

**CITY COUNCIL MINUTES**  
**October 21, 2013**

**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. The following members were present: Jon Ansel, Mark Cavin, Barbara Knapic, Craig Sanders, David Silvestri, Jeff Steiner, and Jon Ulbright.

City Administration present: Mayor Bob Breneman, Director of Administration Joel Montgomery, Finance Director Andrei Dordea, and Law Director Dick Benson.

Mr. Buytendyk noted that the agenda would be amended to include an executive session that will follow the legislative portion of the meeting.

**II. APPROVAL OF MINUTES**

Mr. Steiner moved, seconded by Mr. Ansel, to approve the October 7, 2013 meeting minutes. Upon voice vote, the motion carried unanimously.

**III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION**

Mr. Breneman asked to draw councilmembers' attention to Ord. No. 2013-39 and Ord. No. 2013-40. Mr. Breneman stated that city administration would appreciate council's support for these tax abatement issues. The Mayor went on to provide a brief background for McConnell Holdings and Bauer Corporation, stating that the company wishes to stay in Wooster due to the good labor force and is looking to build a new facility in Wooster to house their operations. Mr. Breneman explained that Mr. Jason Carrick has sought a tax abatement through the Community Reinvestment Area tax incentives and wants to set up a distribution and warehouse center at a location on Industrial Boulevard.

**IV. PETITIONS/COMMUNICATIONS FROM PUBLIC**

Mr. Cavin recused himself from discussion and voting on the following liquor license notice. Notice was received from the Ohio Department of Liquor Control that Buehler's Food Markets, Inc. applied to transfer C1, C2, and D6 liquor permits from Gary's Liquor Agency. Mr. Ulbright moved, seconded by Ms. Knapic, not to request a hearing. Motion carried unanimously.

**V. COMMITTEE REPORTS; PUBLIC HEARINGS**

Mr. Buytendyk thanked Police Chief Matt Fisher for a presentation given to council members prior to the council meeting and Mr. Daryl Decker for the use of the maintenance garage for purposes of the presentation.

Mr. Jon Ansel announced that he will be conducting a Finance Committee meeting at 7:00 p.m. on Monday, November 4, 2013 in council chambers. Mr. Dordea will be making a presentation to the committee regarding the third quarter finances for the City.

Mr. Cavin announced that he will hold a Public Health and Leisure Committee meeting at 5:30 p.m. also on Monday, November 4, 2013 in council chambers to discuss property maintenance issues. City administration will make a presentation at that meeting.

**VI. OLD BUSINESS**

None.

**VII. NEW BUSINESS**

1. First Reading – ORDINANCE NO. 2013-39 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MCCONNELL WOOSTER PROPERTIES, LLC, DBA BAUER CORPORATION, FOR TAX ABATEMENT, AND DECLARING AN EMERGENCY (Ansel)

Mr. Sanders recused himself for all discussion and voting on this piece of legislation. Mr. Ansel explained that Bauer Corporation is Wooster's oldest manufacturing company, established in 1917 as a ladder building and distribution company. Mr. Ansel complimented the Wayne Economic Development Council and the City for working with the representatives of Bauer Ladder to come to an agreement to keep the company in Wooster. Mr. Ansel noted that Bauer Ladder is the only American ladder company still in existence and faces strong competition from foreign competitors. The proposed new location for the company will be on Enterprise Parkway and Bauer Corporation has requested a 75% tax abatement for a 10-year period. Mr. Ansel also stated that the parent company, McConnell Wooster Properties, LLC owns several other facilities with available space to which they could have re-located the Wooster operations. However, due to the skilled workforce in Wooster and the tax incentives that were offered, they chose to keep operations in Wooster and to build a new facility. A workforce of 36 will be retained; after the \$2 million investment and during the abatement period, the annual property taxes for the new facility will be approximately \$15,490, which is \$13,706 more than if the land would remain unimproved; and after the abatement period the annual property taxes will rise to \$56,608. Mr. Buytendyk noted that it speaks well of Wooster that the quality of the employees was a such a large factor in the company's decision to stay. Mr. Silvestri asked Mr. Stoner, Bauer Corporation's general manager, if he would like to share some of the factors that went into making the decision to remain in Wooster and what the company hopes to see in the future. Mr. Stoner stated that the McConnell family purchased Bauer Ladder Corporation ten years ago, and that the business has become profitable. The company has also seen annual growth of around 15% and hopes that trend continues. Mr. Stoner said that Bauer has less than 5% of the ladder market, which drives them to focus on service and quality. Mr. Stoner confirmed that the quality of the workforce was one of the driving reasons for Bauer to stay in Wooster. Mr. Stoner said the company hopes to add employees in the future and that the building plans and land purchased will allow for expansion when needed. Mr. Ulbright thanked Mr. Stoner for the decision to stay in Wooster and shared his hope that, with a move to a larger facility, that it would allow the company to capture more of the market. Mr. Ulbright also asked if there were any innovations in ladder construction that Mr. Stoner would like to share. Mr. Stoner stated that most injuries from ladder use arise from carrying and moving the ladders around, so the biggest change in their construction has been a shift to make them lighter and easier to maneuver.

