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**SPECIAL MEETING****DECEMBER 2, 2025**

The Special Meeting to discuss the proposed Resident Rental Registration was called to order by Mayor Mason J. Boldizar at 6:30 PM in Council Chambers.

**Roll Call**

All Council members present with the exception of Councilwoman Coe.

Guests: Birch Billiter, Roger Bartley, Connie Bancroft, Dale Rogers, Jim McGeorge, Linda Vandegrift, Susan Slentz, Bryan Rutledge, Todd Locke, Jill Whiteleather, Mark Mayle, Joseph Frazier, Jessica Scarry, Glen Whiteleather, Jim Crouse, Justin Murphy, Sonia Morrison, Jim Hutto & Ann Hull.

Mayor Boldizar thanked everyone for attending!

Mr. Mytinger presented the rental Unit Inspection Checklist that includes:

There are approximately seven hundred plus rentals in the village. We have looked at several other communities for reference in creating this program. Implementation of the program could be three years. We will divide the village into quadrants and tackle each accordingly. Owners would register their properties online through IWorqs Software. Our inspector will then contact you to make an appointment for the inspection. The checklist would be provided. If there are violations that will be a process to make corrections. Once there are no violations you have a three-year license at that point. Reapply after three years to have a licensed property in the village. If there are violations that cannot be corrected, that would fall into a 6-month license. This is not a punishment to the landlords or make thing happen, we definitely want to work with the landlords to get the properties up to standards that we have in our residential code. We are not creating anything new.

Items we are looking at. Is it a three- or four-year license. 0 violations do your length increase? Five years longer license or do the fee decrease with no violations.

I don't want too over simply it. We want to make sure the properties in Minerva for rent are safe and secure for the population.

Does Council have reasons why we need this.

Mayor Boldizar stated a lot of the conversations had here, we want our renters to be safe and live in a safe house. We think this also helps the property owners. I know a lot of you live close and probably keep track of your rentals. We do have several property owners (landlords) that do not live in the state that really do not know what their rentals are looking like at this point. Yes, that's on them I agree. Once you pass the inspection and being able to put your address on our website and say, this is a five-star rental, they passed their inspection. To be able to list these properties, so that people can go on there and look and say this one passes. These are some of the reasons we have talked about why we thought this was a good idea. Councilman Harris stated looking at the check list, it's a good outline for things that should be in rentals. Land lords that live outside the State sometimes collect a check and don't even know if there are smoke detectors or what have you. Is the kitchen working properly. I have been told there are cases I have been told the land lord would not take care of a leaking roof, or ceiling falling in and not addressing it. Since the painting initiative has started, and nuisance director is holding the property owner accountable but it is more difficult when the owner lives out of State. That makes it difficult to make sure the rental is safe. You have to have a guide for people to follow otherwise it's just the wild west and people do what they want or not. We want a safe environment and upgrades if possible.



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The following are examples of items that may be included in the Rental Registration checklist. These items are based on the Village of Minerva's Exterior Property Maintenance Code, the Ohio Building Code and National Electrical Code.

**Life Safety:** Functional smoke detectors in each sleeping room. Functional smoke detector outside each sleeping area. Operational carbon monoxide (CO) alarm if applicable. Secure and trip-free steps and handrails. Exits are unobstructed and accessible. Emergency escape windows in bedrooms (proper size & operable).

**Kitchen Facilities:** Kitchen sink present & functional. Countertops and backsplash free from decay, rust, rot. Floor condition: no holes, decay, or trip hazards.

**Bathroom Facilities:** At least one toilet, lavatory sink, and bathtub or shower (or combination). All plumbing fixtures are operational. Toilet/urinal connected to cold potable water under pressure. Bathroom floor safe with no holes, decay, trip hazards. Shower enclosure walls and floors: intact, no damage, decay or rust.

**Water Supply & Waste Water Disposal:** Hot water supply, 110 F at sinks, tubs, showers. Waste pipes properly connected to sewer or approved private system. Sewer clean-out openings capped appropriately.

**Appliances:** All owner supplied appliances (stove, refrigerator, etc.) are in working condition.

**Structural Conditions:** Structural members floors, walls & roof sound and intact. No visible mold or mildew present. Roof in good condition with no leaks, holes, rot or deterioration. Doors and windows sealed to prevent drafts and moisture. Interior surfaces, walls, ceilings, doors are free from peeling and blistering paint.

