

PUBLIC HEARING

March 17, 2025

6:40 p.m.

The February 3, 2025 Public Hearing was called to order at 6:40 p.m. in Council Chambers by Kate Niederkohr, President. City Council members present were Kate Niederkohr, John Walker, Kenneth Wessler, and Tom Karcher. Aaron Korte, Julia Lemire, and Scott Moore were absent.

Others present included: Kyle McColly, Mayor; Greg Moon, Zoning Inspector; Ron Walton; and Sarah Bennett, Clerk.

The purpose of this public hearing was to discuss a request from Nicholas Long to rezone two parcels of land (#06-2270-0000-00 and #06-2295-0000-00) located at 1115 East Wyandot Avenue from Highway Business (HB) to Limited Business (LB).

It was noted that in the request for rezoning Mr. Long indicates that he is proposing to rezone this property for the construction of 25+ new townhome units with his goal to bring more affordable housing to the community, with the units to be one level, two bathrooms, and approximately 1,100 square feet and each building will consist of 3+ units and each unit will be individually metered.

Mr. Moon indicated that Mr. Long's property is located adjacent and diagonally across the street from properties also zoned Limited Business (LB), therefore eliminating the concern of spot zoning.

There being no further business, the President declared the hearing adjourned.

Sarah J. Bennett, Clerk

Kate Niederkohr, President

PUBLIC HEARING

March 17, 2025

6:50 p.m.

The February 3, 2025 Public Hearing was called to order at 6:50 p.m. in Council Chambers by Kate Niederkohr, President. City Council members present were Aaron Korte, Scott Moore, Kate Niederkohr, John Walker, Kenneth Wessler, and Tom Karcher. Julia Lemire, was absent.

Others present included: Kyle McColly, Mayor; Greg Moon, Zoning Inspector; Nickie Coppler, City Auditor; Jessica Moon; Bud Miller; Alberto Ramirez, Louis Dreyfus Company; Ben Youngpeter, Louis Dreyfus Company; Lucas Hurtado, Louis Dreyfus Company; Scott North, Louis Dreyfus Company; Jill Deck Peter Ward, Louis Dreyfus Company; Jim Stauffer, Louis Dreyfus Company; Jim Stauffer; and Sarah Bennett, Clerk.

The purpose of this public hearing was to discuss a request from Prospira to rezone a parcel of land (#06-4502-5001-00) located along the east side of Broadview Street from Limited Manufacturing (LM) to General Manufacturing (GM).

Mr. Moon noted that this property is adjacent to another parcel of land to the north that is owned by Prospira and zoned General Manufacturing (GM), and the request has been made for the zoning of the properties owned by Prospira to be uniform for possible future expansion.

There being no further business, the President declared the hearing adjourned.

Sarah J. Bennett, Clerk

Kate Niederkohr, President

CITY COUNCIL

March 17, 2025

The March 17, 2025 City Council meeting was called to order at 7:00 p.m. in Council Chambers by Kate Niederkohr, President. A moment of silence was observed followed by the Pledge of Allegiance to the Flag of the United States of America. City Council members present were Aaron Korte, Scott Moore, Kate Niederkohr, John Walker, Kenneth Wessler, and Tom Karcher. Julia Lemire was absent.

Others present included: Kyle McColly, Mayor; Greg Moon, Zoning Inspector; Nickie Coppler, City Auditor; Jared Lucas, Police Chief; Mike MaGinn, Fire Chief; Scott Young; Bob Orr; Cory Taylor; Bill Sturgeon; Allen Boes; Dave Yeater; Jessica Moon; Bud Miller; Alberto Ramirez, Louis Dreyfus Company; Ben Youngpeter, Louis Dreyfus Company; Lucas Hurtado, Louis Dreyfus Company; Scott North, Louis Dreyfus Company; Jill Deck, Louis Dreyfus Company; Peter Ward, Louis Dreyfus Company; Jim Stauffer; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the March 3, 2025 City Council meeting, having been mailed to each City Council member, were approved as received.

The minutes of the March 3, 2025 Safety Committee meeting, having been mailed to each City Council member, were reviewed.

The minutes of the March 3, 2025 Service Committee meeting, having been mailed to each City Council member, were reviewed.

The minutes of the March 4, 2025 special Park Board meeting, having been mailed to each City Council member, were reviewed.

The minutes of the March 7, 2025 special Safety Committee meeting, having been mailed to each City Council member, were reviewed.

The minutes of the March 10, 2025 Park Board meeting, having been mailed to each City Council member, were reviewed.

The minutes of the March 10, 2025 Downtown Committee meeting, having been mailed to each City Council member, were reviewed.

