

**COUNCIL MINUTES**  
**January 19, 2016**

St. Clairsville City Council met in Council Chambers on Tuesday, January 19, 2016 with the following present

Jim Weisgerber, Council President	Terry Pugh, Mayor
Mark Bukmir, Council 3 <sup>rd</sup> Ward	Tom Murphy, Planning & Zoning Administrator
Linda Jordan, Council-At-Large	Dennis Bigler, Service Director
Beth Oprisch, Council-At-Large	Richard Myser, Law Director
Jake Olsavsky, Council, 1 <sup>st</sup> Ward	Cindi Henry, Finance Director
Frank Sabatino, Council, 2 <sup>nd</sup> Ward	Jeff Henry, Police Chief

The meeting was called to order by Council President Jim Weisgerber

**MINUTES**

Minutes of the January 4, 2016 regular meeting were distributed to Council. . A motion to accept the minutes of the January 4<sup>th</sup> meeting was made by Beth Oprisch and seconded by Linda Jordan.

Roll Call Vote

Bukmir	Yes	Olsavsky	Yes
Jordan	Yes	Sabatino	Yes
Oprisch	Yes		
Roll Call Vote:	Five (5) Yes	Zero (0) No	Motion Approved

Minutes of the January 6, 2016 special meeting were distributed to Council. A motion to accept the minutes of the January 6<sup>th</sup> meeting was made by Jake Olsavsky and seconded by Frank Sabatino.

Roll Call Vote

Bukmir	Yes	Olsavsky	Yes	
Jordan	Abstain	Sabatino	Yes	
Oprisch	Yes			
Roll Call Vote:	Four (4) Yes	One (1) Abstain	Zero (0) No	Motion Approved

**CITIZENS HEARING:**

**Melanie Wollenberg, Equity**

I am Melanie Wollenberg, I am with Equity. I think I have met all the new folks today and those that are not new on Council. You have seen a lot of me. I continue to work on St. Clair Commons as the master developer. I am not here tonight to talk about the medical building but hopefully I will be back here soon talking about that. We do have a senior housing project of 100 units that we are requesting a TIF for. I will give you a very high level view of what that looks like. (Discussed the map and the location of each project) Melanie discussed the location proposed for The Medical Building, the Senior Housing, the Multi Family Project, the Hotel. We have made a plot application on the hotel and a plan application on the senior housing to Tom. You will see that when it gets to the Planning Commission. We are in the process right now of figuring out how big the wellness building is and when it is going to start. **Mark Bukmir:** The wellness center sill it be open to the public or will it only be for the senior complex? **Melanie Wollenberg:** That is a great question, it will be open to the public. It will be sponsored by a hospital and it will have

Physicians Urgent Care and Imaging. Potentially in this first phase it will have clinically integrated fitness which is the new mantra in health care, it integrating fitness into the clinical setting. That is all to be decided and I will be back to talk about that another day when we know more details. The senior housing will have 100 units, 80 units will be assisted living and 20 units will be independent living in one building. The independent living is in a wing and in the center of that building is a movie theatre, a physical therapy room, gaming area, a library. Wonderful amenities from the company that is based in Pittsburgh. There is a full kitchen and I had food there and it is phenomenal. This company is very Intune with the needs of the residents. It is a wonderful company. This is a wonderful project. We do need your help in passing this potential legislation. We are not asking for a vote tonight this is the first reading of the legislation and we will be back for further discussion. Everybody knows how to reach me so I am always available by cell phone or email. **Beth Oprisch:** I have a question. If I understand this correctly the wellness center has been talked about a lot but the senior housing this is like the first time right? **Melanie Wollenberg:** This is the first time we have brought this project. Over the last year we have been interviewing senior housing operators and owners. Dennis participated in maybe half a dozen tours. We interviewed them, we wanted to see how invested were they in St. Clairsville. How strong did they believe this market was. What kind of an operator were they. We wanted to see all their facilities to see that they were good operators that we would be proud of not only for our land owner who owns the 90 acres but also for the City of St. Clairsville. We want it to be a good service. We looked at financial stability and this company has sufficient financial backing in their own right, a building without any outside equity. It is all internal. We looked at six to ten factors and we drove them all around and looked at the market. This is a need in this market. There hasn't been a new senior housing project built in a long time. The facilities that are here have waiting lists. They have done a market study. This is the first phase. They would like to do a second phase but as those plans unfold we will be back talking to you. **Jake Olsavsky:** Aren't you trying to put a road on the back side? **Melanie Wollenberg:** You mean for senior housing to connect with Young Lane? **Jake Olsavsky:** Yes. **Melanie Wollenberg:** Yes eventually and it will be a public road privately we will build it. There is significant private investment in the public street that is being built. **Beth Oprisch:** The name of the company that is building the senior housing is? **Melanie Wollenberg:** Quest, they are out of Pittsburgh. This company has about 10 companies under different names. They have built a couple of really impressive projects in the Pittsburgh area. **Jim Weisgerber:** I think on this extension road that you were just talking about, if I remember correctly they were talking about a road that ran parallel to the Interstate when we first started these projects that would intersect somewhere in St. Clair Street and Young Lane.

