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# Ashland City Council

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## MINUTES FOR THE REGULAR SESSION OF COUNCIL October 5, 2004

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Council President Greg Gorrell called the meeting to order at 7:00 p.m.

### ROLL CALL

Ward 1:	Bob Valentine	Present
Ward 2:	Greg Gorrell	Present
Ward 3:	Ruth Detrow	Present
Ward 4:	Paul Wertz	Present
At-large:	Glen Stewart	Present

### PLEDGE OF ALLEGIANCE

### PRESENTATION OF MINUTES

September 21, 2004 Regular session

Moved by Stewart and seconded by Detrow to approve the minutes as received.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

### COMMENTS OR QUESTIONS FROM THE AUDIENCE: None

### LEGISLATION

#### Res. 21-04

Item (a) A RESOLUTION AUTHORIZING THE MAYOR, DIRECTOR OF PUBLIC SERVICE OF THE CITY OF ASHLAND, OHIO, TO FILE AN APPLICATION AND ENTER INTO AGREEMENTS WITH THE OHIO PUBLIC WORKS COMMISSION FOR THE PURPOSE OF ACQUIRING FUNDS THROUGH THE STATE CAPITAL IMPROVEMENTS FUND AND THE LOCAL TRANSPORTATION IMPROVEMENT PROGRAM PURSUANT TO SECTION 164 OF THE OHIO REVISED CODE FOR THE COMPLETION OF CONSTRUCTION PROJECTS IN THE CITY OF ASHLAND, OHIO; AND DECLARING AN EMERGENCY. (*Issue 2*)

Moved by Wertz and seconded by Valentine to invoke Section 113.01 of the Codified Ordinances as the distribution of this Resolution has satisfied the requirements of said Section and that a further reading be dispensed with at this time.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

#### Comments:

City Engineer Jim Cooper explained to Council that this is Issue 2 money the City receives yearly for a project or two. This year's application for FY 2005 funds would be for Sandusky Street renovation and waterline replacement. A brand new 12" line will be installed, as the old line is outdated, has a number of breaks and needs to be fixed. The project will extend from Parkside Drive to the west of Mowry Drive, connecting with a newer 10" line there. Water Distribution Director Doug Strine gives guidance as to what needs repaired, and this was at the top of the list. It fits with the money to be available from Issue 2.

Valentine asked about the amount of money involved, and Cooper responded that the City is required to pay 20% of the project (approximately \$71,000); total project amount, \$350,000; about \$270,000 from Issue 2; there is about \$284,000 available for the eight county area that includes Ashland.

Detrow asked if this project would improve water pressure in that area, and she was told it will not improve pressure but would improve the quality of the water, reducing rust. Mayor Strine

added that pressure wouldn't be improved until the City determines a new location for another water tower, which is on the future list.

Moved by Wertz and seconded by Valentine that the Resolution be passed on the first reading.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

Moved by Wertz and seconded by Gorrell that the rules requiring the reading on three separate days be suspended and that the Resolution be passed on the second and third readings.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

Moved by Stewart and seconded by Detrow that the Resolution be passed.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

Motion carried.

#### Ord. 67-04

Item (b) AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN ANNEXATION AGREEMENT WITH MONTGOMERY TOWNSHIP; AND DECLARING AN EMERGENCY. (*Hospice of North Central Ohio, Inc. and Ashland Brethren in Christ Church, Inc.*)

Moved by Wertz and seconded by Detrow to invoke Section 113.01 of the Codified Ordinances as the distribution of this Ordinance has satisfied the requirements of said Section and that a further reading be dispensed with at this time.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

#### Comments:

Gorrell noted that this legislation pertains to the annexation agreement between the City and Montgomery Township, and the area includes about 14½ acres of land presently owned by Hospice of North Central Ohio, as well as just less than three acres of land owned by the Ashland Brethren in Christ Church.

Mayor Strine explained that this has been discussed previously at work sessions, and he fully supports this. He introduced Tom Seddon for further explanation of the plans.

Seddon, with Hospice of North Central Ohio, presented packets containing details, plans and information about the proposal to Council members. He outlined the details of the plans and proposals of Hospice and of the church also.

