions about. He could not ask for a greater group of people, they were concerned about the well-being of the city and obviously expenses.

Communications from Residents

Ernest Peto, 25401 Tyndall Falls stated that there are two empty lots on Tyndall Falls Drive approximately three doors down from his property and he would like to know if the city would like to sell them. He lives in a colonial and he is getting older and he would like to build a one-story residence but would hate to lose the river view. These two lots have been there for 20 years or more and he has been told that the city would be placing them up for sale but he does not know when and would like to get a date and determine if they are fully developed which makes a difference in the cost of the lots. He would like to know if there is a timeframe when the lots would be put up for bid. Ms. Accordino stated that she has spoken with Mr. Peto, through email regarding this issue. She is hoping that by the next Council meeting legislation would be given to Council to sell the properties. Mr. Stibich asked if these properties were available for sale. Mr. Borczuch indicated that these are parcels that the service department has maintained for quite some time. They have been on a list to sell but there is history behind the properties which he is not certain is true. The parcels are technically large enough to be buildable but he is unsure if the setbacks will permit building. Mr. Thompson stated that his understanding is that this was green space that was donated by the builder at that time. According to the building department, when he was on Council, those parcels are unbuildable according to the current building code as they are not deep. He is unsure but may take an act of Council to permit building. Mr. Peto stated that he does not see any difference as to the depth of his current lot. He currently has no back yard as it slopes to the river and these parcels would be the same situation. Mr. Stibich asked Ms. Accordino to help Mr. Peto work with the building department to see if these are buildable lots. Mr. Peto stated that he is unsure why the builders donated these parcels to the city out of the goodness of their heart or they had a reason. Mr. Thompson stated that supposedly they buried the greenhouses but does not know that for a fact. Mr.

Peto stated that the entire area was greenhouses which he believes closed in 1973 and he still picks up pieces of glass in the flower shrubs every year.

Mr. Peto asked if there was an ordinance regarding vacant property is there a timeframe on how long the property can remain vacant. Mr. Bemer stated that the city has a property and maintenance inspector so if the property is not being maintained the city will cut grass. They could be subject to a claim of public nuisance which could become a criminal or civil case. Mr. Stibich stated that if the home is vacant but the property is being maintained there is not much that can be done.

Melanie Bouhall, 9141 E. Windsor Drive, stated that Council has not met her but they have seen communication from her recently via email directly to the Mayor about his May, 2018 newsletter which she believes is really disturbing. She received follow up commentary from him as well as the Fire Chief regarding the paramedicine program and the Finance Director. She has written another letter that is three pages and is too long to read. She has made copies that she can distribute one to each member of Council tonight and would like it submitted on the record. Mr. Stibich indicated that the Clerk will take care of that.

Approval of Bills:

Mr. Gorski moved to **approve** Pay Ordinance 2018-11; Ms. Nicolay **seconded**. Poll: 6 ayes; 0 nays. **Motion carried.**

Officials Reports:

Joe Borczuch, Service Director

Mr. Borczuch indicated that a requisition was distributed to Council for the sealcoating and restriping at several city properties, city hall, the municipal lot between the church and Moosehead, Village Green parking lot, and East River Park parking lot.

Mr. Gorski moved to **approve** a requisition to Cardinal Asphalt Company, Inc., in an amount not to exceed \$11,395.00 for the sealing and restriping of various city parking lots; Ms. Duncan **seconded**. Voice Vote: 6 ayes; 0 nays. **Motion carried.**

Mr. Borczuch stated that regarding Ordinance 38-2018 is something that has been something that he has been dealing with this issue since the beginning of January. He stated that using Safebuilt as the city's building officials has made some discrepancies and issues. He does not believe that the city is making enhancements to the residents as we should be providing with this service. Therefore, we have been attempting to determine avenues to eliminate Safebuilt's services and have come up with the part time solution. Mr. Stibich asked if Mr. Borczuch was in favor of the legislation. Mr. Borczuch indicated that he believes the department only needs an individual on a part time basis as the building official. Mr. Stibich stated that some of the Council people have asked if there is a cost savings. Mr. Borczuch indicated that he distributed information showing 2014 – 2017 costs. Total revenue for 2015 was \$176,167.49 out of that the city received \$62,965.49 which also includes 100% of the contractor registrations that the city receives which totaled \$36,000.00. Of this \$176,000 the city received approximately \$30,000. If the city employees a part time official we will have a savings of approximately \$73,000 in 2015. Mr. Stibich stated that there would be a cost savings in hiring a part time individual. Mr. Borczuch replied yes. This individual would also be more resident friendly. Per the Safebuilt contract they are only in the city for an hour a day, besides their inspectors doing the

