

Minutes Approved

AS Circulated

December 6, 2021

1/18/2022

Regular Council Meeting

Elyria City Council

1. CALL TO ORDER:

The regular meeting of Elyria City Council was called to order on Monday December 6, 2021 at 7:02 P.M. by President Stewart. President Stewart opened the meeting with a moment of reflection and followed by the Pledge of Allegiance led by Elyria Police Chief William Pelko. Virtual Council meeting. The recording/audio tape of this meeting is available on City of Elyria Channel on YouTube. (Zoom meeting)

2. ROLL CALL--COUNCIL MEMBERS:

PRESENT: Callahan, Cerra, Davis, Jessie, Mitchell, Oswald, Simmons, Stewart, Tollett

ABSENT: Baird, Keys

OTHERS PRESENT: Mayor Whitfield, SSD Brubaker, Law Dir. Deery, Clerk Lotko, Finance Dir. Pileski, Police Captain Pelko, Fire Chief Pronesti, ASSD Calvert, ASSD Williams, CD Director Scott, Engineer Schneider

Moved by Mr. Cerra, seconded by Mrs. Davis to excuse Mr. Baird and Mrs. Keys.

MOTION CARRIED

3. PUBLIC HEARINGS: None

4. APPROVAL OF MINUTES:

Mr. Cerra moved, Mrs. Tollett seconded that the Regular Meeting Minutes of the October 18, 2021 be approved as circulated.

MOTION CARRIED

5. REMARKS AND REPORTS OF CITY OFFICIALS:

Council President Stewart: None

Mayor Whitfield:

Mayor Whitfield expressed his appreciation to the Parks and Recreation department for their hard work with the Festival of lights event. He encouraged residents to visit the Finwood Holiday display, as well as visiting cityofelyria.org for information on things to do in the city: 20 Plus Ely Life. An update was provided regarding a survey that was conducted in response to ARPA funds, how to invest dollars. The top response was Midway Mall, downtown Elyria and supporting small business and non-profit organizations.

Safety Service Director Brubaker:

SSD Brubaker provided an update to leaf pickup and encouraged residents to bag leaves and place on curb lawns.

A question was asked if the Elyria Regional Compost Facility located at 45 Chestnut St. would

5. REMARKS AND REPORTS OF CITY OFFICIALS: CONTINUED

be open for residents to drop off leaves. The Safety Service Director confirmed the facility remains open through the end of December. The website is www.barnesmaterial.com
Materials can be taken to the compost facility for free.

Finance Director Pileski: No report

Law Director Deery: No report

Police Chief Pelko:

Chief Pelko expressed his appreciation for being given the opportunity to be the Chief of Police. The City of Elyria Police Department is hiring. Applications can be obtained at:
<https://www.cityofelyria.org/departments/police/>
Information regarding enforcement of traffic control was shared.

Fire Chief Pronesti:

Fire Chief Pronesti provided to council members an update of call responses. He also shared that the City of Elyria experienced another fatal fire.

ASSD Calvert: No report

ASSD Williams: No report

Eng. Schneider: No report

Director Scott: No report

6. PRESIDENT'S REFERRALS AND REMONSTRANCES:

**Matter is completed or partially completed*

1. The matter of discussion only, Oakwood emergency repairs.

REFERRED BY: Mayor Whitfield

REFERRED TO: Community Development & Finance Committees

2. The matter of the Mayor entering into a contract with Markovich & Pusti Architects in the amount not to exceed \$100,000.00.

REFERRED BY: SSD Brubaker

REFERRED TO: Community Development & Finance Committees

3. The matter of the transfer of grant funds to the Elyria Community Partnership, a Community Development Corporation.

6. PRESIDENT'S REFERRALS AND REMONSTRANCES: CONTINUED

REFERRED BY: ASSD Dawn Calvert

REFERRED TO: Community Development & Finance Committees

4. The matter of a \$150,000. Capital request from Neighborhood Alliance, a not for profit organization providing basic need support to low income and vulnerable populations.

