

ORDINANCE COMMITTEE MEETING
JULY 3, 2018

Committee Co-Chair Mr. Kasunick opened the meeting at approximately 6:18 p.m. Members of the Committee in attendance were Co-Chair Mr. Overstreet and Mr. Spotton. Present from Council were, Mr. Mr. Zuren, Mr. Hoefle, Mr. Evers, and Council President Mr. Meyers.

All members of the Administration were absent and excused.

PROPOSED

There was nothing under Proposed.

There were no questions or comments.

PENDING

1. To discuss Chapter 1390 "Licensing of Single-Family Residential Units."

Mr. Kasunick: This is a matter that we've been discussing for a couple of months now; we have a couple versions of a proposed ordinance. One that was initially drafted by the Chief Building Official and the Law Director then made some revisions. I will start off by saying that I did have the opportunity to speak with a representative from the Fair Housing Resource Center, which is a non-profit organization. They are located in Painesville that handles housing issues in Lake County. They said that over all they are proponents of implementing some type of program. Their concern is mostly to protecting the housing stock in the community. Especially when the number of houses foreclosed back in the housing crisis in 2008, there were a lot of investors coming in and buying up the inexpensive property and the problem was that many of them weren't local. Many of them weren't maintaining their properties properly, so consequently it had some deterioration of various properties and that negatively influenced the housing stock in Northeast Ohio. This is an issue that is being dealt with not just in Eastlake; Eastlake is not unique in this regard. We've had a lot of discussion regarding this matter and with that are there any other comments from Council regarding the issue right now? Mr. Evers?

Mr. Evers: Where you able to set up any type of meeting with Fair Housing?

Mr. Kasunick: Yeah they can come out...they said that if we wish they can come out...they were unable to make it today...at our next Council Meeting which would be on July 10th. A week from today, they would be available then if we wish.

Mr. Evers: Okay.

Mr. Kasunick: I will let them know that we would like a representative and they can come out and give a brief presentation at our next Council Meeting.

Mr. Evers: Okay and thank you. I would definitely be interested in that.

Mr. Kasunick: Okay I will let them know. Are there any other comments at this time from Council? Mr. Hoefle?

Mr. Hoefle: I see that we would see it from the red line version...Chapter 1390 has this been made available to the public yet?

Mr. Meyers: I don't believe so...I think that there are some copies of it that some members of the public have.

Mr. Kasunick: It's been available upon request. Some have requested it...

Mr. Hoefle: I was just wondering if they were aware of the fact that there was a red line version, that way in case they wanted to request it we can make sure that they get a copy.

Mr. Meyers: That is...

Mr. Hoefle: Okay thank you.

Mr. Kasunick: Apart from that the main concerns with that we've been hearing with this 1.) cost, we don't want to make this an issue where it's too costly for either landlords or by evicting the tenants, by raising the rent. The other is basic intrusiveness would be the description. Basically if somebody doesn't want a government agent coming into their premises to look around or anything like that, or if they are not available; it's a privacy issue. As a matter of fact courts have ruled on this issue and we have the case of Baker v. Portsmouth. This is from the southern district of Ohio, which is not our district; however, I believe that our district has given this opinion favorable treatment; which means that they've sided favorably and other rulings. In that case the City of Portsmouth had a similar ordinance where it was required that the city would be permitted entry onto a premises to conduct a rental inspection. If it was refused the person could be charged with a misdemeanor; which was actually similar to what our initial proposal was. That was one of the changes that the Law Director made. The correct procedure is that the city would have to obtain a warrant and that needs to be spelled out properly in the ordinance. Basically the ruling...rental inspections are on unconstitutional per se but the right of entry provision within the ordinance has to be properly addressed. Otherwise it could be struck down by a court and that right of entry is the main concern that would invalidate it by a court. So that is the one thing that would have to be properly done. I believe that when the Law Director went in and made his revisions that he made the correct revisions and that if something were to pass in that regard it would with hold constitutional scrutiny by a court. With that are there any other comments from Council at this time? Mr. Spotton?

