

# *The Village of Northfield*

## REGULAR COUNCIL MEETING

September 24, 2014

### Agenda-revised 9/24/14

#### PLEDGE OF ALLEGIANCE

#### CALL TO ORDER; ROLL CALL

#### APPROVAL OF MINUTES

#### PRESENTATION OF PETITIONS, MEMORIALS AND REMONSTRANCES:

#### REPORTS OF MUNICIPAL OFFICERS:

- |                               |                 |
|-------------------------------|-----------------|
| A. MAYOR:                     | JESSE J. NEHEZ  |
| B. FINANCE DIRECTOR:          | TIMOTHY CLYMER  |
| C. ENGINEER:                  | RICHARD WASOSKY |
| D. LAW DIRECTOR:              | BRADRIC BRYAN   |
| E. DEPARTMENT HEADS:          |                 |
| 1. POLICE CHIEF:              | MARK WENTZ      |
| 2. FIRE CHIEF:                | JASON BUSS      |
| 3. SERVICE/BLDG. DEPT. SUPT.: | JASON WALTERS   |

#### REPORTS OF MUNICIPAL BOARDS AND COMMISSIONS:

- |                         |                      |
|-------------------------|----------------------|
| A. PLANNING COMMISSION: | ALAN E. HIPPS        |
| B. RECREATION BOARD:    | MAYOR JESSE J. NEHEZ |

#### REPORTS OF STANDING COMMITTEES:

- |                                  |                   |
|----------------------------------|-------------------|
| A. FINANCE:                      | LINDA BOWEN       |
| B. ROADS/PUBLIC WORKS:           | ETHAN MILADINOVIC |
| C. HEALTH AND WELFARE:           | GARY VOJTUSH      |
| D. BUILDINGS & GROUNDS:          | ALAN E. HIPPS     |
| E. WAGES AND WORKING CONDITIONS: | NICK MAGISTRELLI  |
| F. FIRE AND SAFETY:              | BEATRICE GREENLEE |

#### LEGISLATION:

**Ordinance 2014-50 - 2<sup>nd</sup> Reading** - An emergency Ordinance establishing Chapter 1446 of the Building and Housing Code relating to rental certificates for rented single-family dwellings.

**Ordinance 2014-52 - 2<sup>nd</sup> Reading** - An emergency Ordinance amending Chapter 1490 of the Building and Housing code relating to maintenance standards.

**Resolution 2014-53- 1<sup>st</sup> Reading**-An emergency Resolution approving the payment of bills for the month of September 2014.

**Ordinance 2014-54 - 1<sup>st</sup> Reading**-An emergency Ordinance amending section 1266.07 of the residential district parking facility and driveway ordinance.

**Ordinance 2014-55 - 1<sup>st</sup> Reading**-An emergency Ordinance amending sections 1440.29 and 1440.30 of the building and housing code relating to emergency work performed by the Village.

**Resolution 2014-56 - 1<sup>st</sup> Reading**-An emergency Resolution accepting the amounts and rates as determined by the Summit County Budget Commission and authorizing the necessary tax levies and certifying them to the Fiscal Officer.

#### OLD BUSINESS; NEW BUSINESS; ANNOUNCEMENTS; ADJOURNMENT

**VILLAGE OF NORTHFIELD ORDINANCE NO. 2014-50  
AN EMERGENCY ORDINANCE ESTABLISHING CHAPTER 1446 OF THE BUILDING  
AND HOUSING CODE RELATING TO RENTAL CERTIFICATES FOR RENTED  
SINGLE-FAMILY DWELLINGS**

WHEREAS, in order to assist with preserving housing stock and property values in the Village and the appearance of the Village's residential neighborhoods, the Mayor, Council, and Building and Zoning Department want to establish an exterior maintenance inspection program for single-family rental properties in the Village; and

WHEREAS, Council desires to establish Chapter 1446 of the Building and Housing Code to institute such program.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Northfield, County of Summit, and State of Ohio:

SECTION 1. That Council hereby establishes Chapter 1446 of the Building and Housing Code, as is indicated in the attachment hereto that is incorporated herein by reference.

SECTION 2. That the rest and remainder of the Codified Ordinances of the Village of Northfield shall remain as presently drafted unless inconsistent herewith.

SECTION 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were rendered in an open meeting of this Council and were in compliance with all legal requirements.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the public peace, health and welfare of the residents of the Village of Northfield for the reason that it will assist with the preservation of property values and improving the appearance of residential neighborhoods in the Village, and that this Ordinance shall take immediate effect upon its signature by the Mayor, or upon the expiration of time within which it may be disapproved by the Mayor, or upon its passage after its disapproval by the Mayor, as the case may be, pursuant to Village of Northfield Charter Section 4.11.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Bea Greenlee, President Pro-Tem of Council

\_\_\_\_\_  
Jesse J. Nehez, Mayor

Approved as to Legal Form.