REFERRED BY: Lise Day, CD Manager

REFERRED TO: Community Development & Finance Committees

5. The matter of increasing the ARP allocation amount for the program to \$1M.

REFERRED BY: Mayor Whitfield

REFERRED TO: Community Development & Finance Committees

6. The matter of Parks & Rec first quarter projects for temporary budget, for discussion only.

REFERRED BY: Mayor Whitfield

REFERRED TO: Finance Committee

7. The matter of the transfer of unspent ARP Essential Services Grant funds to the ARP Small Business Grant Program.

REFERRED BY: ASSD Dawn Calvert

REFERRED TO: Finance Committee

8. The matter of accepting the part-time wage scale.

REFERRED BY: HR Director Yousefi

REFERRED TO: Finance Committee

9. The matter of virtual training through Axon Enterprise, Inc. in the amount of \$53,000 for the Elyria Police Department.

REFERRED BY: Police Chief Pelko

REFERRED TO: Finance Committee

10. The matter of the Mayor entering into a contract with McCaulley & Company for finding, writing and managing grants for the City of Elyria.

REFERRED BY: SSD Brubaker

REFERRED TO: Finance Committee

11. The matter of the Mayor to enter into a contract with Roetzel & Andress for labor related issues for 2022, not to exceed \$150,000.00.

REFERRED BY: SSD Brubaker

REFERRED BY: Finance Committee

6. PRESIDENT'S REFERRALS AND REMONSTRANCES: CONTINUED

12. The matter of transferring monies per Elyria Municipal Court order dated November 19, 2021.

REFERRED BY: Finance Director Pileski

REFERRED BY: Finance Committee

13. The matter of Microsoft license and maintenance contract for Municipal Court computers in the amount of \$22,100.00.

REFERRED BY: Judge Gary C. Bennett

REFERRED BY: Finance Committee

14. The matter of the Mayor entering into a five(5) year contract with Lifecare Ambulance for EMS services.

REFERRED BY: SSD Brubaker

REFERRED BY: Finance & Utilities Committees

15. The matter of applying for and accepting a grant from the Assistance To Firefighter Grant Program (AFG) for the purpose of purchasing an ambulance / rescue squad.

REFERRED BY: SSD Brubaker

REFERRED BY: Finance & Utilities Committees

16. The matter of authorizing the Mayor to enter into an agreement with ODOT to perform microsurfacing on State Route 57.

REFERRED BY: Engineer Schneider

REFERRED BY: Utilities & Finance Committees

Items 17-20 Received and Placed on File in the Clerk's Office

17. Wastewater Projects to be funded over the next several years

18. Denied Claim for Damage: Patricia Piroch Flooding

19. Lien on property at 1196 East River Rd.: \$11,682.69 cost associated with fuel tank clean-up

20. November 2021 General Fund cash Balance Report

7. PETITIONS COUNCIL MEMBERS: None**8. PETITIONS LOBBY:**

Jeanine P. Donaldson- 318 West Ave., Elyria- Follow-up to Racism as a Public Health Crisis- In June 2021 cities across the county passed resolutions declaring Racism a Public Health Crisis. The Elyria YWCA pledge to execute an action of the passed resolution. An overview of the organized committee and the completed work over the past twelve months was provided. Goals for 2022 established and information shared that a MOU would be provided.

8. PETITIONS LOBBY: CONTINUED

Mike Grega- 107 Loyola Dr., Elyria- Loud Music at Dawg House Bar- Exhibit "A"

Mayor Whitfield provided an overview of meetings held with the residents of the Twin Lakes Community that have experienced issues with shadow landlords and property owners and increased pricing. The owners purchase properties in the City of Elyria, raise the costs and are unseen. The group organized themselves and spoke of how the issue impacted them.

Melissa Sabine- 241 Twin Lakes Drive, Elyria- Self and Reading Letter from Linda Dull, 242 Twin Lakes Drive- Exhibit "A"

Carolyn Summers- 217 Twin Lakes Dr.. Elyria- Twin Lakes Community- Provided an overview of the policy changes made over the years with the change of ownership that has provided a hardship for her to remain a resident of the community.