**David Meeks: Economic Developer for the City of Hilliard and Consultant**

I do a lot of work around the State in Tax Increment Financing. I will give you a quick overview of what that is. Basically, what it does is it redirects the new tax revenues from the development to fund public infrastructure projects. Right now what we have you have got the land. The 90 acres is producing \$47,000 a year in Real Estate taxes. That \$47,000 is distributed to the schools, the County, The City different taxing entities in there. What happens we put a T.I.F. on it and buildings get built on the land is the \$47,000 is still there and that still gets distributed to the same entities as it was. The new developments the taxes from those are the TIF buildings of the increment. What they do is they take the new real estate taxes from them and we redirect those to help pay for public infrastructure. They are for roads, water and sewer improvements necessary to help a project go forward. There are a lot of ways that a TIF can be structured but the bottom

line what it does it redirects the real estate tax revenue so it is transparent to the property owner because it doesn't impact the amount of taxes that they pay. With or without the TIF they still pay the same amount of taxes at the same time as their real estate taxes. Once the County collects the taxes it is how they distribute the money which is how the TIF works. They take and send it to the City's special increment financing fund, it will then be used to pay for that infrastructure improvements. It is pretty straight forward. **Tom Murphy:** What is utilized to pay for the infrastructure is bonds are issued and paid back with the taxes? **David Meeks:** There are several ways you can do it but the common way is that the developer of the community will issue bonds and will pledge the TIF revenue to pay the debt service on the bonds. Those are TIF revenue bonds. **Melanie Wollenberg:** We are working on a solution here that does not put the city's credit or funds at risk. We will have that information for you when your TIF lawyer comes to talk to you in two weeks.

## REPORTS

**Service Director, Dennis Bigler - No Report**

**Mayor, Terry Pugh**

- Since I was here last I went to Columbus and have been certified in Mayor's Court.
- I want to thank the Street Department employees for going out in this weather and taking care of salting the roads.
- Since I came on board everybody has been very helpful to me and I appreciate it very much.

### Police Report – Year End Report 2015

<b>Calls and Complaints</b>	<b><u>1512</u></b>
<b>Special Teams Call Outs</b>	<b><u>13</u></b>
Drug Task Force	8
Special Operations Branch	5
<b>Assist Other Agency</b>	<b><u>92</u></b>
<b>Accidents</b>	<b><u>210</u></b>
On Roadway	147
Private Property	63
<b>Arrest</b>	<b><u>383</u></b>
Traffic	247
Criminal	45
Domestic	22
Juvenile	46
Warrant	23
Parking Tickets Issued	859
Traffic Citations Issued	235
Warnings Given	324
Domestic Calls	30
Alarm Drops Answered	111
Breaking & Entering	4
Breaking & Entering Vehicles	38
Theft	54
Burglary	6
<b>Miles Put on Cruisers</b>	<b><u>79,957</u></b>

**Gasoline Used**

7,673 Gallons

- I want to commend the Police Department they were busy during 2015 and I am sure the Citizens have noticed them in the neighborhoods **Beth Oprisch:** Thank you for doing that report. I think that the numbers put a face on what is going on. Is this the first year that you have done these numbers? I just wondered how those numbers compare with other years. **Jeff Henry:** They have gone up a little bit, accidents have because we have more traffic. Other than that it is about the same. **Beth Oprisch:** I would be interested in seeing the difference in the traffic. **Jeff Henry:** I can bring the yearend report for last year. **Jim Weisgerber:** It is interesting that your yearend report is kind of in line with the monthly ones we receive. It look like the cruisers are averaging just about 10 miles to a gallon of gas. I throw in as the Mayor did thanks to you and the Officers. Your presence is important out there.