inspections. He believes 20 to 25 hours per week is what he believes is needed with possible Saturday's and evenings in order to make inspections more resident friendly. He believes that this will also help out residents who have a hard time taking time off of work for inspections. Mr. Borczuch asked if he saw any issues with enforcement of the building code. Mr. Borczuch believes it will be more beneficial because he will absorb more of our codes than being in so many other municipalities with more codes to follow. Mr. Stibich asked if the city had a dedicated individual from Safebuilt. Mr. Borczuch indicated that in four years we have had three (3) different officials and he is unsure of how many different inspectors that have been with us. Mr. Stibich stated that each one has to familiarize themselves with our ordinances and processes. Mr. Borczuch replied correct. He stated that there yearly expenses for example, the secretary, who handles building and service, property maintenance inspector. The cost for the building official is the lower end of the pay scale that is within the ordinance. He believes this will also be more service friendly to the residents. Mr. Stibich asked if there was any urgency with the legislation. Mr. Borczuch replied yes and would request that it only run two readings. Ms. Jones indicated that the information distributed from Mr. Borczuch is good but does not state how the revenue was received, did the department utilize the lowest bidders. Mr. Borczuch indicated that the information is not for bids, this is revenues received from fees and permits. Mr. Bemmer stated that the issue regarding both the service and high cost of Safebuilt was a concern early in the year when costs were being reviewed, the Safebuilt contract was entered into four (4) years ago. He indicated that there were other communities that also saw this as a good way of cutting personnel costs. At the time the city had a building commissioner and an assistant commissioner and believes between the two the costs were \$150,000 and both were full time, which seemed excessive and could have been a sign of the time. He knows of other communities that use Safebuilt primarily for the commercial end because the licensing under the State of Ohio for a commercial building official is quite difficult to find. We have been looking for such an individual for the last six months and they are just not available and are in high demand. We did speak with Safebuilt and indicated that taking 80% of the permit fees is way out of line and we have given them a 90 day notice of termination of the contract. They do allow availability of extending on a monthly basis. The residential building official is easier to come by. He stated that Mr. Borczuch found an individual who has another position and is willing to work evenings and Saturdays in order to do residential inspections. This individual also has a license for commercial plumbing, HVAC and is training for electricity, however, he does not have the CBO so that could be what the city continues to use Safebuilt for while we look for another individual. As Mr. Borczuch stated the city is looking for continuity in service, having someone we know, and is accountable and dependable to Mr. Borczuch and we don't have that with Safebuilt; but the biggest thing is cost. Again, as you can see through the years there were projects in 2015 and 2016 but not so much last year so our revenue is down. We believe we are turning the corner and there is a potential for newer projects coming up. As he previously stated other cities use to use Safebuilt but have also abandoned that process and for the sake of the residential service, as well as the cost, we are looking into bring someone back in house. Mr. Stibich stated that using Safebuilt was an interesting experience and did save the city money, at the time, but that has changed and if we can find a way to save money again it sounds like a good idea especially if the economy is picking up and there will be some construction in the city. If that changes and economic times turn we know what we can do with Safebuilt and perhaps look into that again. Mr. Bemmer stated that the contract expires on July 12th.

Ms. Jones asked if Mr. Borczuch could work with Mr. Nogalo in order to come up with projections and a cost savings because for 2017 the information states that it would save the city \$12,678.00 but does that include the city's portion of PERS for a part time person. Mr. Borczuch indicated that this individual would be salary at around \$40,000. Mr. Bemmer indicated that this individual would receive

no benefits. Ms. Jones stated that part time employees receive PERS. Mr. Nogalo indicated that the city pays a 14% match and there are other matches like Medicare and Worker's Compensation. Ms. Jones asked Mr. Nogalo to work with Mr. Borczuch and review the last three years in a more budget friendly way and then projections for the next year or two. Mr. Borczuch indicated that he can say what the individual will make but he cannot project what will come in for buildings permits. That information is dependent on permits and if there is any other development. Someone could come in and decide to develop 18 acres but we would not know until they actually come in. Mr. Stibich stated that you know what happened last year and for the first five months of this year and asked if there was any way to make a determination. Mr. Nogalo stated that you are talking about building and permits and that is all unknown, you could have incentives with a CRA program for people to improve their properties which would also generate revenue through permits. Mr. Borczuch indicated that in 2015 and 2017 there is roughly a \$60,000 difference. Ms. Jones indicated that you have to add the city's matching costs. Mr. Nogalo stated that you could round to 20% so another \$8,000. Mr. Jones stated that would cut the city down to a \$4,000 savings for 2017. Mr. Bemmer stated that one thing that is noteworthy of mentioning is if you look at Ordinance 39-2018, which is the rezoning, there may be something going on with that. Dealing with real estate and the potential of buying and selling is an executive session matter which we could discuss some potential things but its not appropriate for an open meeting. Mr. Stibich stated that perhaps at the next meeting we could have an executive session, if we have not resolved this by then.

