

## WOOSTER CITY COUNCIL MINUTES

May 4, 2020

Due to the Stay at Home order, this city council meeting was held via a Zoom conference call. The recorded video of the meeting is available on the City of Wooster YouTube channel.

### **I. ROLL CALL & ORDERING OF AGENDA**

President Mike Buytendyk called the teleconference meeting of Wooster City Council to order at 7:30 p.m. Lynne DePaulo, Council Clerk, called roll with the following members present; Craig Sanders, Bill Bostancic, Jennifer Warden, David Silvestri, Jon Ansel, Scott Myers, and Mark Cavin. City Administration present: Mayor Bob Breneman, Finance Director Andrei Dordea, Director of Administration Joel Montgomery, Law Director John Scavelli, Development Coordinator Jonathan Millea, and City Engineer Roger Kobilarcsik.

### **II. APPROVAL OF MINUTES**

Councilman Ansel moved to approve the minutes of the April 20, 2020 meeting, seconded by Councilwoman Warden. Upon voice vote, the minutes were approved unanimously.

### **III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION**

Mayor Breneman informed council that the Memorial Day parade and the July 4<sup>th</sup> Fireworks celebration have been canceled due to COVID-19. There has been no decision on the opening of pools as yet.

The Charter Review Committee continues to develop recommendations for changes and hopes to present these to council in June.

Wooster Growth met earlier in the day to discuss two items; the first was the CRA for Weaver Custom Homes. Originally the Rea & Associates project was slated to be constructed first and would request a commercial CRA. Mayor Breneman explained that the condominium project is a residential CRA and wasn't scheduled to be constructed until next year, but the timeline has been moved up. Mr. Millea went over the requirements for the residential CRA application process and how to get residential condominiums included. This is why there is a need to add the wording to Ordinance 2020-16.

The Mayor then spoke on the second Wooster Growth item, a recommendation to approve a CRA application for Timothy Enterprise/Caliber Holdings to construct a new building at the intersection of Akron Road and Long Road. Both CRA's were given a positive recommendation from Wooster Growth.

Mr. Dordea reviewed the details of a Standard & Poor's ratings call held on May 1st. The schedule for the sale of the bonds is as follows: May 11<sup>th</sup> – we'll have the rates; May 21<sup>st</sup> will be the auction; June 9<sup>th</sup> is the closing date. He also gave an update on first-quarter financials. Tax receipts are down 2.2%, withholding for April was up 1%, the rainy day fund is over 200 days. He is cautiously optimistic.

Mr. Montgomery let council know they should have received the 2020 First Quarter Financial and 2019 Operations Report via email. The data was taken mainly from the various divisions' annual reports and also included Key Performance Indicators from the Dashboard. He asked for feedback on the Dashboard.

### **IV. PETITIONS/COMMUNICATIONS FROM PUBLIC - NONE**

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

### **VI. UNFINISHED BUSINESS - NONE**

## **VII. NEW BUSINESS**

### **1. First Reading – ORDINANCE NO. 2020-13**

**AN ORDINANCE AMENDING ORDINANCE NO. 2014-06 BY AUTHORIZING THE MAYOR TO TRANSFER THE COMMUNITY REINVESTMENT AREA AGREEMENT FROM C&C WELLERT PROPERTIES LLC TO WALNUT NORTH INVESTMENT PROPERTIES LLC, AND DECLARING AN EMERGENCY. (Ansel)**

Councilman Ansel stated this was a routine CRA request to transfer a ten-yard tax incentive. The sale of the property at 149 N. Walnut is contingent on the approval of the tax incentive transfer.

Councilman Ansel motioned to suspend the rules, seconded by Councilman Silvestri. Upon roll call motion to suspend the rules carried 7-0. (Sanders – yes; Bostancic-yes; Cavin -yes; Warden – yes; Silvestri – yes; Ansel – yes; Myers - yes)

Councilman Ansel motioned to adopt, seconded by Councilwoman Warden. Upon roll call motion to adopt carried 7-0. (Sanders – yes; Bostancic-yes; Cavin -yes; Warden – yes; Silvestri – yes; Ansel – yes; Myers - yes)

### **2. First Reading – ORDINANCE NO. 2020-14**

**AN ORDINANCE VACATING A RIGHT-OF-WAY ADJACENT TO OLD AIRPORT ROAD IN THE CITY OF WOOSTER PURSUANT TO R.C. 723.05 (Bostancic)**

Councilman Bostancic explained this was a request to vacate existing right-of-way adjacent to Old Airport Road and is necessary to the move forward with the Daisy Way Extension project.

