

# REVISED AGENDA

*January 4, 2022*

Wadsworth City Council

Regular Meeting of the Wadsworth City Council, Tuesday, January 4, 2022, at 5:30 p.m., in-person at City Council Chambers:

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Roll Call
6. Election of Clerk of Council
7. Approval of President of Council's Committee and Commission Assignments
8. Election of President Pro-Tem
9. Election of Vice Pro-Tem
10. Approval: *The Rules of Council 2022-2023*
11. Approval of City Council Minutes: *Regular Meeting of December 21, 2021*
12. Visitors
13. Correspondence
14. READING OF LEGISLATION:

**ORDINANCE NO. 22-001 (1<sup>st</sup> RDG.): AN ORDINANCE AUTHORIZING THE EXECUTION OF A HOUSING REVOLVING LOAN FUND ADMINISTRATION AGREEMENT WITH THE STATE OF OHIO, DEVELOPMENT SERVICES AGENCY AND DECLARING AN EMERGENCY**

- Sponsored by Council Member Thomas Stugmyer
- Discussed by Economic Development & Planning Committee December 6, 2021

**ORDINANCE NO. 22-002 (1<sup>st</sup> RDG.): AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SAFETY TO NEGOTIATE AND ENTER INTO A CONSTRUCTION MANAGEMENT AGREEMENT FOR THE NEW FIRE STATION HEADQUARTERS FOR PRECONSTRUCTION SERVICES AND DECLARING AN EMERGENCY**

- Sponsored by Council Member Ralph Copley
- Discussed by Public Safety Committee December 21, 2021

**ORDINANCE NO. 22-003 (1<sup>st</sup> RDG.): AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COMMUNITY REINVESTMENT AREA AGREEMENT WITH SOPREMA U.S.A. INC. AND DECLARING AN EMERGENCY**

- Sponsored by Council Member Thomas Stugmyer
- Discussed by Economic Development & Planning Committee December 6, 2021

**ORDINANCE NO. 21-121 (2<sup>nd</sup> RDG.): AN ORDINANCE AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO ADVERTISE FOR AND RECEIVE BIDS AND TO ENTER INTO A CONTRACT FOR PHASE 2 – SOUTHWEST PARKING LOT WITH CONCRETE PAVEMENT; INTERLOCKING PAVERS; LANDSCAPING; STORM SEWER; PRIVATE SIDEWALKS, DECKING, STEPS, PARKING AREAS, DRIVEWAYS, PATIOS, ADA ACCESSIBLE RAMPS, DOWNSPOUTS, LANDSCAPING; GRADING; SIDEWALK; CURBING; REPAIRS TO PHASE 1 – SOUTHWEST PARKING LOT; AND OTHER SURFACE IMPROVEMENTS AND DECLARING AN EMERGENCY**

- Sponsored by Council Member David Williams

15. Other Business
16. Recess or Adjournment

**ORDINANCE NO. 22-001**  
**Sponsored by Council Member Thomas Stugmyer**

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A HOUSING REVOLVING  
LOAN FUND ADMINISTRATION AGREEMENT WITH THE STATE OF OHIO,  
DEVELOPMENT SERVICES AGENCY AND DECLARING AN EMERGENCY**

**WHEREAS**, the City of Wadsworth has received Community Housing Improvement Program (CHIP) grants and administers a Housing Revolving Loan Fund, thereby being required to execute a Housing Revolving Loan Fund Administration Agreement with the State of Ohio Development Services Agenda (ODSA), and

**WHEREAS**, the most recent agreement expired on December 31, 2021, and a new agreement between the City and ODSA is required for the five (5) year period beginning January 1, 2022 and ending December 31, 2026,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WADSWORTH, STATE OF OHIO:**

**Section 1.** That this Council hereby authorizes the Mayor to execute a Housing Revolving Loan Fund Administration Agreement with the State of Ohio Development Services Agenda (ODSA) for the five year period beginning on January 1, 2022 and ending on December 31, 2026.

**Section 2.** That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety in the City of Wadsworth in order to comply with ODSA requirements so as to obtain and retain funds needed to improve the affordable housing stock in the city and to provide for the affordable housing needs of low and moderate income persons in the city; **WHEREFORE**, this ordinance shall go into immediate effect provided it receives a two-thirds vote of all members of city council. If it receives approval by a majority of the members but less than a two-thirds vote, then it shall be effective at the earliest time permitted by law.