Mayor Boldizar stated by Mr. Mytinger reading off the list, I hope it is laughable. Those items, I assume knowing you, these items are not in question. We are finding out there are rentals that... we put that in there for a reason. Resident asked if the inspector will be inspecting all of those things? Mayor Boldizar stated yes. Resident stated I have a lot of experience with the Cities of Canton & N. Canton and just in the last year, their inspector did not check most of those things. He checked for GFI outlets. I have never seen an inspector check a lot of those things. Mr. Mytinger stated each property is different. If it is vacated or empty, these things will be a lot easier to inspect than someone that has been living there for years. To say they will follow the plumbing and make sure it empties into a septic or whatever, they are not going to do that. They are going to make sure the plumbing does not leak out the house. Birch Billiter asked if you already employee this inspector. Mr. Mytinger stated the position has not been created. Birch asked what type of background this person will have. Mr. Mytinger stated we will require they have the ICC Property & Maintenance & Housing Inspection Certificate. Jill Whiteleather stated there are more items in the check list, do you want to go over those as well? Mr. Mytinger stated yes, animal infestation, heating, cooling if applicable, proper dryer ventilation, electrical for GFI switches. Every room light source. I hope these are easy checks. We are looking for the ones that could be a danger. Joe Frazier stated I am very black & white. Almost every item here I would like to see a building code associated with it. Specific examples of what is acceptable and what is not acceptable. I mean down to the absolute number. You said proper windows, what does that mean? 5.7 square feet of egress space. When I spend this money. When I look at these things some of this stuff is perfectly. I know, I agree you don't want dead people in here unless you are in that business. I understand a good bit of this. Some of this shit am I getting tax incentives for improvements that I make on the property. Some of these improvements I wouldn't make on my property. I am not changing windows, for instance. I am not adding an outlet in a hallway. I don't care; I am not plugging something in in a hallway! You can pass a lot under the guide of safety, and I call a lot of



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this safety and some is silly, but I get it. We can call it safety if you want to. You keep saying we are not going to, saying we are not going to and not doing are entirely different unless everything on here is black & white. Mr. Mytinger stated most of, I have the codes for the international. Joe asked if that could be included. Mr. Mytinger stated when we have that inspection list, I would like to tie everything to some kind of code. Joe asked if there are any grandfathered things for properties built before certain times? Mr. Mytinger stated that has not been discussed yet. Birch stated the rise on the steps would not pass for instance. Birch asked if we could start with the program itself. Birch asked if anyone in attendance was in favor of the program. No one answered. Resident stated we are the ones that follow the rules. That's why we are here. The ones that aren't here don't! If you have 700 rentals in Minerva you have 650 here tonight. Resident: I have a different perspective of most people. I see inside of all of these houses. I have to say, most of the time it will not be the land lords fault it will be the person living there. Again, we have to put all this money out, then we will have to raise the rent. Most of the time the people will have to be homeless, because they can't be there when we are working on them. Some of these houses you can smell from the porch. Mr. Mytinger stated these properties are your assets, so if it is in disrepair, that makes your property a liability. It will fall under the property owner. Resident: it is not so much disrepair, it's how that person chooses to live. Are we going to make them homeless for that reason. Resident: As far as messy who gets to say how somebody lives is unacceptable. Mr. Mytinger stated we don't have anything regarding messy. Birch stated there is one on a trip hazard. Mr. Mytinger stated the trash on the outside. Things have to be in a container. Doesn't Minerva already have that ordinance? Mr. Mytinger stated yes. Resident: then Why do you want to double it up and penalize us? Mr. Mytinger stated it is not a penalization. Resident: This all a penalization. Resident: This is costing us a lot of money. Resident: I use to have significant investments in canton. 8 years ago, they were discussing increasing the registration fee. The same time they were discontinuing inspections unless a tenant called. Pay more and no inspections to be told what is right or wrong. One councilman stated if the landlord can't afford that he shouldn't be in the business. Guess what... I never paid those fees. Do you know who paid those fees? My tenants! The two major expenses since COVID hit is insurance increases and real estate taxes. You want to know why rent has increased? It's getting hard to keep reasonable rent when dealing with these increases. Insurance increases were 18% last year. What is the long-term vision for this program? Mr. Mytinger stated looking at a \$100 license for 3 years you are looking at \$2.77 per month! We have to hire a license plumber or electrician in N. Canton for repairs. Mr. Mytinger stated we currently do not have a building department in the Village, so we would encourage you to get a license plumber and or electrician to take of such issues. Resident: You guys may not be setting here in 10 years! You don't know where it's going to go. I understand your intentions! I love it! But you don't know what is going to happen in 10 years from now with possible new people sitting here. They are going to take advantage of it. Resident: It's probably good for the good land lords and the create more problems for the bad land lords. Birch Billiter stated the program gets installed and new people come in and they start adding too it. (everyone talking at one time). Mayor Boldizar asked do you have rentals anywhere else than Minerva? Yes. Mayor Boldizar asked do any of those places have rental registrations. Joe Frazier stated in Louisville I pay a \$25 per door, includes a registration which I also have to provide the names of the tenants. Mayor Boldizar asked what the difference is between our proposed program and that. Mr. Frazier stated they do not come into my properties. They do a drive by and do a quick look. Resident: that is not addressing the dangers if there are any. Mr. Frazier stated I have to update that yearly along with tenant information as part of the registration. Councilman Harris asked how he felt about that? Mr. Frazier stated I think that is phenomenal! Why not? Councilman Harris stated if you go back to the check list, I don't think this is written in stone. There should be some kind of consensus that you feel certain items are worth being looked at. I feel that would define a happy medium! This does have a lot of items and generalities. I agree with you guys at the end of the day, the person



