

Regular/Public

February 21, 2017

Council President Baker called the meeting to order and offered the prayer. The Pledge was recited.

Roll call: Wilson, Vance, Hamsher, Aspiras, Corfman and Lorson were all present.

Excused: Shupp

Vance moved to accept the minutes of the February 6, 2017, meeting as documented; Hamsher seconded. Roll call vote; all yeas; motion carried.

Standing Committee Reports None

Administrative Reports:

Mayor Handwerk announced that he and Utility Director Brediger will be attending the American Public Power Association (APPA) conference rally in Washington DC next week. While there they will also meet with American Municipal Power and OMEA. The main emphasis of the meeting is to see legislators and talk about issues that we have in Ohio and surrounding states.

Safety Service Director Steve Wheeler: No trash delay this week. Service Department is doing park work and pothole repairs while the weather is mild.

Utilities Director Jeff Brediger: 2017 Final Appropriations were approved thru Utility Board committees and will be going to the full board on March 13.

Finance Director Janet Strimlan: 2017 Appropriations are being finalized. Books will be to council on March 6 with workshop on March 13 after the Utility Board meeting and the final reading will be on March 20. Also at the next meeting will be legislation for the note rollover for the Water Utility. It is hoped to pay off that note in 2018. 2016 audit begins tomorrow. Fund Balance Report period ending January 31, 2017 was presented and a request for a motion to approve that report subject to audit. Aspiras so moved and was seconded by Vance; roll call vote; all yeas; motion carried.

Council President Baker thanked Mr. Wheeler for getting the pothole crews out working.

Old Business:

Lorson moved that Ordinance A-17 be placed on third reading. Corfman seconded. Roll call vote; all yeas; motion carried. **Ordinance No. A-17**, An Ordinance amending the Zoning Map created by Chapter 1120 of the Codified Ordinances of the City of Orrville, Ohio, to reclassify parcels of land located on the south east side of Rohrer Road consisting of 12.044, 11.445 and 13.467 acres in the City of Orrville, Ohio, from R-1 (Residential) to R-2 (Residential).

Discussion: Patricia Rakoci, Vice President of Land Development for Redwood came to the podium for questions. They look for communities that don't have the type of housing that they offer geared toward senior citizen and young professionals. Two bedrooms, two bathrooms, 1500-1800 SF, affordable. Site selection is quite extensive. Management members find a site and talk about the site location, proximity with shopping and restaurants, other apartments within the community and housing. They look at demographics: age, income, population, number of households. Cost of building. Rents by type of the unit. Land price. Real estate. Build by Phase and in this case it is three phases. As each phase leases out they start the next phase. Could take 2-3 years. Property appraisals. Financials. There is a threshold to meet for each thing they are looking at. We feel confident we can lease these out. Redwood buys the land and a construction crew builds. Redwood takes over and manages them. Within 2018 they will have over 10,000 units in 80 different communities. Only one community, in Fort Wayne, is growing slower than they would like. North Ridgeville was started with first development and are looking to build some more by invite from the community. Maintenance free living, pets welcomed, lawn is mowed, living in a regular home without the headaches and maintenance of owning the home. Community activities. As of yet they have never bailed on a community. They have 95-98% occupancy rate and stay typically 5 years and are spending \$10-12M in this complex so their confidence is high in filling them at 90-95%.

Lorson moved that Ordinance A-17 be adopted as read. Corfman seconded. Roll call vote; all yeas; motion carried.

Regular/Public

February 21, 2017

New Business:

Lorson moved that Resolution 6-17 be placed on first reading. Wilson seconded. Roll call vote; all yeas; motion carried. **Resolution 6-17**, A Resolution authorizing the Director of Safety and Service to enter into a contract to provide for tax abatement for real property for Timothy Enterprises, LLC and Nagy’s Body & Frame, Inc. and declaring an emergency. 1st reading. Discussion: This is the annual legislation to pay for the State Auditor’s office to come in and audit us. It is required by the State as the tax supported expenditure could be more than \$15,000 threshold.

Discussion: Tax abatement for constructions of a 12,000 SF two-suite commercial building at 1793 North Main Street. Construction, furniture, fixtures will cost approximately \$950,000. They’re requesting a 10 year 50% abatement. Total of abatement approximately \$11,500/year for \$115,000 over the 10 year period.

It does call for 3 new full-time and 2 part-time jobs with an annual payroll of \$182,000 in new payroll.

Ron Nagy - President, Nagy’s Body and Frame & Timothy Properties, LLC: This is where they will house corporate offices for Timothy and Nagy’s.

Lorson moved that the rules, regulations, and statutes requiring the reading of a resolution on three separate days be suspended. Aspiras seconded. Roll call vote; all yeas; motion carried. Lorson moved that Resolution 6-17 be adopted as read. Corfman seconded. Roll call vote; all yeas; motion carried.

Orrville Police Department Chief Matt Birkbeck presented his annual report. Copy on file.

Good of the Order:

Vance: Will be out of town next meeting.

Wilson moved to adjourn the council meeting; Hamsher seconded. Roll call vote; all yeas; motion carried.

Council adjourned at 9:00 PM.

Jeanne Feudo, Clerk of Council

_____, 2017
Date

Lyle Baker, President of Council