



City of Olmsted Falls
26100 Bagley Road
Olmsted Falls, OH 44138

Economic Development Staff has published the 100 Day Report in cooperation with the Finance Department and Mayor's Office. Additional copies are available at City Hall and in digital format at www.olmstedfalls.org.

Economic Development Update



Main Street Olmsted Falls

On March 7, the City convened a Heritage Ohio Main Street meeting to begin organizing a true economic development movement for our historic downtown. The Heritage Ohio director gave examples of transformed communities to business and property owners, corporate and community leaders, including the CEO of Southwest General Medical Center, and entrepreneurs in attendance. Main Street, as an economic development engine, was developed by the National Trust for Historic Preservation to save historic commercial architecture. Improving economic management, strengthening public participation, and recruiting new businesses will be priorities. For every \$1 invested, the proven return to the community is \$31, according to Heritage Ohio. A public meeting will be held later in May to engage residents and business owners with the strategy.



First Impressions of Olmsted Falls

On April 9, the City's inaugural Art Contest was launched through our website and throughout the community. Professional and amateur artists as well as students are invited to submit their interpretations of Olmsted Falls. A contest committee including, Teresa Graven (artist), Bernie D'ettore (oil & watercolor artist and Jenkins Place art instructor), JoAnn DePolo (JoAnn DePolo Studios & Gallery), Brett Lojzim (Millstone Mercantile), Jayme Palker (Pinot's Palette), and Barbara Richardson (Emerald & Violet Studio and Jenkins Place art instructor) organized the contest. Winners will be chosen in early August by a panel of professional artists. Winning works will be reproduced on greeting cards, post cards, t-shirts and other items that will be available for sale. Proceeds will benefit the Main Street group. Contest information can be found on www.olmstedfalls.org under the City Events tab.

Litigation Update

Total outside legal costs from the previous administration were over \$500,000 and represent an unprecedented legal expense to the taxpayers of the City. Former Mayor Donegan has demanded an immediate payment of \$30,352.80 from the City for unused vacation, personal days, sick leave and attorney fees. Law Director, Andrew Bemer and Assistant Law Director, Michael Dolan reviewed the pertinent ordinances, City Charter and all applicable laws and determined that Ms. Donegan was entitled to \$3,163.20. A check in the amount of \$3,163.20 was issued to Ms. Donegan and cashed. The City will continue to contest any further claims for money by the former mayor.

Former Temporary Assistant Safety Director, William

Traine filed a lawsuit against the City on Friday, April 13. The City plans to defend its citizens and Charter against this frivolous lawsuit. Mr. Bemer, said, "We are secure in the facts. He had absolutely no entitlement to continued employment with the City. Furthermore, Trainee's appointment was expired at the time of his termination. He has no recourse under civil service. Since he never took the Olmsted Falls civil service exam, he is not a member of the civil service."

Two lawsuits regarding public records requests have been settled for small amounts in recent months. Currently, the City is dealing with seven lawsuits, although one was recently dismissed. We will continue to strive to reduce the litigious culture that has affected the City.

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REPORT: FIRST 100 DAYS

OLMSTED FALLS, OHIO • MAY 2018

Letter from the Mayor

Dear Fellow Olmsted Falls Citizens,

April 10, 2018 marked 100 days in office for me and my administration. I'm extremely privileged to serve the citizens of Olmsted Falls and I can tell you we are just getting started on making our small, but great City fiscally sound and economically vibrant. We now have a truly transparent and accountable government that is responsive to the community.

In my view, the most important responsibility I have to citizens is to be a good steward and guardian of the tax dollars coming into the City. While 100 days is largely a ceremonial measure, I am very proud of our City directors, staff, members of City Council and all of you, the citizens, for the extraordinary support shown toward achievement of our goals. Even though our budget situation presents great challenges, everyone in the administration is committed to efficiency and service. It is clear we now have the best and the brightest team in place through their consistent demonstration of accountability and good "customer service."

A lot of changes have already been made to save money and improve communications. My report gives details



on the progress we have made with respect to the City's financial position, personnel, economic development and more. In the time to come, I look forward to continuing our work as we move ahead and into a vibrant future. I invite everyone to partner in this forward momentum.

Sincerely your public servant,

Mayor James Graven

Recycling & Shredding

In February, the City received a grant of \$4,280 for two shredding events from Cuyahoga County Solid Waste District. The first event will take place on Saturday, June 16 from 9 a.m. to noon at Falls Lenox School. Another event will be held on Saturday, September 15, also from 9 a.m. to noon at Falls Lenox School. This event is free to Olmsted Falls and Olmsted Township residents.



