

**WOOSTER CITY COUNCIL MINUTES**  
**November 2, 2015**

**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 except Councilwoman Barbara Knapic. City Administration present: Mayor Bob Breneman, Finance Director Andrei Dordea, Development Coordinator Jonathan Millea, Police Chief Matt Fisher, Zoning Manager Andrew Dutton.

**II. APPROVAL OF MINUTES**

Councilman Silvestri moved, seconded by Councilman Cavin to approve the minutes of the October 19, 2015 regular meeting. Upon voice vote the motion carried unanimously.

**III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION**

Mayor Breneman reviewed a memo submitted to Council to reappoint Greg Long to the Wooster Community Hospital Board of Governors. He went on to give an update of the installation of the Melrose Water Tank. The Mayor also noted the water tank currently at the hospital is also being removed during the month of November and encourage council to go and see the tear down process. Mayor Breneman shared details about positive online exposure the city has been receiving and thanked the Chamber and Main Street Wooster for their efforts to promote Wooster as a destination location. The Mayor also shared the regional dispatch center is on track to be operational by March 2016, and gave details on the Layton School auction. Mr. Montgomery gave updates on a Nature Works Grant Application and the subsequent approval for grant monies for Christmas Run Park improvements. He shared details of the bidding process for Fire Station #3.

President Buytendyk asked for a motion to reappoint Greg Long to the Hospital Board of Governors for another term beginning 01/01/16 and ending 12/31/20. Councilman Silvestri so moved, seconded by Councilman Myers. The motion passes unanimously by voice vote.

**IV. PETITIONS/COMMUNICATIONS FROM PUBLIC**

1. Greg Gehris of 347 N. Grant Street spoke regarding ordinance no. 2015-35.

**V. COMMITTEE REPORTS; PUBLIC HEARINGS**

**VI. OLD BUSINESS**

1. Second Reading – ORDINANCE NO. 2015-35 AN ORDINANCE AMENDING TITLE ELEVEN, ZONING, OF THE CODIFIED ORDINANCES OF THE CITY OF WOOSTER, OHIO, SO AS RE-ZONE LAND TO AN R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR PROPERTY LOCATED AT 1967 E. SMITHVILLE-WESTERN ROAD (Knapic)

President Buytendyk noted that Mr. Dutton of Planning and Zoning was able to get in touch with the new property owner as requested by Council at the previous meeting. The new owner expressed no objection to the property being rezoned as residential via email to Mr. Dutton. Councilwoman Knapic reviewed details regarding the request/need to rezone the listed property. Councilman Silvestri extended his appreciation to Mr. Dutton for his efforts to get in touch with the property owner.

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

2. Second Reading – RESOLUTION NO. 2015-65 A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE WOOSTER TAX INCENTIVE REVIEW COUNCIL WITH RESPECT TO EXISTING COMMUNITY REINVESTMENT ACT AGREEMENTS (Ansel)

Councilman Ansel detailed the annual process of review completed by the Tax Incentive Review Council and went on to share details about their April 2015 meeting to review CRA agreements. There are currently 25 open agreements which have resulted in almost 28 million dollars of investment, 86 added jobs and retained 289 jobs in the downtown area. He also highlighted the positive revenues received by the city through property and income taxes. Councilman Ulbright asked the Administration to explain that there is a CRA program for residential properties and the details. Jonathan Millea explained the areas south of downtown that are eligible for the program and detailed the simple application process. Councilman Ulbright asked if the areas realtors were aware of the program and asked if more could be done to promote it. Mr. Millea noted the realtors are aware and would do more to communicate this program to more residents.

Councilman Ansel moved to suspend the rules and place on third and final reading, seconded by Councilman Ulbright. 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 (Ansel-yes; Cavin-yes; Knapic-Yes; Myers-yes; Sanders-yes; Silvestri-yes and Ulbright-yes).

3. Second Reading – RESOLUTION NO. 2015-66 A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE WOOSTER TAX INCENTIVE REVIEW COUNCIL WITH RESPECT TO EXISTING ENTERPRISE ZONE AGREEMENTS (Ansel)

Councilman Ansel reiterated the annual process of review completed by the Tax Incentive Review Council and went on to share details about their April 2015 meeting to review Enterprise Zone agreements. There are currently 13 active agreements with over 45 million dollars invested in property since 2014, which has generated over 1 million dollars in property taxes. The investments resulted in the creation of over 600 jobs, which generated almost \$350,000 in tax revenue.

Councilman Ansel 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 (Ansel-yes; Cavin-no; Knapic-Yes; Myers-yes; Sanders-yes; Silvestri-yes and Ulbright-yes).