Mr. Spotton: I just want to say that the Law Director did work with Mentor when they had their case. Mentor's inspection was upheld and then they appealed it and it was also upheld. Mr. Klammer is fully aware of what the legalities are in this.

Mr. Kasunick: Correct. Are there any further comments? Mr. Evers?

Mr. Evers: We have two copies here in front of us the fine print and our draft...there are changes made on this one but they don't appear in the draft.

Mr. Kasunick: The draft I believe is the original draft...that's the original that the Chief Building Official drafted. The red lined one is what the Law Director when and made his revisions. Those are the Law Director's revisions.

Mr. Evers: I wish that Mr. Menn was here because I have questions.

Mr. Kasunick: Mr. Menn was not able to attend tonight.

Mr. Evers: Okay. I would like to see our draft legislation changed to what it is on here so that the public can have it. You know?

Mr. Kasunick: Even the one that has the red lines on it; it's still a draft it's not the...

Mr. Evers: I agree that it is but it's not marked as a draft.

Mr. Kasunick: Okay. Mr. Zuren?

Mr. Zuren: The one thing that I would like to see added to the ordinance is a list of each component that is being inspected by the city. I know that they are referring to other ordinances that exist, but if they could list the components, the functions of the house that are being inspected I think that would create some clarity for everyone involved.

Mr. Kasunick: Okay. Mr. Overstreet?

Mr. Overstreet: The questions that I have would have been directed more toward CBO Menn as to what Councilman Zuren just asked about what is to be inspected, how is it going to be inspected and that kind of stuff.

Mr. Kasunick: Right.

Mr. Overstreet: Maybe to come up with a list of exactly what and how is it going to be inspected. We need to come up of a list of exactly what and how it is going to be inspected and work that out with CBO Menn.

Mr. Kasunick: Correct. Again the original draft that we have did have some issues that were stricken by the Law Director. It included things like how the bedrooms had to be situated; each person had to have their own bedroom, unless they were related. I don't feel that a person's living arrangements are really the Building Departments business. If there is some type of issue where maybe a child was at risk or something you could report it to the correct social service agency. But I don't think that a person's living arrangements is something that the Building Department should be concerned with. Again that was stricken by the Law Director that is something that he removed and it is discriminatory. Mr. Spotton?

Mr. Spotton: The Law Director also struck down the fee price.

Mr. Kasunick: Correct.

Mr. Spotton: That was Willowick's fee. We've discussed something like \$150.00 every two years.

Mr. Kasunick: In another discussion why two years? Why is two years the...

Mr. Spotton: It's the industry standard...everybody does it two years. This will allow enough money to pay for the program the city is not going to make any money on this.

Mr. Kasunick: And is that going to be sufficient because the CBO said that he would probably need a full-time employee and probably a part-time employee as well. So is it going to cover those two employees'?

Mr. Spotton: It would cover that also and any kind of expense and wear and tear on a city vehicle...court costs and anything related.

Mr. Kasunick: Are there any further comments on the rental inspection issue?

There were no further questions or comments.

MISCELLANEOUS

There was nothing under Miscellaneous.

There were no questions or comments.

RECOGNITION OF PUBLIC

Zack Weaver, 9214 Forage Drive, Mentor OH

Mr. Weaver: I'm a professional housing provider and realtor. I own several properties in Eastlake and the surrounding area. I have quit a few concerns about the ordinance that is being proposed. First and foremost and most importantly it seems like a thinly veiled attempt to reduce the rental units within the city under the guides of safety. There is no legitimate reason to subject roughly one third of our population to interior home inspections. There is absolutely no evidence what so ever that these inspections anything to actually improve the safety of the occupants. They do however; do quite a bit to strip apart...take you're...class of people of their fourth amendment rights. I find it amazing that the legislation is being proposed and voted on by elected officials that would all be exempted from this legislation. I am certain not a single member of Council would allow their home to be inspected like this. From reading the proposed ordinance it's obvious that there are many things that have not been considered from a logistical point of view. Three violations during a twenty-four month period equal getting your license revoked. It is utterly ridiculous when considering how minor the things are that the city likes to site. I have a tenant that put a trash bag in their back yard against their fence beside their trash can. The yard is full fenced in with a six foot privacy fence. The neighbor who has security cameras mounted on his roof, directed at all entrances to my property and into the backyard filed a complaint with the city. That bag of trash went out with the trash that week. The next week though what came in with the mail was a notice of violation from the City of Eastlake for having a trash bag outside of the house. Is that something that is going to cause me to lose my license as a landlord? The same tenant had a police officer show up at his house and informed him that if he did not move his car out of his own driveway he would receive a