1. Location drawings of new Hospice facility, set 900' off TR 1095 (Mifflin Avenue), and the expansion of the church planned for the future.
2. Review of Hospice plans:
  - 12 to 14 bed in-patient center for Hospice.
  - Cost of approximately \$7,000,000.
  - Creation of 20 to 30 new jobs when completed.
  - Objective is to complete campaign and break ground for construction by next spring.
  - Will work with the City for installation of utilities to the area, plus a possible street to be shared by Hospice and the church; this is to be developed as the project moves forward.
  - A medical facility such as Hospice requires City water and sewer, thus their petition for annexation.
3. Site plan review and Federal Wetlands:
  - Surveys showed the location of Federal Wetlands in the acreage owned by Hospice.
  - Corps of Engineers have signed off from that line forward, delineating where Hospice can build.
  - There is a high elevation between the pond and where the building would be; therefore the facility will not impede upon the Federal Wetlands; the Corps of Engineers have signed the approval for the building.
4. Statement from the Ashland Brethren in Christ Church:
  - They will be moving forward with their own expansion.
  - They support what Hospice is doing on the property.

- Two parcels next to the present church will be annexed along with Hospice's 14+ acres.
  - Drawings of the potential church expansion are included: Phase 1 of that expansion has been done, and Phase 2 will be added to the south of the church; additional parking will be provided.
  - Parking areas will be across from each other (church and Hospice) so that parking facilities can be shared for peak periods of use.
5. Legal descriptions of all the property involved are included; survey information and surveys themselves.
  6. Photographs of Hospice facility recently build in Toledo; same architect; similar design; architect (Matrix Architects from Dayton) specializes in hospice facilities and has built such all over the country.
  7. Inclusions in facility:
    - 24/7 access; children's play areas; offices; showers; food service; a full array of support areas.
    - Will be only facility of its kind within a five or six county area around Ashland.
    - Serves Ashland, Richland and southern Huron Counties, plus patients from surrounding counties.

Gorrell summarized that this is land already owned by Hospice and the church who are doing this work, not county acreage that is being displaced here; 20 to 30 new jobs will be added; \$7,000,000 in capital investment. Completion will be in the spring of 2006. Mayor Strine asked if this will combine all Hospice facilities in one location, and Seddon responded that other offices now used would be closed and sold at some point. Current employment is 40 full-time staff, and the new facility will have an additional 20 to 30 new jobs for the facility and the additional patient load. Hospice is expanding rapidly as people find them more than they used to.

Stewart asked Jim Cooper if he was involved with the drainage and how the runoff will be handled by both the church expansion and the Hospice, and Cooper responded that he and Seddon discussed this several months ago. There is a swale in the property, and Seddon knows he has to have a retention pond. Seddon told Stewart that is designed into the layout of the property. Cooper added that storm runoff would be built into their system and retention basin.

Moved by Gorrell and seconded by Stewart that the Ordinance be passed on the first reading.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

Moved by Wertz and seconded by Valentine that the rules requiring the reading on three separate days be suspended and that the Ordinance be passed on the second and third readings.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

Moved by Detrow and seconded by Valentine that the Ordinance be passed.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

Motion carried.

## WARD REPORTS

Ward 4: Paul Wertz

(a) *Railroad tracks, Union Street:*

Wertz reported receiving a call about the railroad tracks on Union Street. They are very rough, and he asked that this be checked.

## OLD BUSINESS

(a) *Update on proposed baseball complex, Baney Road area:*

Gorrell reported on an informal meeting held, no conclusions drawn, to discuss the potential baseball complex, a project that had been presented at a previous work session. Attendance at the informal meeting included Gorrell, Mayor Strine, Glen Stewart, Jim Cooper (Engineering), and Tim Clingan (Parks and Recreation). Clingan may be becoming involved with the appropriate persons who want to further this, and Gorrell emphasized that it is fair to say that there is interest in continuing to evaluate and look at the feasibility of the project.