Mr. Miller stated that he believes this ordinance should be on for at least two readings as there are a couple areas that he believes should be cleaned up. The title of the ordinance refers to a part time position but in the text it refers to the position as full time. Also, the range of compensation is per hour, but in some of these calculations Mr. Borczuch mentioned a \$40,000 salary. With a \$40,000 figure and a quick calculation it comes to about \$40.00 an hour and at 20 hours it would be \$40,000 salary so we are at the low end, but that does not count any additional benefits. With all that being said, reviewing the range of compensation and the other chart's range of compensation this individual would make more per hour than anyone else within the city, including the law director, finance director, and the service director, who he or she would report to, also both police and fire chief's. This will be a very important position and he understands that very qualified people are very hard to come by. Mr. Borczuch indicated in other municipalities, and obviously their pay scales are different than ours, but these individuals are upward of six figures. Mr. Miller indicated that he is aware but would like to make sure everyone understands. Overall, he believes that a part time building administrator should be added to the ordinance whether that means we don't go with Safebuilt, in his personal opinion, that is a position for the Mayor and the administration to take into account as they know more about the economic development. He has no issue putting this position within the ordinance and believes it gives the city more flexibility moving forward. He stated that just because there is a position in the ordinance does not mean it needs to be filled.

Mr. Borczuch would like to remind Council that Columbia Road will be closing next Monday, June 18th for 21 days.

Paula Accordino, Economic Development Director

Ms. Accordino indicated that the city's first First Friday event was held on June 1st and believes by all accounts it was a success. There were upwards of 325 in attendance. The event was sponsored by NOPEC and she sees this as an opportunity for us to further develop these available partnerships with organizations that are willing to contribute and be a presence in our community. The next First Friday event will take place on July 6th and again is being sponsored by NOPEC and also by

Symphony at Olmsted Falls. These events she sees morphing into something that is part of the brand and staple of Main Street. She would like to see a First Friday event 12 days a month. If you were not able to attend in June she hopes you will attend in July. She believes that Kiwanis received revenues of over \$1,000 and she is happy to provide these types of opportunities for community groups.

She stated that the city is planning to submit the Muni Grant request for a wayfinding master plan that will eventually form the basis for what we are hoping will be a transformation in navigation, branding and wayfinding as well as signage. She stated that Ms. Janet Tomasch wrote a letter of support and she values her experience and expertise particularly related to architecture and signage. If the city receives the funding Ms. Tomasch has agreed to be a part of the steering committee. She stated that in the terms of the grant the city is required to have the master plan completed before the end of this year.

She stated that the city has submitted grant requests in the amount of \$136,585.00. It took a little while to build momentum for her being new and learning the ways of municipal government and eligibility but she believes that she has momentum and is hoping to double that amount and be close to \$400,000 in grant submissions by the end of the year. We unfortunately did not receive the senior innovation grant that we applied for in May. This was a very competitive cycle and only two municipalities received funding for that in all of Cuyahoga County. We recently submitted another operation grant in June and should receive a result in July.

The Heritage Ohio representatives were here in June and well over 45 individual participants attended the luncheon. A walking tour and work session was held over two days. There is a great deal of enthusiasm and interest which will continue to build. The city should receive the group's final report by next week.

She stated that last Wednesday she spent the day in the City of Delaware for a Main Street sponsored economic development series. She had lunch with the City's Economic Development Director who indicated that their city has had an absolute transformation and they create that to the Main Street movement. They have been a part of Main Street for approximately 15 years. They have become one of the biggest restaurant destinations in this area of the state.

She stated that she and the Mayor will be meeting with Robert Brill from Cox Communications. We will also be meeting with Joe Benny, Congressman Renacci's representative, who has agreed to hand deliver a letter to Congressman Renacci's legislative assistant. His assistant requested a letter from us in order for him to advocate for the top needs in the city that we are pursuing funding for.

Odis Rogers, Chief of Police

Chief Rogers would like to inform Council that his department just received 26 tourniquets from the Police Wives of Ohio, which is a non-profit organization. Every officer will now carry a tourniquet which he feels is incredibly important. He would like to recognize Officer Dan Daugherty who spearheaded this project. He was unaware of this project and was unaware that there was an opportunity to receive the tourniquets. These tourniquets were donated to the city.