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renting the place is going to be making the payment. In my opinion some of this stuff we could eliminate and possible add items. I think it is well worth the time to figure out what is worth talking about what's on the list and not on the list. Mr. Frazier stated it has to be black & white you can't have an interpreted dance with the inspector stated Mr. Frazier. Councilman Harris stated every inspector will look at it differently too. It depends on which inspector is inspecting! Mr. Frazier stated contrary to what you people are thinking, the blighted properties in this town are the ones I have not bought as rentals! They are the ones other people have bought as a single family, because they have been too bad for me & others to buy. Justin Murphy stated I think that will be an issue, if I am a land lord and paying for a registration fee and the residential property next door with no heat or holes in the floor, that would be my issue! Councilman Harris stated sure! Mr. Murphy stated this will not be across the board. Birch Billiter back too, you said there were properties with complaints through your current nuisance inspector. A lot turned out to be out-of-state properties, and that is what you are having the most problems with. Mayor Boldizar stated I don't know about most problems, I just know there have been complaints. Mr. Billiter asked what's the process for making those people comply? There is an Ohio State Revised Code 5321.04 that requires land lords to maintain safe habitable housing. How are you currently enforcing complaints that you already have on the books? Mr. Mytinger stated we are asking for contacts to be in the county or tri-county area. We want the out of state land lords to appoint a contact, fix and or address any issues that may occur on their behalf. Mr. Billiter stated my question was, how are you getting the people, the complaints are already on the books enforced currently? Mr. Mytinger stated that is a great question, we are having trouble with that. Mr. Billiter asked how is this going to solve this problem? Mr. Mytinger stated we are going to require them to have a person in the county to be their representative. Mr. Billiter stated he says I am not writing a check; how do you enforce it is my question. You want to force all of us to pay this registration fee and we come in and do all our work like we are supposed to and you get all of our money and the guy in Michigan owns a big 12 unit here and you have sent him multiple complaints and he says I don't care! Mr. Mytinger stated it would go to the penalty clause. Mr. Billiter asked how the penalty is enforced? Resident: What are you going to do with 700 rentals at \$100, \$70,000 you state in your rules it must only be spent on this program. North Canton is getting sued because they put the money in their city fund, so what are you going to do with \$70,000? Mr. Mytinger stated it would go to the funding of staff member, associated software. Resident: you have a nuisance person already. Mr. Mytinger stated we do have a nuisance inspector correct. Resident: This person is going to do the same thing. Mr. Frazier asked if the nuisance inspector you are talking about get the certification? Mr. Billiter asked as nuisance inspector he has no qualifications currently? Mr. Mytinger stated he currently does not have this code. Mr. Billiter stated he is currently not going inside houses? Mr. Mytinger stated he is not going inside houses. Resident: This rule what you are proposing trying to get past. This is giving this person authorization to enter any rental house without a warrant. Mr. Mytinger stated nope. Resident: It states that! Mr. Mytinger stated it does not state that. Resident: it states he walk into the house. Mr. Mytinger stated it states inspections have to be done with the property owner or representative as scheduled. Resident: And I say no you cannot come in! Resident: Tenants do not like having people intruding on them. Mr. Mytinger stated I understand. Resident: So, it's not just us that will be upset it will also be the tenants. Resident: Are you picking on the rental business? Mr. Mytinger stated No! Glen Whiteleather stated: Like he said he has his hallway, but you are not going to inspect him, but in a rental, you are going to inspect that. So, how do you let the people get away that own their own property and live there, they are not treated the same as a rental person is, you can't do that! That's illegal! Resident: that's discrimination. Glen Whiteleather stated you absolutely cannot do that for one house and not the other. The other thing is if that guy lives in his house it may be a dump beside y rental. And you're not doing anything about it. You are not even looking at him! Mr. Mytinger stated as long as it falls within our building code and or ordinances, we are not going to