\_\_\_\_\_  
Bradric T. Bryan, Director of Law

I, Clerk of Council of the Village of Northfield, Summit County, Ohio, do hereby certify that the foregoing Ordinance was duly and regularly passed by Council at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Clerk of Council

## CHAPTER 1446

### Rental Certificate and Exterior Inspection Rental Certificate for Rented Single-Family Dwellings

#### 1446.01 RENTAL CERTIFICATE.

On or after July 1, 2015, no single-family residential dwelling structure shall be rented or presently occupied under a rental agreement, whether written or oral, unless the Building and Zoning Inspector has issued to the owner or authorized agent of the property owner, a Rental Certificate and Exterior Inspection Rental Certificate. Rental Certificates shall be effective until June 30 of the year after the year in which the Rental Certificate is issued.

(a) In order to obtain a Rental Certificate, the owner of the property, or his, her, or its authorized agent, shall, prior to May 1, 2015 and May 1 of each subsequent year, or 60 days prior to the commencement of a lease term for properties to be first rented after July 1, 2015, submit a completed Rental Certificate Application, which includes a request for an Exterior Inspection or statement that such inspection is not required pursuant to the requirements of this chapter, on the Rental Certificate Application form available from the Building and Zoning Department, along with the required application fee in the amount of \$100.00. The above fee will cover the Rental Certificate Application fee, the initial property inspection, and the first inspection to ensure compliance as to violations noted on the original inspection report. The fee for any required subsequent inspections pertaining to that year's application shall be \$25.00.

(b) On or after July 1, 2015, any owner of property being rented to a tenant that is not in possession of a current Rental Certificate shall be in violation of this chapter.

(c) Upon receipt of the fully completed application and fee by the Building and Zoning Department, an Exterior Rental Certificate inspection shall be scheduled and conducted within 30 days.

(d) The Building and Zoning Inspector shall issue an inspection report within five working days of the date of inspection listing any violations of the maintenance standards contained in the Village's Building and Housing Code existing at the time of the exterior inspection, if any.

(e) Upon completion of the rental inspection, any noted violations posing a risk to the safety of any person occupying the property shall be corrected prior to the issuance of the Exterior Inspection Rental Certificate.

(f) If no violations or minor violations are noted from the inspection, an Exterior Inspection Rental Certificate will be issued, permitting the property to be rented in compliance with this ordinance.

(g) The Building and Zoning Inspector will provide compliance dates for minor violations noted on the inspection report. In the event the violations are not corrected by the compliance dates indicated on the report, the Exterior Inspection Rental Certificate may be revoked by the Building and Zoning Inspector and/or the property owner and/or agent may be considered to be in violation of this chapter.

(h) Properties that are rented subsequent to July 1, 2015 that were not granted Rental Certificates prior to July 1, 2015 must apply for a Rental Certificate at

least 60 days prior to the commencement of a lease and receive a Rental Certificate and Exterior Inspection Rental Certificate prior to the date any tenant moves into the property. Applications not filed prior to the May 1 deadline, or filed subsequent to 60 days prior to the tenant moving into the property shall be charged an additional \$150.00 on top of the \$100.00 application fee.

(i) The requirements of this chapter shall not relieve the property owner from his, her, or its obligation to obtain a Point of Sale Exterior Inspection Certificate in connection with a sale of the property. The receipt of a Point of Sale Exterior Inspection Certificate, and the correction of all violations related thereto, shall relieve the property owner from his, her, or its obligation to obtain an Exterior Inspection Rental Certificate for the calendar year in which the Point of Sale Exterior Inspection Certificate is issued and the year thereafter.

#### **1446.02 RENTAL CERTIFICATE APPLICATIONS.**

(a) Rental Certificate applications shall be made annually as set forth above and separately for each dwelling being rented. The information supplied on the application shall include, but not be limited to, the following:

(1) The address of the property.

(2) The name, street address, and telephone number of the owner of the property and any authorized agent acting in the owner's stead.

(3) A photocopy of the owner of the property or authorized agent's driver's license or State ID.

(4) If the property owner is an entity rather than a person, the title of the person submitting the application and the person responsible for tenant issues related to the property.

(5) The information required by chapter 896 of the Business Regulation Code.

(6) The signature of the person submitting the application and the date the application is executed.

(7) Such other information reasonably deemed necessary by the Building and Zoning Inspector.

(b) The Building and Zoning Inspector may revoke a Rental Certificate if it is discovered that any statement contained in the application is false or inaccurate.

(c) In the event that there is a change in the tenant or tenants occupying the rental unit between the date the Rental Certificate was issued and the date the next Rental Certificate Application is filed, the property owner is required to file an updated report regarding the change in tenant as required by Chapter 896 of the Village's Business Regulation Code.