First Fridays

The City will be hosting First Fridays in historic downtown Olmsted Falls on Mill Street June 1, July 6 and September 7. On June 1, the Piano Maniacs will provide loads of sing-a-long and dance music fun with their dueling pianos. Bring your lawn chair and join in on Mill Street from 6 p.m. to 9 p.m. Olmsted Kiwanis' food truck will be there with hotdogs, hamburgers, soft drinks and beer for sale. Please be sure to support local businesses who will be open late on these evenings.

Financials & Budget

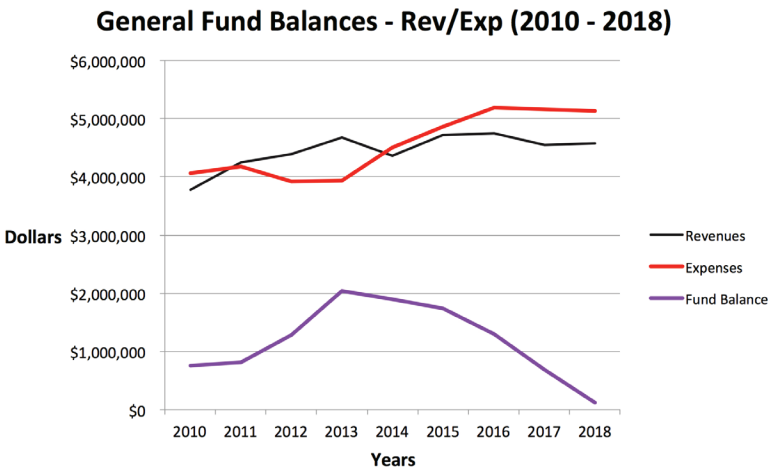
The reality of the City’s financial picture stands in stark contrast to financial reports that were released by the previous administration. Our new Finance Director, Vic Nogalo, has worked to create an accurate financial picture. While we have inherited financial challenges, we are working to remedy the situation. Unfortunately, the largest decrease is within the General Fund. Over the last four years, the City’s finances have been characterized by deficit spending. From 2014-2017, expenditures exceeded revenue every year. The total overspent in the past four years was approximately \$1 million. Outside legal fees represented a tremendous expense incurred by the taxpayers over the past four years.

The General Fund decreased from \$2 million beginning in 2014, to an initial balance of approximately \$686,000 in 2018. At three months into the new Administration, the City’s General Fund balance is \$643,122. The controlled spending in the first 100 days bodes well for the General Fund, but it is too early in the year to assume an ending position due to certain revenues being seasonal in nature.

- Examples include:
- Income tax revenue (largest revenue source for the City) is up 13.4-percent over 1ST QTR 2017.
 - The City’s largest distribution of income taxes are traditionally in May after the Regional Income Tax Agency (RITA) reconciles its April elections and forwards the amounts to the City.

- Property taxes and special assessments are stable revenue streams, which approximately half of are received in the 1st QTR. The second half will not be settled and received until September 2018.

The projection for 2018 will be to finish the year with at least a \$120,000 balance in the General Fund. This is unacceptable. The new Administration has mandated every department to operate as efficiently as possible in order to turn the current financial predicament around. We believe our Council approved budget will enable us to provide quality services to citizens while maintaining efficient operations throughout all aspects of business. Council and citizens are being encouraged to review the new reader-friendly financial reports that are provided at Council meetings monthly.



Ohio law requires local governments to present projected budgets to Cuyahoga County every June for the year following. This enables the County to project the City’s fund balances along with expected revenues and expenses and forms the basis to establish property tax rates for the upcoming year. A comparison of the General Fund “actual” balance for the previous three years, compared to the tax budget “projections” by the previous administration, are as follows:

- Fiscal Year 2016 - Projected \$1,974,530, actual \$1,742,015, a difference of **(\$232,515)**
- Fiscal Year 2017 - Projected \$1,989,580, actual \$1,298,410, a difference of **(\$691,170)**
- Fiscal Year 2018 - Projected \$1,955,525, actual \$686,258, a difference of **(\$1,269,267)**

The 2018 inaccurate projection was presented to the County in June of last year, and officials are aware that the new Administration has a more accurate projection for the upcoming year.

Salaries, wages and benefits are the City’s major expenses. Gross 2014 payroll was \$2,902,654. By 2017, it was at an all-time high of \$3,267,532. Personnel changes made within the first 100 days reduced payroll expenses to \$3,121,000 for 2018. This represents a decrease of more than 4-percent. Department leaders are being accountable to further implement cost-saving measures throughout the year by utilizing technology and employing common sense. The goal is to continue to maintain and enhance services with limited resources as we seek new sources of revenue.

Personnel & Consolidation of Services

The previous administration hired two new police officers that were not budgeted shortly before the end of 2017. Also, at the end of last year, a part-time senior and recreation coordinator was made full-time, despite no identifiable need. And, a part-time employee without professional experience in senior services was hired.

