

**DRAFT MINUTES**  
**WADSWORTH CITY COUNCIL MEETING**  
**City Council Chambers**  
**March 3, 2020**

*The regular meeting of Wadsworth City Council, Tuesday, March 3, 2020 at 6:30 p.m., in City Council Chambers:*

**PRESIDING:** Bruce Darlington, *President Pro Tem of Council*

**MEMBERS OF COUNCIL PRESENT:** Ralph Copley, Patty Haskins, Jeanne Hines, Tom Stugmyer, David Williams, Jon Yurchiak

**OFFICIALS PRESENT:** Acting Mayor Bob Thurber, Director of Public Service Robert Patrick, Director of Law Director Tom Morris, Economic Development Director Jim Gray, Planning Director Jeff Kaiser, Clerk of Council Tammy Guenther, Deputy Clerk Teresa Thompson.

**VISITORS SPEAKING:** *Stacey Maleckar, Medina County Department of Development Disabilities Superintendent  
Shiy Smith-Medrick, Medina County Auditor's Office,  
144 N. Broadway St., Medina*

**PRESS REPRESENTATIVES PRESENT:** *Jonathan DeLozier, Medina Gazette*

**Mr. Darlington** called the meeting to order at approximately 6:30 p.m. Everyone stood for the Pledge of Allegiance. The Council President gave the Invocation. The Clerk of Council called the roll.

**MINUTES:** **Mr. Copley** made a motion, which was seconded by **Mr. Stugmyer**, to adopt the minutes of the Regular Council meeting of **February 18, 2020**. An all-in-favor vote was taken. **THE MINUTES of the Regular Council Meeting of February 18, 2020 WERE APPROVED.**

**PUBLIC HEARING:** **ORDINANCE NO. 20-001: AN ORDINANCE TO AMEND SECTIONS 154.210 AND 154.211 OF THE CODIFIED ORDINANCES OF THE CITY OF WADSWORTH TO MODIFY THE PURPOSE AND PERMITTED USES OF C-4 HIGHWAY INTERCHANGE COMMERCIAL DISTRICTS**

Mr. Darlington announced the public hearing on Ordinance No. 20-001 in regard to changing zoning text and asked the Clerk of Council to read the title, which she did. Mr. Darlington invited the Planning Director Jeff Kaiser to come to the podium to tell them about the Planning Commission recommendations.

**Mr. Kaiser** said the zoning changes for the sections noted in the title of the ordinance would affect the purpose and uses in sections of C-4 District text. The reason for it was that the original text had been in the code since about 1965. It treated the C-4 District as a pass-through or tourist-oriented district. It appeared to be designed for highway travelers. As such, it had a limited number of permitted uses, which were

mainly hotels, restaurants and uses related to the motoring public. In reality, the C-4 District never developed into a tourist type of district.

The purpose of the revisions was to modernize and expand the permitted uses in the district. It would allow uses that were similar to what was currently permitted in a C-3 District. The changes would open it up to retail uses and professional services. It would also place a restriction on the intensity of uses with a floor area ratio and a cap on how large any given building could be. The reason for that was to keep the uses appropriate yet small because, again, one of the other purposes of the C-4 District – and also as a result of the recent access planning – they did not want a lot of vehicular traffic to cause any additional bottlenecks around that interchange.

Mr. Kaiser thought the changes would help open up some of the current, vacant sites that were in the C-4 District; allow uses that were more likely to occur; but still keep them in a proper scale so they would not create more traffic back-up.

**Ms. Haskins** asked what the limits on the heights of buildings were, or how many floors? Mr. Kaiser thought it was two or three, or a 40-50 foot height regulation. Ms. Haskins followed up by asking whether another hotel, such as they had presently, could be built. Mr. Kaiser thought that it could.

Mr. Darlington asked what the outlines of the C-4 District were. Mr. Kaiser said it was not all that large. It was from the High Street Corridor just north of Brouse and West Streets, heading all the way to the south side of Great Oaks Trail, he believed, and the south side of Park Center. How far to the east, asked Mr. Darlington? Mr. Kaiser said it was not very far, basically, it was one lot deep from the corridor and then to the current Galaxy and hotel there. Mr. Darlington noted that there was no buildable land on that side. Mr. Kaiser said they were mainly looking at some of the older sites on the south side of the highway – the old Sohio Station, the existing hotel would, eventually, have to be redeveloped.

