

**REGULAR MEETING OF SOUTH EUCLID CITY COUNCIL**

Council President Ruth Gray called the meeting to order, and the Pledge of Allegiance was recited.

**Roll Call**

**Present:** Councilwoman Sara Continenza, Councilwoman Chanell Elston, Councilman John Fahsbender, Councilman Joe Frank, Councilwoman Susan Hardy, Councilman Justin Tisdale, Council President Ruth Gray.

**Report of Mayor & Department Heads**

- South Euclid Poet Laureate Doc Janning recited the evening's poem "Community Market/Moments of Summer" and gave a report of recent activities.
- Annette Iwamoto, Executive Director of One South Euclid reported that the annual fundraiser "Mingle at Mayfield" will take place on October 20<sup>th</sup> at Mayfield Country Club.
- Mayor Welo reported that all directors are in attendance.
- City Engineer Anthony DiRenzo gave an update on 2022 road projects including the Oakmount Phase II infrastructure project, Mayfield Road concrete repairs, Green Road and Cedar Road projects.
- Parks & Recreation Director Subwick thanked council for their support and reported on upcoming events including the Heights Move-a-Thon, and Vibrant Verona Chalk Walk.
- Planning & Development Director Michael Love requested council support of Res. 51-22 approving a conditional use permit from the Planning Commission for the "Tons of Fun Daycare" and Res. 53-22 to sell properties on Greenvale Road to Sommers Development to build single family properties in conjunction with Lowden development.
- Fire Chief Dave Csire reported on the Fire Departments work with the Regional Special Rescue Team and assisting neighboring communities with Mutual Aid fires.
- Police Chief Joe Mays reported on the status of hiring new police officers and that the Civil Service Commission has partnered with a national testing firm to improve recruitment. The most recent test had a total of 37 candidates, with 26 passing the test. Chief Mays reported that the force is down six officers.
- Mayor Welo stated that our safety forces are one of the best and highly trained forces and we are committed to regionalism.
- Mayor Welo thanked City staff, especially, Community Development and Civic Engagement Director Keith Benjamin for both his quick turnaround for the Subpoena records requested by the FBI regarding Gayle Williams Byers and his professional handling of the numerous media public requests. Ms. Welo also thanked the Finance Department for also being prompt when dealing with the FBI Subpoenas again they were dealing with Gayle Williams Byers.
- Mayor Welo stated that Parks and Recreation Director Daniel Subwick has worked diligently during the month of August as Bexley Bash, National Night Out, Rock the Block and our City Hall Open House took place over the last 5 weeks, along with the ongoing Community Market and Community Gardens. Ms. Welo thanked the Police and Fire Departments for coordinating National Night Out.
- Mayor Welo thanked Community Center Director Meg Martines and her staff as over the last 5 weeks they have hosted First Suburbs, The Greenway Tour and Euclid Creek.
- Mayor Welo reported that South Euclid hosted the Cuyahoga Greenways tour and again thanked Keith Benjamin for his dedicated time to this ongoing project.
- Mayor Welo thanked Service Director Jim Anderson and his team for their continued hard work to keep our city clean, the pools running, and our parks and vacant lots mowed and let's not forget filling potholes!
- Mayor Welo reported on the work of outgoing Finance Director Brenda Wendt for keeping the city afloat until new Director Amy Himmelein joined the team. Ms. Welo thanked Amy for not giving up the ship as every member in her department tested positive her first week on the job and we're glad she has joined our South Euclid Team.
- Mayor Welo also thanked our Engineering Team of Andy Blackley and Anthony DiRenzo for their continued patience and hard work during 2022, especially with the challenges with supply change issues and increasing costs.

- Mayor Welo thanked Law Director Lograsso for his leadership during the upheaval of our Court system and stated that his years of experience working in other Municipal Courts and serving as a prosecutor truly helped the visiting judges to deal with the chaos and incompetence of Gayle Williams Byers reign.
- Mayor Welo thanked Planning and Economic Development Director Michael Love for his management of the Leopardo Project, while never missing a beat on his full-time job.
- Mayor Welo thanked Council President Gray and City Council for your hard work. You have been professional throughout the whole process with the issues with the Court and Judge and you have been nothing but gracious.

---

#### Report of Law Director – No Report

---

#### Report of School District

Board Member Kathryn Falkenberg stated that the District is entering the new school year with anticipation and excitement and that the Fall sports season has begun. Ms. Falkenberg reported on upcoming events including the Homecoming Dance and SEL Schools Appreciation Event at Legacy Village. Board Member Falkenberg reported on new principals throughout the district and that the 2022-23 school year has begun with great progress.

---

#### Public Hearings (Open Meeting) Related to Agenda Items

There were no public comments.

---

#### Legislation Requested by City Council

Introduced by Gray

Ordinance 17-22

#### ORDINANCE

Reinstating Ord. 01-21 Creating New Chapter 1415 “Approving the Right of City Renters to Pay-to-Stay” of Part Fourteen “Housing Code” of the Codified Ordinances of the City of South Euclid, Ohio. First Reading.