#### **1446.03 RELIANCE ON RENTAL CERTIFICATE AND EXTERIOR INSPECTION RENTAL CERTIFICATE.**

In issuing a Rental Certificate and Exterior Inspection Rental Certificate under this chapter, the Village does not thereby insure, warrant or guarantee to the holder thereof, any tenant of the dwelling, or any other interested party, that such certificate contains all of the violations of the Codified Ordinances of the Village. Such Certificates should be considered by all parties as the Village's best effort to make known to

property owners and tenants of rented single-family dwellings the known exterior maintenance violations on the property at the time the exterior inspection is made and have such identified violations corrected. The language contained in this subsection, or a digest thereof, shall be contained in each Certificate.

**1446.99 PENALTY.**

Any owner of single-family residential property, or agent thereof, who is required to obtain a Rental Certificate and/or an Exterior Inspection Rental Certificate pursuant to this chapter and fails to obtain such certificate, is guilty of a misdemeanor of the fourth degree and shall be fined not more than two hundred fifty dollars or imprisoned not more than thirty days for each offense.

VILLAGE OF NORTHFIELD ORDINANCE NO. 2014-52

AN EMERGENCY ORDINANCE AMENDING CHAPTER 1490 OF THE BUILDING AND HOUSING CODE RELATING TO MAINTENANCE STANDARDS

WHEREAS, in order to assist with preserving housing stock and property values in the Village and the appearance of the Village’s residential neighborhoods, the Mayor, Council, and Building and Zoning Department want to amend Chapter 1490 of the Building and Housing Code relating to maintenance standards.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Northfield, County of Summit, and State of Ohio:

SECTION 1. That Council hereby amends Chapter 1490 of the Building and Housing Code, as is indicated in the attachment hereto that is incorporated herein by reference.

SECTION 2. That the rest and remainder of the Codified Ordinances of the Village of Northfield shall remain as presently drafted unless inconsistent herewith.

SECTION 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were rendered in an open meeting of this Council and were in compliance with all legal requirements.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the public peace, health and welfare of the residents of the Village of Northfield for the reason that it will assist with the preservation of property values and improving the appearance of residential neighborhoods in the Village, and that this Ordinance shall take immediate effect upon its signature by the Mayor, or upon the expiration of time within which it may be disapproved by the Mayor, or upon its passage after its disapproval by the Mayor, as the case may be, pursuant to Village of Northfield Charter Section 4.11.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Bea Greenlee, President Pro-Tem of Council

\_\_\_\_\_  
Jesse J. Nehez, Mayor

Approved as to Legal Form.

\_\_\_\_\_  
Bradric T. Bryan, Director of Law

I, Clerk of Council of the Village of Northfield, Summit County, Ohio, do hereby certify that the foregoing Ordinance was duly and regularly passed by Council at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Clerk of Council

**CHAPTER 1490**  
**Maintenance Standards**

**1490.01 RESPONSIBILITIES OF OWNERS AND OCCUPANTS.**

(a) Owners. The owner of every human habitation, building, structure or premises shall be responsible for maintaining it in a clean and sanitary condition and in compliance with this chapter.

(b) Occupants. The occupant of any human habitation, building, structure or premises shall also be responsible for maintaining in a clean and sanitary condition and in compliance with this chapter, the parts of the habitation, building, structure or premises which he or she occupies or controls.

**1490.015 ADDRESS MUST BE VISABLE FROM STREET.**

Homeowners and occupants are responsible for posting the address of the home in a manner that is visible from the street and in compliance with the requirements set forth in chapters 1474 and 1475 of the Building and Housing Code.

**1490.02 GENERAL MAINTENANCE REQUIREMENTS.**

(a) All human habitations, buildings and other structures, and all parts thereof, both exterior and interior, shall be maintained in good repair and shall be capable of performing the function for which the structure, or part or any feature thereof, was designed or intended to be used.

(b) All equipment and facilities appurtenant to such structures shall be maintained in good and safe working order.

**1490.025 MAIN SANITARY SEWER LINES.**

The main sanitary sewer line on the property running into any structure shall be maintained in a structurally sound condition and in good repair and shall not be broken, cracked, or infested with tree roots.

**1490.03 FOUNDATIONS.**

(a) All foundations of any human habitation or of any building shall be maintained in a structurally sound condition and in good repair.

(b) All foundations of any human habitation or of any building shall be maintained in such condition as to prevent seepage or leakage of water into the space enclosed within such foundations.

(c) All openings into the foundations of any human habitation or of any building shall be protected against the entrance of rodents.

(d) Where parts of any human habitation and of any building supported on masonry piers require substantial repair or replacement due to sagging, settling, or

failure of supporting piers, the same shall be replaced with a foundation conforming to the Building Code of the Village.