**Police Chief, Jeff Henry - No Report**

**Finance Director, Cindi Henry**

- I emailed you earlier Resolution No. 2016-08. These are the Appropriation corrections from last meeting as I said there would most likely be. There is also a transfer of funds from the General Fund to operate the Police Department.

**Planning & Zoning Administrator, Tom Murphy**

- There was a tentative Planning Commission Meeting set up for February 1<sup>st</sup>. That has been changed to probably the last Monday in February. I will keep you aware of that. **Beth Oprisch:** Was that something for St. Clair Commons? **Tom Murphy:** Yes it was preliminary Plat & Plans for St. Clair Commons we decided to move that back.
- The only other item, William Hooker has interest in being on the Architectural Board of Review. We need a member. William Hooker is an architect who lives here in town. He would be a perfect fit for the Architectural Board of Review. **Terry Pugh:** I would like to ask Council for the consideration of William Hooker for the Board of Architectural Review. A motion was made by Jake Olsavsky and seconded by Beth Oprisch to appoint William Hooker to the Architectural Board of Review.

**Roll Call Vote**

Bukmir	Yes	Olsavsky	Yes
Jordan	Yes	Sabatino	Yes
Oprisch	Yes		
Roll Call Vote:	Five (5) Yes	Zero (0) No	Motion Approved

**COUNCIL COMMITTEES:**

**Finance, David Trouten – Not Present**

**Utilities, Frank Sabatino**

- The only thing under Utilities is the Resolution for the hiring of the Superintendent of the Water/Wastewater Department

**Police, Mark Bukmir**

- My Committee met with Chief Henry after the last Council Meeting. We discussed a couple of things that we are concerned about and we are scheduling our monthly meetings after the first Council Meeting of the month.

**Street North Side, Jake Olsavsky-No Report**

**Street South Side, Linda Jordan – No Report**

**Safety, Beth Oprisch**

- There is a Safety Meeting on January 28<sup>th</sup> that I look to attend and try to get a better handle what the Safety Committee should be doing

**Building and Grounds, Mark Bukmir – No Report**

**Planning Commission,**

**Fire District, Frank Sabatino**

- The Fire District Meeting will be next Tuesday the 26<sup>th</sup> at 3:30 at the Main Station
- Rick Ferrell will be the Township Trustee appointed the Cumberland Trail Fire Board Chairman this year

**Recreation, David Trouten – Not Present**

**Park District, Linda Jordan – No Report**

## **ORDINANCES & RESOLUTIONS**

**Law Director, Richard Myser**

- We have the Resolution that Cindi Henry was telling Council about. That will be Resolution No. 2016-08
- 2016-09 is the Resolution I have that Frank Sabatino alluded to that we will be hiring a new Water/Wastewater Superintendent Scott Brown. That will be before Council tonight. It has emergency language in it and if Council wishes that can suspend the rules and pass it tonight.
- We also have Ordinance No. 2016-10 for its first reading for the TIF financing. It will be proposed for its first reading this evening.
- We will be going into Executive Session this evening per Ohio Revised Code Section 121.22 (G) (1) to consider the appointment of a public official (a Councilman). If Council would like we could also go into Executive Session to discuss in more detail the TIF legislation that we will be reading tonight for the first time.

There was presented and read to Council on its first reading by title only, RESOLUTION NO. 2016-08; A RESOLUTION TO MAKE PERMANENT APPROPRIATIONS AND TRANSFER OF CASH FOR THE NORMAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF ST. CLAIRSVILLE, STATE OF OHIO, FOR THE PERIOD JANUARY 1, 2016 THROUGH DECEMBER 31, 2016, AND DECLARING AN EMERGENCY.