## **VII. NEW BUSINESS**

1. First Reading – ORDINANCE NO. 2015-36 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH ST. PAUL HOTEL GROUP, LLC FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES, AND DECLARING AN EMERGENCY (Ansel)

Councilman Ansel shared details regarding the upcoming renovations of the St. Paul Hotel and detailed how successful the hotel has been thus far. He noted the uniqueness of the proposed renovations as the

building will be elevated one floor to maintain existing ground level parking. The renovations will result in over \$1.1 million dollars of investment. All existing positions will be maintained with the addition of 1 new employee. Councilman Ansel noted this CRA request has been approved by the Wooster Board of Education and the Wooster Growth Corporation and went on to note this expansion is a great sign of growth and vitality of the downtown area. Mr. Millea conveyed the thanks and appreciation from the St. Paul owners to Council for the continued support of council. Mr. Millea also noted that the St. Paul hotel contributes to the bed tax which generates revenue for the city and this expansion would increase those receipts. Councilman Ulbright commented that the expansion will be a beautiful addition to the downtown. President Buytendyk noted Wooster is fortunate to have a school board that understands and supports abatements since they are the main beneficiary of property tax revenue.

Councilman Ansel moved to suspend the rules and place on third and final reading, seconded by Councilman Ulbright. 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 (Ansel-yes; Cavin-yes; Knapic-Yes; Myers-yes; Sanders-yes; Silvestri-yes and Ulbright-yes).

2. First Reading – RESOLUTION NO. 2015-67 A RESOLUTION AUTHORIZING THE DIRECTOR OF FINANCE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH THE ACCOUNTING FIRM CLARK, SCHAEFER, HACKETT FOR AUDITING SERVICES, AND DECLARING AN EMERGENCY (Ansel)

Councilman Ansel extended thanks to the outgoing Auditor Rea and Associates and explained that the state requires on a set basis to change who audits the City as a check/balance. He went on to review/explain the supporting materials of the three competing auditing firms. Councilman Ansel noted Wooster, due to its uniqueness with having a hospital, Wooster Growth Corporation and a WARCOG makes the least expensive firm not the most viable. The current firm has the needed experience in the healthcare industry which will be most beneficial to the City. Councilman Silvestri asked what disqualified Zumpka from consideration. Finance Director Andrea Dordea noted they answered no to several questions which disqualified them and that decision was made by the State of Ohio Auditor.

Councilman Ansel 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 (Ansel-yes; Cavin-yes; Knapic-Yes; Myers-yes; Sanders-yes; Silvestri-yes and Ulbright-yes).

3. First Reading – RESOLUTION NO. 2015-68 A RESOLUTION AMENDING RESOLUTION NO. 2015-56 BY ENLARGING THE SCOPE OF THE PROJECT: AND DECLARING AN EMERGENCY (Myers)

Councilman Myers noted the need for the legislation has been an unexpected positive. The resolution allows already budgeted monies to be shifted from areas where cost will be less to include much needed renovations to the bathroom facilities at the park.

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

### VIII. EXECUTIVE SESSION

Councilman Sanders motioned to enter into executive session, seconded by Councilman Ansel. Upon roll call, motion to adopt carried (Ansel-yes; Cavin-yes; Knapic-Yes; Myers-yes; Sanders-yes; Silvestri-yes and Ulbright-yes).

Councilwoman Knapic motioned to exit executive session, seconded by Councilman Ansel. Upon roll call, motion to adopt carried (Ansel-yes; Cavin-yes; Knapic-Yes; Myers-yes; Sanders-yes; Silvestri-yes and Ulbright-yes).

President Buytendyk explained the Law Department of the City has recommended to Council to enter into a settlement agreement with Enviro-Clean Services to resolve ongoing litigation. Councilman Cavin motioned to authorize such an agreement, seconded by Councilman Ulbright. Councilman Cavin extended his thanks for the support from Council Ward 1 residents have received as legal proceedings were persuaded to resolve odiferous nuisance complaints. Councilman Silvestri noted his ward is on the opposite side of town, but that he too received negative feedback from his constituents as well in regards to nuisance smells from Enviro-Clean. Attorney Mark Baserman extended his thanks and appreciation to Council for their support and confidence.

Upon roll call, motion to adopt carried (Ansel-yes; Cavin-yes; Knapic-Yes; Myers-yes; Sanders-yes; Silvestri-yes and Ulbright-yes).

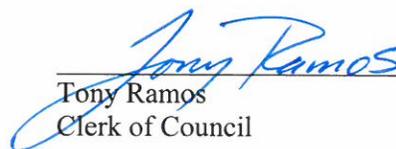
### IX. MISCELLANEOUS

Councilman Ulbright encouraged everyone to vote in the elections occurring on 11/3/16. Councilwoman Knapic echoed Mr. Ulbright's sentiments and wished the Wooster Generals the best of luck in their upcoming playoff football game. Councilman Silvestri expressed his excitement over the St Paul Hotel expansion and encouraged residents to attend an upcoming presentation of the Downtown Master Plan at the Library. Councilman Ansel shared he will not be in attendance at the 11/16/15 Council Meeting and noted a Finance Committee Meeting on 12/07/15 at 6:00 pm to review the 2016 budget. Councilman Myers wished all those on the ballot in the upcoming election good luck and encouraged people to vote.

### X. ADJOURNMENT

Councilman Ulbright moved, seconded by Councilman Silvestri, to adjourn. Motion carried and meeting so adjourned.

  
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Michael G. Buytendyk  
President of Council

  
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Tony Ramos  
Clerk of Council