**1490.035 MAIN ELECTRIC LINES.**

The main electric line on the property running into any structure shall be maintained in a structurally sound condition and in good repair and working order.

**1490.04 ROOFS, GUTTERS AND DOWNSPOUTS.**

(a) All roofs of any human habitation and of any building shall be maintained weathertight and in a structurally sound condition and good repair, and roof drainage shall be handled by suitable collectors and downspouts that are in sound condition and good repair that are connected to a public storm sewer. Where a storm sewer or other storm drainage outlet is not available, downspouts may discharge onto splash blocks or other devices, provided that no excess water will flow onto adjoining property or over sidewalks. Connection of any pipe carrying roof water or yard drainage to a sanitary sewer is prohibited.

(b) Notwithstanding the requirement for gutters to be connected to a public storm sewer set forth in subsection (a) hereof, gutters may be connected to rain barrels upon receipt of prior written approval from the Building and Zoning Inspector for a rain barrel connection at that specific address.

**1490.045 STORAGE AREAS.**

All human habitations shall have a garage or shed on the property in conformance with the Village's Codified Ordinances that is capable of properly storing garbage and rubbish between garbage pick-up days.

**1490.05 MAINTENANCE OF EXTERIORS.**

(a) All exterior walls of any human habitation and of any building shall be maintained weathertight, in a structurally sound condition and good repair, so as to resist and capable of resisting decay or deterioration from any cause.

(b) Any human habitation, building, fence or other structure whose exterior surface is bare, deteriorated, decayed, disintegrated or in poor condition must be repaired or razed.

- (1) All buckled, broken, rotted or decayed walls, doors, windows, porches, fences, floors, steps, railings, posts, sills, trim and their missing members must be replaced and put in good condition.
- (2) All replacements must match and conform to the original design or be replaced completely.
- (3) All exterior wood or exterior unfinished surfaces must be sealed and painted, or the surface covered with other approved protective coating, or treated to prevent rot and decay, and conform to and match the existing paint or surface covering and the original design or a replacement thereof. All exterior walls and surfaces must be properly protected against the weather where such are defective or

lack weather protection, including lack of paint or surface covering, or have deteriorated due to lack of proper protective covering.

(c) Any human habitation, building or structure whose exterior surface is deteriorated, decayed or disintegrated, or whose exterior surface is weathered with dirt ~~and~~ or grime, or has been impaired through peeling or flaking of the paint or other protective coating, shall be replaced, repaired, repainted or resurfaced.

- (1) All exterior surfaces shall be replaced or repaired in good condition before repainting or coating.
- (2) All bare exterior surfaces which are flaking or crumbling shall be replaced or sealed in a good, workmanlike manner.
- (3) All new or repaired bare surfaces shall be painted or coated.

**1490.055 DRIVEWAYS, WALKWAYS AND PUBLIC SIDEWALKS.**

All driveways shall be concrete or asphalt and conform to the requirements set forth in sections 1266.07 and 1442.14 of these Codified Ordinances. All driveways, parking areas, public sidewalks, and private walkways shall be in good condition and sound repair and free of holes, cracks, deteriorated sections, or trip hazards.

**1490.06 INFESTATION BY PETS.**

All premises shall be maintained free from sources of breeding, harborage and infestation by insects, vermin or rodents.

**1490.065 TREES AND SHRUBS.**

(a) Trees and shrubs on residential property shall be maintained in living condition and free of disease.

(b) Trees and shrubs that are dead, diseased, or have fallen shall be removed from the property.

(c) Trees or shrubs that are in such condition that they are causing damage to or posing a danger to any structure on the property on which they are situated or causing damage or posing a danger to any neighboring property, shall be removed or trimmed so as to reasonably abate the damaging or dangerous condition.

(d) Trees and shrubs that are overgrown and untrimmed shall be cut back and trimmed so as not to be unsightly or cause a nuisance to the property on which they are located or neighboring properties.

**1490.07 CONTAINMENT OF TRASH AND DEBRIS AT CONSTRUCTION SITE.**

(a) All trash and debris associated with or resulting from construction of either residential, commercial or industrial structures shall be contained on the construction site in a stable and secure enclosure approved by the Building and Zoning Inspector. The building permit holder shall maintain the enclosure and site so as to control litter and debris at all times and remove and dispose of the debris in a an approved landfill. The enclosure shall be kept behind or within the structure unless it is not accessible for disposal. In the event it is not accessible for disposal, the enclosure shall be placed in

the least visible accessible location, which shall be determined by the Building and Zoning Inspector. The enclosure shall be removed from the site prior to the issuance of the occupancy permit.

(b) Violations occurring as a result of noncompliance with the provisions of subsection (a) hereof may result in the issuance of a stop-work order until the site is brought into compliance.