Mr. Darlington asked if they could say then, to the north of the interstate, there was no land available.

Mr. Kaiser said he wouldn't say that, but there was no land available. That did not mean in the future. He thought, also, some of the restaurants (like the McDonalds) would be rebuilt. The change would have limited impact anywhere in that district, but some of the smaller sites, such as the Duncan Donuts, would be the ones that would benefit.

There were no other questions from Council.

Mr. Darlington stated that, normally, per Council Rules, Council did not vote on a public hearing ordinance on the night of the hearing. He anticipated they would vote at the next meeting.

Mr. Darlington opened the council hearing to the public and asked whether any one wanted to speak about the ordinance. No speakers came forward. Mr. Darlington asked for a motion to close the public hearing. Ms. Haskins made that motion and Mr. Stugmyer seconded. All Council members present were in favor. **The public hearing on Ordinance No. 20-001 was closed.**

#### **VISITORS:**

*Ms. Maleckar* stated that she was the Superintendent of the Medina County Board of Developmental Disabilities. She was there because March was Developmental Disabilities Awareness Month. The

Superintendent came out to thank Wadsworth and all of the community for being inclusive, for establishing inclusive policies, and for providing opportunities for all the men and women with developmental disabilities, to really be a part of their community. MCDD served over 1,300 individuals and their families. Every day they were making contributions to the community, whether through jobs, church participation, or recreation groups. Ms. Maleckar again expressed her appreciation to the community for all of the support and recognition.

*Ms. Smith-Medrick* offered news for March the Medina County Auditor's office. She spoke about Weights and Measures Month, which was in March. Weights and measures protected consumers when they purchased items in the stores that were weighed with a scale. Pumping gas was also an example. The checked for credit card and scale scammers. The idea was to make sure consumers got what they paid for. If people noticed anything – a scale that was off or a gas pump that seemed strange – they should contact County Weights and Measures at 330-725-9764

The County was also running Boards of Revision active for individuals who thought their property taxes were too high and wanted to contest them by presenting evidence. The deadline was March 31. Ms. Smith-Medrick said to be aware that the Board could choose to raise the taxes.

The Auditor's office was offering five scholarships, one for Wadsworth students, as well as one for Brunswick students, and three were for career tech. Those applications were due by March 20.

There were no other speakers.

**CORRESPONDENCE:** The Clerk reported that two applications had been received in the Council office for placement of land in an agricultural district. With those Council would need to set a public hearing. If no Council member objected, the public hearing would be set for March 18, 2020, at 6:30 p.m. in Council Chambers. There were no objections.

**REPORTS OF OFFICIALS:**

**Acting Mayor Bob Thurber** did not have a report that evening.

**Public Service Director Robert Patrick** commented on one item, the 2020 Census, which they might have seen information through a press release that circulated the day before or through the water bill and the City newsletter. The count was happening in Wadsworth over the next month. Everyone should receive information in the mail over the next two weeks. If there was no response, reminders would be sent out. Mr. Patrick said it was important to fill-out the census. The surveys could be filled-out online. There were cards that could be fill-out and mailed.

Mr. Patrick added that it was important to get accurate counts. Allocations of billions of dollars for services from senior care, student programs, to housing and transportation were involved. All were items that meant a lot to Wadsworth. He said that \$675 billion of federal funds were distributed using the 2010 Census numbers. Things had changed since then. Wadsworth was a growing community, in the top of the northeast Ohio number of communities. It was important to get accurate numbers to make sure the City received portions that was due to them.

Mr. Patrick invited them to look at the information in the press release from the Mayor, on the water bill insert, or in the City newsletter. Individuals could sign up for the newsletter online. The Library would

host a speaker that week who would be giving out more information about the census, its background and what it entailed.

He invited residents to reach out to him with any questions through his office.