parking violation, because one wheel was less than six inches off of his driveway. Yes he had one tire in the grass. I did speak to Police Chief Reik about this and he personally apologized to me from the actions of his police officer for threatening my tenant with a citation for having one tire off of the driveway. Is that going to cost me my license when my tenant gets a letter of violation? Technically he was in the wrong...he parked in the yard is it something that anyone is concerned about? No. The neighbor was concerned about it, with his hundred plus calls to the police per year for the last several years. That my tenants and I have been putting up with. How do we protect our tenants from harassment through these types of ordinances? All this does is set up our tenants to be harassed by neighbors that don't like them. To get them kicked out of their homes through evictions, because their landlord could lose their license over peaty items like this. One last thing before I go has anyone thought about how ordinances like this affect property values? I'm a landlord and I have my personal wealth invested in these properties and I'm concerned about my property values. Ordinances like this destroy property values. Look over at Willowick and then look over the other way at Willoughby. Willoughby is 40% investor owned. Yes 40% of all housing units in Willoughby are investor owned. The north part of Willoughby is over 50% investor owned. Yet the housing market is booming; they lead the county in housing starts. Willowick has some of the lowest property values in the area and virtually no housing starts. They've driven away all of the investors. Twenty percent of all houses coming on the market are investor grade, they are not available for owner occupants due to their condition, and they are not livable. Who is going to buy those once you drive out the investors? In Willowick it takes over 20 times longer...20 times longer to sell a bank owned property...

Mr. Kasunick: It's been over three minutes.

Mr. Weaver: Then it does in Willoughby. Can I finish I have one more.

Mr. Kasunick: You can take a few more seconds please.

Mr. Weaver: In the City of Willowick currently 9% of houses are for sale over \$145,000.00. In the City of Willoughby 73% of homes are available for market over \$145,000.00. Who would we rather be like Willowick or Willoughby? Thank you.

Mr. Kasunick: Thank you. Does anyone else wish to speak at this time?

Rich White, 1233 Jakse Drive, Eastlake, OH

Mr. White: One thing that I would like the Council to make clear to individuals as relates to this is the word warrant. When everybody hears the word warrant they assume a legal document that allows an officer to come in and provide a search or perform a search to gain criminal evidence against a crime. The warrant that they are describing today that Portsmouth upheld is an Administrative warrant. That is a completely different piece of paper. Essentially it's just a piece of paper allowing the inspector to do their job. But slippery slope that we are talking about today was mentioned here today as relates to what authorities the Building Department has over how people live. But in that comment it was also referred to if they seen something they could report it to the proper agency. So that is a Building Official in a home performing a task of inspection, but also leaving that home and reporting to other agencies things that they've seen or discovered in that home; which in turn would be unlawful search and seizure, because

somebody there under a different pretense is then reporting to other agencies things that may or may not be happening in a home to provide more scrutiny onto those individuals. So that's a slippery slope. Then finally every as relates to properties, number of rentals so on and so forth particularly in a city is speculative. I mean there's been no real sound number as to actually how many rental units are within the city, so with that being said I kind of wonder how they come up with a budget and the man power required to enforce this ordinance. Those are just a couple of things that I've heard today and thank you.

Mr. Kasunick: Thank you. Does anyone else wish to speak at this time?

