

WOOSTER CITY COUNCIL MINUTES

June 1, 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, Law Director John Scavelli, City Engineer Roger Kobilarcsik, PPM Manager Curt Denning, PPM Supervisor Andrew Guidetti and Development Coordinator Jonathan Millea.

II. APPROVAL OF MINUTES

Councilman Sanders moved to approve the minutes of the May 18, 2020 meeting, seconded by Councilwoman Warden. Upon voice vote, the minutes were approved unanimously.

III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION

Mayor Breneman announced that Freedlander Pool is filled and being heated. Lifeguards will be trained next week and the opening will be June 15th. The Recreation Division is working to re-open programs for the public. He gave input on various pieces of legislation before city council this evening.

Mr. Dordea gave an update on the bond sale, stating that by refinancing existing debt the city was able to save \$1,400,000 at a 1.79% bond interest rate.

IV. PETITIONS/COMMUNICATIONS FROM PUBLIC - NONE

V. COMMITTEE REPORTS; PUBLIC HEARINGS

Finance Committee met earlier and conducted a second public hearing on the 2020 COMMUNITY DEVELOPMENT BLOCK GRANT SMALL CITIES PROGRAM and discussed the Tax Increment Financing option.

VI. UNFINISHED BUSINESS

1. Second Reading – ORDINANCE No. 2020-17

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH TIMOTHY ENTERPRISES LLC AND CALIBER HOLDINGS CORPORATION FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES, AND DECLARING AN EMERGENCY (Ansel)

Councilman Ansel stated he would like to keep this on second reading. Council had a detailed discussion at their last meeting. Be prepared to vote on June 15th.

VII. NEW BUSINESS

1. First Reading – RESOLUTION NO. 2020-25

A RESOLUTION PROVIDING FOR THE ANNUAL TAX BUDGET FOR FISCAL YEAR BEGINNING JANUARY 1, 2021 (Ansel)

Councilman Ansel said this City Tax Budget legislation is required annually by the Ohio Revised Code. Council will hold a public hearing on June 15th and he plans on this legislation going three readings.

2. First Reading – RESOLUTION NO. 2020-26

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR

RESURFACING-URBAN PAVING WITHIN THE CITY OF WOOSTER, AND DECLARING AN EMERGENCY (Bostancic)

Councilman Bostancic introduced the legislation as a cooperative agreement between ODOT and the City to pave certain areas. This is preliminary legislation for ODOT to pick up 80% of the costs. The project is slated for the 2021 fiscal year.

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 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)

3. First Reading – ORDINANCE NO. 2020-18

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH REA & ASSOCIATES INC. AND REA REAL ESTATE LTD. FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES, AND DECLARING AN EMERGENCY (Ansel)

Councilman Ansel said this is a request for an agreement to enter into a 12 year 50% abatement with Rea & Associates for the development of the old Horn Nursing Home property. Rea & Associates will keep their 21 employees with the intent of growing. Councilman Ansel thinks this is a win, win for downtown, Wooster Growth, and Rea & Associates. The abatement already has the approval of Wooster Growth. Councilman Cavin said this is a significant investment in downtown and what council envisioned for the use of a CRA. He asked what would happen to Rea & Associates current building. Mr. McCarthy stated it will be sold. Councilwoman Warden asked how many employees Rea & Associates have. Mr. McCarthy said 21, but they hope to be able to increase up to 40 once the new building is done. Councilman Bostancic wanted to know when construction would start and be finished. Mr. McCarthy said the start date is July 2020 and the completion date is July 2021. Mr. Gorman and Mr. McCarthy both expressed their appreciation to the Administration, Wooster Growth and City Council for their support.

Councilman Ansel motioned to suspend the rules, seconded by Councilman Cavin. 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 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)

4. First Reading – RESOLUTION NO. 2020-27

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT(S) WITH THE LOWEST AND BEST BIDDER TO EXTEND DAISY WAY FROM OLD AIRPORT ROAD TO THE EXISTING DAISY WAY, AND DECLARING AN EMERGENCY (Bostancic)

Councilman Bostancic said this project is ready to go out for bid. There is substantial outside funding to help pay for the project. It is a budgeted item.

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)

5. First Reading – RESOLUTION NO. 2020-28

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT(S) WITH THE LOWEST AND BEST BIDDER

FOR THE LINCOLN STREET WATERLINE REPLACEMENT PROJECT AND DECLARING AN EMERGENCY. (Silvestri)

Councilman Silvestri stated this 2800 LF waterline project would run from Nold to University on Lincoln Street. Councilwoman Warden asked if residents would be assessed for the work. Councilman Silvestri said no, the project will be paid for out of the water fund. Councilwoman Warden asked if the street would be resurfaced after the project. Mr. Kobilarcsik said it is on the paving list for 2021, but we'll have to see how the budget for 2021 works out. It is a budgeted item.