**Law Director Tom Morris** did not have a report that evening.

**REPORTS OF COMMITTEES AND COMMISSIONS:**

**Finance Committee** – The Finance Committee did not have meeting that evening.

**Public Service Committee** – **Patty Haskins** reported the next meeting was scheduled for April 7, 2020, at 5:00 p.m. in Council Chambers.

**Public Safety Committee** – **Ralph Copley** reported that the next meeting of Public Safety Committee was scheduled for Wednesday, March 18, 2019, at 4:30 p.m., in Council Chambers. The meeting was rescheduled due to Primary Election Voting in Council Chambers on March 17.

**Public Ways Committee** – **David Williams** reported the next meeting of the Public Ways Committee was scheduled for April 6, 2020, at 6:00 p.m., in Council Chambers

**Economic Development & Planning Committee** – **Tom Stugmyer** reported that the next meeting of Economic Development and Planning Committee was scheduled for April 6, 2020, at 5:00 p.m., in Council Chambers.

**Committee of the Whole** –The next meeting of Committee of the Whole was scheduled for March 18, 2020, at 6:00 p.m., in the Administrative Conference Room.

**Airport Commission** – **David Williams** reported no meeting scheduled at that time, but noted they were looking at some dates in April.

**Stormwater Commission** – **Ralph Copley** reported no scheduled meeting at that time.

**Shade Tree Commission** – **Jeanne Hines** reported that the Shade Tree Commission was scheduled for April 1, 2020, at 5:30 p.m., in the Council Chambers.

**Planning Commission** – **Tom Stugmyer** reported that the next regular meeting of the Planning Commission was scheduled for March 9, 2020, at 5:00 p.m. instead of 7:00 p.m., in Council Chambers.

**Cemetery Board** – **Jon Yurchiak** reported the next Cemetery Board was scheduled for March 18, 2020, at an earlier time, 5:30 p.m., in the Employee Lunch Room.

**Cable TV Commission** – **Bruce Darlington** reported that the meeting of the Cable TV for was tentatively scheduled for March 5, 2020 at 4:00 p.m., in City Council Chambers.

**Senior Citizens' Commission** – **Tom Stugmyer** reported the Senior Citizens Commission would next meet on April 6, 2020, at 3:30 p.m., at the Senior Center, 617 School Drive.

**Architectural Design Committee** – The next meeting was scheduled for March 9, 2020, at 4:30 p.m., in Council Chambers.

**Board of Zoning Appeals** was next scheduled for April 6, 2020, at 7:00 p.m., in Council Chambers. (A meeting of BZA will not be held on March 16, due to election day voting in Council Chambers on March 17.)

**LEGISLATION:**

*The following legislation was read for the first time and acted upon as follows:*

**RESOLUTION NO. 20-13 (1<sup>st</sup> RDG.): A RESOLUTION APPROVING THE REPORT OF THE TAX INCENTIVE REVIEW COUNCIL PURSUANT TO OHIO REVISED CODE SECTION 5709.85(A)(2) IN REGARD TO “POST 1994 COMMUNITY REINVESTMENT AGREEMENTS”**

- Sponsored by Council Member Thomas Stugmyer
- Discussed by the Economic Development & Planning Committee March 2, 2020
- Discussed by Committee of the Whole March 3, 2020

Mr. Stugmyer made a motion, which was seconded by Ms. Haskins, to suspend the three reading rule on Resolution No. 20-13. A roll call vote was taken. Ayes: Hines, Darlington, Stugmyer, Copley, Yurchiak, Haskins, Williams. Nays: none. Ms. Haskins called the question. Mr. Darlington called for a vote. A roll call vote was taken. Ayes: Darlington, Stugmyer, Copley, Yurchiak, Haskins, Williams, Hines. Nays: none. **Resolution No. 20-13 declared to have been adopted March 3, 2020.**

*The following legislation was read for the third time, having been previously read at different meetings on different days, and acted upon as follows:*

**ORDINANCE NO. 20-010 (2<sup>nd</sup> RDG.): AN ORDINANCE TO AMEND SECTIONS 53.35, 53.37 AND 53.38 OF THE CODIFIED ORDINANCES OF THE CITY OF WADSWORTH TO INCREASE SEWER RATES AND DECLARE AN EMERGENCY**

