

MINUTES
WADSWORTH CITY COUNCIL MEETING
MARCH 21, 2023

The regular meeting of Wadsworth City Council, Tuesday, March 21, 2023, at 5:30 p.m., was held in-person at City Council Chambers.

PRESIDING: Bob Thurber, *President of Council*

MEMBERS PRESENT: Ralph Copley, Bruce Darlington, Jeanne Hines, Tom Stugmyer, David Williams

OFFICIALS PRESENT: Mayor Robin Laubaugh, Public Service Director Robert Patrick, Public Safety Director Matt Hiscock, Assistant Public Service Director Mike Testa, Economic Development Director Matt Springer (in audience), Law Director Tom Morris, Auditor Catherine Fix, Clerk of Council Tammy Guenther

VISITORS SPEAKING:

Rachel Lenk, 128 Second Street

Danielle Maur, 880 Main Street, Chief Executive Officer of the Village of St. Edward

Tim Edgar, 199 Baldwin Street

Noah Gurney, 174 Gordon Avenue

Aaron Reed, 173 Simcox Street (was removed by Police Officers for cursing)

Mike Noll, 820 Longbrook, President of Wadsworth Youth Baseball

Nichollette Mangano, 508 Rockglen Drive

Bill Adley, 219 Parkview Avenue

Lois Kline, 9995 Silvercreek Road

Susana Lewis, 1071 Patridge Drive, Chief Magistrate of the Medina County Probate and Juvenile Court and candidate for City Law Director

Jim Smith, Brownfield Restoration Group regarding The Brickyard property

Jeremy Hinte, OHM Advisors regarding The Brickyard property

PRESS REPRESENTATIVES: *Mason Savoia, The Medina Gazette*

Mr. Thurber called the meeting to order at approximately 5:30 p.m. He asked everyone to remain standing as he led the Pledge of Allegiance and gave the Invocation. The Clerk of Council called the roll.

MINUTES: Mr. Williams made a motion, which was seconded by Mr. Stugmyer, to adopt the Regular Council meeting of March 7, 2023. An all-in-favor vote was taken and majority Council members present voted in favor of the motion. **THE COUNCIL MINUTES OF MARCH 7, 2023 WERE APPROVED.**

VISITORS:

Mr. Thurber observed that it looked like there were some people in the audience who would like to have a chat. He said that was good and they always encouraged that and made a couple of points to make sure they were all on the same page. If it was anyone's first time there – some had already heard this, he said – all speakers were given two minutes that was strictly enforced. Mr. Thurber said to say what they liked and say it clearly and concisely and he would call two minutes after that. He noted that there were a lot of people there so in recognition of time, if there was redundancy, just say "ditto" for agreement or not, with the person before them. He asked the visitors to understand.

Mr. Thurber noted that the visitors' portion of the agenda was something that they did as a courtesy. They did not have to listen to or entertain; they wanted to but they did not have to. So if it got contentious or long, he might cut it off. He wanted them to know that. Additionally, those who interrupted during the public comment period would be asked to leave and officers would be asked to remove them.

Lastly, Council was there to listen, to deliberate and understand. They were not there to debate and would not engage with the speakers. They took these thoughts and what they had to say and they deliberated on it later on. Mr. Thurber saw that there were a lot of out of towners (on the list). It was something he had not had to address in the past. The City loved these people. They wanted them to shop in the stores and eat in their restaurants; however, this was "family business" in a sense, he said. So, since there were a lot of them, he was just going to call the folks who were from Wadsworth. He did not know any of the people so it was not pejorative and he was not passing any judgments pro or con. Don't worry about that, he said. With that, Mr. Thurber invited the first speaker, Rachel Lenk, to come to the podium. He apologized if he said the name wrongly, and secondly, wished her a happy birthday.

Ms. Rachel Lenk of 128 Second Street in Wadsworth introduced herself. She made sure everyone could hear her. She said the City of Wadsworth must publically state on all available platforms, including but not limited to, all social media platforms, printed news, radio and televised news that Neo-Nazis, Proud Boys and similar extremist hate groups are not welcomed to our City and their ideals will not be tolerated.

