


WOOSTER CITY COUNCIL MINUTES
March 7, 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, Development Coordinator Jonathan Millea, and City Engineer Roger Kobilarcsik.

II. APPROVAL OF MINUTES

Councilman Silvestri moved to approve the minutes of the February 16, 2016 meeting, seconded by Councilman Sanders. By voice vote the motion passed unanimously.

III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION

Mayor Breneman shared brief details of a 02/18/16 he and his staff met with Quasar to discuss ongoing operations at the WRRF to address noxious odors emanating from the facility. He went on to give details of a tour of Certified Angus Beef. Lastly the Mayor noted on 03/02/16 Wooster was named 3rd top micro-politan in the United States.

IV. PETITIONS/COMMUNICATIONS FROM PUBLIC

Matthew Long – 225 N. Market Street – Ord. No. 2016-07
Connie Hoffa – 2761 Vinton Woods – Ord. No. 2016-07
Dorothy Janus – 2645 Eastwood – Ord. No 2016-07

V. COMMITTEE REPORTS; PUBLIC HEARINGS

VI. OLD BUSINESS

1. Third 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 gave details of a Laws and Ordinances Committee meeting that was held to review the changes and allow for public comment.

Councilwoman Knapic moved, seconded by Councilman Cavin, 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. Second Reading – ORDINANCE NO. 2016-07 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MV AFFORDABLE HOUSING FOR COMMUNITY REINVESTMENT ARE TAX INCENTIVES, AND DECLARING AN EMERGENCY (Ansel)

Councilman Ansel reiterated details of the ordinance and recounted briefly details of earlier discussions for and against the ordinance. Councilman Ansel extended his thanks to Mr. Millea for his memo he provided to council answering questions generated at the previous council meeting. Councilman Ansel noted based on the information provided by Mr. Millea that there is a need for low to moderate income housing in Wooster. Councilman Ansel noted he'll be keeping the current measure on second reading to allow for continued discussion and review. He went on to mention Councilwoman Knapic's upcoming absence from the March 21st Council meeting, and his intention to table this measure at that time to ensure she is present before Council votes on the measure.

Councilman Ulbright asked Stan Popp of WMHA if he could respond to some of the people who spoke during the public comment portion, specifically the impacts on schools. Mr. Millea gave a brief description of neighborhood demographics and potential impacts on the schools. Councilman Ulbright asked about locating a residential property on a commercial C5 area. Mr. Millea noted the only area to place a residential property of this type is in a C5 conditional use area. Councilman Ulbright went on to speak at length about parking, drug use and transportation. Mr. Popp spoke at length addressing numerous concerns relating to the property and how potential residents are screened. He noted this proposal is not meant to hurt neighborhoods or cause problems but to provide good affordable housing in an area that needs it. Mr. Popp went on to reiterate the breakdown of the number of units that will be subsidized versus market rate.

Councilwoman Knapic asked if there is a waiting list of housing for Wayne County and if so how many of those are for Wooster. Mr. Popp said the housing authority has multiple waiting lists across multiple programs. Councilwoman Knapic went on to ask additional questions about rent structures, financing for the project and public/private partnerships. Mr. Millea along with Mr. Popp attempted to address the questions and statements of Councilwoman Knapic. Councilwoman Knapic raised additional concerns regarding out of town property management, zoning regulations and the safety of walking in the area. Councilwoman Knapic and Mr. Popp had some general discussion about CRA Applications and the ordinance which gives council the authority for review. Councilwoman Knapic stated she does not believe the facts supports this type of project at the proposed location and went on to state this is not an issue of "not in my backyard." Councilman Ulbright noted its ok to disagree, but believes there is an over emphasis on making sure everything clicks into place, but noted life is about taking risks and there are no guarantees. He closed by saying this is an opportunity to provide folks the chance to pull themselves up by the boot straps. Councilman Silvestri summarized much of the earlier points and noted he has many of the same concerns others have expressed. Councilman Ansel spoke in favor of supporting the measure and detailed similar successful projects throughout the City.

VII. NEW BUSINESS

1. First Reading – RESOLUTION NO. 2016-17 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR PAVEMENT REPAIRS ON VARIOUS STREETS (Ulbright)

Councilman Ulbright reviewed the supplemental materials attached to the legislation and reviewed where the pavement repairs will occur. Councilman Myers asked why Fire Station #3 is included if this is a budgeted item when these streets were surveyed Fire Station #3 hadn't been purchased yet. Mr. Kobilarcsik noted this measure is for concrete repairs and Fire Station #3 was added to gets repairs done, while ensuring the best price by grouping it with the others. Councilman Silvestri asked what portion of the projects dollars will go to Fire Station #3. Mr. Kobilarcsik noted, less than a third.