Vic Nogalo, Finance Director

Mr. Nogalo stated that the tax budget will need to be given to the County by mid-July. Ms. Jones indicated that there will be a finance meeting on June 26th at 6:30 p.m. at which point the tax budget

will be discussed. Mr. Nogalo stated that the tax budget is to validate the city's property tax and the county sends tax bills later December. We also have to give the county an estimate of the city's fund balances for the beginning of next year. This is the precursor for the 2019 budget and primarily establishing the tax rates on behalf of the city to make sure that we are in need of the property tax.

He stated that Zupka & Associates have concluded preparing the city's financial statements and have now begun auditing the financial statements. He is use to other cities in which the finance department prepares the financial statements and then they are audited. He stated that staff members are separated from those who prepare the statements to those who audit the statements. This has been done for years and the state auditors have no issues. There are 600 cities, villages and townships throughout Ohio so the auditors do sub-contract to other auditing firms.

He stated that we are blessed to have a summer intern this year that is shared between economic development and the finance department. His name is Tony Kleem, he will be a senior at Ohio State. He stated that Mr. Kleem is preparing a comprehensive budget document that he will unveil later this year which will explain the 2019 budget. He will approximate that the document will be between 150 to 200 pages of narrative, graphs, charts, everyone's budget, their goals, objectives, and accomplishments, what the department's purposes are for. He stated that one part of the budget document is how we pay people and all the employees of the city which either follow union contract or city ordinance. When he was showing Mr. Kleem how Council was paid it was discovered that an ordinance was adopted last year to establish compensation. Unfortunately that increase has not taken place as of yet which will be handled by a retroactive payment by the next pay cycle. He believes the increase was determined because of the pension system. Mr. Stibich indicated that he believes the salary was set at the minimum amount required to earn PERS. Mr. Nogalo stated that Council may not be receiving a full credit for every month because now the city's pay cycle is bi-weekly. For example, if you are paid \$294.00 in a two week pay period and most of the months are two pay periods Council is only receiving \$580.00, so Council is not receiving a full credit. He will make sure that Council does receive their full credit for each month.

He stated that there was a request to show where the city was last year during May of 2017 and this afternoon Mr. Kleem entered that information which is available in the finance department. Ms. Jones asked Mr. Nogalo to have that information available for the finance committee meeting. Mr. Stibich asked if the information would appear in future monthly reports. Mr. Nogalo replied yes. Ms. Jones stated that there will be a finance committee meeting in July so that Council can evaluate where the city stands at the six month mark and where the city will stand at the end of the year.

Mr. Stibich stated that Mr. Nogalo has set up the department well since the May report was produced while he was on vacation as he still continued to work. Mr. Nogalo stated that he gives credit to Ms. Veloski and Mr. Kleem who were the only two individuals in the department during his absence.

Councilman Kyle Miller, Ward IV

Mr. Miller would like to thank Mr. Thompson and the rest of the Charter Review Commission. He does not want his comments to appear negative he just wanted to make sure everyone understood what work was left to be done. This Commission completed a lot of volunteer work and does show a commitment to the city.

He stated that he also attended the Empowering Local Leadership Conference that the Mayor also attended in DC. He was in attendance due to his day job. He was able to see our Mayor interact as a

private citizen and was very impressed with him talking to a number of different individuals and advocating for our city. It was refreshing to see the Mayor going “into the weeds” on behalf of our residents.

Councilman Ed Gorski, Ward I

Mr. Gorski moved to **acknowledge** receipt of the monthly Mayor’s Court report dated 06/04/2018; Ms. Duncan **seconded**. Voice Vote: 6 ayes; 0 nays. **Motion carried**.

Councilwoman Lori Jones, Council-at-Large

Ms. Jones stated that she is concerned that the city has already spent more than it has received this year by approximately \$100,000 and we will have to start looking at ways to stop spending more than we receive.

She stated that she is the Council liaison to the cemetery board and is learning a lot that she did not know about cemeteries. There is a little controversy there about contracts and will keep Council updated. Mr. Stibich indicated that Ms. Jones should not be afraid to keep the Mayor abreast of any issues she has or any assistance that he may be able to give.

Councilwoman Denise Nicolay, Ward II – No Report

Councilwoman Terry Duncan, Ward III

Ms. Duncan would like to thank the Park and Recreation Board for the wonderful job that was completed for the Memorial Day parade. One of the members went above and beyond, Mr. Eichenberg helped with making sure there was sufficient flags and also assisted an out-of-towner who came and visited and kept her lawn chairs for her.