Dennis Hickey, 4733 Eldo Street, Willoughby, OH

Mr. Hickey: All votes fall at low tide. You are saying that the over arching principal of this ordinance is to improve quality housing stock, but you have a ratio of 4-1 with owner occupied properties that you're not including in this ordinance. That is going to bring about good housing stock. I have four bald tires on my car and I'm going to buy a new one and put it on one of my wheels, which will make that car much more valuable, because now I have one tire that is in excellent condition. You're using that logic. We all want better neighbors, streets, and communities. We are just as much subjected to falling house values as any owner occupied property. If anything I think the current process that's in place for spot enforcement of violations needs to be boned up. Because I fail to see how it doesn't work today. That we've gotten to a point where we need a new ordinance and the old ordinances are not affective. As far as internal problems with houses, you need to get with the Lake County Fair Housing Board and ask them how tenants who are complaining about the conditions have rights. That can very easily bring about changes. The methodologies exist out there, in with respects to internal issues with these houses the tenant's maybe just need to be coached. But with respects to external issues they need to be enforced across the board with every house, not just landlord owned properties. Thank you.

Mr. Kasunick: Thank you. Is there anyone else who wishes to speak at this time? Councilman Wooden go ahead.

Chris Wooden, 940 Eaglewood Drive, Willoughby, OH

Mr. Wooden: I am also the Councilman for Ward 1 in Willoughby, which is the lake front area. As the gentleman...Mr. Weaver in fact I've talked to him and I haven't met him, it is nice to meet him. I certainly can mimic everything that Mr. Weaver had said. In the City of Willoughby we have a very new Council, with four new Council Members, and with that come ideas. I certainly respect that and I also respect what you do, I know what you do and I've been doing it for over twelve years. It's a thankless job. We have to make decisions for our municipality that are tough and they need to be well thought through and well discussed. It's nice that you are having these meetings and including the public. What we did as...this was discussed with the City of Willoughby and we decided to go ahead and increase our property inspection and make sure that our codes are all upheld and we thought that we would go that route first. It's been very successful. So as opposed to coming out and having a rental property inspection, we are going out and...it used to be by complaint only. If somebody complained about a property they would go ahead a site it. Now we've hired somebody, part-time through the summer. Its full-time six months throughout the summer. They are going up and down every street and they are stopping at the houses and they are looking. It doesn't matter if it's a

rental or if it's owner occupied. They are upholding all of the city codes that need to be upheld. I can't tell you how many emails I got...I got copies of all of them and they are cited for little things from grass in the driveway to paint peeling to fixing a broken window. That will immensely help bring up the property values. I think it's a slippery slope to go with the rental property inspections. As you know there are a lot of objections to that, not just what I'm hearing here in this municipality, but any others that try to do it. I know Willowick's program, I own a property in Willowick, and I deal with Mr. Brennan and it's a process. You know that it is a process. It's not the financial process, but as Mr. Weaver had mentioned, what concerns me and a big reason why I didn't want to do it for Willoughby, was you take that pool of investors away from those properties. Right now my realtor does not send me any properties for sale in Willowick. I don't even want to go there. In you doing that as you mentioned you are going to have a lot of properties that are sitting on the market a lot longer. Therefore the people are going to want to dump that property for a lower price and you will be hurting all of the property values. I think that it will actually do the opposite of what you want to do. So I do thank you for your time.

Mr. Kasunick: Thank you. Does anyone else wish to speak at this time?

Member of the audience: This is my first time to talk here in Eastlake; I've talked to many Mayors' here all the way back to Mayor Becker.

Mr. Kasunick: I'm sorry sir could you state your name and address for the record please.