Passed: \_\_\_\_\_  
President of Council

Attest: \_\_\_\_\_  
Clerk of Council

Approved: \_\_\_\_\_  
Mayor

1<sup>st</sup> Rdg. \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_  
Vote: aye \_\_\_\_\_ nay \_\_\_\_\_

2<sup>nd</sup> Rdg. \_\_\_\_\_  
Passed: yes \_\_\_\_\_ no \_\_\_\_\_  
Immediate Effect: yes \_\_\_\_\_ no \_\_\_\_\_

CERTIFICATE OF PUBLICATION

I, Tammy Guenther, Clerk of Council of the City of Wadsworth, State of Ohio, do hereby certify that the forgoing ordinance was duly published in the Medina Gazette and at <http://www.publicnoticesohio.com/> on \_\_\_\_\_ and \_\_\_\_\_, which is for two consecutive weeks as required by section 731.21 of the Ohio Revised Code.

\_\_\_\_\_  
Tammy L. Guenther  
Clerk of Council  
City of Wadsworth

**ORDINANCE NO. 22-002**  
**Sponsored by Council Member Ralph Copley**

**AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SAFETY TO NEGOTIATE AND ENTER INTO A CONSTRUCTION MANAGEMENT AGREEMENT FOR THE NEW FIRE STATION HEADQUARTERS FOR PRECONSTRUCTION SERVICES AND DECLARING AN EMERGENCY**

**WHEREAS**, City desires to construct a new fire station headquarters for an amount not to exceed 7.5 million dollars; and

**WHEREAS**, City has hired APP Architecture, Inc. for their professional architectural design and engineering services in the design of the new fire station headquarters; and

**WHEREAS**, to obtain market competitive pricing for the construction of the fire station headquarters, City has elected to proceed under Section 9.33 of the Ohio Revised Code and pursue a Construction Manager-At-Risk model to choose a contractor; and

**WHEREAS**, the first stage of the Construction Manager-At-Risk model is for the CMAR to work with the architect so as to design the structure in such a way as to achieve a guaranteed maximum price not to exceed 7.5 million; and

**WHEREAS**, after advertising for Request for Qualifications and soliciting Requests for Proposals pursuant to the requirements under Section 9.334 of the Ohio Revised Code, the evaluation committee for the City has ranked the selected construction managers at risk based on its evaluation of the value of each pricing proposal, with such evaluation considering the proposed cost and qualifications of the CMAR; and

**WHEREAS**, City desires to enter a construction management contract with the construction manager at risk for pre-construction services; **NOW THEREFORE**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WADSWORTH, STATE OF OHIO:**

**Section 1.** That the Director of Public Safety is hereby authorized to negotiate and enter into a construction management agreement for preconstruction services on the new fire station headquarters in an amount not to exceed \$30,000.00 with RFC Contracting, LLC.

**Section 2.** That it is found and determined that all formal actions of this council concerning and relating to the passage of this ordinance were passed in an open meeting of this council, and that all deliberations of this council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.

**Section 3.** That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety in the City of Wadsworth in order to expedite the design and construction of the new fire station headquarters; **WHEREFORE**, this

ordinance shall go into immediate effect provided that it receives a two thirds vote of all members of city council. If it receives approval by a majority of the members but less than a two-thirds vote, then it shall be effective at the earliest time permitted by law.

Passed: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Attest: \_\_\_\_\_

Clerk of Council

Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor

1<sup>st</sup> Rdg. \_\_\_\_\_

2<sup>nd</sup> Rdg. \_\_\_\_\_

3<sup>rd</sup> Rdg. \_\_\_\_\_

Passed: yes \_\_\_\_\_ no \_\_\_\_\_

Vote: aye \_\_\_\_\_ nay \_\_\_\_\_

Immediate Effect: yes \_\_\_\_\_ no \_\_\_\_\_

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\_\_\_\_\_  
Tammy L. Guenther  
Clerk of Council  
City of Wadsworth

**ORDINANCE NO. 22-003**  
**Sponsored By Council Member Thomas Stugmyer**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COMMUNITY REINVESTMENT AREA AGREEMENT WITH SOPREMA U.S.A. INC. AND DECLARING AN EMERGENCY**

**WHEREAS**, SOPREMA U.S.A. Inc. proposes an investment by making capital improvements to real property in the City of Wadsworth; and