Some items presented as subject to further discussion and review:

- Entrances off Baney Road and not Fairview Drive, except for emergency use off Fairview Drive that would have to be gated and monitored; no regular flow of traffic onto Fairview Drive.
- No cost to the City for this project, in terms of land development, cost of project or maintenance.
- Sources of funding for the projects; costs to the users stated clearly.
- Zoning issues clarified.
- Storm water runoff carefully and effectively planned; thought to be possible with proper design including appropriate protection of trees and mounds.
- Clarification of exchange of land issue for necessary egress and ingress onto Baney Road; a property owner will have to be contacted if there is to be more than one access; swap-out of land to accommodate and facilitate entrance and exit to that location.
- City to retain ownership of land; entire facility to revert to the City at no cost in the event of failure; clearly indicated in the bylaws and proposal by the baseball group.
- Possibility of having one Council member be on their Board, to be sure there was a common level of understanding and continuity; not to manage but to be involved in the continuity of the project.

Council has not been together to discuss this, but Gorrell indicated there would be time to consider further questions. Mayor Strine suggested that this be on the agenda for the work session planned for October 26<sup>th</sup>, allowing everyone interested to be notified and to be there. Council members agreed.

#### NEW BUSINESS

##### *(a) Applications for advertising on private property:*

1. **CENTURY 21 – Rumbaugh & Associates, Inc. Realty**, 1250 Claremont Avenue; Randal Miller, applicant

Moved by Wertz and seconded by Gorrell to approve the application.  
Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

2. **Citizens for Ashland City Schools**, 1020 Cleveland Avenue; Robert Hill, applicant

Moved by Stewart and seconded by Valentine to accept the request.  
Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

##### *(b) Alley vacation petitions:*

1. **West 13<sup>th</sup> and West 14<sup>th</sup> Streets**, Lots 515-A, 515-B, 516 and 2435, North Ashland; Petitioner, Mary J. Trease

Gorrell introduced this petition, saying that the purpose for these petitions being on the agenda is not to vacate them but to schedule them for public hearing, unless there is a compelling reason not to do so.

Kathy Hatcher, a resident of 13<sup>th</sup> Street, told Council that several years ago the City ran a waterline down this alley, and there is also a storm sewer located there. The petitioner wants the alley vacated so to build a house there. If she chooses to build a house or driveway on top of that alley, and something would happen?

Mayor Strine and Gorrell both responded that the petitioner cannot do that, and the Mayor stated that this information is for the hearing that will be scheduled. Gorrell explained that this would appear on the agenda in the future; when the hearing is held those who are for or against the vacation of the alley will be able to comment.

Hatcher asked about notification, and Gorrell told her there would be a public notice in the newspaper. Law Director Rick Wolfe further explained that there would be 30-days notice of the hearing, allowing time for her to be aware.

Moved by Gorrell and seconded by Stewart to schedule a public hearing.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

2. **Highland Boulevard and Banning Avenue**, Lots 950, 951, 951-A, 878 and 879, South Ashland; Petitioner, City of Ashland – Mayor William E. Strine

Moved by Gorrell and seconded by Wertz to schedule a public hearing.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

(c) *Street vacation petition:*

1. **Birch Street**, Lots 1120, 1121, 1144 and 1145, North Ashland; Petitioner, Gerald and Maureen Hoffman

Moved by Stewart and seconded by Valentine to schedule a public hearing.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

(d) *Executive session held:*

Gorrell stated that an executive session would be held immediately following the close of this regular session. The two items for discussion:

- (a) The potential purchase or acquisition of property.
- (b) A couple of matters of pending or potential litigation.

There will be no action taken following the executive session, and no further action taken on any items this evening. After the executive session, Council will return to regular session and immediately adjourn.

#### MAYOR'S COMMENTS

(a) *Work session reminder:*

Mayor Strine reminded Council of a work session to be held on October 26<sup>th</sup> at 6:00 p.m. in the Mayor's Conference Room, Second floor, Municipal Building. Three items for discussion:

1. Update on the equalization basin project.
2. The baseball complex proposal.
3. The soccer dome proposal.

#### ADJOURNMENT

Moved by Stewart and seconded by Valentine to adjourn to executive session.

Ayes: Valentine, Gorrell, Detrow, Wertz, Stewart

Council **adjourned** the regular session to **executive session** at 7:31 p.m.

Submitted by  
Elaine C. Bucklew  
Clerk of Council