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look. Resident: But it wouldn't, but you still are not going to that property owner and saying we want to come in and look. Glen Whiteleather asked you have this inspector coming in the house, is he going to be responsible if something happens to the house since he inspected it? So, he needs held responsible. Mr. Billiter asked do you have insurance? Mr. Mytinger in regards to? Jill Whiteleather stated he the inspector says the electrical is fine and the house burns down a week later. Resident: they still want you to have a certified electrician! Then if the inspector comes in and says its ok, he should be responsible. Ms. Whiteleather stated that is what I am saying, if the inspector says it passes, he should be responsible! What happens? Mr. Billiter asked when checking with these other programs did, they suggest what insurance they have for this? So, the inspector opens the electrical panel door and touches something and sparks a fire and burns the whole damn house down. You have to have insurance for that. Mr. Mytinger stated that is something we will have to look at. Resident: Our \$70,000 is not going to cover this employee pay & the software to run it and the insurance. So where else are you going to get the money to pay for it? Resident: They want our insurance to pay for it! Mr. Mytinger stated it would be subsidized from the General Fund as far as covering the rest of the program. Resident: from Minerva's money already that they can't even fix the potholes? Mr. Mytinger asked which ones? Resident: All of them! Resident: Someone already said, these are the good land lords, is there a way we can work together to come up with something? Councilman Meadows my understanding of this was to have all of you here so we could get your input. This by no means is the end all be all. There are clearly issues with this and we need to get your input what needs to be redacted, and or changed. Mr. Billiter stated you said you were going to vote on it or whatever the whole talk sounds like you guys are going to do it. No stated Councilman Meadows. Mr. Billiter stated please help us make it better for you! I think the whole thing Sucks stated Mr. Billiter. I think everyone in here thinks it Sucks, we are the ones out there. How many of you addressing council are rental owners/ contractors. Councilman Harris identified as a contractor when asked. Mr. Billiter stated then you should know how vague these are. The whole thing is terrible and I don't want anything to do with it stated Mr. Billiter. Mr. Billiter stated I could help write it, absolutely. Resident: one thing is if something like this happens the good landlords are doing most of those things, so what happens it cost the bad landlords more and it will drive them out of business, because some can't afford it. This is like what big government does, it puts in new regulations, big companies can afford it and small cant. Mr. Billiter asked then you think it will put out of business? Resident: no, I am saying the good land lords will be fine. Resident: not necessarily! Mayor Boldizar asked Mrs. Slentz do you have something. I am coming from a different perspective: my neighbors are renters and I know what those poor people go through, because they have a slum land lord who doesn't do anything. The one house, the owner died and it was auctioned, his stuff is still in it and that slum landlord moved somebody in with that man's stuff still in the house. That poor woman is nine months pregnant, she's trying to empty the house out, things are breaking and going wrong. Her land lord won't fix it; he's telling her if you want to stay there you need to sign another two-year lease and raise it to \$1300 a month. Mr. Billiter asked how this project or people going to fix that? Residents: why doesn't she move? Mrs. Slentz stated she did move. Resident: didn't she see the place before she moved in? Yes, she did. Resident: she put herself in that situation. Mrs. Slentz stated the other side of me the woman was walking down the stairs and the stairs came off the wall and she fell down them. She told the land lord and he told her the house was settling. Her living room floor is caving in and every time it rais the walls are wet and sparking. He will not do anything, but collecting his money. Resident: she should put her money in escrow forcing the land lord to fix the issues. Jill Whiteleather stated there is already codes in place for that. I understand all of that, but he threatened to kick them out if she said anything. The other house is full of mold and he moved a lady in with a new baby and made her sign a contract stating she won't take him to court if the baby got sick. Resident: Did she sign it? Yes stated Mrs. Slentz. Resident then that's her fault. Everyone yelling. Councilman Harris stated those are extreme conditions. What



