

VILLAGE OF BROOKLYN HEIGHTS

MINUTES OF A MEETING

Building Committee

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A Meeting of the **Building Committee** of the Council of the Village of Brooklyn Heights, Ohio was held on **February 02, 2016 at 7:00pm** with Committee Chair Les Foote presiding.

Present:	Councilmen:	Black, Foote, Lahiff, Lasky, Walsh
	Mayor:	Procuk
	Clerk/Treasurer:	Clymer
	Recreation Dir:	Presot
	Audience:	Jen Presot

Councilman Foote called the Building Committee to order to discuss bringing fees for permits up to date with the Village ordinances the meeting was turned over to Building Commissioner, Nino Monaco.

Mr. Monaco explained to council that the Village fees are lowest around. Nino made the recommendation to bring them up to compare to surrounding communities.

The fee schedules were last updated in July of 2004 and again revised in 2009. There are discrepancies. (Attached is copy of the fee schedule)

Most changes are in Commercial, and Industrial permits where they don't match. Even if we don't raise the price a change needs to be made to bring them in agreement with each other.

Chairman Foote asked if the fees in our ordinances for Commercial permits are not what we have been working with in most cases. Nino stated changes were never updated in our ordinances and the changes were done in 2009.

Chairman Foote state if contactors come in the ordinance doesn't agree with our ordinance and that needs to be fixed.

Nino explained how much other communities and especially City of Beechwood has the best permit fees that cover everything. Not the highest priced just by detail. Nino has presented that he wants to adopt them to Village of Brooklyn Heights.(information attached) He told council it is at their leisure if there would need to further discussion and it is an issue in his opinion.

Chairman Foote mentioned that council had been told over the years that our fees are really low. He feels that what Nino is suggesting we consider adopting this or something similar to this. It would do 2 things. I would bring permit fees in line with other municipalities and put everything on the same page.

Councilman Walsh mentioned that if we go to the new schedule it would generate income for the Village.

Councilman Lasky asked what if a resident pulls permit for himself, Nino stated that the Building Dept. is here to provided services but at the same time generate some revenue to be self-sufficient

Councilman Lahiff has no problem revising it so it's fair and trusts Nino's judgement.

Mr. Monaco explained the ARB, Planning Commission and Board of Zoning Appeals. He sees that every time there is a meeting it costs the village \$170.00 to hold the meeting and if we only have one submittal we are only collecting \$50.00. The Village loses \$120.00 each meeting. There is no other community around that loses money on the ARB meetings. The fees should cover the expenses for the members. The Planning Commission hasn't met in the long time. There are 3 members and they are all paid \$35.00 each totaling \$105.00 and for the meeting no fee is collected. For a meeting of the Board of Zoning

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Appeals it costs the Village \$467.99/ month and if there is one submittal this year for Belmont and \$75.00 was collected. The Village is doing the applicant a favor.

Mr. Monaco just wants to bring these issues to council and he welcomes them to make notes and can meet again and go through all the numbers and adjust accordingly.

Mayor Procuk explained that in 1993 when was building his home there was discussion about changing fees because there was going to be building in Brooklyn Heights for the first time in decades. There are 3 more buildable lots on Marko Lane and Dennis Derbin is about to break ground on their home on Belmont. The Mayor wouldn't want to do any changes at this point.

Councilman Black suggested leaving residential fees the same and protecting against heavy duty commercial. Consider specific Commercial pricing.

Mr. Monaco stated he will do some comparisons with regards to Street Opening fees now that he knows Council is interested in making some changes. He thanked Council for giving him the confidence to move forward with this matter.

Councilman Walsh is still curious how Valley View, Cuyahoga Heights and Independence do their Boards and rates. Nino said he will look into that and get back to Council.

Councilman Foote said the rate for permits are okay to change but to hold off on the fees for the Board of Zoning Appeals.

Councilman Walsh thanked Nino for bringing this to council's attention.

Mr. Monaco said he looked into the meeting with I.C.E. and explained they only paid \$100.00 for the meeting. In the long run they will be an asset to the Village so it will all work out.

Mr. Monaco feels it's his obligation to inform council.

Mr. Monaco explained that there are 2 ways to address properties. One, is when we receive a complaint then he has an obligation to go on the property and investigate the problem then contact the owner about the complaint of the property, give them 2-4 weeks to do the improvements and return to see if they are working on improvements and work with them verbally. The second attempt is to follow up with a written notice and there would be a time frame on that as well. If inspections are not done then a notice will be filed and normally a court summons would be filed. Find out from owner if it's financial or broken equipment that is causing them from getting the work done. Let them know of programs that could help them.

Mayor Procuk stated that we are a very small Village and the liabilities of someone monitor that and what has been done in the past the Mayor has utilized Juvenile diversion in the past.

Councilman Lahiff asked how many rental properties are there in the Village. Mayor Procuk stated it may be around 20%.

Councilman Walsh explained that last summer he drove around the village and identified at least 13 homes and knocked on their doors to find out why the properties were looking the way they did. And a couple of people didn't realize that the Village had programs. So he gave them Thea Guilfoyle's name in Community Services. And the other ones were just lazy. It was explained to them that the properties

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around them are owned. Councilman Walsh stated that he would like to see them kept up and if they don't then the Village will take other actions.

Mayor Procuk mentioned that the Village has a tough Point of Sale and change of tenant inspection. The P.O.S. inspection is mostly interior and electrical and mechanical. Mayor feels the exterior maintenance inspection needs to be stricter at those particular times. The rest can be handled with complaints like driveways and exterior paint, and siding.

Chairman Foote stated that Nino knows better than anyone that it will take communication and it's a fine line to walk and be able to encourage commercial tenants to prosper and to stay in Brooklyn Heights at the same time keep it looking good.

Mr. Monaco closed with information about the Heritage Home program that is there to aid residents to help fix up their properties and also stated there is Help Loans as well.

Councilman Walsh asked Nino if he could meet with him with regards to these topics.

Meeting is adjourned.

Les Foote
Building Committee Chairman