Sandra Hirst Schoonmaker- 212 Pin Oak Circle, Elyria- Connie Hoffelder: Twin Lake Homes Community- Ms. Hirst Schoonmakr read a letter on behalf of neighbor Connie Hoffelder that depicted the new policy changes and increases and how the changes and increase of the management company of the lot rental is impacting the residents.

Dialogue was had between council President and the Mayor as to the request of what action is being requested as this is private property and the first time the issues had been presented to council. The request was for a resolution from council, to pass an ordinance and to use some ARPA funds to support the Twin Lakes residents. The request was denied due to the fact that the concern is a private entity landlord-tenant issue. ARPA funds would be reviewed by the office of Ohio Budget Management.

9. REPORTS OF STANDING AND SPECIAL COMMITTEES:

COMMITTEE REPORT:

Sponsored by:	<u>COMMITTEE REPORT NO. 2021-11</u>
Community	WE HAVE CONSIDERED THE MATTER OF A NEW
Development:	LIQUOR LICENSE AS REQUESTED BY DOLGEN
T. Callahan	MIDWEST, LLC DBA: DOLLAR GENERAL STORE
M. Jessie	#22962 LOCATED AT 141 BROAD ST., ELYRIA, AND
D. Mitchell	THE CITY OF ELYRIA DOES NOT REQUEST A
K. Oswald	HEARING.
J. Cerra	

10. RESOLUTIONS – FIRST READING: None

11. RESOLUTIONS--SECOND READING: None

12. RESOLUTIONS--THIRD READING: None

13. ORDINANCES – FIRST READING:

Sponsored by: **ORDINANCE NO. 2021-182**
 Community AN ORDINANCE APPROVING THE RY 2022
 Development: COMMUNITY DEVELOPMENT BLOCK GRANT ACTION
 T. Callahan PLAN, THE 5 YEAR CONSOLIDATED PLAN UPDATE
 M. Jessie AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING
 D. Mitchell CHOICE UPDATE FOR 2022, AND AUTHORIZING THE
 K. Oswald MAYOR TO SUBMIT THE PY 2022 ACTION PLAN TO
 J. Cerra THE U.S. DEPARTMENT OF HOUSING AND URBAN
 Finance: DEVELOPMENT, AND DECLARING AN EMERGENCY.
 V. Stewart III
 P. Tollett
 B. Davis
 J. Baird

Callahan moved, Tollett seconded to pass this ordinance on its first reading under suspension of the rules and declaring an emergency.

SUSPENSION:	EMERGENCY:	PASSAGE:
AYE: 9	AYE: 9	AYE: 9
NAY: 0	NAY: 0	NAY: 0
ABSENT: 2	ABSENT: 2	ABSENT: 2
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

Sponsored by: **ORDINANCE NO. 2021-183**
 Community AN ORDINANCE AUTHORIZING THE CITY OF ELYRIA
 Development: TO ACCEPT A DONATION OF REAL PROPERTY
 T. Callahan LOCATED AT 1504 WEST AVENUE, ELYRIA OHIO,
 M. Jessie FROM ELYRIA COMMUNITY IMPROVEMENT
 D. Mitchell CORPORATION.
 K. Oswald
 J. Cerra
 Finance:
 V. Stewart III
 P. Tollett
 B. Davis
 J. Baird

13. ORDINANCES – FIRST READING CONTINUED:

Callahan moved, Tollett seconded to pass this ordinance on its first reading under suspension of the rules.

SUSPENSION:		PASSAGE:	
AYE:	9	AYE:	9
NAY:	0	NAY:	0
ABSENT:	2	ABSENT:	2
MOTION CARRIED		MOTION CARRIED	

Sponsored by:	<u>ORDINANCE NO. 2021-184</u>
Finance:	AN ORDINANCE AMENDING ORDINANCE NO. 2021-50,
V. Stewart III	KNOWN AS THE “2021 PERMANENT
P. Tollett	APPROPRIATIONS ORDINANCE,” TO CHANGE FUNDS
B. Davis	IN VARIOUS ACCOUNTS.
M. Jessie	

Tollett moved, Davis seconded to pass this ordinance on its first reading under suspension of the rules.