**1490.075 EXTERIOR PROPERTY AREAS.**

(a) No owner, operator or tenant of any premises shall maintain or permit to be maintained at or on the exterior property areas of such premises any condition which deteriorates or debases the appearance of the neighborhood or creates a fire, safety or health hazard, including, but not limited to, the following:

- (1) Broken or dilapidated fences, walls or other structures;
- (2) Broken, uneven or improperly maintained walks or driveways;
- (3) Unusable, dilapidated, appliances, trailers, motor vehicles and parts thereof, and boats, and
- (4) Rags, rugs or other materials hung on lines or in other places on such premises, which materials are not being used for general household or housekeeping purposes; broken, dilapidated or unusable furniture, mattresses or other household furnishings; plastic materials, paints, miscellaneous coverings or any other materials, including those described in this section, placed at or on the premises in such a manner as to be patently unsightly, grotesque or offensive to the senses.

(b) Each owner, operator, or tenant of any premises shall maintain his or her lawns and landscaping so as to not to constitute a blighting or deteriorating effect on the neighborhood, and shall not permit weeds or grass to exceed eight inches in height.

(c) In the event the Building and Zoning Inspector determines that an owner, operator or tenant is in violation of this section, the Building and Zoning Inspector shall notify the offender that the violation shall be remedied within ten days a period of time specified by the Building and Zoning Inspector in the violation notice, which shall be not less than 3 days nor more than 90 days, based upon the nature of the violation and the reasonable amount of time needed to remedy the violation. ~~If the Building and Zoning Inspector determines that ten days is not sufficient time in which to remedy the violation, the Building and Zoning Inspector may give the offender up to sixty days to remedy the violation.~~ If the property is not brought into compliance within the time specified by the Building and Zoning Inspector, the owner, operator or tenant shall be deemed to be in violation of this section. Citations for repeat violations of a similar nature on a particular property within a period of one year may be issued in the absence of service of a violation notice.

\* \* \*

RESOLUTION 2014-53

An emergency resolution approving the payment of bills for the month of September, 2014 as per below:

Total Payments: \$ 208,025.10

**IN WITNESS WHEREOF**, we have hereunto set our hands this 24<sup>th</sup> day of September, 2014.

\_\_\_\_\_  
Jesse J. Nehez, Mayor

\_\_\_\_\_  
Beatrice Greenlee, President  
Pro-Tem of Council

Passed:  
Attest:

\_\_\_\_\_  
Lisa Rodriguez, Clerk of Council

I, Lisa Rodriguez, Clerk of Council of the Village of Northfield, Summit County, Ohio, do hereby certify that the foregoing Pay Resolution was duly and regularly passed by Council at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Lisa Rodriguez, Clerk of Council

Invoice Date	Date Due	Invoice #	Vendor	Amount	Check #
9/3/14		114084	A&A Safety	3,005.00	
8/6/14		9321	Aladtec	554.13	
9/13/14	10/13/14	128290	Allied Corporation	30.00	
9/6/14		128119	Allied Corporation	125.40	
9/5/14		195925	Aris Company	85.00	
8/22/14		19-200951	Arrow Uniform	204.89	
9/19/14		19-217128	Arrow Uniform	204.42	
9/12/14		19-213094	Arrow Uniform	553.74	
9/5/14		19-209035	Arrow Uniform	204.42	
8/29/14		19-205029	Arrow Uniform	134.79	
9/15/14		115506	The Baldwin Group	90.00	
9/18/14		223183	BEI Supply	45.48	
9/17/14		223146	BEI Supply	79.96	
9/16/14		223032	BEI Supply	559.44	
9/16/14		223022	BEI Supply	45.79	
9/12/14		222753	BEI Supply	39.90	
5/6/14		213707	BEI Supply	247.48	
5/9/14		213966	BEI Supply	47.85	
7/15/14		218501	BEI Supply	187.75	
9/11/14		222652	BEI Supply	34.19	
8/7/14		220294	BEI Supply	359.60	
9/2/14		221978	BEI Supply	223.36	
8/29/14		221824	BEI Supply	19.80	
9/3/14		222016	BEI Supply	246.96	
9/11/14		21603	Classic Designs	50.00	
9/4/14		586901-100	COSE/Medical Mutual	18,467.04	
9/10/14		019-93370	Cummins Bridgeway	100.00	
9/2/14		019-92973	Cummins Bridgeway	89.31	
8/26/14		1278339	Cuyahoga Landmark	1,326.72	
8/26/14		1288809	Cuyahoga Landmark	1,070.48	
5/28/14		1001	Deacon Mechanical	500.00	
8/28/14		8282014-1	DeLuca Creative Material	1,100.00	
8/26/14		8255707088385971	Dish	60.85	
8/31/14		065075	Distillata	164.35	
9/10/14		5440300410512	Dominion	28.04	
9/10/14		9440300410529	Dominion	38.84	
9/10/14		9500013685495	Dominion	47.08	
9/10/14		9500053438235	Dominion	43.54	
9/10/14		0440300410505	Dominion	32.42	
9/8/14		7042	Euthenics	11,292.00	
9/22/14		130698	Firestone	23.89	
9/15/14	10/10/14	5472420510109760	First Merit Bankcard Center	216.67	
9/15/14	10/10/14	5472420510109711	First Merit Bankcard Center	217.20	
9/22/14			FP Mailing Solutions	500.00	
8/31/14		August Charges	Goodwin & Bryan LLP	6,304.20	
			Matt Grams	140.00	
9/16/14	10/1/14	481786	Guardian	1,507.29	
9/10/14		5444	Hall Public Safety	325.00	
9/10/14		40506	Hanley Print & Promotions	379.97	
9/10/14		C944441	HD Supply	147.14	
8/21/14		6035322503521183	Home Depot Credit Card	1,151.93	
9/5/14		09052014	JLM Group	2,433.43	
9/5/14		90514	Johnson Demolition	18,640.00	
9/2/14		194258001409	Key Government Finance	1,632.59	
9/17/14		104636	Liberty Ford	(30.00)	
9/15/14		104636	Liberty Ford	211.03	
9/10/14		104569	Liberty Ford	56.55	
9/8/14		104535	Liberty Ford	1,538.65	
9/11/14		LF24187	Life Force Billing	1,294.09	
9/16/14		65628	MEDSource One	256.00	