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you are talking about is what I have been made aware of. That's the kind of birthing point of this document or trying to do something about it. This is not etched in stone; we are trying to find out how we change this so those types of situations that don't happen in our community. Mrs. Slentz asked what would make that slum lord register? Councilman Harris stated you would have to make it legally where he has to register. Mrs. Slentz asked what happens if he doesn't? Councilman Harris stated I do not know the legalities. Councilman Harris someone needs to come up with something for enforcing those that live in Michigan or wherever saying this is the way it is here. Councilman Harris stated a great valid point is you can have a rental and an owner of a home that's a piece of crap. How do we balance that? I am curious about that. I know the nuisance inspector is trying to hold the homeowners responsible for some situations. But, some of those people don't even have the money to buy the house in the first place or the knowledge to do the needed repairs stated Councilman Harris. I don't know how you balance this. You guys are much more experienced in this than I am. How do you do that? Mr. Billiter stated it would require the same program on the homeowners, something like an HOA, that would have dues and all that sort of thing. And the people would say screw this I am getting out of Minerva! Resident: Is there a way to have a tax incentive for the people doing improvements on their properties. That's what the town needs. A lot of the buildings around here! Possibly if tax incentives were offered along with this program it may work. Justin Murphy stated if the complaints are from people out of state if that is, I don't know, if we look into the complaints that can that be addressed. Or put something in place for them from out of state. Ms. Whiteleather stated each State has its own code and tenants have a lot of rights that are plainly stated. That's available and also what recourse they have if there is a situation not being provided what is required by law in those dwellings. We already have a system in place by our State. Now we are talking about putting another system in place for Minerva. I don't know if it necessary to have both. Resident: How about giving tenants a contact for legal advice in the village to help them if a land lord issue comes up. Then you don't have to have this thing. Mr. Mytinger stated on the State level ORC if there is an issue of hot water not being provided what is the process for the renter to stop. What if they have an irresponsible land lord? Mr. Billiter stated ORC 5321.04 already requires land lords maintain safe habitable housing! I googled how is it enforced: through combination of tenant initiated legal remedies, land lord potential liability for negligence, land lord violates their duties a tenant can take several actions such as suing for damages such as seeking judgement to prevent further violations terminating the lease or using the rent escrow process if the property is found to be uninhabitable. That code exists, covers everything and there is the process if you have an issue. Resident: Is there a number they can call to review the contract. How and who do they contact if they have a complaint that the land lord is no taking care of it? Mr. Mytinger stated they would have to go through the process he just described. Mr. Billiter stated the easiest way if you can't afford a lawyer you leave. If you have asked your land lord to replace the hot water heater three times and refuses you fricken leave! What's he going to do come after your lease he has already made an infraction. Ms. Whiteleather stated I do not know the number, but everyone seems to have a grasp on what they are and there are a lot of them around. There doesn't seem to be a shortage, so if there is a condition that's not the right fit for that tenant, there are a lot of other options. Mr. Mytinger stated I don't if they can see a renter vacancy. Mr. Frazier stated go to Minerva Talk and you can see one every other day! Mr. Frazier stated my general position I do not have an issue with the rental registration. I can pay a couple bucks like Louisville every year. I can share information about my tenants all year long. I think that is a good idea. Use that money to fund an advocate at the city so they can get a hold of if they have a problem. I will say I love all my renters, all past & present. I will tell you there are a lot of people with a low IQ, not taking anything from them, or extremely poor, not taking anything from them. That would be a tremendous value to them to be educated on this topic. Even though it's on my phone in google they will never find it. Resident: stated the process is impossible for some of those people. Someone here they can call and get



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help and advise them. Rent escrow is large. Resident if the town could help them do that. Councilman Harris stated that is a great idea. Councilman Meadows stated if that is our starting point and not this, how can we do this? The conversation needed to happen tonight for us. Resident: Give a couple bucks to pay for it, you still have to run the registry and we are required to register the rentals in a certain amount of time, follow whatever legal after that, they don't register and you find out it's a rental, and we have to guarantee a pamphlet or contact number with safe and habitable guidelines. Councilman Harris stated he liked that. Ms. Whiteleather stated all her rentals in town I have registered with the utilities department. I assumed everyone else did. It was brought to your attention you do not know where all the rentals are. I know where mine are. Resident the nuisance guy knows where they are! (LOL) Mr. Mytinger stated we know the majority through the water. Justin Murphy stated when he purchased his units the insurance is now a pain in the ass. Fire extinguishers, smoke detectors. They took pictures of everything to be insured. Especially on anything larger than four units. All this stuff is covered. Councilman Harris asked how this guy is getting away with this. He's an attorney! He probably doesn't have insurance! Justin Murphy stated it is very hard especially over 4 units to get insurance. Councilman Harris stated they do an inspection as if you are buying a house! These are all very good points and I appreciate it stated Councilman Harris. Ms. Whiteleather asked if mandating proof of insurance could be done. Councilman Harris stated that would be great to have to present that with the registration. Resident asked who the tenant or land lord. The land lord. Mr. Mytinger asked if you require the tenants to have renters' insurance? Justin Murphy stated the one insurer made him require that. Councilman Harris stated suggestions made are a pamphlet for renters for what is expected and where to get help with the property if the land lord is addressing those issues. Proof of the insurance from the LL with the registration. That way the village knows it has been inspected by an insurance provider. Resident: That alone will nip a lot right there with the insurance.