Councilman Ulbright 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).

2. First Reading – RESOLUTION NO. 2016-18 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO PURCHASE VEHICLES IN ACCORDANCE WITH THE CAPITAL PLAN FOR 2016 (Cavin)

Councilman Cavin noted the importance of maintaining front line vehicles for safety forces, and reviewed the details of how this medic unit will be remounted, repaired and the cost associated. President Buytendyk asked where the unit is coming from and will it reduce the ability to provide service while it's offline. Chief Saley noted its part of the current fleet but is an older unit that has been in reserve and will not affect service. He went on to note that two medic units are currently out of service for repairs and the

department has been relying on Wooster Twp to provide assistance when necessary. Councilman Silvestri asked about the vehicles original warranty and if any costs would be covered under it. Chief Saley noted the unit was built in 1999 and the original warranty has expired. Councilman Silvestri asked if there was a local company that could do the same work at lower costs. Chief Saley said they looked but felt it made more sense to take the unit to the original manufacturer to ensure the work is completed correctly.

Councilman Cavin 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).

3. First Reading – RESOLUTION NO. 2016-19 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE CONSTRUCTION OF PHASE 1 OF THE AKRON ROAD INDUSTRIAL DRIVE PROJECT (Ulbright)

Councilman Ulbright reviewed details of the proposed measure and the costs associated. Mr. Kobilarcsik noted the project is currently in the final stages of design. Councilman Ulbright asked if this would alleviate traffic congestion on Old Airport Rd. Mr. Kobilarcsik said it would. Councilwoman asked questions about location and placement. Councilman Sanders addressed the location and placement.

Councilman Ulbright moved, seconded by Councilman Ansel, 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 – RESOLUTION NO. 2016-20 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A CONTRACT FOR RIGHT OF WAY ACQUISITION SERVICES RELATED TO THE BURBANK ROAD IMPROVEMENT PROJECT, AND DECLARING AN EMERGENCY (Ulbright)

Councilman Ulbright shared details about the proposed road repairs on Burbank but the need to obtain right of way from homeowners prior to moving forward. He went on to note the road is unimproved and hazardous. He went on to note it is a highly trafficked road and desperately needs improvement. Mr. Kobilarcsik noted that is not passed the project will be delayed. Councilwoman Knapic asked when Burbank was placed on the schedule and why it was not budgeted. Mr. Kobilarcsik noted it was in his original budget request, but the money was cut to allow council to pass a balance budget. Mr. Montgomery noted efforts were made to obtain outside monies and received them but didn't think they'd be able to use them in 2017. Councilman Silvestri asked why are we rushing and can't we wait to spend the money. Mr. Montgomery noted no matter when the project occurs this money will be spent for this task. President Buytendyk noted our engineering department is not designed to work to obtain right of way and this company is and know the rules, regulations and processes involved.

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 Ulbright moved, seconded by Councilman Sanders, 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).

5. First Reading – ORDINANCE NO. 2016-08 AN ORDINANCE AMENDING TWO SECTION OF CHAPTER 925, STORM DRAINAGE, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO (Knapic)

Councilwoman Knapic reviewed the changes for council and explained how citizens who are eligible for cost reductions under these changes can obtain them.

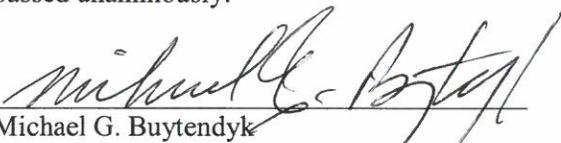
Councilwoman Knapic moved to suspend the rules and place on third and final reading, seconded by Councilman Sanders. Upon roll call, motion carried unanimously (Ansel-yes; Cavin-yes; Knapic-yes; Myers-yes; Sanders-yes; Silvestri-yes; and Ulbright-yes). Councilwoman Knapic moved, seconded by Councilman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

Councilman Silvestri expressed his appreciation for the lively discussions. Councilwoman Knapic thanked those who spoke regarding the CRA and extended her compliments to the Fire Chief for his ability to save money. Councilman Ansel noted his pleasure of Wooster being named a top micro-politan and commended council on their good stewardship. He went on to note that healthy debate is good for the city. Councilman Sanders extended his thanks to those who spoke about the CRA. Councilman Ulbright echoed the sentiments expressed regarding the CRA.

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