SUSPENSION:		PASSAGE:	
AYE:	9	AYE:	9
NAY:	0	NAY:	0
ABSENT:	2	ABSENT:	2
MOTION CARRIED		MOTION CARRIED	

Sponsored by:	<u>ORDINANCE NO. 2021-185</u>
Finance:	AN ORDINANCE AUTHORIZING THE FINANCE
V. Stewart III	DIRECTOR TO CREATE A NEW CAPITAL PROJECTS
P. Tollett	FUND.
B. Davis	
M. Jessie	

Tollett moved, Davis seconded to pass this ordinance on its first reading under suspension of the rules.

SUSPENSION:		PASSAGE:	
AYE:	9	AYE:	9
NAY:	0	NAY:	0
ABSENT:	2	ABSENT:	2
MOTION CARRIED		MOTION CARRIED	

13. ORDINANCES – FIRST READING CONTINUED:

Sponsored by: **ORDINANCE NO. 2021-186**
 Finance: AN ORDINANCE AMENDING ORDINANCE NO. 2016-6,
 V. Stewart III KNOWN AS THE SALARY ORDINANCE TO REFLECT THE
 P. Tollett CORRECT WAGES OF CERTAIN POSITIONS OF THE
 B. Davis FRATERNAL ORDER OF POLICE, AND DECLARING AN
 M. Jessie EMERGENCY.

Tollett moved, Davis seconded to pass this ordinance on its first reading under suspension of the rules.

SUSPENSION:		PASSAGE:
AYE: 9		AYE: 9
NAY: 0		NAY: 0
ABSENT: 2		ABSENT: 2
MOTION CARRIED		MOTION CARRIED

Sponsored by: **ORDINANCE NO. 2021- 187**
 Finance: AN ORDINANCE RATIFYING AND AUTHORIZING THE
 V. Stewart III MAYOR TO SIGN AN AGREEMENT BY AND BETWEEN THE
 P. Tollett CITY OF ELYRIA AND THE FRATERNAL ORDER OF POLICE,
 B. Davis OHIO LABOR COUNCIL, INC., SUPERVISORS’ UNIT, AND
 J. Baird DECLARING AN EMERGENCY.

Tollett moved, Simmons seconded to pass this ordinance on its first reading under suspension of the rules and declaring an emergency.

SUSPENSION:	EMERGENCY:	PASSAGE:
AYE: 9	AYE: 9	AYE: 9
NAY: 0	NAY: 0	NAY: 0
ABSENT: 2	ABSENT: 2	ABSENT: 2
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

13. ORDINANCES – FIRST READING CONTINUED:

Sponsored by: **ORDINANCE NO. 2021-188**
 Utilities, Safety & Environment AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER
 D. Mitchell INTO AN AGREEMENT TO PURCHASE REDUNDANT
 D. Simmons HARDWARE FOR THE WATER PUMPING PLANT THROUGH
 J. Cerra THE STATE OF OHIO PURCHASING PROGRAM OR
 Finance: EQUIVALENT PROGRAM, AND DECLARING AN
 EMERGENCY.
 V. Stewart III
 P. Tollett
 B. Davis

Mitchell moved, Simmons seconded to pass this ordinance on its first reading under suspension of the rules and declaring an emergency.

SUSPENSION:	EMERGENCY:	PASSAGE:
AYE: 9	AYE: 9	AYE: 9
NAY: 0	NAY: 0	NAY: 0
ABSENT: 2	ABSENT: 2	ABSENT: 2
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

Sponsored by: **ORDINANCE NO. 2021-189**
 Utilities, Safety & Environment AN ORDINANCE AUTHORIZING THE ADOPTION OF THE
 D. Mitchell AMERICAN RESCUE PLAN POLICIES AND PROCEDURES
 D. Simmons MANUAL FOR ESSENTIAL SERVICES AND BUSINESS
 SERVICES.
 J. Cerra
 Finance:
 V. Stewart III
 P. Tollett
 B. Davis

Mitchell moved, Davis seconded to pass this ordinance on its first reading under suspension of the rules and declaring an emergency.