Justin Murphy stated he knows a lot of vacant buildings in town do not have insurance! Both commercial and residential.

Ms. Whiteleather stated when I buy a new property the insurance company wants to know exactly how long will it be vacant and when will you have a tenant. I will be charged a lot more to cover a vacant building! Mayor Boldizar asked when you buy a rental property do you have to get an inspection, before or after? If is cash there is no inspection required. Mayor Boldizar stated it was brought up about what are we doing with the homes to hold someone else accountable that owns their home. I guess for me my thing was if someone was buying a home most of the time there would have to be an inspection a lot of times. Mr. Billiter stated only certain types of loans. Resident: Even so an appraiser will go through the house and if there is a problem, he will tell the bank. Mr. Billiter said sometimes! Councilman Harris asked if you run into a situation where the house beside your rental is run down. Mr. Frazier stated I have seen people turn a remodeled house into a blighted property in less than a year. Mr. Frazier would like to ask a question on the nuisance inspector are those levied as a fee or tax. The legal perspective. The things he puts on you are they a tax or fee? I am going somewhere with this! Mr. Mytinger asked for an example. Mr. Frazier stated I had a dumpster that wasn't authorized and there was an associated fee. Where I am going with this is, if they are taxes and they are not remediated you could establish a landbank an acquire the property for back taxes if it truly a blighted property. Calrk stated If you have a land bank in your area. Mr. Frazier stated establish one. Clark stated certain portions of the village would and some may not. Mr. Frazier stated that is going way out in left field. Mr. Mytinger stated I see where you are going with this. Mr. Frazier stated that is more than a two-year conversation! Councilman Harris asked what are your suggestions to hold other people accountable. Mr. Frazier stated a fiscal hit! Mr. Mytinger stated it is not a tax. Ms. Whiteleather stated you already have a nuisance inspector that inspects exteriors, right? So, it would be common sense to go hand in



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hand if there is place that is a disaster outside its going to be a disaster inside too. Resident: I am worried if you go down the rout of inspecting the rentals, that gives you a free waiver to walk into any house. I know you say no no no! You might not be here in ten years. You are not going to like what you find! The legal ramification of that and the small-town attitude we have here and we love it. And now this inspector has a right to go into any house without a warrant. Justin Murphy stated I don't think they are allowed to do that with the Castle Doctrine. Mr. Mytinger stated our nuisance inspector can't walk around someone's property. There is no way they are allowed to do that at least under my watch stated Mr. Mytinger. Resident: Paint chipped off a window when there are no neighbors or road behind you to see it! I received a letter for that! Mr. Frazier stated the nuisance inspector hit me with a dumpster and I had to tell him that is the seventh dumpster I have taken out of that property. (LOL). Mayor Boldizar asked you wouldn't find it valuable to pass an inspection for \$100 for a five-year good standing to be put on a list that says this property has passed an inspection. A lot of no! I would rather not be on a list. Mr. Billiter stated I have a list of people that want to rent from me. I can't buy that for \$100. Resident: Asked Councilman Harris, you are a contractor, the rules state a smoke detector has to be in every bedroom. What rule is that? Councilman Harris stated I don't know about that one. Ms. Whiteleather asked if anyone had this in their houses. Councilman Harris stated I don't think anyone has that. Resident: Again, in five years say my houses need that, that will cost a lot of money. Mr. Mytinger stated he thought that was a code. Resident: That would be every level not bedroom. (everyone talking). Mr. Crouse stated they want to sell the detectors and it may say that, but that is not a requirement. Justin Murphy stated the insurance supersedes all of this. Resident: The ones you are having problems with do not have insurance. This is no different than gun control laws. We are the ones that are abiding and have the insurance and license.