There was presented and read to Council on its first reading by title only, RESOLUTION NO. 2016-09; A RESOLUTION HIRING SCOTT BROWN AS SUPERINTENDENT OF THE WATER AND WASTEWATER DEPARTMENT AND DECLARING AN EMERGENCY.

There was presented and read to Council on its first reading by title only, ORDINANCE NO. 2016-10; DECLARING THE IMPROVEMENT TO CERTAIN PARCELS KNOWN AS ST. CLAIR COMMONS TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION; PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENT MAY BE EXPENDED; AUTHORIZING SCHOOL COMPENSATION PAYMENTS; AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT; AND DECLARING AN EMERGENCY.

**NEW BUSINESS;**

**Beth Oprisch:**

The last time we talked about signs on Parshall. Have they been put up? **Dennis Bigler:** No I don't think. **Beth Oprisch:** Have they been purchased? We had a resident here who said that was a safety thing. We need to take care of it I just wondered what happens now. How does that get taken care of? **Jeff Henry:** Parshall has been on a list of signage to be replaced. That street along with maybe seven or eight others. **Beth Oprisch:** What has to happen for that to occur? **Dennis Bigler:** Signs have to get ordered I would say. Or made at this point. **Beth Oprisch:** Who does that? Is there money to do that? Who orders the signs? **Dennis Bigler:** I think they probably already have been ordered. **Cindi Henry:** Rich Smith, Street Department... **Beth Oprisch:** So does it fall under your purview Dennis? **Dennis Bigler:** Yes I suppose although I usually don't get involved in that stuff. Jeff usually handles it with the Street Department directly. He talked to them about it already. **Jeff Henry:** Probably about two years ago. **Dennis Bigler:** I will follow up Beth.

**Beth Oprisch:** One other thing, the Christmas decorations I didn't even notice are they taken down? **Dennis Bigler:** Yes. **Beth Oprisch:** Are those wreaths taken care of good? **Terry Pugh:** They are stored and they are hung.

**Mayor's Report**

The Mayor's collection for December 2015 was \$4,817.95. A motion was made by Jake Olsavsky and seconded by Linda Jordan to accept the Mayor's Report.

**Roll Call Vote**

Bukmir	Yes	Olsavsky	Yes
Jordan	Yes	Sabatino	Yes
Oprisch	Yes		
Roll Call Vote:	Five (5) Yes	Zero (0) No	Motion Approved

There being no further business to come before Council a motion to adjourn was made by Jake Olsavsky and seconded by Linda Jordan...

**EXECUTIVE SESSION:**

A motion was made by Jake Olsavsky and seconded by Mark Bukmir to go into Executive Session per Ohio Revised Code Section 121.22 (G) (1) to consider the appointment of a public official (a Councilman). If Council would like we could also go into Executive Session to discuss in more detail the TIF legislation that we will be reading tonight for the first time.

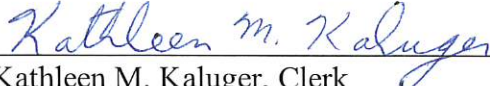
Roll Call Vote  
Bukmir Yes Olsavsky Yes  
Jordan Yes Sabatino Yes  
Oprisch Yes  
Roll Call Vote: Five (5) Yes Zero (0) No Motion Approved

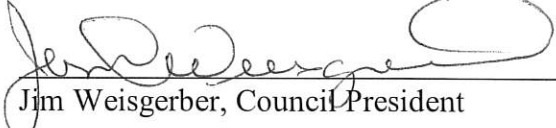
**RETURN TO REGULAR SESSION:**

A motion was made by Jake Olsavsky and seconded by Linda Jordan to return to regular session.

Roll Call Vote  
Bukmir Yes Olsavsky Yes  
Jordan Yes Sabatino Yes  
Oprisch Yes  
Roll Call Vote: Five (5) Yes Zero (0) No Motion Approved

**NEXT MEETING: The next regular scheduled meeting will be Monday, February 1, 2016 at 7:30 in the Council Chambers.**

  
Kathleen M. Kaluger, Clerk

  
Jim Weisgerber, Council President