SUSPENSION:	EMERGENCY:	PASSAGE:
AYE: 9	AYE: 9	AYE: 9
NAY: 0	NAY: 0	NAY: 0
ABSENT: 2	ABSENT: 2	ABSENT: 2
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

14. ORDINANCES–SECOND READING: None

15. ORDINANCES--THIRD READING:

Sponsored by:	<u>ORDINANCE NO. 2021-</u>
Utilities, Safety & Environment	AN ORDINANCE AMENDING SECTION 1131.02, CODIFIED ORDINANCES OF THE CITY OF ELYRIA, OHIO, KNOWN AS THE ZONING ORDINANCE, TO REZONE REAL PROPERTY LOCATED AT RIDGE STREET, ELYRIA, OHIO, FROM R-MHH RESIDENTIAL -MULTI-HOUSEHOLD HIGH DENSITY DISTRICT TO B-G BUSINESS-GENERAL DISTRICT.
D. Mitchell	
D. Simmons	
J. Cerra	
Finance:	
V. Stewart III	
P. Tollett	
B. Davis	

16. COMMITTEE CALLS:

COMMUNITY DEVELOPMENT 12/13/2021 6:00 P.M. All Referred Items Council Chambers w/Law Director, SSD, Engineer, Bldg. Insp.
VIRTUAL/ZOOM

FINANCE 12/13/2021 Following CD All Referred Items Council Chambers w/Mayor, Fin. Director, Law Director, SSD, Engineer
VIRTUAL/ZOOM

UTILITIES, SAFETY & ENVIRONMENT 12/15/2021 6:00 P.M. All Referred items w/ Law Director, SSD, Engineer

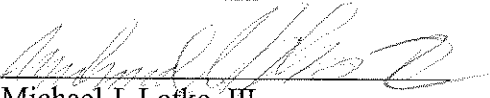
STRATEGIC PLANNING 12/20/2021 Immediately following Council All Referred Items Council Chambers W/ Mayor, Safety Service Director, Finance Dir., Law Director, Engineer
VIRTUAL/ZOOM

17. MISC AND UNFINISHED BUSINESS:

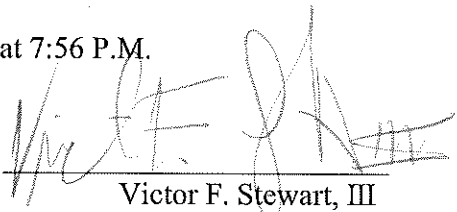
18. ADJOURNMENT:

Cerra Motion to adjourn, Mitchell seconded at 7:56 P.M.

MOTION CARRIED



Michael J. Lotko, III
Clerk of Council



Victor F. Stewart, III
President of Council

RLP/

Exhibit "A"

REQUEST TO ADDRESS COUNCIL

NAME MIKE GREGA DATE 12/6/21
ADDRESS 107 LOYOLA DR, ELYRIA PHONE 440-670-6789
REPRESENTING SELF EMAIL mmgrega1979@gmail.com
(If self, please specify)

**PLEASE NOTE: REMARKS ARE LIMITED TO THREE (3) MINUTES
A COPY OF YOUR REMARKS ARE TO BE GIVEN TO THE CLERK OF
COUNCIL TO BE DISTRIBUTED TO ALL COUNCIL MEMBERS**

Have you contacted the appropriate department? Yes No

Who in the department was contacted? CLERK OF COUNCIL Date 11/29/21

Have you contacted the Mayor? Yes No

Have you contacted the Safety Service Director? Yes No

Have you contacted your Ward Council person? Yes No

SUBJECT:

LOUD MUSIC AT DAWG HOUSE BAR

**PLEASE NOTE: MATTERS WHICH HAVE HAD, OR WILL HAVE A PUBLIC
HEARING SHALL NOT BE OPEN FOR DISCUSSION FROM THE LOBBY DURING
THE COUNCIL MEETING.**

Monday, December 6, 2021 @ 6:45pm, Elyria City Hall
Mike & Maria Grega, 107 Loyola Dr, Elyria

My wife, Maria, and I were here five months ago regarding loud music from the Dawg House Bar on Antioch Drive near LCCC. Since that time not much has changed.