Also, the Park and Recreation Board is sponsoring their end of the month concert starting the last Sunday in June. The concert will begin at 6:00 p.m. and be held at East River Park.

The Park and Recreation Board is currently organizing the 4th of July parade and will feature the Irish American Club Band. We may approve a contract to be signed at a later date.

Councilman Pro-Tempore, Paul Stibich – No Report

Andrew D. Bemer, Law Director

Mr. Bemer would like to thank the Charter Review Commission members under Garry Thompson’s leadership and all those that volunteered. He has been a part of a couple of Charter Review Commission’s and was impressed with Mr. Thompson’s organizational skills and the expeditious manner that he went through the meeting. He had good commitment and dedication by all those involved.

Old Business

Ordinance 26-2018

AN ORDINANCE AUTHORIZING THE MAYOR AND LAW DIRECTOR, ON BEHALF OF THE CITY OF OLMSTED FALLS, TO ENTER INTO A SPECIAL COUNSEL AGREEMENT WITH NAPOLI SHKOLNIK, PLLC AND ITS ATTORNEY

CONSORTIUM FOR PROFESSIONAL LEGAL SERVICES RELATED TO OPIOID LITIGATION, AND DECLARING AN EMERGENCY **Third Reading**

Mr. Gorski moved to **adopt**; Ms. Duncan **seconded**. Poll: 6 ayes; 0 nays. **Motion carried**.

Ordinance 31-2018

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,500,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PAY THE PROPERTY OWNERS' PORTION, IN ANTICIPATION OF THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS, AND THE CITY'S PORTION OF THE COSTS OF CONSTRUCTING AND INSTALLING SANITARY SEWERAGE SYSTEM IMPROVEMENTS, INCLUDING ALL NECESSARY APPURTENANCES THERETO COMPRISING THE PHASE V SEWER PROJECT, AND DECLARING AN EMERGENCY **Second Reading**

Ordinance 32-2018

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$135,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF ACQUIRING REAL ESTATE TO ADD TO THE CITY HALL BUILDING COMPLEX CURRENTLY HOUSING ADMINISTRATIVE OFFICES AND OTHER MUNICIPAL FUNCTIONS, AND DECLARING AN EMERGENCY **Second Reading**

Ordinance 33-2018

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$440,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PAY COSTS OF REMODELING, RENOVATING AND OTHERWISE IMPROVING A CITY BUILDING WHICH WILL HOUSE ADMINISTRATIVE OFFICES AND OTHER MUNICIPAL FUNCTIONS AND IMPROVING THE SITE THEREOF, AND DECLARING AN EMERGENCY **Second Reading**

New Business

Ordinance 34-2018

AN ORDINANCE AUTHORIZING AND DIRECTING THE SUBMISSION TO THE ELECTORS A PROPOSAL TO AMEND SECTIONS 6.01 AND 6.03 OF ARTICLE VI OF THE CHARTER OF THE CITY OF OLMSTED FALLS TO PROVIDE FOR A NON-PARTISAN PRIMARY ELECTION FOR MAYOR, AND DECLARING AN EMERGENCY **First Reading**

Ordinance 35-2018

AN ORDINANCE AUTHORIZING AND DIRECTING THE SUBMISSION TO THE ELECTORS A PROPOSAL TO AMEND ARTICLE IV AND ARTICLE V OF THE CHARTER OF THE CITY OF OLMSTED FALLS TO MODIFY THE DUTIES OF MAYOR AND PRESIDENT OF COUNCIL SO THAT THE PRESIDENT OF COUNCIL SHALL NOW PRESIDE AT REGULAR AND SPECIAL COUNCIL MEETINGS, AND DECLARING AN EMERGENCY **First Reading**

Ordinance 36-2018

AN ORDINANCE AUTHORIZING AND DIRECTING THE SUBMISSION TO THE ELECTORS A PROPOSAL TO AMEND ARTICLE V SECTION 5.01 OF THE CHARTER OF THE CITY OF OLMSTED FALLS TO MODIFY THE TERM OF CITY COUNCIL FROM TWO (2) YEARS TO (4) YEARS AND INCLUDE STAGGERING OF THE NEW FOUR (4) YEAR TERM, AND DECLARING AN EMERGENCY **First Reading**