**WHEREAS**, this Council has reviewed the application for tax exemption and considered the total investment and job creation for the project; and

**WHEREAS**, this Council has recommended a percent and term of tax exemption that is in conformance with Ordinance 52-96 regarding tax exemption policy and other guidelines adopted by the Council for the Quadral / Seville CRA Zone; NOW THEREFORE

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WADSWORTH, STATE OF OHIO:**

**Section 1.** That based on the amount of investment and payroll proposed for the project and other considerations, the agreement for tax exemption between the City of Wadsworth and SOPREMA U.S.A. Inc. shall permit a real property tax exemption of 50% for a term of 11 years.

**Section 2.** That the Mayor of the City of Wadsworth is hereby authorized to execute an agreement for tax exemption between the City of Wadsworth and SOPREMA U.S.A. Inc., with term and percent of exemption as defined by section one of this ordinance.

**Section 3.** That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety in the City of Wadsworth in order to allow execution of a tax exemption agreement prior to the start of construction thus promoting economic development, WHEREFORE, this ordinance shall go into immediate effect.

Passed: \_\_\_\_\_  
President of Council

Attest: \_\_\_\_\_  
Clerk of Council

Approved: \_\_\_\_\_  
Mayor

1<sup>st</sup> Rdg. \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_  
Vote: aye \_\_\_\_\_ nay \_\_\_\_\_

2<sup>nd</sup> Rdg. \_\_\_\_\_  
Passed: yes \_\_\_\_\_ no \_\_\_\_\_  
Immediate Effect: yes \_\_\_\_\_ no \_\_\_\_\_

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\_\_\_\_\_  
Tammy L. Guenther  
Clerk of Council  
City of Wadsworth

**ORDINANCE NO. 21-121**  
**Sponsored by Council Member David Williams**

**AN ORDINANCE AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO ADVERTISE FOR AND RECEIVE BIDS AND TO ENTER INTO A CONTRACT FOR PHASE 2 – SOUTHWEST PARKING LOT WITH CONCRETE PAVEMENT; INTERLOCKING PAVERS; LANDSCAPING; STORM SEWER; PRIVATE SIDEWALKS, DECKING, STEPS, PARKING AREAS, DRIVEWAYS, PATIOS, ADA ACCESSIBLE RAMPS, DOWNSPOUTS, LANDSCAPING; GRADING; SIDEWALK; CURBING; REPAIRS TO PHASE 1 – SOUTHWEST PARKING LOT; AND OTHER SURFACE IMPROVEMENTS AND DECLARING AN EMERGENCY**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WADSWORTH, STATE OF OHIO:**

**SECTION 1.** That the Director of Public Service is hereby authorized and directed to advertise for and receive bids and to enter into a contract for Phase 2 – Southwest Parking Lot with concrete pavement; interlocking pavers; landscaping; storm sewer; private sidewalks, decking, steps, parking areas, driveways, patios, ADA accessible ramps, downspouts, landscaping; grading; sidewalk; curbing; repairs to Phase 1 – Southwest Parking Lot; and other surface in accordance with plans and specifications on file in the Office of the Director of Public Service, in an amount not to exceed \$\_\_\_\_\_.

**Section 2.** That this Council finds and determines that all formal actions of this Council concerning and relating to the passage of this ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements, including section 121.22 of the Ohio Revised Code.

**Section 3.** That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety in the City of Wadsworth in order to complete and repair improvements to the southwest parking lot in the Downtown Community Reinvestment Area; WHEREFORE, this ordinance shall go into immediate effect provided it receives a two thirds vote of all members of city council. If it receives approval by a majority of the members but less than a two-thirds vote, then it shall be effective at the earliest time permitted by law.

Passed: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Attest: \_\_\_\_\_

Clerk of Council

Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor

1<sup>st</sup> Rdg. \_\_\_\_\_  
3<sup>rd</sup> Rdg. \_\_\_\_\_  
Vote: aye \_\_\_\_\_ nay \_\_\_\_\_

2<sup>nd</sup> Rdg. \_\_\_\_\_  
Passed: yes \_\_\_\_\_ no \_\_\_\_\_  
Immediate Effect: yes \_\_\_\_\_ no \_\_\_\_\_

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\_\_\_\_\_  
Tammy L. Guenther  
Clerk of Council, City of Wadsworth