

  
**WOOSTER CITY COUNCIL MINUTES**  
**June 3, 2019**

**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. Lynne DePaulo, Council Clerk, called roll with the following members present; Scott Myers, Craig Sanders, Dave Silvestri, Jon Ansel, Bill Bostancic, and Mark Cavin. Jennifer Warden was absent. City Administration present: Mayor Bob Breneman, Finance Director Andrei Dordea, Law Director John Scavelli, Economic Development Jonathan Millea and Officer Don Hall.

**II. APPROVAL OF MINUTES**

Councilman Silvestri moved to approve the minutes of the May 20, 2019 meeting, seconded by Councilman Bostancic. Upon voice vote, the minutes were approved unanimously.

**III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION**

Mayor Breneman thanked Tom Hilt for his 42 years of service on the Parks & Recreation Committee.

The fund for Wayne Trails has reached \$10,500.

The Wooster Growth Community Improvement Corporation (CIC) and the Wayne County CIC joined forces to purchase the old Horn Nursing Home. The building will be demolished and then the entities will open the property up for development proposals.

**IV. PETITIONS/COMMUNICATIONS FROM PUBLIC**

Councilman Ansel made a motion to waive the liquor control hearing, seconded by Councilman Silvestri. Upon roll call, the motion passed unanimously. (Ansel-yes; Myers – yes; Sanders – yes; Bostancic-yes; Silvestri-yes; Cavin-yes; Warden -absent)

Kip Wahlers, 250 West Street, Columbus OH; Margo Broehl, 558 N. Market Street, Wooster OH; Bonnie Hall, 108 Kimberly Drive, Creston, OH; and Don Battershell, 331 Lakecrest Street NW, Canton OH all spoke on Ordinance 2019-13.

**V. COMMITTEE REPORTS; PUBLIC HEARINGS - NONE**

**VI. UNFINISHED BUSINESS - NONE**

**VII. NEW BUSINESS**

1. First Reading – ORDINANCE NO. 2019-10

AN ORDINANCE ESTABLISHING THE SALARY OF CITY COUNCIL MEMBERS AND PRESIDENT FOR THE TERMS BEGINNING ON OR AFTER JANUARY 1, 2020 (Sanders)

Councilman Sanders introduced the legislation and thanked the compensation committee for their time and effort to render the recommendation. Sanders requested this be considered to have its first reading.

2. First Reading – ORDINANCE NO. 2019-11

AN ORDINANCE ESTABLISHING THE SALARY OF THE OFFICE OF MAYOR FOR THE TERM BEGINNING ON OR AFTER JANUARY 1, 2020 (Sanders)

Councilman Sanders said this is also legislation that the compensation committee recommended. Sanders requested this be considered to have its first reading.

3. First Reading - ORDINANCE NO. 2019-12  
AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH COYOTE GROUP LLC FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES (Ansel)

Councilman Ansel introduced Bill Erdos as the developer. Mr. Erdos is willing to take a worn-out building to renovate and is asking for the tax incentive. Mr. Millea said this building has a very small footprint and that smaller sites need upgrading too. It's exciting to have a tried and true investor willing to take the risk with this project.

Mr. Erdos stated his appreciation for councils support over the past 13-14 years which started with the Tulipan Building being the first and the St. Paul Hotel being the most recent. This building needs a complete renovation and the CRA will make it feasible.

Councilman Ansel moved to suspend the rules, seconded by Councilman Cavin. Upon roll call motion to suspend was carried 6-0. (Ansel-yes; Myers – yes; Sanders – yes; Bostancic-yes; Silvestri-yes; Cavin-yes; Warden - absent)

Councilman Ansel moved to adopt, seconded by Councilman Myers. Upon roll call motion to adopt carried 6-0. (Ansel-yes; Myers – yes; Sanders – yes; Bostancic-yes; Silvestri-yes; Cavin -yes; Warden - absent)

4. First Reading – RESOLUTION NO. 2019-34  
A RESOLUTION PROVIDING FOR THE ANNUAL TAX BUDGET FOR FISCAL YEAR BEGINNING JANUARY 1, 2020 (Ansel)

Councilman Ansel said it's that time of year for this legislation. It's an annual request with a deadline of July 15, 2019, and a thorough summary has been submitted by Mr. Dordea. There is a public hearing scheduled for this resolution on June 17<sup>th</sup>. The legislation will be considered to have its first reading.