Ordinance 37-2018

AN ORDINANCE AUTHORIZING AND DIRECTING THE SUBMISSION TO THE ELECTORS A PROPOSAL TO AMEND ARTICLE XIII OF THE CHARTER OF THE CITY OF OLMSTED FALLS BY ADDING A NEW SECTION TO AUTHORIZE CITY COUNCIL TO REARRANGE THE NUMBERING AND TITLES, CORRECT TYPOGRAPHICAL ERRORS, AND REVISE OBSOLETE LANGUAGE, AND IN THE CHARTER, AND DECLARING AN EMERGENCY **First Reading**

Ordinance 38-2018

AN ORDINANCE AMENDING SECTION 1 OF ORDINANCE 10-2017 WHICH ESTABLISHED A COMPREHENSIVE GRID SCHEDULE OF NON-UNION POSITIONS OF EMPLOYMENT AND RANGES OF PAY FOR SUCH POSITIONS, WITH THE ADDITION OF A PART TIME POSITION OF BUILDING ADMINISTRATOR, AND DECLARING AN EMERGENCY **First Reading**

Ordinance 39-2018

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PERMANENT PARCEL NOS. 281-22-022; 281-22-021; 281-20-055; 281-17-010; 281-17-011; 281-17-012; 281-17-016; AND 281-17-017 CONSISTING OF APPROXIMATELY 8.64 ACRES AND LOCATED ALONG BROOKSIDE DRIVE FROM P-1 "PROFESSIONAL AND MEDICAL DISTRICT," AND P-2 "PROFESSIONAL OFFICE/MULTI-FAMILY DISTRICT" TO MUTND, "MIXED USE TRADITIONAL NEIGHBORHOOD DISTRICT" AND FURTHER AMENDING THE ZONING MAP OF THE CITY CONSISTENT THERETO **First Reading**

Ms. Duncan **moved** to send this Ordinance to the Planning and Zoning Commission for their recommendation; Mr. Gorski **seconded**. Mr. Gorski asked if the ordinance will remain on Council's agenda during the referral. Ms. Duncan replied yes. Planning and Zoning Commission will forward a recommendation to Council and if this ordinance runs its three readings without a recommendation Council will table the issue. She asked who owns the strip of property that runs along the railroad tracks on Garfield. Ms. Accordino stated that she believes that is city property. While reviewing the city's master plan there was a recommendation that this plot of land be used as a potential park. Ms. Duncan stated that she knows the railroad no longer owns the property on the opposite side of the tracks on North Depot Street but was unsure about the property on the Garfield side. Mr. Borczuch indicated that the city has always maintained that area. Poll: 6 ayes; 0 nays. **Motion carried.**

Resolution 40-2018

A RESOLUTION ADOPTING THE TAX BUDGET OF THE CITY OF OLMSTED FALLS, OHIO FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2019 AND DECLARING AN EMERGENCY **First Reading**

Miscellaneous New Business - None

Such other business that may come before Council - None

Ms. Duncan moved to **adjourn**; Ms. Nicolay **seconded**. Poll: 6 ayes; 0 nays. **Motion carried.**

The meeting adjourned at 9:11 p.m.

Paul Stibich, Interim Council President

Angela Mancini, Clerk of Council

June 11, 2018

TO: Mayor of Olmsted Falls, OH, James Graven; City Council of Olmsted Falls, OH; Finance Director, Vic Nogalo; Fire Chief, Chad Gluss; and Law Director, Andrew Bemer

I was very disturbed by the mayor's Olmsted Falls, Ohio May 2018 Report: First 100 Days mailing. This is the first newsletter specifically written for city residents that I have ever read FOR ANY CITY and found to be so disturbing in tone and inaccuracies that I wrote an email to the mayor on May 16, 2018, with all 7 city council members receiving an open copy of same. My concerns began with the consistent and opportunistic potshots Mayor Graven directed toward the previous mayor's administration. It does not matter what your opinion or personal feelings are about the previous mayor/administration ... this public communication coming straight from Mayor Graven's hand is inappropriate at best. It can easily serve as fodder for further legal problems directed toward the City, because it maligns the previous administration. Mayor Graven's First 100 Days Report to City residents is steeped in misrepresentation and misleading statements about both the financial stewardship of and programs initiated by the previous administration.

The mayor responded via email that I meet directly with him, the law director, finance director, and fire chief, in order to respond transparently to my concerns. I advised the mayor a special meeting was not necessary, that all items addressed in my May 16, 2018, email to him are items of public knowledge, so I expected clear and transparent written responses to each one. Last week I received one envelope in my mailbox with written responses from the mayor, the fire chief, and the finance director, and an incomplete breakdown of legal expenses and claims paid throughout Mayor Donegan's administration. Unbelievably, all of their responses were more disturbing and/or lacking in common sense transparency than the mayor's May 2018 newsletter, the initial source of my concerns about the accuracy of Mayor Graven's representations. It should be noted here that it is my understanding all council members have now received copies of the exact communications I received in my regular mailbox last week.