When there's a live band on Friday, the music starts around 8pm. We hear the "thump thump thump" of the bass in our house. The next song is different, and we hear "thumpa thumpa thumpa". A smoker opens the patio door and the music is twice as loud. Same when they go back in. When the band takes a break, it's quiet again, and we think that maybe they're stopping at a decent hour. But it starts back and goes until midnight, sometimes 1am, sometimes longer. The patrons leave and start their own music in their "boom cars". Then there's drag racing and "donuts" on Antioch. We know all this because we're still awake. And then it's Saturday night, or the Wednesday before Thanksgiving, and it starts again.

So when we call the police, the dispatcher asks if we just want to make a complaint, or if we want an officer to stop by. Then she says that the music isn't too loud anyway. But everyone tells us to keep calling the police, and keep a record of all of the calls. We're not sure why.

We've tried to get a clarification of the city's ordinance for "noise disturbances", but we can't seem to get to the right department. Our house is more than 100 feet from the Dawg House. They received a warning back in May, but no citations that we know of.

Ironically, I play in a rock-and-roll band. When we play at places like the Veranda in Avon, which is in a residential area, we're done at 9pm. When we play at campgrounds in Port Clinton, we're done at 9pm. When I play solo at Unplugged Brewery, I'm done at 9pm. The places that we play late, like the Hooley House in Westlake, are not in residential areas, and they're not buildings with glass fronts and nothing inside to contain the sound.

When we had the house built in 2018 we knew that there were businesses around, such as a restaurant, bank, dentists, Kindercare, a Veteran's organization and the college. But we certainly didn't expect to have to listen to someone else's music nearly every weekend.

We mentioned five months ago that we were second-guessing our decision to build where we did in Elyria. We'll be looking for a "for sale" sign soon.

Thank you.

Dawg House Police Calls

5/8/21 @ 8:21pm: interior music (warning)

5/14/21 @ 9:52pm: interior music

6/9/21 @ 10:35pm: patio music

6/12/21 @ 12:21am: patio music

7/6/21 @ 7:00pm: attended Elyria City Council meeting regarding Dawg House

7/15/21 @ 11:57pm: patio music

7/22/21 @ 12:32am: patio music

7/22/21 @ 1:45pm: spoke with Law Director Amanda Deery. Recommended that Kenny Oswald speak face to face with owner.

7/22/21 @ 9:48pm: patio music (may have scanner; owner texted me that he is "filing a restraining order for harassment")

10/16/21 @ 12:30am: called police for drag racing

10/31/21 @ 12:25am: excessive music

11/6/21 @ 8:19pm: excessive bass thumping

11/6/21 @ 11:14pm: excessive bass thumping (police called back, said there was no loud music, said they'd send officer to our house next time)

11/8/21 @ 9:53am: called police department to follow up on weekend events. Said that the bar was asked to turn down the bass (they didn't)

11/13/21 @ 12:10am: excessive music (follow-up Saturday morning said that there was a party bus there that had left just before police got there)

11/15/21: stopped at EPD to get a clarification on "noise disturbance" ordinance, but didn't get any clarification. Sent email to Kenny Oswald; responded that (then) Capt. Pelko to speak with owner. Called Law Director to update situation & ask for clarification.