Councilman Silvestri 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)

6. First Reading – RESOLUTION NO. 2020-29

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN 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 (Ansel)

Councilman Ansel said that CDBG funding has been expanded this year to increase support for community services. This is a two-part request totaling \$150,000. Part 1 is the request to fund the Viola Startzman Clinic in the amount of \$50,000. Part 2 is a request for \$100,000 to launch a homeless day center project. This is a collaboration between the Salvation Army, One-Eighty, and the Wayne Housing Coalition. The concept is for a “Living Room” to be developed at the Salvation Army as a daytime option for those in need. The idea is to have a place for people to come shower, charge phones, personal development, and have a safe place to be during the day. Wayne County Commissioners have committed \$20,000 annually for three years and \$15,000 gift from the Wayne County Community Foundation to help with the funding. The deadline to apply for the funding is June 19th.

Councilman Bostancic thinks this is a great piece of legislation. Councilman Silvestri hopes this is a step in the right direction. He knows there is a need in our downtown and what an opportunity to be able to use these CDBG funds towards this project. Councilman Sanders questioned what happens after the second year when the CDBG funding is over, what happens in year three and where will the money come from. Councilman Ansel said it is a funding experiment; the program will have to show it is beneficial to continue the service. He would expect a report from the coalition group justifying the program to continue city funding. Mayor Breneman said that if you look at the numbers provided by the Salvation Army, the “Living Room” should be able to function for three years. Councilman Cavin has a concern regarding accountability and how the money will be used.

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

7. First Reading – RESOLUTION NO. 2020-30

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR REPLACEMENT AND UPGRADING OF THE FREEDLANDER PARK PRIMARY ELECTRICAL SERVICE AND TRANSFORMERS, AND DECLARING AN EMERGENCY (Warden)

Councilwoman Warden stated the electrical service and transformers at Freedlander Park are outdated and need upgraded. The lines will be placed underground. The project will take place after the pool season. Councilman Silvestri wanted to know what all was involved in the project. Mr. Denning and Mr. Guidetti explained that the electric is high voltage three-phase voltage and needs to be done by a contractor. The work reduces the possibility

of outages caused by trees falling on the lines. There have been seven outages in the last six years. The underground line work covers the entire Freedlander Park, not just the pool/Chalet area. The project is budgeted.

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

8. First Reading – RESOLUTION NO. 2020-31

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR REPLACEMENT OF THE FREEDLANDER CHALET ROOF, AND DECLARING AN EMERGENCY (Warden)

Councilwoman Warden introduced the legislation for the replacement of the Freedlander Chalet Roof. The interior has been remodeled, while the exterior remained the same. The City does not want to risk structural damage to the newly renovated interior. The project will take place after the pool season. Councilman Bostancic asked what the life expectancy for a steel roof was. Mr. Denning thought 30 years. Councilman Sanders replied some go up to 50 years, and this is a good investment. The project is budgeted.

Councilwoman Warden 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)

9. First Reading – RESOLUTION NO. 2020-32

A RESOLUTION REQUESTING THAT THE OHIO DEVELOPMENT SERVICES AGENCY AMEND WAYNE COUNTY'S ENTERPRISE ZONE #115C, AND DECLARING AN EMERGENCY (Ansel)

Councilman Ansel said this is an administrative initiative and is required. This legislation needs to be finalized for the Wayne County Enterprise Zone. The parcel to be included in the Rural Enterprise Zone is the Certified Angus Beef property (73-00011.001).

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

10. First Reading – ORDINANCE NO. 2020-20

AN ORDINANCE SUBMITTING TO THE ELECTORS OF THE CITY OF WOOSTER, OHIO, AMENDMENTS TO THE CHARTER OF THE CITY OF WOOSTER AS PROVIDED IN SECTION 8.03 "CHARTER REVIEW," AND DECLARING AN EMERGENCY (Sanders)

Councilman Sanders introduced this legislation by saying that every ten years the city's Charter is reviewed and updated by a Charter Review Committee. The changes have been submitted to council and if approved will go on the November 3rd ballot. It will stay on first reading so everyone can thoroughly read it. Councilman Sanders questioned the reasoning behind the term limit deletion for the hospital board. Mr. Scavelli stated that the request had come from both the hospital and city administration. The city members have term limits while the township members do not. The change will bring equality between the township and city hospital board members. It takes time for a hospital board member to become knowledgeable and comfortable with being on the hospital board. Councilman Bostancic asked if there was a way to remove someone. Mayor Breneman said it is the Mayor's responsibility. The city board members will be appointed to a four-year term and the Mayor will review and determine if a member should be reappointed or not. The Mayor can appoint someone different if need be.

VIII. MISCELLANEOUS

Many councilmembers thanked the Charter Review Committee for their hard work and service.

Councilman Sanders requested the Finance Committee begin the process for the TIF policy/legislation guidelines and then the Law & Ordinances Committee will finalize the language. Councilman Ansel has no problem with the Finance Committee beginning the process. Mr. Scavelli will provide the ORC Template and Finance Committee will start with that and hand it off to the Laws & Ordinance Committee.

IX. ADJOURNMENT

Councilman Ansel moved to adjourn, seconded by Councilman Cavin. By voice vote, the motion passed unanimously. Meeting adjourned at 9:45 p.m.


Michael G. Buytendyk
President of Council


Lynne DePaulo
Clerk of Council