Mayor Graven's May 2018 newsletter contains several questionable accounts, notably his explanation of the City's finances, his mischaracterization of the paramedicine program spearheaded by Mayor Donegan, and his exaggerated "Litigation Update". Addressing the finances, Mayor Graven's newsletter specifically stated: "A comparison of the General Fund "actual" balance for the previous three years, compared to the tax budget "projections" by the previous administration, are as follows:

- Fiscal year 2016 – Projected \$1,974,530, actual \$1,742,015, a difference of (\$232,515)
- Fiscal year 2017 – Projected \$1,989,580, actual \$1,298,410, a difference of (\$691,170)
- Fiscal year 2018 – Projected \$1,955,525, actual \$686,258, a difference of (\$1,269,267)."

Rather than receiving a reasonable and meaningful response from the mayor's finance director, Vic Nogalo, I received a 2-page letter which aggressively continued a smear campaign against the previous administration and even challenged me with the remark "We would like to see rewards issued by the State of Ohio.". Nogalo proceeded to qualify my understanding of the financial facts I believed to be true by writing in his June 4, 2018 letter to me, "But, you are right, they were "her" regular newsletters.". To Mr. Nogalo and all those who share his impudence, I refer you to the state of Ohio Auditor's website, ohioauditor.gov. Type in "Olmsted Falls awards" in the search bar and click on the fourth item dated September 7, 2017. The City of Olmsted Falls is one of four entities listed which received The Auditor of State Award for their clean audit reports, an award presented upon completion of a financial audit to

entities who meet several criteria of a “clean” audit report. Among other benchmark “clean” indicators, Mayor Donegan’s administration satisfied this very telling key criteria to receive the Award: “The audit report does not contain any findings for recovery, material citations, material weaknesses, significant deficiencies, Single Audit findings or questioned costs;”. If the Auditor of the State of Ohio has not found significant deficiencies, material weaknesses, or questioned costs, why is Olmsted Falls’ new, 100-day administration reporting financial figures and narrative that are misrepresentative of the true condition of the City’s financial position??? Mayor Graven’s letter to me dated June 4, 2018, insists the Financial and Budget section of his May 2018 newsletter is “ ... an accurate report of spending by the previous administration.”. Unbelievably and counter to what anyone can read in black and white on the State Auditor’s website, Mayor Graven digs himself and his administration in a deeper hole by continuing with, “Where you state, ‘Her regular newsletters show the city financials to be in good shape,’ I would respond that previous reports were filled with misleading information that was unfortunately published and shared with residents. The truth is, her report was only recognized by the State of Ohio for merely being filed on-time. More importantly, the State Auditor had two critical indicators in the 2016 audit concerning the City’s finances. One critical indicator stated that expenditures were exceeding revenue.”.

Neither Mayor Graven or his finance director, Vic Nogalo, referred me to a website so that I could review any financial statements for the City of Olmsted Falls myself. These two, well-compensated professionals easily could have advised me where I could find City financial statements online and see the facts for myself, but they both neglected to do so. With no suggestion from either of them, I located an extensive archive of City financials on the State Auditor’s online website. Upon review of the independent audit prepared by James G. Zupka, C.P.A., Inc. for the year ended 12/31/2016, I found NO reference in the auditor’s opinion of “misleading information”, as Mayor Graven claims in his June 4, 2018, letter to me, copy of which all council members are supposed to have. Since the Mayor and his finance director’s communications emphasize projections vs. actual figures, I found the final bullet point on page 5. of the above referenced 12/31/2016 financial report to be particularly interesting. It reads, “In the general fund, the actual revenues and other financing sources came in \$295,928. more than they were in the final budget and actual expenditures and other financing uses were \$76,536. less than the amount in the final budget.”. Now, Mayor Graven and Finance Director Nogalo, address that FACT STRAIGHT FROM THE INDEPENDENT ACCOUNTANT’S REPORT.