11/24/21 @ 11:50pm: excessive bass thumping

11/27/21 @ 1:03am: excessive bass thumping

11/27/21 @ 10:42pm: excessive bass thumping (dispatcher asked if we were just making complaint or want to send an officer; told us that music isn't too loud)

Exhibit "A"

REQUEST TO ADDRESS COUNCIL

NAME Melissa Sabine DATE 12/3/2021

ADDRESS 241 Twin Lakes Drive, Elyria, OH 44035 PHONE 440-213-4316

REPRESENTING Self and Reading Letter from Linda Dull, TLH EMAIL msabine@sabinegrp.com
(If self, please specify) resident: 242 Twin Lakes Drive

**PLEASE NOTE: REMARKS ARE LIMITED TO THREE (3) MINUTES
A COPY OF YOUR REMARKS ARE TO BE GIVEN TO THE CLERK OF
COUNCIL TO BE DISTRIBUTED TO ALL COUNCIL MEMBERS**

Have you contacted the appropriate department? Yes X No _____

Who in the department was contacted? Mayor Whitfield/
Tim Williams Date 10/28/21 and 12/3/21

Have you contacted the Mayor? Yes X No _____

Have you contacted the Safety Service Director? Yes X No _____

Have you contacted your Ward Council person? Yes X No _____ other residents have

SUBJECT:

Twin Lake Homes Manufactured Homes Park - 42660 Albrecht Road, Elyria, OH 44035

I would like to address Council on Monday, December 6, 2021 for myself and share one of the many stories here at TLH regarding the financial strain and predatory rent increase of the most recent Investor Group purchase at TLH. Linda Dull, my neighbor, is completely deaf and only reads lips; therefore, I will be presenting for her at the meeting. The TLH Mayor Liaison Committee will be present along with other residents of the community. Thank you.

**PLEASE NOTE: MATTERS WHICH HAVE HAD, OR WILL HAVE A PUBLIC
HEARING SHALL NOT BE OPEN FOR DISCUSSION FROM THE LOBBY DURING
THE COUNCIL MEETING.**

Good Evening Council members, I'm Melissa Sabine, a resident at Twin Lakes Homes in Elyria. I will be sharing a letter from my neighbor, Linda Dull. Linda is legally deaf and only reads lips, therefore, she's asked me to share her story with you today.

December 6, 2021

My name is Linda Dull. I moved to Twin Lakes in 2017 with excitement and hope. I had to leave my current home in Marsh's Landing in Elyria as it was taken over by a new private owner and it became unaffordable on my fixed monthly income. The new owners implemented a \$45 monthly increase in rent as well as the ceasing of my \$35 senior discount. So, I had to begin looking for a new home.

I had a small amount of funds set aside which would allow me to purchase a dwelling in Twin Lakes and then use my monthly Social Security to afford the \$350 monthly lot rent as well as my utilities, gas, groceries and medications, making ends meet on a fixed income. I had friends who lived in Twin Lakes, so I knew how much they liked it and the affordability it provided to them on fixed incomes as well. It was a known community, family owned and had a great reputation. It had 24/7 security and all new residents had a background check before being approved to buy and live here. Being a park for seniors, 55 and up, I felt safe and secure.

With the sale of the once family owned park to an investor group for the 1st time about 2 years ago, things have changed. Some changes were to our services, like we no longer have Security, which as a 72 year old woman, I no longer feel as safe. Even more so, and why I am speaking to you today, is the seemingly consistent and rapid rent increases imposed by Legacy since the first purchase and after the 2nd most recent investor group purchase. My lot rent has increased to \$428 so far, with another increase coming in 2022! For new residents coming in, the rent is now \$725 (in addition to the cost of the home)!! How is this predatory pricing acceptable? As seniors on fixed incomes, many of us, including myself, may have to leave our homes. And who can we sell to with a lot rent that is almost 30% higher than the average for parks like ours in Ohio, with more services and amenities!

I moved here because I could no longer afford to rent elsewhere. Now, I own home but rent the lot. However, I'm being priced out of my home due to the rent increases and unscrupulous business practices of Legacy. I will soon be choosing between food and medicine versus lot rent. How can this be ok? What will happen to me and my friends and neighbors as these investor group purchases and rent increases continue?

I hope that you will consider my plight, and understand that it is one of many of the same stories of the residents of Twin Lakes Homes. Thank you for your consideration and time in assisting us in stopping these predatory practices.

Best regards,

Linda Dull
242 Twin Lakes Drive
Elyria, OH 44035
lindahatter2@hotmail.com