Ted Roberts, 37163 Lakeshore Blvd., Eastlake, OH

Mr. Roberts: Right next to the city dump, now you're probably wondering where it's at. For over thirty years I've put up with my neighbor's house, he has junk cars, junk boats, junk trucks, and all kinds of debris in the yard. I even took Mayor Morley there to look at it. So far it's the same. He doesn't live in the property. I had to put up a row of Canadian Pines to block his garbage. I put up an electric fence to keep the deer from eating the grape vines to block the view of the garbage. Up against his garage is sheets, and sheets, and sheets of glass. It never changes. Thirty years I complained to the Tax Department, what did they do? That's the taxes on your property. You can sell it if you want. Well I'll tell you it's not good treatment. Thirty years or more I've been here, never has one Councilman ever knocked on my door...never. There were two brand new houses built on the opposite side, on the west side this property. Now the people put up a fence that had to cost them at least \$5,000.00 to block the view of this property. I drove down Route 91...the leaves are still up against the cyclone fence. There are dead trees in the center of Route 91. I went to the Building Department and nothing happened. That's why I went to see Mayor Morley. I took him there, but the neighbor's say's that I'm slowly cleaning the place up. His garage roof is bowed; he's repaired it a hundred times. Right now there tarp hanging from the corner of the garage and tar buckets on top of the roof. It's deplorable. I think rather than looking at some kind of ordinance, which is illegal, go to court. You're going to get sued. It will happen, because now if you take on this to inspect single dwellings only, that's a violation. If you take on inspecting and charge let's say \$300.00 that opens up...the city is now responsible for all complaints. And a tenant can sue you. There is a lot involved in this, so I think you may get the idea of it. I don't have any investments here other than the property I own. I do in other cities, but your opening up a can of worms. Get busy with inspectors here or get a different inspector...change it and handle this problem you

may have. Through already one group of inspectors and you want to create a new level of government. It won't happen. Thank you.

Mr. Kasunick: Thank you sir. Is there anyone else wishing to speak at this time? Yes madam?

Leslie Blaney, 5856 Mallard Court, Mentor, OH

Mrs. Blaney: My husband and I have a few properties in the City of Eastlake; they are all single family homes. So my one question is and I know that this has been asked before, but it has yet to be answered. Why are you only targeting single family homes? Why are you not going at apartment buildings? I would like an answer to that and I would like Mr. Spotton to please pay attention to me while I'm speaking. I don't appreciate you looking down as I'm trying to speak with you guys. Okay? Also again why are you just targeting rentals? I have a rental property on East 351st Street that is in very good condition, yes my tenant does not always mow her lawn, but I do keep on her to keep it mowed. The property next to me is an owner occupied property. The guys have about three or four vehicles parked in the empty lot that he just purchased. His grass is usually maybe about a foot high. They are ridding four wheelers around my property and I have a tenant that's upset with an owner occupied property. But no one is addressing that. Now had my tenant been the one who had four wheelers riding around or her grass was a foot high, or she had cars parked in her yard...I'm pretty sure someone from the city would have sent me a letter, knocked on her door, or done something because it's a rental. But because the owner occupied property is the one that is the nuisance nobody does anything. So I'd like those questions answered with the new ordinance or if you can somehow put a public answer out as to why you're not targeting owner occupied properties. Why you're targeting apartment building? Why it's only single family homes? Okay? Thank you.

Mr. Kasunick: Thank you very much. Does anyone else wish to speak at this time?

Robert Blaney, 5856 Mallard Court, Mentor, OH

Mr. Blaney: I was here two weeks ago and Mr. Spotton are you listening?

Mr. Spotton: I'm taking notes sir.

Mr. Blaney: Keep eye contact like the rest of them...in with talking to Mr. Spotton and Mr. Meyers. Mr. Meyers first of all I believe this whole thing is a personal attack against landlords. Due to Mr. Meyers and Mr. Spotton's conversation...Mr. Spotton had told me personally he knows somebody with eight houses that does not pay a lick of tax in the City of Eastlake. Is that correct?

Mr. Spotton: That was not the conversation.

Mr. Blaney: Oh that wasn't okay. Can you just refurbish me on that conversation?

Mr. Kasunick: This isn't a question and answer session.

