

**WOOSTER CITY COUNCIL MINUTES**  
**5/17/2021**

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 videoconference 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, Jennifer Warden, David Silvestri, Mark Cavin, Bill Bostancic, Jon Ansel and Scott Myers. City Administration present: Mayor Bob Breneman, Director of Administration Joel Montgomery, Finance Director Andrei Dordea and Law Director John Scavelli.

**II. APPROVAL OF MINUTES**

Councilman Silvestri moved to approve the minutes of the May 3, 2021 meeting, seconded by Councilman Sanders. Upon voice vote, the minutes were approved unanimously.

**III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION**

Mayor Breneman announced that Wooster Community Hospital was recognized with a Silver Commitment to Excellence Award presented by the Baldrige Performance Excellence Program.

Mayor Breneman stated that life is returning to normal; the downtown Farmer's Market has begun, the July 4<sup>th</sup> Fireworks are scheduled and even though there will not be a Memorial Day parade, a remembrance ceremony will be held at Wooster Cemetary on Memorial Day beginning at 10:00 a.m.

NBC Nightly News with Lester Holt will air a piece featuring Wooster GOJO and their product, Purell, on the Wednesday, May 19<sup>th</sup> evening show.

Wooster City Council will begin in-person council meetings on June 7<sup>th</sup>, following CDC and State of Ohio guidelines.

Mayor Breneman announced the retirement of Jeff Battig as Recreation Manager and the appointment of Ashley Hershberger as Jeff's replacement. Ashley will be a manager-in-training until Jeff's retirement at the end of the year.

**IV. PETITIONS/COMMUNICATIONS FROM PUBLIC**

Councilman Myers motioned to waive the Liquor Control Hearing for Bob Evans Restuarant, seconded by Councilman Silvestri. Upon roll-call the motion passed 7-0. (Ansel=yes, Bostancic – yes, Cavin – yes, Myers – yes, Sanders – yes, Silvestri – yes, Warden – yes)

There were no comments from the public.

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

**VI. UNFINISHED BUSINESS**

1. Second Reading – ORDINANCE NO. 2021-19

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN ENTERPRISE ZONE AGREEMENT WITH PITTSBURG AVENUE PROPERTIES LLC FOR CERTAIN TAX INCENTIVES, FOR IMMEDIATE ENACTMENT (Ansel)**

Councilman Ansel stated this is a well-established thriving business reaching out for an abatement for the expansion of their facility. E-Pak Manufacturing will be investing \$1.3M-\$1.9M to build a new 13,200 SF

manufacturing building. Councilman Ansel said there have been concerns voiced by residents regarding the possibility of increased noise. The neighbors have requested a privacy fence or barrier be installed along the western edge of the property that butts against the residential area. Jason Miller, E-Pak, said that the new building is over 400' from the property line and there is a treeline already separating the properties with quite a few nice pine trees. He has reached out for a quote on fencing but feels that the trees create a better barrier. They would have to cut mature trees in order to build the fence and the fence would be 6' high versus the height of the trees. Councilman Ansel suggested doing some earthwork to create a mound and possibly planting evergreens on the mound for a noise buffering.

Councilman Bostancic said he met with the neighbors on Saturday and walked the area. The neighbors are concerned with the noise situation with the existing structure along with lights. Councilwoman Warden asked if E-Pak will move forward with the project if the abatement is denied. Mr. Miller stated E-Pak has acreage outside of the city that they had originally considered for this project. If the abatement is denied, E-Pak will evaluate and decide what to do at that time.

Councilman Myers said that it appears E-Pak is doing everything it can to be a good neighbor. He reminded council that the issue before them was the abatement, not zoning. Councilman Cavin asked if Mr. Miller thought truck traffic would increase on Palmer Street. Mr. Miller said the truck traffic heads out Pittsburgh and connects directly to the bypass/SR30.