Mr. Ansel moved, seconded by Mr. Ulbright, to suspend the rules and place on third and final reading. Upon roll call, motion carried unanimously (Ansel-yes; Cavin-yes; Knapic-yes; Silvestri-yes; Steiner-yes and Ulbright-yes; Sanders was recused and did not vote).

Mr. Ansel moved, seconded by Ms. Knapic, to adopt. Upon roll call, motion to adopt carried unanimously (Ansel-yes; Cavin-yes; Knapic-yes; Silvestri-yes; Steiner-yes and Ulbright-yes; Sanders was recused and did not vote).

2. First Reading –           ORDINANCE NO. 2013-40 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH XCESS LIMITED FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES, AND DECLARING AN EMERGENCY (Ansel)

Mr. Sanders rejoined council members to participate in the remainder of the council meeting. Mr. Ansel introduced the legislation by stating Xcess Limited is one of Wooster's newest companies. Mr. Ansel stated that Mr. Jason Carrick has applied for tax incentives provided by the Community Reinvestment Area program, specifically a 50%, 10-year property tax abatement. Mr. Carrick has purchased property on Industrial Boulevard with three empty buildings in need of repairs and upgrades. The intended use of the property is to provide warehousing and shipping facilities for Xcess Limited's e-fulfillment business. Xcess Limited purchases surplus items and sells them to customers at wholesale prices. Mr. Ansel likened the business to an Amazon-like setup. Mr. Ansel reported that Xcess Limited intends to invest \$200,000, which would increase the annual real estate taxes to \$15,619 up from \$12,974. The total annual real property taxes to be paid during the abatement period would be \$14,877, which is an increase of \$1,742 over the current value of the property. Mr. Ansel noted that this legislation is supported by the City, the WEDC, and the Triway Local School District. Ms. Knapic stated that Mr. Carrick owns several businesses in her ward and that he plays a needed role in serving a population that needs the services that he provides. Ms. Knapic also stated that Mr. Carrick has been generous to the community in supporting local charities and non-profit

agencies. Mr. Cavin added that there is a business owned by Mr. Carrick that sometimes causes problems for the City, but that a warehouse like the one proposed should be a good development. Mr. Ulbright noted that he was impressed with the projections for employees over the next four years, noting that Mr. Carrick estimates that Xcess Limited could have as many as 40 employees by 2017. Mr. Ansel also added that Mr. Carrick has demonstrated an ability to take an abandoned or empty store and to turn it into a profitable business.

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

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

3. First Reading – RESOLUTION NO. 2013-86 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 REPLACEMENT OF A PORTION OF THE WATER LINE SERVING HENRY STREET (Sanders)

Mr. Sanders stated that this legislation is for a proposed project to replace the water line on Henry Street between Market Street and Walnut Street. The two-inch galvanized line will be replaced with a six-inch ductile iron line. The entire project will be funded through the water fund. Mr. Ansel asked about the age of the water line and Mr. Montgomery responded that he believed it was at least 30 years old.

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

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

4. First Reading – RESOLUTION NO. 2013-87 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR RESURFACING OF A PORTION OF PORTAGE ROAD (Ulbright)

Mr. Ulbright announced that this project is for the resurfacing of Portage Road between Highland Park and State Route 585. He stated that he had spoken with the City Engineer, Roger Kobilarcsik, who said he hoped that this would be the first paving project on the annual resurfacing budget list for 2014. Funding for the project will be split between ODOT and the City, with 80% (\$240,000) of the \$300,000 project coming from ODOT and the remaining 20% (\$60,000) coming from the SCMR budget. Mr. Silvestri asked for clarification as to whether or not this project included the bridge over the expressway. Mr. Buytendyk asked if the bridge was paved, and Mr. Montgomery responded that it was not paved and is not part of the project. Ms. Knapic added that she believed this will be a nice addition to the State Route 585 intersection since the surrounding areas have recently been repaved, and hopes it will attract businesses to the vacant portions of the nearby shopping plaza.

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

## **X. EXECUTIVE SESSION**

Mr. Steiner moved, seconded by Ms. Knapic, to go into executive session to discuss litigation. Upon roll call, motion carried unanimously (Ansel-yes; Cavin-yes; Knapic-yes; Sanders-yes; Silvestri-yes; Steiner-yes and Ulbright-yes).

Mr. Steiner moved, seconded by Mr. Silvestri, to reconvene from executive session. Upon roll call, motion to adopt carried unanimously (Ansel-yes; Cavin-yes; Knapic-yes; Sanders-yes; Silvestri-yes; Steiner-yes and Ulbright-yes).

**XI. MISCELLANEOUS**

Mr. Cavin reiterated that he will hold a Public Health and Leisure Committee meeting at 5:30 p.m. in council chambers on Monday, November 4, 2013. Ms. Knapic stated that she would attend the Public Health and Leisure Committee in her capacity as chair of the Laws and Ordinances Committee.

**XII. ADJOURNMENT**

Mr. Ulbright moved, seconded by Ms. Knapic, to adjourn. Motion carried and meeting so adjourned at 8:38 p.m.

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Michael G. Buytendyk  
President of Council

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Amy M. Hamilton  
Clerk of Council