Mr. Blaney: This is about him upset with somebody...Mr. Meyers upset the house next to him that was sold for \$16,000.00. Had he known it was sold for \$16,000.00 he would have bought it. These are two conversations I had with the both of them. Mr. Meyers indicated to me that

the roof was leaking on the house, it's got multiple problems, and I don't want to use the work puppet...Mr. Spotton came in and said the same thing. It's got all of these problems...I'm particle owner of the house and I invited them to come on in take a look any time you want. They refused too. Thank you.

Mr. Kasunick: Thank you sir. Is there anyone else wishing to speak at this time?

Mark Cain, 20 River Drive, Eastlake, OH

Mr. Cain: I've been a member of the Eastlake Community for over 30 years. I've been on the Port Authority for close to 30 years, ECDC Council for 20 plus years. In all of the endeavors that I've tried to achieve to make Eastlake an attractive welcoming place to come, about a year ago one of the Council Members, who is no longer here, suggested that we do those stop light things or the automatic cameras. If you notice the cities that get those things are usually the cities that no one wants to drive into or drive too. It's an effort to collect revenue and I believe that this is going down the same road. Several years ago our Economic & Community Development Council went to several communities around here and tried to find what would work in the communities, what wouldn't work in the communities, and what would attract people. We found that we would be better off changing our zoning changed, so that the Council could address our zoning issues, and bring positive influences into the community for investors. You have people that are talking about investing from other communities that are willing to strike their name off of that investment list. You have people that can tell you other communities that incited a program like this that people turn their noses at it. You are going to scare the investors away. We're here to build and grow the community and I don't believe that this is going to do it. I've been on Economic & Community Development Council and believe me I've worked with you gentlemen and several of you come to the meetings all the time. And we could have discussed the pros and cons of this in a way that you probably wouldn't have had this backlash that you are getting now. It was kind of like pushed through around the back corner. People weren't really informed. I think that it should be an open forum for people, for discussion, and investor alike. I've seen...I had a renter that left a bunch of junk on the front lawn and I called the police and had them come over to file a complaint against them. Instead I got a five page report from the Building Department that I better have it cleaned up in a few days. The response in the way that you are treating the landlords; which I am one of; is kind of counterproductive to what I think our community should be doing. If letting landlords have good properties you're going to increase it, because of investors like Mr. Wooden will be coming into this community buying and increasing the values of the properties. We're available for economic development, so bring it up at the meetings and let's discuss it. If theres a real need there; which I don't believe that there is. You do want to improve the housing stock of course. There are other ways to do it. That is all that I have to say. Give it some floor time. Respect the people that put a lot of time into this. It seems like you guys kind of jumped on something quickly without doing a lot of research or homework. A lot of research and homework has already been done on this topic, that I think the community would accept a little bit better if listen to us. Thank you.

Mr. Kasunick: Thank you. Are there any further comments at this time? Seeing none we received a few questions during that session that I think are fare questions. One would be with respect to rental units that are not single family as in apartments. Does anybody want to address those at this time?

Mr. Meyers: Probably a question that Mr. Menn should be present for.

Mr. Kasunick: The other one would be would we consider owner occupied homes as well? As in point of sale inspections I believe at some point have been discussed or would those be under consideration as well? Who would consider those? No answers at this time. Should be address those to Mr. Menn?

Mr. Meyers: We can certainly bring Mr. Menn and if Council feels they would like to do point of sale at some time certainly. If you would like to bring Mr. Menn in or have a meeting to discuss point of sale certainly.

Mr. Kasunick: We also need to discuss...the matter is actually in Council-As-A-Whole...we have it in this committee for discussion, but it is actually in Council-As-A-Whole, so we need to discuss how are we going to proceed on it. Is it something that is going to go onto the Council agenda? Because at this time I don't believe that the Mayor is supportive...at least not in its present form I know that he's not. The Chief Building Official needs probably one perhaps two employees have to implement the program. How are we going to move forward on this? Are we going to move onto the Council agenda and work those things out later? Or are we going to...if anybody wants to comment on that. Mr. Overstreet?

Mr. Overstreet: I think that before we go putting in anywhere we need to work out the rest of the details. Like what is going to be inspected, how's it going to be inspected, what the fees are going to be? We just have some details that need to be worked out.