VILLAGE OF NORTHFIELD ORDINANCE NO. 2014- 54

**AN EMERGENCY ORDINANCE AMENDING SECTION 1266.07 OF THE RESIDENTIAL DISTRICT PARKING FACILITY AND DRIVEWAY ORDINANCE**

WHEREAS, the Mayor, Council, and Building and Zoning Department want to amend Section 1266.07 of the Residential District Parking Facility and Driveway Ordinance to require all driveways to conform to the requirement that they be constructed of asphalt and concrete in connection with the issuance of a Rental Certificate and Exterior Inspection Rental Certificate pursuant to Chapter 1446 and clarify that property owners are responsible for the maintenance, repair, and replacement of sewer pipes within the apron areas of their driveways.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Northfield, County of Summit, and State of Ohio:

SECTION 1. That Council hereby amends Section 1266.07 of the Planning and Zoning Code as is indicated in the attachment hereto that is incorporated herein by reference.

SECTION 2. That the rest and remainder of the Codified Ordinances of the Village of Northfield shall remain as presently drafted unless inconsistent herewith.

SECTION 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were rendered in an open meeting of this Council and were in compliance with all legal requirements.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the public peace, health and welfare of the residents of the Village of Northfield for the reason that it will assist with the preservation of property values in the Village, improve the aesthetics of certain properties in the Village, and help prevent gravel from getting into the sewers and onto neighboring properties. This Ordinance shall take immediate effect upon its signature by the Mayor, or upon the expiration of time within which it may be disapproved by the Mayor, or upon its passage after its disapproval by the Mayor, as the case may be, pursuant to Village of Northfield Charter Section 4.11.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Bea Greenlee, President Pro-Tem of Council

\_\_\_\_\_  
Jesse J. Nehez, Mayor

Approved as to Legal Form.

\_\_\_\_\_  
Bradric T. Bryan, Director of Law

I, Clerk of Council of the Village of Northfield, Summit County, Ohio, do hereby certify that the foregoing Ordinance was duly and regularly passed by Council at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Clerk of Council

**1266.07 R-1 DISTRICT PARKING FACILITY AND DRIVEWAY.**

(a) In an R-1 Residence District, for each single-family dwelling unit there shall be provided a parking facility and driveway for off-street and outside of public right-of-way parking for at least two motor vehicles. The parking facility shall be a minimum of eighteen feet by twenty feet in area and shall be located within and at least one foot from the lot line. The driveway shall be within and at least one foot from the lot line, and the driveway width shall be a minimum of nine feet and a maximum of twenty-six feet, except where the dimension between the side building line and the side lot line does not permit the construction of a minimum nine-foot wide driveway. In this event, the allowable driveway width shall be that dimension which can be constructed under the circumstances for the side lot.

(b) All parking areas shall be constructed of asphalt or concrete with an adequate base material. All driveways shall be constructed of asphalt or concrete and conform to Section 1442.14(d) of these Codified Ordinances. Residential parking areas and driveways that were constructed of stone or gravel prior to the 2013 amendment of this section shall be made to conform to the mandate contained herein that parking areas and driveways be asphalt or concrete in connection with the issuance of a compliance document under the Chapter 1444 Point of Sale Exterior Inspection Ordinance or the Chapter 1446 Rental Certificate and Exterior Inspection Rental Certificate Ordinance.