Councilman Bostancic motioned to suspend the rules, seconded by Councilman Myers. Upon roll call motion to suspend the rules carried 7-0. (Sanders – yes; Bostancic-yes; Cavin -yes; Warden – yes; Silvestri – yes; Ansel – yes; Myers - yes)

Councilman Bostancic motioned to adopt, seconded by Councilman Silvestri. Upon roll call motion to adopt carried 7-0. (Sanders – yes; Bostancic-yes; Cavin -yes; Warden – yes; Silvestri – yes; Ansel – yes; Myers - yes)

### **3. First Reading – ORDINANCE NO. 2020-15**

**AN ORDINANCE AMENDING THE ANNUAL APPROPRIATION ORDINANCE (Ansel)**

Councilman Ansel stated that this request will budget the money for the sludge tank for the fiscal year 2020. The money had been slated for 2019, but the bids came in too high and were thrown out, so the money never got encumbered in 2019. This will fund the \$2.7M cost to build the sludge tank. It is a financial housekeeping matter.

Councilman Ansel motioned to suspend the rules, seconded by Councilman Myers. Upon roll call motion to suspend the rules carried 7-0. (Sanders – yes; Bostancic-yes; Cavin -yes; Warden – yes; Silvestri – yes; Ansel – yes; Myers -yes)

Councilman Ansel motioned to adopt, seconded by Councilwoman Warden. Upon roll call motion to adopt carried 7-0. (Sanders – yes; Bostancic-yes; Cavin -yes; Warden – yes; Silvestri – yes; Ansel – yes; Myers - yes)

### **4. First Reading – ORDINANCE NO. 2020-16**

**AN ORDINANCE AMENDING ORDINANCE NO. 2004-33 BY PERMITTING NEW CONSTRUCTION FOR RESIDENTIAL CRA TAX INCENTIVES IN THE WOOSTER COMMUNITY REINVESTMENT AREA #1 AND DECLARING AN EMERGENCY (Ansel)**

Councilman Ansel introduced the ordinance by saying how effective the CRA program has been. The program began in 2004 and was revised in 2008. It is time for another revision. He thanked the Administration and Mr. Millea for clarifying the timing requirements of the upcoming development of the old Horn Nursing Home property. Weaver

Custom Homes is asking for a 50% abatement for twelve years and this amendment will provide the language and clarity for the request to be accepted.

Councilman Bostancic asked what the cost to purchase one of the condominiums would be. Mr. Stutzman replied they would be in the upper \$200's to lower \$300's range. Councilman Silvestri asked about Rea & Associates. Mr. Millea replied that they are currently working on their CRA application and hope to have it before council in June. Mr. Stutzman can proceed with his project now because it is a residential CRA, Rea & Associates will need to submit their application prior to beginning their project because it is a commercial CRA. Councilman Sanders what makes these condominiums different from others? Mr. Millea said that usually the request for condominiums has come from a mixed-use area and is tied to a commercial abatement; the residential area is over top of commercial/retail area. Weavers will be separate and strictly residential. Councilwoman Warden asked about the work that has already begun. Mr. Stutzman said work has begun on the water and sewer utilities. Weaver hopes to begin digging for the foundation by the end of the week and is on track.

Councilman Ansel motioned to suspend the rules, seconded by Councilman Cavin. Upon roll call motion to suspend carried 7-0. (Sanders – yes; Bostancic-yes; Cavin -yes; Warden – yes; Silvestri – yes; Ansel – yes; Myers - yes)

Councilman Ansel motioned to adopt, seconded by Councilman Cavin. Upon roll call, motion to adopt carried 7-0. (Sanders – yes; Bostancic-yes; Cavin -yes; Warden – yes; Silvestri – yes; Ansel – yes; Myers-yes)

### VIII. MISCELLANEOUS

President Buytendyk took a moment to recognize nurses for National Nurses Week.

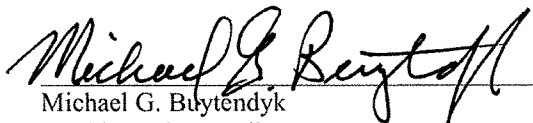
Councilman Silvestri asked for more details on why the fireworks were canceled. President Buytendyk said one of the main factors was the Wooster Exchange Club was not able to raise their portion of the funding this year due to the COVID meeting restrictions.


Councilman Silvestri also expressed community concern regarding the pools. Are we waiting for information from the State Department of Health? Mr. Montgomery explained that any area that can't be controlled for social distancing will remain closed. Councilman Silvestri asked if it was a congregating issue or State mandated. Mr. Montgomery said both.

Councilman Silvestri asked what happens if the pools open in mid-June? Mr. Montgomery replied that every season pools are a losing money item; the city provides them as a service to the community. It takes a month to ramp up for a pool opening. The main issue he sees is the ability to hire enough certified lifeguards along with the fact that many organizations such as the YMCA will not be offering day camps this year since they are on the list of closed activities. Councilman Myers would like to keep the option of opening pools on the table.

### IX. ADJOURNMENT

Councilman Ansel moved to adjourn, seconded by Councilman Silvestri. By voice vote, the motion passed unanimously. Meeting adjourned at 8:50 p.m.

  
Michael G. Buytendyk  
President of Council

  
Lynne DePaulo  
Clerk of Council