Mr. Mytinger stated we discussed the position when a renter is having an issue as t who they call or contact and where they get help. I do like that as part of the job description with this position. That is definitely something I will look into. Ms. Slentz asked if there would be someone to walk the tenants through the steps of escrow? Mr. Mytinger stated that is something we can look into and help, that is important. Ms. Slentz stated they cannot afford that. Councilman Harris stated my opinion is they need someone to go to get the help they need do to not having the resources. That would provide a great support for the community. It would also raise a red flag as to whether the land lord has the insurance. Councilman Harris wants the land lords to show proof of insurance when registering. Mr. Billiter stated a great idea just came to me: Registration \$100 all the local attorneys sign in on it and put it on the village website if they are willing to take new renters and teach them everything, they need to know about becoming a new renter. Resident: the majority of my tenants do not read the lease, after that they have no idea how to pursue their options if they are having issues with the landlord. If they have someone at the city level to help them take those first steps that would be beneficial. Councilman Harris stated at the very least that could be stepping stone to become homeowners. Justin Murphy stated many of my tenants do not want to own a home. Councilman Harris asked Mr. Frazier if he is required to show proof of insurance when registering in Louisville. Mr. Frazier stated no, the registration comes out of the water department issued once a year. Would you have a problem if they asked you to show proof of insurance? Mr. Frazier stated I don't have a problem with that, but I believe that could easily be done Freudianly. Mr. Murphy asked can you make an owner carry insurance if the home is paid off? If there are no tenants? Those questions need answered. Mr. Billiter stated I know people that have multiple rentals paid for that don't carry insurance, because if one burns down, it's cheaper to do whatever with it at that point than to pay the insurance company \$20,000 a year for insurance. Councilman Harris asked what the average cost is to insure a property? It's all over the place! (everyone talking at one time). Mayor Boldizar asked what happens someone gets hurt without insurance. Mr. Billiter stated I believe you can get liability only. Mayor Boldizar asked if they encourage their tenants to carry renters' insurance. Most replied yes. Some make it a part of



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the lease. Councilman Harris stated with renters' insurance there is no inspection of the property? No. Renters insurance only covers your personal property. Mayor Boldizar stated if you require your renters to get renters insurance what is the difference? Mr. Billiter stated renters' insurance covers their possessions. Tenant often thinks if there are loos, they think the land lord's insurance will replace their lost items. They get real pissed when they find out it doesn't. If they are responsible for the fire in the first place. The land lord's insurance gets very upset the tenant started the fire. Ms. Whiteleather said her insurance company turned around and sued her tenant to recoup the money paid for a fire. The did have renters' insurance. Mayor Boldizar stated when we started this whole thing. My thoughts I thought this was going to be a good thing for the village, I thought it was going to hold the land lords accountable to make sure their properties were safe. I thought it was a god thing for the tenants because it was going to again hold the LL accountable that are not in this room. I thought it was a good thing for the LL because it would give you the opportunity to pass what I though a simple inspection. And be able to be on a list of these are responsible LL that are doing it the right way and the renters can look at the list and say this is a good spot. I may be naïve, I had no idea, I wasn't expecting this so I appreciate you are here. You have brought up a lot of things I never thought about. That is the reason we had this meeting. Nothing is written in stone. We do feel there is need for something like this and that's what we are working on. I know there are concerns a monetary concern. I understand that. I think that the money isn't, this isn't giving the village more money. I know it sounds like it. \$70,000 is not going into the General Fund. We are not getting raises. We feel this is a need and um that is why we started putting this together. The fact Minerva does not have this and other municipalities do um tells me there is a need. Ms. Whiteleather stated you made a good point of other municipalities have this program in place, but I think we have to evaluate each individual community according to what the economic status is, what the potential incomes of the people are, what the average rent is. As a LL you have to know your market. You have to know you are pricing at a fair rate, and there a lot of factors that go into the pricing. It's not just about cost. I don't think it fair to compare us to N. Canton or compare us to certain other communities that have programs because we are not them. Mayor Boldizar stated you are right, we did take a lot of this from N. Canton, we took a lot from Alliance, Uhrichsville, Circleville. Mr. Frazier stated Alliance is terrible, their administration is terrible. Mr. Mytinger stated we also looked at what not to do as well. Mr. Frazier stated the way this worded is a strong recommendation that you can. There is no real consequence for people that choose not to comply. We all appreciate the spirit of what you are doing. I agree, but there are different ways to get there and part of it is educating the people being accosted by the system. If you can educate them in holding their rent back and hitting the people in the wallet that are the problem that will solve this problem real damn quick, they will fix it or sell the properties to people like us. Mr. Billiter stated you already know the bad apples and if you can't enforce it you have to figure out how to enforce it step 1. Mayor Boldizar stated I don't know if we know the bad apples. Mr. Frazier stated you can find them really quick. Mr. Frazier stated you can find them really quick, hell not to be a tattle tale, I could tell a couple myself from properties I have been in myself I didn't purchase. If you walk around the village, you will smell some of the properties as you walk by. Councilman Harris asked what are you smelling? Mr. Frazier stated shit, piss and garbage and animals. Ms. Whiteleather stated not that the property was like that when they moved in. If you are a reputable LL, you will not let them stay very long. Resident: The way this is written you are looking at everyone in this room jumping the rent \$25-100 a month. Mr. Mytinger asked a month? Yes, and people in this village can't afford that. Mr. Billiter stated it's not just the registration fee, it's when the inspector goes around and says you need GFI outlets and so on. Resident: 10 years from now it all could change with the people that are sitting in those seats. Resident; just because the other communities are doing this is not a good reason for us to do it. Mr. Mytinger stated we want to benefit the residents of Minerva. Mrs. Palmer stated when we have a tenant that has a problem, they call us and we fix it. Mr. Frazier stated the biggest problem I had



