

CITY COUNCIL MINUTES

July 3, 2006

President Protem Robert Breneman called the regular meeting of City Council to order at 7:30 p.m. in council chambers and upon roll call, members answered present as follows: Ansel, Cavin, Griffin, Silvestri, Topovski, Ulbright.

City Council discussed the need for a special council meeting; the date of Thursday, July 13 at 7:00 p.m. was set.

Mr. Silvestri moved, seconded by Mr. Griffin, to approve the minutes of the June 19, 2006 meeting as received. Motion carried.

Mr. Breneman stated that the Finance Committee met this past Saturday, July 1 at 8 a.m. to discuss the economic development fund (which is on our agenda tonight). Mr. Breneman stated that he would elaborate on the work session during the regular business portion of our meeting.

Mr. Ansel opened the public hearing regarding the zoning of 48.062 acres of land being proposed for annexation to an R-1 District. Mr. Ansel gave the floor to Mr. John Keating, Attorney representing Loral Investments seeking the annexation/zoning. Mr. Keating explained the proposal for the land in question stating that the zoning and proposal met guidelines of the comprehensive plan for the area. Mr. Alan Ratliff presented council with a preliminary layout of the site plan for the proposed development. There were no public comments and the public hearing was closed.

Ordinance No. 2006-22 amending Chapter 509, Disorderly Conduct and Peace Disturbance, of the Codified Ordinances of the City of Wooster, Ohio, by the adoption of regulations pertaining to drug premises and loitering in a public place for the purpose of engaging in drug-related activity was read by title, being on second reading. Mr. Ansel stated that this had received very favorable coverage both in the media and in general discussions he had with a number of people and the feedback was very positive. However, it was a new law and a significant change in the way we're operating in the city and for that reason, he felt it should have three readings.

Ordinance No. 2006-24 accepting application for annexation of territory located east of Cleveland Road, between Gola Drive and Schellin Road (CR 226), and contiguous to the present corporation limits (Attorney John T. Keating, Agent for Petitioner Loral Investments, LLC) was read by title, being on first reading. Mr. Ansel stated that this was an annexation that we have been working on diligently since January and he commended all parties involved on their patience and diligence. It has gone through all the necessary steps to get to this point and within the next two months, we will make the decision regarding this potential annexation into the city and its future development. It was noted that Mr. Topovski recused himself from this discussion.

Ordinance No. 2006-25 amending Title Eleven, Zoning, of the Codified Ordinances of the City of Wooster, Ohio, so as to zone newly-annexed land (48.062 acres) to an R-2 (Low Density Residential) District for property located east of Cleveland Road, between Gola Drive and Schellin Road (CR 226) was read by title, being on first reading. Mr. Ansel stated that this was, of course, was the companion legislation to the former ordinance which would define the zoning

within the 48 acre parcel for consideration of annexation into the city. The public hearing was held earlier and this request is self-explanatory. We'll keep this on first reading to coincide with the annexation ordinance.

Ordinance No. 2006-26 authorizing the Mayor to enter into an agreement with Eldorado Stone, LLC, dba Stonecraft Industries, and Chesterland Productions, PLL for tax abatement, and declaring an emergency was read by title, being on first reading. Mr. Breneman stated that this was being sponsored by the finance committee and it would remain on first reading this evening. This request was something we've heard before; Stonecraft Industries currently has a plant located in Apple Creek. The village of Apple Creek wasn't able to contribute towards the expansion of this facility so they are looking to relocate and Wooster was one of the choices for relocation. It was his understanding that if they do not come to Wooster, they may relocate out of state. They are asking for 75% abatement of real estate taxes not to exceed 10 years; the enterprise will stay an additional year for each year of abatement so should keep the business in Wooster for at least 20 years. The school board and Wooster Growth have both unanimously approved this abatement request. Mr. Breneman stated that this would be discussed more at length at our special meeting. A short discussion followed.

Ordinance No. 2006-27 amending the Annual Appropriation Ordinance was read by title, being on first reading. Mr. Breneman stated that we all received a memo from Andrei Dordea concerning this request. It was considered no new money from our general fund or city tax monies. These were federal grants; we had budgeted approximately 62% of the 2006 allocation and we are going above that. This would just be further appropriation of funds.