(c) All parking and driveways shall have an adequate drainage so that water is drained within the lot on which the parking area or driveway is located, in such a manner that water shall not drain off the parking facility pavement except through the proper sewers or drainage ditches.

(d) All motor vehicles shall be prohibited from parking upon any materials other than those specified in subsection (b) hereof.

(e) The maximum permissible grade for all driveways approved after the adoption of this section shall be ten percent.

(f) Property owners shall be responsible for the maintenance, repair, and replacement of sewer pipes within the apron areas of their driveways.

VILLAGE OF NORTHFIELD ORDINANCE NO. 2014- 55

**AN EMERGENCY ORDINANCE AMENDING SECTIONS 1440.29 AND 1440.30 OF  
THE BUILDING AND HOUSING CODE RELATING TO EMERGENCY WORK  
PERFORMED BY THE VILLAGE**

WHEREAS, the Mayor, Council, and Building and Zoning Department want to amend Sections 1440.29 and 1440.30 of the Building and Housing Code to enhance the Village's ability to deal with and be compensated for resolving conditions on properties that pose an immediate danger to persons or property.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Northfield, County of Summit, and State of Ohio:

SECTION 1. That Council hereby amends Sections 1440.29 and 1440.30 of the Building and Housing Code as is indicated in the attachment hereto that is incorporated herein by reference.

SECTION 2. That the rest and remainder of the Codified Ordinances of the Village of Northfield shall remain as presently drafted unless inconsistent herewith.

SECTION 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were rendered in an open meeting of this Council and were in compliance with all legal requirements.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the public peace, health and welfare of the residents of the Village of Northfield for the reason that it will enhance the Village's ability to protect persons and properties from dangerous property conditions. This Ordinance shall take immediate effect upon its signature by the Mayor, or upon the expiration of time within which it may be disapproved by the Mayor, or upon its passage after its disapproval by the Mayor, as the case may be, pursuant to Village of Northfield Charter Section 4.11.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Bea Greenlee, President Pro-Tem of Council

\_\_\_\_\_  
Jesse J. Nehez, Mayor

Approved as to Legal Form.

\_\_\_\_\_  
Bradric T. Bryan, Director of Law

I, Clerk of Council of the Village of Northfield, Summit County, Ohio, do hereby certify that the foregoing Ordinance was duly and regularly passed by Council at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Clerk of Council

**1440.29 EMERGENCY WORK BY CITY MUNICIPALITY.**

(a) If, in the opinion of the Building and Zoning Inspector, there is an actual and immediate danger of failure or collapse of a building or structure, or any part thereof; or if any building or structure, or any part thereof, is unsecured, by way of it failure to have doors with functioning locks, windows capable of being closed, closed walls, ceilings or similar conditions; or a dangerous condition exists on the property, so as to endanger life or property, including surrounding properties, he or she shall cause necessary work to be done to render such property, building or structure, or part thereof, temporarily safe or secure, whether the procedures prescribed elsewhere in this chapter have been instituted or not.

(b) For the purpose of carrying out the provisions of this section, the Building and Zoning Inspector may employ such supervisors, ~~workmen~~ workers, contractors, equipment and materials as may be necessary, after obtaining approval from the Mayor.

**1440.30 RECOVERY OF COSTS FOR EMERGENCY WORK.**

When the Building and Zoning Inspector finds it necessary to cause emergency work to be performed, as provided for in section 1440.29, all costs thereby incurred in the performance of such work and the furnishing of materials shall be promptly paid by the owner of the premises on which the emergency work is performed, and if the owner, within thirty days after the emergency work is performed, fails, neglects or refuses to pay costs, the costs shall be paid out of the General Fund on the certificate of the Building and Zoning Inspector. The charge for labor for all work performed by Village employees pursuant to this chapter shall be billed to the owner of the property at the rate of one hundred dollars (\$100.00) per man hour.

The Finance Director shall then certify such amount to the Auditor Fiscal Officer of Summit County, along with an additional one hundred dollar (\$100.00) processing fee, and the Fiscal Officer shall enter the amount on the tax duplicate of the County as a special assessment against the real estate on which the building or structure which required the emergency work was situated, and the assessment shall be collected as other taxes or assessments, and when collected, shall be refunded to the Finance Director.

VILLAGE OF NORTHFIELD RESOLUTION NO. 2014- 56

**AN EMERGENCY RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE SUMMIT COUNTY BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE FISCAL OFFICER**

WHEREAS, the Village, in accordance with the provisions of law, has previously adopted a tax budget for the next succeeding fiscal year commencing Jan. 1, 2015; and

WHEREAS, the Budget Commission of Summit County, Ohio, has certified its action thereon to this Council together with an estimate by the County Fiscal Officer of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within, the 10 mill limitation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Northfield, County of Summit and State of Ohio:

SECTION 1. That the amounts and rates as indicated by the Budget Commission and County Fiscal Officer, which are attached hereto and incorporated herein by reference, are hereby accepted.