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was the tenant was embarrassed to call me, I swear to God, because they do not want me to see how they live. By the time I made it in the property there was water coming out of the toilet and rotted all the wood, caved the wall in on the side of the house and cost me \$117,000. They insisted on mailing the rent so I didn't go to the door. Mr. Mytinger asked how many times do you inspect your properties? Case by case. Everyone is talking! MS. Whiteleather if you have a good tenant for 3-4 years, they usually are a good renter. Mr. Billiter suggests: bring the registration fees way down. Get the current inspector the training that way he can do both interior & exterior. Put the number out there if you have a problem. Get the right inspector. Councilman Harris stated the education of the people is the important part. Mr. Frazier stated if the people get their money put in escrow that will get some asses moving quick! Councilman Harris stated educating the people is definitely an important part of this. Councilman Harris would like to get input for the check list. Mr. Mytinger suggested emailing him. Resident. LL should be held accountable. Mr. Frazier stated Louisville make the LL put the water account in his name. I don't want to do that in Minerva, because I don't want to deal with that shit! Mr. Mytinger states that has been brought up before. Mr. Mytinger stated monthly billing will start next spring. Mr. Mytinger stated that needs discussion on putting the water in LL. Councilman Harris what could be added to the list. Mr. Billiter said he would take away before adding. Mr. Billiter stated again lower the fees get the right inspector in place then put the help line to the community. That's where the inspector goes upon complaints. Councilman Meadows asked do we start like Louisville? Mr. Frazier stated the registry the fee and tenants. I am obsessive about their water usage. They will call and let me know if they see anything with a drive by. They just let me know. It wasn't a nuisance inspector lighting me up. They are not going inside, just keeping an eye on the place. You have to have guardrails on it. The nuisance inspector hit me up on the wall in front of my house, I had to put up a \$18,000 wall it took me 5 months. Mr. Frazier stated I like the guy, but I am kind of weird! Resident if the inspector comes in, he will catch the big stuff. To be honest I do a little construction myself and looking around here I see the blinds broke and missing trim & ceiling tile. This is a public building and this should be addressed. Mr. Mytinger stated it will be a hole in the ceiling or roof. Justin Murphy stated I like the idea of lowering the cost of the fee for the exterior and taking the money and putting it towards the legal education for tenants. When you get into electric and so on, I feel you open Pandoras box. Mr. Frazier stated I bet at least half of the homes in town are knob & tube. Mr. Frazier stated we have a major housing problem in Minerva. How are fixing the problem. There are bigger problems that need resolved. Councilman Harris suggested we need Senior Housing. Mr. Frazier stated I will build one, how are you going to subsidize me! (LOL). Mayor Boldizar stated the village is land locked.

Mr. Mytinger thanked everyone for attending and for their open dialogue.

Mr. Billiter asked what is being done for the water quality in town. Mr. Mytinger we are looking at the next section of water line to be replaced is Lynwood in two years due to engineering. We are looking at cleaning lines with the process of Ice Pigging. This consists of an ice slurry being pushed through the lines at a cost of \$50,000 per year. Mr. Frazier stated when I read the word Rust in this document, I thought how dare they! (LOL). Ms. Whiteleather stated the quality of the water does affect the life span of the fixtures and appliances. Mayor Boldizar, we have a document that outlined replacing a water line and engineering every year. Unfortunately, there were other cost that popped up this year, the North Water Tank needs painted on the inside at a cost of \$240,000. Mayor Boldizar stated this is how we want to communicate not on social media. Justin Murphy stated the residents do not understand if the water test perfect at the plant, a thirty-year-old water tank and a cast iron line causes a problem. Mr. Frazier suggested publishing a grid of the city and all the damn water lines, showing what has been replaced and the phases what will be replaced. Mr. Frazier stated a term I use is "the only thing better than progress is when there is



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none is the illusion of progress". Always look like you are making progress. It's all about perception. Councilman Harris this has been a great meeting!

Motion to adjourn was made by Councilman Meadows seconded by Councilman Harris. All voted yea.

Attest:

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Brenda Albaugh Clerk of Council

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Mason J. Boldizar, Mayor