**Action:** Motion to Approve Legislation, **Moved by** Council President Gray, **Seconded by** Councilwoman Tisdale.

- Councilwoman Hardy stated that she doesn't support the ordinance because it is largely symbolic and doesn't seem to be needed.
- Council President Gray stated that she spoke with the Cleveland housing court Judge and that there are occasions when additional protections are needed for tenants and this law, just makes sure that there is a fair system in place.
- Molly Martin from the Northeast Ohio Coalition for the Homeless addressed City Council and stated that the Pay to Stay ordinance protects tenants who are facing eviction but don't know their rights and is a win-win and gives clear guidance to the Court. Ms. Martin stated that Landlords are made whole through the process and that there are still millions of dollars in ARPA emergency rental assistance available for tenants.
- Councilman Tisdale stated that he wants South Euclid to known as an inclusive place and asked for more data on evictions. Ms. Martin stated that Euclid has seen five uses and three in Cleveland Heights.
- Councilman Fahsbender stated that the legislation does have a proactive effect of preventing unnecessary evictions from going forward and that his opinion on this issue has changed and believes that it is good to have pay-to-stay on the books, even if it's only one piece to what could be a better approach to landlord-tenant laws and that this works to correct the imbalance.
- Ms. Martin stated that South Euclid is in a good position and that making pay-to-stay permanent won't impact landlords. Councilman Frank reminded members of Council that landlords attended the committee meeting in 2020 when this legislation was initially approved, and not one of them had an issue with it.
- Council President Gray stated that the Covid Pandemic has uncovered more evidence that discrimination occurs every day and Covid-19 exposed that vulnerability, and all this ordinance does is put an additional protection in place to ensure that everyone is treated fairly.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6)

**Yes:** Councilwoman Sara Confinenza, Councilwoman Chanell Elston, Councilman Joe Frank, Councilman John Fahsbender, Councilman Justin Tisdale, Council President Ruth Gray.

**No:** Councilwoman Susan Hardy  
The legislation has been approved.

**Legislation Requested by the Planning Commission**

Introduced by Gray

Resolution 51-22

## RESOLUTION

Granting a Conditional Use Permit to "Tons of Fun Daycare" to operate a daycare facility at 1534 South Green Road on the campus of Garfield Memorial Church in the City of South Euclid, Ohio. First Reading.

**Action:** Motion to Approve Legislation, **Moved by** Council President Gray, **Seconded by** Councilwoman Continenza.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7)

**Yes:** Councilwoman Sara Continenza, Councilwoman Chanell Elston, Councilman Joe Frank, Councilman John Fahsbender, Councilwoman Susan Hardy, Councilman Justin Tisdale, Council President Ruth Gray.

The legislation has been approved.

**Legislation Requested by the Mayor & Administration**

Introduced by Gray

Resolution 52-22

## RESOLUTION

Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Fiscal Officer. First Reading.

**Action:** Motion to Approve Legislation, **Moved by** Councilman Frank, **Seconded by** Councilman Tisdale.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7)

**Yes:** Councilwoman Sara Continenza, Councilwoman Chanell Elston, Councilman Joe Frank, Councilman John Fahsbender, Councilwoman Susan Hardy, Councilman Justin Tisdale, Council President Ruth Gray.

The legislation has been approved.

Introduced by Gray

Resolution 53-22

## RESOLUTION

Authorizing the Mayor to enter into an agreement with Sommers Development Group, LLC., for the purchase of real property in the City of South Euclid, Ohio. First Reading.

**Action:** Motion to Approve Legislation, **Moved by** Councilman Frank, **Seconded by** Council President Gray.

- Council President Gray discussed the history of the Greenvale properties, and that this positive development has been a long time coming and goes back to 2006-2007 when it was like a nightmare on Greenvale with hundreds of police calls to the neighborhood and residents' quality of life diminished because of the nuisances caused by residents of these properties. Ms. Gray stated that the city's action stopped the bleeding on Greenvale and created a synergy of peace.
- Ms. Gray stated that the Greenvale properties will be redeveloped with nine new homes as part of the Lowden School redevelopment, which will also include 17 new homes. Council President Gray stated that sometimes the race is won in the marathon and not a sprint, which is the case with the Greenvale properties.
- Councilman Frank stated that this is building a positive future for the neighborhood with new family and additional income taxes generated for public services.
- Mayor Welo thanked both current and past council members for their long-term vision and stated that back in 2006-2007 residents couldn't walk the streets and enjoy their neighborhood because of the issues on the street.
- Council President Gray thanked the developer, Sommers Development Group for being proactive and coming out and meeting with neighborhood residents in the early stages to give them a voice in moving forward.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7)

**Yes:** Councilwoman Sara Continenza, Councilwoman Chanell Elston, Councilman Joe Frank, Councilman John Fahsbender, Councilwoman Susan Hardy, Councilman Justin Tisdale, Council President Ruth Gray.