Hiring and pay choices were enacted in violation of the City Charter on several occasions. One example was the appointment of a Temporary Assistant Safety Director without following civil service requirements. **In the new administration, levels of education, experience and a record of success in the field are minimum requirements for employment. The new Administration will always uphold the laws under the City Charter. All police and fire promotions will be done through competitive civil service examinations and will be earned by merit.**

Police Chief

Personnel changes were made to conserve funds and better manage our City operations. **For example, the elimination of the Temporary Assistant Safety Director position is saving taxpayers \$101,000.** Odis Rogers was promoted to Police Chief on February 19. Chief Rogers had the highest score on the civil service exam and is a 17-year-veteran of the Olmsted Falls police force. He is highly-respected throughout the ranks and was, in fact, ranked #1 on the Police Chief eligibility list.

Economic Development Director

In further efforts to reduce costs and improve quality of services, we combined the duties of four positions into one under the Economic Development Director title. This position now handles the work of the Special Projects Coordinator, Business and Community Services Manager, Event Coordinator and the economic development role. **We are saving over \$100,000 with this decision** and anticipate revenue and business growth under the new Economic Development Director, Paula Accordino. Ms. Accordino has more than 25 years of success in professional fundraising, strategic work planning, and development communications.

Senior Programs Coordinator

Ensuring our community’s seniors have the resources and opportunities they need is a vitally important goal for our administration. We made some important changes to our Jenkins Place Senior Center by eliminating the full-time Senior Coordinator position and the part-time Senior Assistant position. **In doing so, we are saving more than \$50,000.** In February, a qualified, part-time Senior Programs Coordinator, Ms. Rachel O’Malley, took on the role of coordinating operations as an Olmsted Community Center (OCC) employee. A proposed public-private partnership contract with OCC is before Council. Under the partnership, we aim to end duplication of services for seniors between Jenkins Place and OCC by combining our financial and staffing resources as well as our facilities. This move has enabled us to provide more and better senior programs. In March, the City submitted a proposal to the Cuyahoga County Division of Senior and Adult Services to provide funding for the partnership while advancing services toward the 21st century Wellness Model that provides a senior-directed approach to programs.

Celebrating Our Employees

Our City is fortunate to have talented and devoted staff working to serve citizens. Mayor Graven wants to highlight outstanding work at every opportunity and so at the March 27 City Council meeting, our NOPEC partner, Mr. Pat McNamara honored Ms. Angi Mancini, our Clerk of Council and Clerk of Courts. Under NOPEC’s Recognition Program, member communities can nominate an employee for excellence in their service to the community. Mr. McNamara presented Ms. Mancini with a declaration from Mayor Graven recognizing her commitment to the City. Members of City Council and other directors also commended Ms. Mancini and thanked her for 13 years of outstanding service.

Safety Programs Update



ALS Engine Provides Life-Saving Care On-Site

An Advanced Life Support (ALS) Engine was put into service on March 12 on the City’s Engine 4. Having an ALS engine now enables paramedics and fire fighters to provide lifesaving care directly from the fire engine.

Southwest General Hospital Medical Control donates the lifesaving equipment and drugs, including first-line cardiac medications for heart attack patients, glucose for diabetic patients and Narcan for drug overdoses, as well as an atrial defibrillator and all necessary intravenous supplies. Fire Chief Chad Gluss says, “The ability to administer ALS care directly from the fire engine means that critical time can be saved through the immediate delivery of lifesaving care when patients previously had to wait for an ambulance and/or transport to a critical care emergency facility.”



Paramedicine Program Is Streamlined

The Paramedicine Program is now operated exclusively by the Olmsted Falls Fire Department. The program is specifically tailored to meet the unique needs of the community. Each Thursday, from 10:30 a.m. to 11:30 a.m., Olmsted Falls paramedics offer free blood pressure, glucose and pulse oximeter readings to walk-ins at Jenkins Place. Members of the community are welcome to come in at that time each week. The previous paramedicine program that was run in partnership with Phastar was cancelled after the new administration learned only a handful of senior residents had chosen to participate, and the anticipated value of the program did not materialize. Paramedics realized they are better able to respond to expressed needs of the community and plan to unveil additional supportive programs.



“Community Contacts” Engages Officers and Citizens

Under a mayoral initiative, Police Chief Odis Rogers implemented “Community Contacts,” which requires all patrol officers to initiate conversations with residents, business owners and visitors as a way of getting to know them and strengthening safety and trust in the City. Officers must report on their contacts with a minimum of two per week for full-time and one per week for part-time. Chief Rogers said, “I want our officers to be more than a patrol car going through a neighborhood. I want them to have a name and face to our community and our community should have names and faces to our officers.” The program began on April 1 and has met with positive outcomes for officers and citizens.