Mr. Scott North, Louis Dreyfus Company (LDC), addressed City Council and indicated that he has worked on this project for five years and he has never had this good of an experience in the State of Ohio. Mr. North stated that LDC will design and build the infrastructure for water and sewer service that will run along CH 330 to the LDC plant located west of the City in Salem Township and then deed the infrastructure to the City. Mr. North noted that following the sewer agreement with the City will be an agreement for water. It was noted that forty-five (45) metric tons will be processed at the LDC plant daily. Mr. Peter Ward, LDC North American Senior Business Development Manager, indicated that LDC employees involved with the LDC project are all impressed with the community. Mr. Ward stated that the LDC plant will employ one hundred and fourteen (114) people. Mr. Korte inquired about the company's timeline to begin production, and was informed that full production is expected to begin in 2026. Mrs. Jill Deck, LDC Human Resources, noted that the company is currently hiring for some positions now. Mr. Moore stated that LDC has already contributed to local non-profit organizations.

Mr. Stauffer inquired about the proposed ½% income tax increase, to be decided by the voters in the May 2025 primary, and if individuals receiving social security benefits are subject to City income tax? Mrs. Nickie Coppler, City Auditor, noted that the City does not tax social security income.

Mrs. Niederkohr thanked the community for their support following the public tour of the swimming pool facility on March 12, 2025.

It was noted that Spring Clean-Up will take place for residential sanitation customers during the week of April 21 – 25, 2024.

Discussion was held concerning the zoning amendment requests reviewed in the public hearings held prior to this meeting. Upon Voice Vote, all members agreed to proceed with an Ordinance to address the request from Nicholas Long to rezone his two parcels of land, located at 1115 East Wyandot Avenue, from Highway Business (HB) to Limited Business (LB). Upon Voice Vote, all members agreed to proceed with an Ordinance to address the request from Prospira to rezone a parcel of land, located along the east side of Broadview Street, from Limited Manufacturing (LM) to General Manufacturing (GM).

Several visitors addressed City Council regarding the proposed ½% income tax increase to be voted on during the May primary election. Fire Chief Mike MaGinn stated that the Fire Department is in need of additional full-time firefighters as runs are increasing and sometimes the only firefighter on duty is responding to calls by themselves. The Fire Department has submitted a Safer grant application for the third time to fund three (3) additional full-time firefighters, however Chief MaGinn indicated that six (6) full-time firefighters and one (1) full-time fire chief is needed. Chief MaGinn added that if the ½% income tax increase passes in May he will be asking for three (3) full-time firefighters immediately. Police Chief Jared Lucas stated that the Police Department is not in need of any additional staffing, they need more space. Chief Lucas indicated that in 1977 when the Safety Building was built the Police Department had ten (10) staff members and the Fire Department had one (1) staff member, now both departments have eighteen (18) staff members and there is currently no room for storage. Mayor McColly added that the Municipal Building has issues also. Mr. Karcher agreed that additional firefighters are needed and he inquired about the possibility of repurposing the house the City owns on the southwest corner of North Seventh Street and West Walker Street for temporary needs. Chief Lucas responded and noted that currently one of the duplexes located to the west of the house mentioned and also owned by the City is empty and would be useful for storage. Mrs. Coppler reviewed income projections from the current 1% City income tax and noted that the proposed ½% income tax increase would generate approximately \$2,000,000.00 annually. Mrs. Coppler noted that in 2024 \$1,900,000.00 was expended for wages and benefits for members of the Police and Fire Departments and this expenditure is expected to increase to \$2,300,000.00 in 2025. Mrs. Coppler indicated that the City's 2025 Street Repaving Project appropriations have been already been expended on the East Wyandot Avenue Repaving Project. Chief MaGinn inquired with Mrs. Coppler about the proposed ½% income tax and what assurance the Fire Department will have that they will be receiving of a certain percentage of the income tax. Mrs. Coppler indicated that decision will be up to City Council. Mr. Dave Yeater stated that word is not getting out to the public about the City's intentions for the proposed ½% income tax.

It was noted that a preliminary agreement with the police dispatchers has been reached and the Safety Committee has reviewed and recommended to City Council to proceed with the adoption of the union contract between the City and the IUPA Dispatchers.

A motion was made by Mr. Korte, seconded by Mr. Walker, to move forward with an Ordinance to adopt a finalized agreement between the City and the IUPA Dispatchers. Upon Voice Vote, all members except Mr. Karcher voted Yes; Mr. Karcher abstained. The President declared the motion carried by a 5-0-1 vote.

Mayor McColly indicated that he will be speaking to groups in the future about the City's ½% income tax increase to be voted on during the May primary election.

Mayor McColly reported that the Farmers Share Breakfast will take place tomorrow morning from 7:00 a.m. to 9:00 a.m. at Trinity Evangelical Church.

Mayor McColly also reported that State Representative Riordan McClain met last week with local officials in order to provide updates from the State.

City Council members received copies of the finance report for February 2025 as provided by Mrs. Coppler.

There being no further business, the President declared the meeting adjourned.

Sarah J. Bennett, Clerk

Kate Niederkohr, President