- Sponsored by Council Member Bruce Darlington
- Forwarded by Public Service Committee January 14, 2020
- Discussed by Committee of the Whole February 4, 2020

Ms. Haskins called the question on Ordinance No. 20-010. Mr. Darlington called for a vote. A roll call vote was taken. Ayes: Stugmyer, Copley, Yurchiak, Haskins, Williams, Hines, Darlington. Nays: none. **Ordinance No. 20-010 declared to have been adopted March 3, 2020.**

**ORDINANCE NO. 20-011 (2<sup>nd</sup> RDG.): AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A CONTRACT WITH STRUCTURE PERSONNEL INC. FOR THE LEASING OF EMPLOYEES FROM SAID EMPLOYMENT AGENCY TO BE RESPONSIBLE FOR THE SEASONAL FLUSHING OF HYDRANTS, THE SEASONAL COLLECTION OF YARD WASTE AND LEAVES, AND OTHER NEEDS AND DECLARING AN EMERGENCY**

- Sponsored by President of Council Bob Thurber
- Discussed by Committee of the Whole February 4, 2020

Mr. Copley called the question on Ordinance No. 20-011. Mr. Darlington called for a vote. A roll call vote was taken. Ayes: Copley, Yurchiak, Haskins, Williams, Hines, Darlington, Stugmyer. Nays: none. **Ordinance No. 20-011 declared to have been adopted March 3, 2020.**

**ORDINANCE NO. 20-013 (1<sup>st</sup> RDG.): AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO SELL ONE POWER TRANSFORMER WITH ESTIMATED VALUE OF ONE THOUSAND DOLLARS OR MORE BY THE METHOD SET FORTH IN SECTION 721.15 OF THE OHIO REVISED CODE AND DECLARING AN EMERGENCY**

- Sponsored by Council Member Bruce Darlington
- Discussed by Public Service Committee & Committee of the Whole February 4, 2020

Ms. Haskins called the question on Ordinance No. 20-013. Mr. Darlington called for a vote. A roll call vote was taken. Ayes: Yurchiak, Haskins, Williams, Hines, Darlington, Stugmyer, Copley. Nays: none. **Ordinance No. 20-013 declared to have been adopted March 3, 2020.**

*The following legislation was read for the fourth time, having been previously read at different meetings on different days, and acted upon as follows:*

**ORDINANCE NO. 20-001 (4<sup>th</sup> RDG.): AN ORDINANCE TO AMEND SECTIONS 154.210 AND 154.211 OF THE CODIFIED ORDINANCES OF THE CITY OF WADSWORTH TO MODIFY THE PURPOSE AND PERMITTED USES OF C-4 HIGHWAY INTERCHANGE COMMERCIAL DISTRICTS**

*Council Public Hearing Held March 3, 2020, at 6:30 p.m., in Council Chambers*

- Sponsored by Council Member Thomas Stugmyer
- Forwarded by Economic Development & Planning Committee January 13, 2020

Mr. Stugmyer made a motion, which was seconded by Mr. Copley, to place Ordinance No. 20-001 on fifth reading. An all in favor vote was taken and all Council members present voted in favor of the motion. **Ordinance No. 20-001 advanced to fifth reading for the meeting of March 18, 2020.**

That concluded the reading of the legislation.

**NEW BUSINESS AND/OR COMMENTS OF COUNCIL MEMBERS AND OFFICIALS:**

Mr. Stugmyer reminded everyone, especially students that the next Council meeting would be on Wednesday evening, March 18 because Tuesday, March 17 was election day.

Mr. Thurber noted that First Friday was coming up that week. The theme was close to his heart: it had to do with donuts! He invited everyone to attend. It would be a great time downtown, 5-9:00 p.m., with lots of donuts to be handed out.

**ADJOURNMENT:** Mr. Williams made a motion to adjourn, which was seconded by Mr. Stugmyer. All were in favor. **The meeting was adjourned at approximately 6:50 p.m.**

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Clerk of Council

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President of Council