

## RECORD OF PROCEEDINGS

Minutes of

Regular Meeting / Public

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Monday, January 6, 20 25.

Council President Vance called the council meeting to order at 7:30 p.m. Pastor Chuck Davis from Radiant Life Church led the prayer. The pledge was recited.

Roll call. All present.

Council minutes of the regular meeting on December 16 were presented for approval. Squirrell motioned to approve those minutes; Davies seconds; all ayes; motion passes.

**Committee Reports**

None

**Administrative Reports**

Mayor Plybon: Taylor Lockhart won the Mayor's Cookie Contest. Congratulations to Tim Neal, Wayne County Clerk of Courts, on his retirement. Welcome Scott Wiggam as the new clerk. Mayoral appointments to committees were announced. Best wishes to the new Wayne County Sheriff Thomas Ballinger. We appreciate all the city employees during the holiday keeping our utilities and services running, including the waterline break on Christmas Eve. This includes the police and fire.

Safety-Service Director Wheeler: Lots of snow and salting.

Council President Vance: Volunteer Firemen's Dependency Board Ed Hershey and Chuck Back are the council appointees while Jeff Lorson and Mike May are the fire department appointees. Spent the day in Columbus for the installation of the new House of Representatives, including Meredith Craig.

Clerk: Presented a liquor license transfer from OM Orrville LLC to Just Stop N Go Retail, gas station at Chestnut and South Main.

**Old Business**

None

**New Business**

**Resolution 1-25**, Squirrell moved that it be placed on first reading. Davies seconds. Ayes all; motion passes. **Resolution 1-25**, A Resolution authorizing the Director of Safety and Service to enter into a contract to provide for tax abatement for real property for Flo Properties, LLC, and declaring an emergency.

Discussion: Wheeler this is for the formerly known as Heather's Studio building at 249 West Market. This is a complete renovation to provide commercial space and apartment rental, estimated at \$1.2 million. The abatement would be for 10 years and 50%. Adam Hanzie representing Flo Properties addressed council with the renovations. Handouts were distributed. Heather's Studio closed June of 2020. Mr. Hanzie purchased in 2022. Orrville Cycling is interested in hopeful to move into the front half of the building fall of 2025. Short-term rentals in the back of the ground level and adding three second story apartments. The short-term hotel like or Airbnb type, five units on ground level. Being located at the trail, this would be good for cyclists as well as business personnel coming for a few days. These would be fully furnished. This is in the CBDD which states you cannot have permanent residents on the main floor. Airbnb would be a conditional use and require going before the Planning Commission. The front part of the building must be retail space. Parking in the downtown do not have requirements. They would use the public lots.

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Squirrell moved that the rules, regulations, and statutes requiring the reading of a resolution on three separate days be suspended. Shanklin seconded. Ayes all; motion carried. Squirrell moved that **Resolution 1-25** be adopted as read. Carr seconded. Ayes all; motion carried.

**Resolution 2-25**, Squirrell moved that it be placed on first reading. Shanklin seconds. Ayes all; motion passes. **Resolution 2-25**, A Resolution authorizing the Board of Control to advertise for bids and enter into a contract and/or contracts for WAY-Heartland Trail, Phase 3A (ODOT PID 115403) in the City of Orrville, Ohio and declaring an emergency.

Discussion: Wheeler states we are in Phase 3 of the final phase for the Rails to Trails project going from Allen to Forrer Road section. This runs behind the water plant, behind the industrial park and connecting to existing trail constructed previously on Forrer Road. We received over a million in grant funding from ODOT and working with their requirements. It is a 95/5 grant with the 5 to be covered by Rails to Trails. Removal of trees is required before trail work can being. It must be done outside of the Indiana bat season. The next resolution is the construction admin required to be done by an outside firm according to ODOT regulations. We have to go out for RFQ's to secure a firm and ODOT will do the admin and oversight working with our city engineer on issues or change orders. Hopeful to go out for bids in 2-4 weeks. Seeking approval tonight. We are looking at roughly 180 days of construction so it could be ready by early fall. This will be blacktop paving.

Squirrell moved that the rules, regulations, and statutes requiring the reading of a resolution on three separate days be suspended. Davies seconded. Ayes all; motion carried. Squirrell moved that **Resolution 2-25** be adopted as read. Handwerk seconded. Ayes all; motion carried.

**Resolution 3-25**, Squirrell moved that it be placed on first reading. Shanklin seconds. Ayes all; motion passes. **Resolution 3-25**, A Resolution authorizing the Board of Control to advertise for Request for Qualifications/Proposals and to enter into a contract and/or contracts for construction project administration and inspection of the WAY-Heartland Trail, Phase 3, in the City of Orrville, Ohio and declaring an emergency.

Discussion: This is the RFQ for the construction admin portion.

Squirrell moved that the rules, regulations, and statutes requiring the reading of a resolution on three separate days be suspended. Shanklin seconded. Ayes all; motion carried. Squirrell moved that **Resolution 3-25** be adopted as read. Lax seconded. Ayes all; motion carried.

#### **Good of the Order**

Squirrell: Lion's Club received a grant to support residents that struggled during the flood with gift cards to Wal-Mart. Some were distributed at the evening meal. They have to sign for them. If anyone needs anything, Squirrell will share the information. They gave about \$1200 away tonight.

Davies: Idea on the Rite Aid building to get an Aldi's. Talks are ongoing with a few companies. The owners are in California and the property manager is out of Colorado.

Mayor: Is looking forward to a great 2025. We have different projects like Depot Park, Heartland Trail and some street and park projects. Grateful for Mr. Hanzie and the development and housing.

Vance: Thanks to council and their respect and communications together. We look forward to the new year and working together. Appreciate all the efforts of the administration and mayor.

Shanklin: Appreciates the street departments hard work on the roads this weekend and long hours.

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Carr moved to adjourn. Lax seconds. Ayes all; motion carried.

Our next regular meeting will be Tuesday, January 21, 2025 with the Mayor's State of the City followed by department reports at every council meeting through April.

Meeting adjourned 7:59 pm.

Jeanne Gault  
Jeanne Gault, Clerk of Council

Jan. 21, 2025  
Date

Paul Vance  
Paul Vance, President of Council