5. First Reading - ORDINANCE 2019-13  
AN ORDINANCE DETERMINING THE NECESSITY OF AND AUTHORIZING THE ISSUANCE AND SALE OF HEALTH CARE FACILITIES REVENUE BONDS, SERIES 2019 (WEST VIEW HEALTHY LIVING PROJECT) OF THE CITY OF WOOSTER, OHIO, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000; AUTHORIZING THE EXECUTION AND DELIVERY OF A BASE LEASE AND LEASE IN CONNECTION THEREWITH; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT TO SECURE SUCH SERIES 2019 BONDS; AUTHORIZING OTHER DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE SERIES 2019 BONDS; AND DECLARING AN EMERGENCY (Ansel)

Councilman Ansel stated this is an unusual request and an infrequent initiative. The Ohio Revised Code allows for a municipality to issue conduit debt on behalf of certain non-profits (501(c)(3)). Council did this before back in 2003, but it is a new request for many on council. There is zero cost to the city, zero liability and it does not affect the city's bond rating. Mr. Ansel introduced Attorney Margo Broehl and Attorney Kip Wahler. Ms. Broehl stated that city council had indeed done this type of request previously and she had been involved in all of them. Ms. Broehl stressed that Westview Manor is no competition to the hospital and that it provides a different type and level of care to its residents. It has an obligation to not discharge anyone for failure to pay. The average age of residents at Westview Manor is 94 and the average length of stay is 3 ½ years. Ms. Broehl also stated with the addition to Westview Manor there will be approximately 30-40 new hires.

Mr. Wahler introduced himself as a bond counsel for Ice Miller. The bonds that will be sold are tax-exempt. There is zero risk to the city for acting as a passive conduit for the transaction. Westview Manor is responsible if there is a default. Mr. Wahler reminded council that a public hearing for this

issue is slated for the June 17<sup>th</sup> council meeting and he is requesting council consider suspending the rules at the June 17<sup>th</sup> meeting and passing the requested legislation.

Councilman Ansel requested this legislation to have had its first reading.

6. First Reading – RESOLUTION NO. 2019-35

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT A CRITICAL INFRASTRUCTURE APPLICATION TO THE STATE OF OHIO DEVELOPMENT SERVICES AGENCY FOR A SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT; TO ACCEPT SUCH MONIES, IF AWARDED; TO EXECUTE ANY NECESSARY DOCUMENTS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY (Silvestri)

Councilman Silvestri expressed his appreciation to Mr. Millea for his diligence in finding out about this grant possibility and working under a deadline to get this legislation to council. The deadline for the application is June 14, 2019, so action needs to be taken immediately. The waterline on Lincoln Street has a history of breaks which is twice the industry average. This is a grant that would provide \$300,000 towards the cost of the project.

Councilman Silvestri moved to suspend the rules, seconded by Councilman Ansel. Upon roll call motion to suspend was carried 6-0. (Ansel-yes; Myers – yes; Sanders – yes; Bostancic-yes; Silvestri-yes; Cavin-yes; Warden - absent)

Councilman Silvestri moved to adopt, seconded by Councilman Myers. Upon roll call motion to adopt carried 6-0. (Ansel-yes; Myers – yes; Sanders – yes; Bostancic-yes; Silvestri-yes; Cavin -yes; Warden - absent)

**VIII. MISCELLANEOUS - NONE**

**IX. ADJOURNMENT**

Councilman Ansel moved to adjourn, seconded by Councilman Myers. By voice vote, the motion passed unanimously. Meeting adjourned at 8:25 p.m.

  
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Michael G. Buytendyk  
President of Council

  
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Lynne DePaulo  
Clerk of Council