Mr. Kasunick: Mr. Hoefle did you have something that you want to say as well?

Mr. Hoefle: I agree. I still feel that we have our exterior ordinances...those are something that...first we need to make sure that we can enforce those. Our CBO made it clear that he would need one and a half people hired to implement some type of program like this if we did, that is how many bodies he would need. He made it clear that he doesn't even track right now what kind of owner occupied or rental issues that we have in the city. The Mayor has stated that he is not in favor of it. I think that we just need to go back as the Councilman for Willoughby stated and look at our ordinances. Make sure that we have the proper staffing that we can enforce what we already have in place. I drive around and I see owner occupied...I see properties all over the city of people parking their cars on the tree lawns, tarps on garages. Let's get those addressed first and I think that if we start there...and if we did do a program and if you guys did want to push something if you have a rental property. Right now we don't even have anything that mandates that they have to register them when I spoke with the Mayor. We don't have anything in place like that. But if you do have a landlord...in some of the city's they have it in place where...make sure that they have a local agent that you can contact. If you have somebody who owns a property and they live in California and they inherited a family house...you need something local that can address an issue and stuff like that. I really thing that we need to look at our ordinances and make sure that we can staff accordingly...address those on the exterior and let's take it from there. That's what I would do and I think that we should probably put this back into committee and that would be up to Council President Meyers.

Mr. Kasunick: Thank you and I agree with all of that. I think if it were possible to additional employee and again I don't know exactly how that would be done; because surely if we had money to hire another employee we would probably hire another police officer and not somebody in the Building Department. However, it is law enforcement of sorts and could we hire somebody in the Police Department, maybe a new police officer who could do kind of what Mr. Wooden mentioned, which is have them focus on building issues. Usually when I get complaints from residents it is exterior issues not the interior. So I don't know how much we really need to focus on the interior. But then again I understand the idea of the housing stock, but for that we should be addressing both rental and owner occupied, which means maybe a pre-rental inspection as opposed to an inspection every two years. Something that would happen before the place is occupied that way it would also clear up...people have issues with intrusiveness as far as not wanting their privacy violated as well. That would be a better system for that. Those are just a couple of things that I wanted to just mention. I understand that it's going to take some time for those...things to soak in or some time to consider them. That is just my personal point of view and I really agree with what Mr. Hoefle said and I agree with what the Councilman from Willoughby said, which is we are having a hard enough time enforcing the ordinances that we have. The Building Department is under staffed just like all of our departments are. If we could just enforce what we have that would maybe be a better starting point then going straight into rental inspections. That's my personal opinion. With that does anyone on Council wish to bring anything up or mention anything?

Mr. Spotton: We still have to work out some details...I agree with that. Mr. Menn needs to be here to discuss those.

Mr. Kasunick: I know that we are going to be on break...we will have our next Council Meeting will be on the 10th. We could have a committee meeting on the 17th...I don't think that is actually or technically when the break is, so do you think that would be another good time for an Ordinance Committee Meeting? Would everybody be available at that time on July 17th? Is anyone going out of town or anything?

Mr. Meyers: Probably should check with Mr. Menn.

Mr. Kasunick: Yeah I would check with Mr. Menn and see if he's available. Maybe that would be a good time to have the Fair Housing representative in as well.

Mr. Meyers: Are you bringing Fair Housing to the next Council Meeting?

Mr. Kasunick: If we are going to have a meeting on both dates maybe a committee meeting would be more beneficial for that. As opposed to having them present at a Council Meeting. I would say lets shoot for the 17th and if Mr. Menn isn't available then maybe some other date. But I think that should be a...just tentatively say that and we won't make it official yet. I would say that is probably the way...do you agree Mr. Meyers?

Mr. Meyers: That's fine.

Mr. Kasunick: Okay very good. Apart from that if there is nothing further...

The meeting was adjourned at 7:04 p.m.

tms

APPROVED: *Jason Kasmita*

DATE: 10/23/18