While you are at it, take a serious look at page 21., Statements of Revenues, Expenditures and Changes in Fund Balances, Governmental Funds, in the same report. Expenditures do exceed revenue in the General Fund for 2016, A FACT THAT MAYOR DONEGAN ADDRESSED IN HER CITY NEWSLETTER, which was recently available online, but has suddenly disappeared! Additionally, note the Capital Outlays in 2016 of \$1,353,784. and \$352,922. in the Capital Improvement Fund and Other Governmental Funds respectively. Mayor Donegan was making responsible and lasting improvements to the City. Also, as is the case year in and year out for the last 9 years anyway, the General Fund balance at yearend was positive. General Fund yearend 2016 balance was +2,377,350. This is hardly a financial condition flagging irresponsible spending, especially given the enormous and visible improvements to the aesthetics of the City of Olmsted Falls, occurring between 2013 and 2017, results of Mayor Donegan’s administration. The messaging Mayor Graven conveys is remarkably unfair, poorly constructed, and legally irresponsible.

Page 23. of James G. Zupka, C.P.A., Inc.’s financial report for the year ended 12/31/2015 indicates Mayor Donegan’s administration made total Capital Outlays of \$1,469,344. (the bulk of which was \$933,021. recorded in Other Governmental Funds) with relatively minimal other financing sources (total of 150,112. of total other financing sources for 2015). In addition, more than \$555,000. was paid toward debt service. It sure looks to me like Mayor Donegan was exercising extreme fiscal responsibility by

paying down debt without incurring ANY new debt to do so. From what I glean from reviewing online City financial statements all the way back to 2008, another administration was racking up debt, i.e. encumbering the City's finances, in years 2008, 2009, 2010, 2011, and 2012. Interestingly, the borrowing spree fell off a cliff in 2013 ... an election year.

2014 was Mayor Donegan's first year in office. Might as well look at 2014 financial statements too. What is remarkable here is that Donegan paid almost \$500,000. in debt service WITH LESS THAN \$30,000. OF LOAN INCOME RECEIVED DURING HER FIRST YEAR IN OFFICE. WOW!! Donegan did all this while maintaining generously positive fund balances of \$2,825,719. in the General Fund and \$3,113,964. in the Other Governmental Funds. While the Sewer Debt Project 4 and Capital Improvement Funds both had negative balances at yearend 2014, the combined negative balances in those two funds DECREASED by a whopping \$277,738. That is an example of sound fiscal management. These figures were released by an independent third party C.P.A. firm, who, you should all note, has a professional duty to accurately and truthfully represent the financial facts.

Based on researching the City's financial reports on the online State Auditor's website, there is no legitimate justification for any communication from the office of City Hall lambasting the financial condition of the City under the administration of Mayor Donegan. While Graven and Nogalo engage in a post-election, written, smear campaign of Mayor Donegan, I find it even more disturbing to learn from the posting of minutes from the 5/15/2018 council meeting that Ordinance 27-2018 regarding an amendment of the compensation and benefits of Vic J. Nogalo as finance director and tax administrator is even under consideration. Council should be carefully overseeing the work of Mr. Nogalo, rather than considering a generous compensation package for him.

As a taxpayer, I would like a line-item, published statement of all employee and independent contractor salaries and benefits paid by the City of Olmsted Falls. Council should insist Mayor Graven engage in complete written transparency by posting this online as well as an accurate, not misrepresented, picture of the City's financial statements. Full public disclosure of Mayor Graven's compensation is in order, including a comparison of his compensation to Mayor Donegan's 2017 compensation. It is also worth noting that very recently, i.e. the past few days, more recent financial statements were added to the City website, which is a plus. Meaningfully, a 9-page 2018 Revenue Report YTD is now available online. Unfortunately, when you click on "2018 Expenditure Report YTD", the message you see is "The resource you are looking for might have been removed, had its name changed, or is temporarily unavailable". I expect this problem to be corrected immediately, so that there is transparency in the presentation of revenues vs. expenditures for 2018 YTD. If Mayor Graven's administration is operating YTD in 2018 with expenditures exceeding revenue in the General Fund, then Graven must be prepared to explain why his administration can conduct the business of the City of Olmsted Falls with General Fund expenditures exceeding revenue, including justification for additional compensation to himself or others.

Mayor Graven's letter to me dated June 4, 2018, Vic Nogalo's letter dated June 4, 2018 with attachments, and Fire Chief, Chad Gluss', May 31, 2018 including Memorandum to Mayor Graven dated 01/24/2018 on the Paramedicine Program, all contain questionable, and some contain maligning, commentary about Mayor Donegan's leadership and her administration. Mayor Graven and some members of his administration must be held accountable. At the very least, City Council should wake up and do its own research. I am an unpaid, politically inactive resident, yet it seems I have a better grasp of the financial facts than the communications emanating from City Hall in 2018. I will address additional written claims of Mayor Graven and his administration in the near future.

Melanie Bouhall, Resident of Olmsted Falls, Ohio