Ordinance No. 2006-28 establishing an Economic Development Fund; and providing for the funding thereof, and authorizing an agreement with the Wooster Growth Corporation for the management thereof was read by title, being on first reading. Mr. Breneman stated that we had a very good finance committee meeting on Saturday morning regarding this; we've been working on this for about a year now, trying to establish an economic development fund for the city that is focused on small and emerging types of businesses that have anywhere from 2 to 25 employees looking to expand. We don't have many funding mechanism available to help such businesses. This would be controlled at a local level and have the benefits we've seen through the revolving loan fund but without all the red tape that goes with that. We are proposing moving towards a public/private partnership, a novel approach where the city would place \$100,000 of interest funds (no taxes in any way shape or form) into this economic development fund and we are asking the hospital to consider placing \$300,000 of interest funds into it. What we are proposing is a matching type of situation, so for every \$1.00 that a private citizen puts into a fund, the city would match with \$2.00. We've also had the good will of some local banks that were interested in being a part of this through discounted loans and we feel we can probably get a bank agreement with a number of banks to possibly get up to a million dollars more of loan funds available. A short discussion followed.

Resolution No. 2006-51 authorizing the City of Wooster to file an application to the State of Ohio Department of Development to support an application for assistance under the Ohio Job Ready Sites Program was read by title, being on first reading. Mr. Breneman asked if someone from the administration would like to explain this request. Mr. Sigg stated that this would be an Issue I application; Issue I was approved by the voters to created shovel ready sites and specifically this would be for infrastructure improvements necessary for the BiOhio Research

Park to go forward. They are looking to develop an industrial park to take spinoff technology that comes out of the research being done at the OARDC and commercialize that. The local match would be borne by the Ohio State University although we have to make the application for the grant. A short discussion followed and Mr. Breneman moved, seconded by Mr. Ulbright, to suspend the rules and place on third and final reading. Upon roll call, motion carried unanimously. Mr. Breneman moved, seconded by Mr. Ansel, to adopt. Upon roll call, motion to adopt carried unanimously.

Resolution No. 2006-52 authorizing the Mayor to submit an application to the State of Ohio Department of Development for a Small Cities Community Development Block Grant, and, upon approval, to accept a block grant therefrom, and declaring an emergency was read by title, being on first reading. Mr. Breneman stated that this was a formula allocation of \$100,000 in CDBG funds from the Ohio Dept. of Development. Two public hearings have been held to receive public input on the expenditure of the funds and the application was due at the state by July 14. The planned activities for 2006 were street improvements to North Bever Street and assistance to the Viola Startzman Free Clinic to help defray the expense of healthcare to indigent patients. Mr. Sigg explained the reasons for using these funds for this budgeted improvement and a short discussion followed. Mr. Breneman moved, seconded by Mr. Ulbright, to suspend the rules and place on third and final reading. Upon roll call, motion carried. Mr. Breneman moved, seconded by Mr. Topovski, to adopt. Upon roll call, motion to adopt carried unanimously.

Resolution No. 2006-53 authorizing the Director of Administration to enter into a contract with Lafayette Electric, Inc. of Medina, Ohio for the purchase and installation of loop detectors for certain intersections in the city, and declaring an emergency was read by title, being on first reading. Mr. Topovski stated that there were three intersections where loop detectors need to be installed - University/Beall; Madison/Spruce/S. Market; Portage/Cleveland. Mr. Newman expressed a desire to get these in as soon as possible to help control the traffic flow at those three intersections. Mr. Topovski had received a request from a colleague to leave this on first reading.

Miscellaneous

Mr. Ulbright stated that he appreciated the information received from the administration regarding the water tank site issues as he had received phone calls regarding this.

Mr. Ansel moved, seconded by Mr. Silvestri, to adjourn. Motion carried and meeting so adjourned at 8:45 p.m.

Robert Breneman
President Protem of Council

Sheila Stanley
Clerk of Council