

WOOSTER CITY COUNCIL MINUTES
February 16, 2016

I. ROLL CALL & ORDERING OF AGENDA

President Mike Buytendyk called the regular meeting of Wooster City Council to order at 7:30 p.m. in council chambers. All members of City Council were present. City Administration present: Mayor Bob Breneman, Finance Director Andrei Dordea, Director of Administration Joel Montgomery, Law Director Richard Benson, Fire Chief Barry Saley, Police Chief Matt Fisher, Development Coordinator Jonathan Millea, and Public Properties Maintenance Manager Curt Denning.

II. APPROVAL OF MINUTES

Councilwoman Knapic moved to approve the minutes of the February 1, 2016 meeting, seconded by Councilman Ansel. By voice vote the motion passed unanimously.

III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION

Having given his State of the City presentation prior to the council meeting, Mayor Breneman waived the opportunity address council.

IV. PETITIONS/COMMUNICATIONS FROM PUBLIC

I. Liquor Control Hearing Notice

a. Issuance of a new permit to DST Wooster, LLC, DBA Basil Asian Restaurant
Councilman Ulbright moved to waive council's right to a public hearing, seconded by Councilman Ansel. Upon roll call vote, the motion passed unanimously.

V. COMMITTEE REPORTS; PUBLIC HEARINGS

Greg Gehris of 347 N. Grant Street addressed Ordinance No. 2016-07

Jeanette Robinson of 1525 Smith Drive addressed Ordinance No. 2016-07

Councilman Sanders noted there will be a Public Utilities Committee meeting on 02/22/16 at 6:00 p.m.
Councilwoman Knapic noted there will be a Laws and Ordinances Committee meeting on 03/07/16 at 6:30 p.m.

VI. OLD BUSINESS

1. Second Reading – ORDINANCE NO. 2016-06 AN ORDINANCE AMENDING CHAPTER 925, STORM DRAINAGE, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO; (Knapic)

Councilwoman Knapic reiterated details of the ordinance and the need for the changes to the codified ordinances. She noted this measure will be discussed more in depth at the 03/07/16 Laws and Ordinances Committee meeting. The proposed ordinance was left on second reading.

VII. NEW BUSINESS

1. First Reading – RESOLUTION NO. 2016-13 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO AN AGREEMENT WITH THE WAYNE COUNTY HUMANE SOCIETY FOR CAT CONTROL SERVICES WITHIN THE CITY OF WOOSTER (Cavin)

Councilman Cavin shared details of the ongoing relationship between the City of Wooster and the Wayne County Humane Society. He defined "TNR", which stands for trap, neuter and release. He recognized Stuart Mykrantz of the Humane Society. Mr. Mykrantz shared details of the Humane Society's efforts to humanely work to reduce the feral cat population in both Wooster and Wayne County. He reviewed some upcoming events and plans for 2016 to institute "TNR". Mr. Mykrantz introduced Melissa Schultz, the

2016 Executive Director. Councilman Ulbright extended his thanks and admiration to the Humane Society for their efforts. Councilwoman Knapic expressed her support for the new TNR policy and wished the Humane Society continued success. Mr. Mykrantz noted a mobile clinic will be coming to Wooster to assist residents with neutering their pets at a reduced cost. Councilman Ansel asked how you know when a cat has been neutered. Mr. Mykrantz noted the ears of captured cats have the tip of an ear clipped. Councilman Cavin extended his thanks to Mr. Mykrantz for appearing and sharing information with council.

Councilman Cavin moved, seconded by Councilman Ulbright, to adopt. Upon roll call, motion to adopt carried unanimously (Ansel-yes; Cavin-yes; Knapic-yes; Myers-yes; Sanders-yes; Silvestri-yes; and Ulbright-yes).

2. First Reading – RESOLUTION NO. 2016-14 A RESOLUTION AUTHORIZING THE DIRECTOR OF FINANCE TO ISSUE PAYMENT FOR SERVICES RENDERED UNDER CONTRACTS WITH VARIOUS VENDORS, AND DECLARING AN EMERGENCY (Ansel)

Councilman Ansel noted a bill relating to a water main break under Route 30 some weeks ago has been received by the city and now must be paid. He noted it was an emergency situation and city staff was not able to repair without outside assistance. President Buytendyk noted this break occurred over a holiday weekend and extended his thanks to Stout Excavating.

Councilman Ansel moved to suspend the rules and place on third and final reading, seconded by Councilman Sanders. Upon roll call, motion carried unanimously (Ansel-yes; Cavin-yes; Knapic-yes; Myers-yes; Sanders-yes; Silvestri-yes; and Ulbright-yes). Councilman Ansel moved, seconded by Councilman Myers, to adopt. Upon roll call, motion to adopt carried unanimously (Ansel-yes; Cavin-yes; Knapic-yes; Myers-yes; Sanders-yes; Silvestri-yes; and Ulbright-yes).

3. First Reading – RESOLUTION NO. 2016-15 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR MOWING SERVICES FOR CITY-OWNED PROPERTY (Silvestri)

Councilman Silvestri noted the importance of maintaining public spaces, specifically mowing and maintaining green spaces. He noted the city contracts this service in order to save money and shared details of the success of this. Councilman Myers asked if the bid procedures required local contractors. Mr. Denning noted this is not a requirement.

Councilman Silvestri moved, seconded by Councilwoman Knapic, to adopt. Upon roll call, motion to adopt carried unanimously (Ansel-yes; Cavin-yes; Knapic-yes; Myers-yes; Sanders-yes; Silvestri-yes; and Ulbright-yes).