The legislation has been approved.

Introduced by Gray

Resolution 54-22

## RESOLUTION

Authorizing the Mayor to enter into an agreement with the United States Department of Agriculture to provide wildlife services, and declaring an emergency. First Reading.

**Action:** Motion to Approve Legislation, **Moved by** Councilwoman Continenza, **Seconded by** Councilman Tisdale.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7)

**Yes:** Councilwoman Sara Continenza, Councilwoman Chanell Elston, Councilman Joe Frank, Councilman John Fahsbender, Councilwoman Susan Hardy, Councilman Justin Tisdale, Council President Ruth Gray.  
The legislation has been approved.

Introduced by Gray

Resolution 55-22

#### RESOLUTION

Authorizing the Mayor to convey certain real property of the City of South Euclid, Ohio to One South Euclid. First Reading.

**Action:** Motion to Approve Legislation, **Moved by** Council President Gray, **Seconded by** Councilman Tisdale.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7)

**Yes:** Councilwoman Sara Continenza, Councilwoman Chanell Elston, Councilman Joe Frank, Councilman John Fahsbender, Councilwoman Susan Hardy, Councilman Justin Tisdale, Council President Ruth Gray.  
The legislation has been approved.

#### Public Hearings (Open Meeting) Related to Open Business:

- Charles Turner, 4549 Lilac Road, stated that he hopes to get know each member of council and that Council President Gray is the only one that has been here since he started coming to council meetings. Mr. Turner stated that he echoes the Mayor's words about department heads and how well they've acted during difficult times and which ones are bold faced lies and truths. Mr. Turner stated that you have seen him out on streets with signs that say Mayor Welo supports police brutality and that he turned 70 last week and has had a difficult time working with the Community Partnership on Aging in arranging for ride to get down to Cole Eye Institute.
- Alexander Gurary, 1491 Maplegrove stated that he is having issues with noise coming from a business at 1402 Mayfield Road between 8 am and 4 pm and that it is very annoying. Law Director Lograsso stated that he will look into the issue.

#### Communications of City Council

- Councilwoman Continenza stated that it is nice to be back and thanked everyone that has supported the Community Market, which will run through October, and they are exploring ways to keep it going during the winter. Ms. Continenza thanked Mayor Welo for donating raffle prizes for the Market and thanked Daniel Subwick and Rebekah Forst for working with Food Strong and coordinating the SNAP benefits program. Ms. Continenza reported on the upcoming Food Strong benefit on September 22<sup>nd</sup> at Lago.
- Councilman Fahsbender reported on ideas of how we can work with One South Euclid, Community Partnership on Aging and the business community to bring additional resources to help seniors in need of snowplowing services. Mr. Fahsbender addressed some East Antisdale resident complaints about some issues at the Oakwood Green with cars parking in the parking lot in the evening. Mr. Fahsbender stated that Election Day is coming up and the Board of Elections is need of poll workers.
- Councilman Tisdale stated that it was good seeing everyone at the City Hall Open House and seeing the improvements to the community and reported on the importance of registering to vote.
- Councilwoman Hardy reported on the upcoming SEL Legacy Day at Legacy Village and that she went on a tour of the Fire Department and all council members should schedule one as well. Ms. Hardy reported on Community Partnership on Aging's Random Acts of Fun Fundraiser that will go through September and last year Team South Euclid was the winner, raising the most funds.
- Councilman Frank echoed the Mayor's complements of city staff and especially the work to improve public facilities through the Leopardo Project.
- Council President Gray also reported on the improvements made through the Leopardo Project and that our facilities are more accessible now to the public. Ms. Gray reported on the work of Poet Laureate Doc Janning and that he has done a tremendous job bringing us together in a special way and thanked Mayor Welo for her vision of bringing poetry to South Euclid.

- Council President Gray thanked council for supporting making the Pay-to-Stay Ordinance permanent that It will work to make our community more inclusive and equitable.
- Council President Gray reported on ongoing issues with the Municipal Court and that the Committee of the Whole will request meetings with State Representative Kent Smith and State Senator Kenny Yuko in the coming weeks to look at the potential of regionalizing our court and initiating a feasibility study to look at moving the process forward.
- Councilwoman Elston reported on the upcoming Notre Dame College Centennial Celebration, which will include the dedication of the College's Administration Building as the first historic designation from the newly formed Landmarks Commission.

---

**Adjourn**

With no further business to discuss, **Action:** Motion to Adjourn, **Moved by** Councilman Tisdale, **Seconded by** Councilwoman Continenza

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Councilwoman Sara Continenza, Councilwoman Chanell Elston, Councilman Fahsbender, Councilman Joe Frank, Councilwoman Susan Hardy, Councilman Justin Tisdale, Council President Ruth Gray.

The Meeting Adjourned at 9:55 pm.

---

Council President

Attest:

---

Clerk of Council