SECTION 2. That there be and there is hereby levied on the tax duplicate of the Village the rate of each tax necessary to be levied within and without the 10 mill limitation, as is indicated in the exhibit that is attached hereto and incorporated herein by reference.

SECTION 3. That the Finance Director or Clerk of Council is authorized and directed to send a copy of the within Resolution to the County Fiscal Officer and Budget Commission prior to the deadline specified by the Fiscal Officer for certifying such rates.

SECTION 4. That all formal actions of this Council concerning and relating to the deliberation and adoption of this Resolution were taken in an open meeting of this Council or any of its legal committees and were in compliance with all legal requirements.

SECTION 5. That this Resolution is hereby declared to be an emergency measure necessary for the public peace, health and welfare of the residents of the Village of Northfield for the reason that this Resolution is required by law to be certified to the County Fiscal Officer forthwith, and that this Resolution shall take immediate effect upon its signature by the Mayor, or upon the expiration of time within which it may be disapproved by the Mayor, or upon its passage after its disapproval by the Mayor, as the case may be, pursuant to Village of Northfield Charter Section 4.11.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Bea Greenlee, President Pro-Tem of Council

\_\_\_\_\_  
Jesse J. Nehez, Mayor

Approved as to Legal Form.

\_\_\_\_\_  
Bradric T. Bryan, Director of Law

I, Clerk of Council of the Village of Northfield, Summit County, Ohio, do hereby certify that the foregoing Resolution was duly and regularly passed by Council at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Clerk of Council

**SUMMIT COUNTY BUDGET COMMISSION CERTIFICATION OF TAX LEVY  
(ORC Sections 5705.34 & 5705.35)**

POLITICAL ENTITY: Northfield Village  
ESTIMATE

Tax Year 2014/Collection Year 2015

THE VALUATIONS AND TAX RATES REFLECT TAX YEAR 2013/COLLECTION YEAR 2014

LEVIES INSIDE and OUTSIDE 10 MILL LIMITATION, INCLUSIVE OF DEBT LEVIES

1. RES/AG REAL VALUE	<u>51,059,300</u>
2. OTHER REAL VALUE	<u>15,256,520</u>
3. TOTAL RES/AG & OTHER REAL VALUE	<u>66,315,820</u>
4. PUBLIC UTILITY PERSONAL VALUE	<u>730,190</u>
5. TOTAL REAL & PUBLIC UTILITY VALUE	<u>67,046,010</u>

Date: SEPTEMBER 19, 2014

FUND TYPE CLT FUND #	PURPOSE	Authorized by the Voters on MO/DA/YR	Number of Years Levy to Run	Tax Year	Collection Year	Maximum Rate Authorized to be Levied	REDUCTION FACTOR		EFFECTIVE RATE TO BE LEVIED		RES/AG	OTHER	PUBLIC UTILITY	TOTAL	ROLL BACK
				Begins/Ends	Begins/Ends		RES/AG OTHER	RES/AG OTHER							
FIRE & EMS 40 00	Current Expense	Repl. 11/06/01	Cont.	01/NA	02/NA	3.15	0.106899 0.109460	2.813268 2.805201			\$143,644	\$42,798	\$2,300	\$188,742	Y
GENERAL 01 00	Inside					2.53		2.530000 2.530000			\$129,180	\$38,599	\$1,847	\$169,626	Y
POLICE PENSION 32 00	Inside					0.30		0.300000 0.300000			\$15,318	\$4,577	\$219	\$20,114	Y
FIRE & EMS 41 00	Current Expense	Additional 11/04/08	Cont.	08/NA	09/NA	1.50	0.000000 0.000000	1.500000 1.500000			\$76,589	\$22,885	\$1,095	\$100,569	Y
TOTALS						7.48		7.143268 7.135201			\$364,731	\$108,859	\$5,461	\$479,051	

NOTE: The ROLLBACK column added to this certificate represents the recently passed state budget, beginning with tax year 2013 the ten and two and one-half percent rollbacks will no longer apply to new levies that are enacted after the August 2013 election. These non-qualifying levies include additional levies, the increase portion of renewal with increase levies, and the full effective millage of replacement levies. Levies that will continue to qualify for application of the rollbacks are levies approved at or before the August 2013 election, inside and charter millage as they appear on the 2013 tax list, renewals of qualified levies, and the substitute of qualified school district emergency levies under Revised Code section 5705.199. In this column the Y indicates the levy qualifies for the 10% and 2 1/2% rollback. The N indicates the levy does not qualify for the 10% and 2 1/2% rollback.