4. First Reading – ORDINANCE NO. 2016-07 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MV AFFORDABLE HOUSING FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES, AND DECLARING AN EMERGENCY (Ansel)

Councilman Ansel shared details about the proposed measure and noted it meets the requirements of the CRA, and if built would add 45 units to the housing stock of Wooster. He noted the current property tax generated at the site is \$5232.00 with the building on the site that tax will be \$80286.00. Councilman Ansel noted that the CRA application was approved by the Wooster Growth Corporation. Mr. Millea

noted this would be 12 year 50% abatement with shared ownership between Wayne County Metropolitan Housing Authority and MV Housing. Mr. Millea shared details relating to demographics and income levels in Wooster, while emphasizing the need to more affordable housing in Wooster. Councilman Ulbright expressed concerns that this site is not located close to the types of jobs low to moderate income person would be qualified for. Mr. Millea noted that several companies in the area have committed to support this initiative by providing jobs for persons living in this property. Stan Popp of WMHA shared details of the extensive study and research done to determine this location as the best place to build an affordable housing property. He went on to note the partnerships between Ohio Means Jobs, the career center and others that will support the residents living at the property. He also noted the many amenities that are within walking distance of the proposed site.

Councilwoman Knapic acknowledged the need for affordable housing in Wooster, but expressed her opposition to the current measure. Ms. Knapic asked for concrete evidence from the business community agreeing to provide jobs for low to moderate income persons. Ms. Knapic noted the project will generate more property taxes, not income taxes. Mr. Popp noted that Daisy Brand has committed to making 47 entry level positions, he went on to share the room breakdown of the property noting that most units would be market rate. He also noted that the WMHA will be the administrator of the property for the first 15 years and have committed to providing residents will all possible chances and support to be successful. Councilman Ansel noted the measure will be kept on first reading to allow for additional review and comment. He went on to ask that surrounding housing providers be given consideration of the potential impact of a new competitor while ensuring all are being treated fairly. Councilman Ansel noted MV Affordable Housing achieved great success with the renovations of the Palm House Apartments. Mayor Breneman expressed his support for the Miller-Valentine group and their professionalism; he also noted with WMHA as a 30% owner gives him a great deal of confidence for the project's success. Councilman Ulbright asked what proof Mr. Popp needs to provide to council to win Ms. Knapic's support for this project. Councilwoman Knapic said she wants to see something in writing from employers detailing jobs, salaries, and their commitment to hire residents of the property. She wants a more detailed game plan to be able to take to her constituents. Councilman Ulbright expressed his support of the project because it will bring nice affordable housing to Wooster. Councilman Silvestri expressed his belief that the risks associated with new construction is greater and the responsibility to tax payers is greater. Councilman Myers noted he does not believe Miller-Valentine in conjunction with WMHA would invest six million dollars without a well-researched plan. The measure was left on first reading.

5. First Reading – RESOLUTION NO. 2016-16 A RESOLUTION AUTHORIZING THE PAYMENT OF A MORAL CLAIM, AS RECOMMENDED TO COUNCIL BY THE MORAL CLAIMS BOARD, AND DECLARING AN EMERGENCY (Ansel)

Councilman Ansel reiterated that Wooster is one of only a few communities that still has a Moral Claims Board and went on to explain its purpose. Councilman Ansel went on to relate details of a storm sewer backup at 455 Oakley Road during a substantial rainfall which resulted in over \$45,000 worth of damage to the homes basement. Mr. and Mrs. Sprosty were insured but only received \$5,000 from their insurance company. Upon thorough review of the claim, the moral claims board is recommending to pay the Sprosty's \$7589.86, which is the cost of clean up to the basement to ensure no adverse health affects to persons living in the home. Councilman Ulbright noted the city's insurance company was consulted as well and it was determined the city has no liability in this matter but in an effort to take care of the residents he supports this recommendation.

Councilman Ulbright moved to suspend the rules and place on third and final reading, seconded by Councilman Myers. Upon roll call, motion carried unanimously (Ansel-yes; Cavin-yes; Knapic-yes; Myers-yes; Sanders-yes; Silvestri-yes; and Ulbright-yes). Councilman Ansel moved, seconded by Councilman Silvestri, to adopt. Upon roll call, motion to adopt carried unanimously (Ansel-yes; Cavin-yes; Knapic-yes; Myers-yes; Sanders-yes; Silvestri-yes; and Ulbright-yes).

VIII. EXECUTIVE SESSION - ORC 121.22 (G) (2)

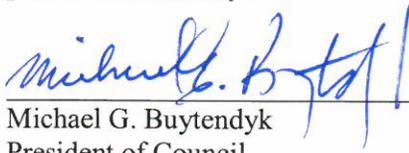
Councilman Sanders moved to enter into executive session to discuss the sale, lease or disposition of public property, seconded by Councilman Ansel; upon roll call vote the motion passed unanimously. Councilman Silvestri moved to exit executive session, seconded by Councilwoman Knapic; upon roll call vote the motion passed unanimously.

IX. MISCELLANEOUS

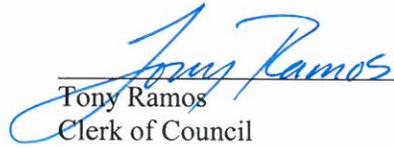
Councilman Silvestri expressed his appreciation to the Boy Scout Troops that were present to observe the meeting. Councilman Ansel extended his appreciation to Law Director Benson and is saddened by his retirement. Councilman Ulbright extended his thanks to Mayor Breneman for an exceptional State of the City presentation.

IX. ADJOURNMENT

Councilman Ulbright moved to adjourn, seconded by Councilwoman Knapic. By voice vote the motion passed unanimously.



Michael G. Buytendyk
President of Council



Tony Ramos
Clerk of Council