Councilman Ansel motioned to suspend the rules, seconded by Councilman Myers. Upon roll call, motion to suspend passed 6-1 (Bostancic-no; Warden – yes; Silvestri – yes; Myers – yes; Cavin – yes; Sanders – yes; Ansel-yes)

Councilman Ansel motioned to adopt, seconded by Councilman Silvestri. Upon roll call, motion to adopt passed 5-2. (Bostancic-no; Warden – yes; Silvestri – yes; Myers – yes; Cavin – no; Sanders – yes; Ansel-yes)

## **VII. NEW BUSINESS**

### **1. First Reading – RESOLUTION 2021-26**

**A RESOLUTION PROVIDING FOR THE ANNUAL TAX BUDGET FOR FISCAL YEAR BEGINNING JANUARY 1, 2022 (Ansel)**

Councilman Ansel said this is the annual tax budget projections prepared as required by the ORC for calendar year 2022. There will be a public hearing on June 7<sup>th</sup> at 7:30 p.m. Councilman Ansel will be out of town, Councilman Myers will chair the public hearing. The legislation is considered to have its first reading.

### **2. First Reading – RESOLUTION 2021-27**

**A RESOLUTION AUTHORIZING THE CLERK OF COUNCIL TO CERTIFY AN ASSESSMENT TO THE COUNTY AUDITOR TO COLLECT THE AVAILABILITY FEE REQUIRED UNDER WOOSTER CODIFIED ORDINANCE CHAPTERS 923 AND 924 (Silvestri)**

Councilman Silvestri stated that sanitary sewer had been installed several years ago and there is a fee outstanding. The property owner and the City are now in negotiations regarding the availability fee and Councilman Silvestri is requesting to table the legislation.

Councilman Silvestri moved to table the legislation, seconded by Councilman Bostancic. Upon roll call, motion to table passed 7-0. (Ansel-yes, Bostancic – yes, Cavin – yes, Myers – yes, Sanders – yes, Silvestri – yes, Warden – yes)

3. First Reading - RESOLUTION 2021-28

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ENTER INTO A CONTRACT WITH H W HUNTER PROPERTIES III, LLC FOR THE PURCHASE OF LAND, APPROPRIATING THE NECESSARY FUNDS, AND ALLOWING FOR IMMEDIATE ENACTMENT (Warden)

Councilwoman Warden said this purchase opens up an opportunity for expansion at the Community Center. The City is hoping to allow for increased recreational activities and community services.

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

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

4. First Reading – ORDINANCE 2021-20

AN ORDINANCE AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO GRANT OR ASSIGN NECESSARY UTILITY EASEMENTS FOR THE WOOSTER BETTERMENT PROJECT AND THE WOOSTER INNOVATION PARK TO DOMINION ENERGY OHIO AND ALLOWING FOR IMMEDIATE ENACTMENT (Silvestri)

Councilman Silvestri said this easement is necessary in order to make natural gas more available to industry and residential growth. There are two areas for the easement; in the Oak Hill Park area and the Melrose Drive/Daisy Way area.

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

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

5. First Reading – ORDINANCE 2021-21

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY TO THE WOOSTER GROWTH CORPORATION, AND ALLOWING FOR IMMEDIATE ENACTMENT (Warden)

Councilwoman Warden said this is the 5L Farm property now being called Wooster Innovation Park. The transfer of this land will be combined with the other lots to create a more marketable property.

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

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

**VII. MISCELLANEOUS –**

Councilwoman Warden said she had been contacted by residents in the Lincoln Street area wondering when the construction area would be cleaned up and the portajohns removed. Mr. Montgomery said he would check into it and let her know.

Several council members congratulated Ms. Hershberger on her promotion.

**IX. ADJOURNMENT**

Councilman Ansel motioned to adjourn, seconded by Councilwoman Warden. The meeting adjourned at 8:50 p.m.

  
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Michael G. Buytendyk  
President of Council

  
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Lynne DePaulo  
Clerk of Council