Ms. Lenk said these hate groups should be publically condemned by all of Wadsworth, especially our local government. She stated Council was all elected to protect the best interests of their constituents. She asked if they believed allowing Nazis to harass and physically harm Wadsworth citizens was in the best interest of their constituents.

Ms. Lenk asked how Council could claim they wanted to protect children and remain silent and complacent when there were fascists in their City.

Ms. Lenk said she was at Memorial Park on March 11th because she saw on Facebook Live that there were actual Nazis less than eight minutes from her home. She said she did her part as a citizen to stand up and now it was the government's turn. The events of March 11, 2023 in Wadsworth, Ohio had gone viral. Ms. Lenk said Wadsworth was now known nationwide as a place where Nazis and white supremacists could conspicuously parade around.

Ms. Lenk said Vice News, USA Today, Rachel Maddow and other mainstream media outlets had covered this story. She said News to Share's video on Facebook had been watched over 83,000 times. She said videos on TikTok garnered over half a million cumulative views. She said the court of public opinion was that history was repeating itself and the City of Wadsworth was failing the open-notes tested. Ms. Lenk said she had witnessed how the lack of a formal stance from this government against hate groups had empowered hateful people to loudly, verbally assault other citizens in public this past week. Ms. Lenk said inaction would make these hateful exchanges more common.

Ms. Lenk said if the Board did not act in the best interest of their constituents, then they would elect officials who would. Ms. Lenk said the welfare of the whole community was at stake and they needed people in office who would fight against the rising fascism. Ms. Lenk said democracy died in darkness and inaction. Ms. Lenk said silence on this matter was conceding to the violent hate groups and their ideals.

Ms. Lenk asked the audience who were in support to applause.

Ms. Danielle Maur of 880 Main Street, President and Chief Executive Officer of the Village of St. Edward, introduced herself. She said she wanted to come that evening to share, on behalf of the village when they learned of the Administration's intention to purchase a piece of the brickyard property adjacent to where the Village had operated since 2019, how pleased they were to hear of the City's intention and plans to develop that area into parks to serve the community. Ms. Maur said they believed that would be a great asset, not just to the Wadsworth community but also to the residents and Village of St. Edward.

Ms. Maur said she appreciated since they had come to Wadsworth over the last three years, all the support from the City and was excited to see plans going forward.

Mr. Thurber thanked Ms. Maur and said they had been wonderful neighbors and they appreciated it.

Mr. Tim Edgar of 199 Baldwin Street introduced himself as a longtime resident. He said he grew up here; went to high school and grade school here. Mr. Edgar said he was a flatbed truck driver and drove 10-14 hours a day. He said he really did not have a lot of time for this and had gotten out early today, but as a flatbed truck driver, he secured and loaded about a quarter-million pounds of freight every week; it was a pretty hazardous job.

Mr. Edgar said he spent a lot of time in dangerous situations and work areas on the highway and he delivered sound walls. One thing that truck driving afforded Mr. Edgar, he stated, was that while waiting to load or unload he was able to research. Mr. Edgar said a lot of truck drivers looked at their phones playing Candy Crush or watching Netflix but he did research. Mr. Edgar said he agreed 100% with the young lady that they did not need that kind of thing, Nazis, here. Mr. Thurber asked Tim to address City Council. Mr. Edgar said he would, he was just trying to include everyone there.

Mr. Edgar said hate just bred more hate and things like the Nazis. Mr. Edgar said that one thing he was really good at and studied was pattern recognition and with pattern recognition, one saw certain patterns. He said he was an observer at Memorial Park as well and he was an observer and watched as everything unfolded. Mr. Edgar said it was like a movie, a rather bad one, and he watched as the Nazi actors came in in their red and black and had their black (a *word could not be understood*) had their sunglasses on.

Mr. Edgar said it boiled down to wondering where all these groups were coming from. He said they were definitely not coming from Wadsworth. He asked where they came from, who organized them, and who paid for them.

Mr. Edgar said there would be more at a later episode. Mr. Thurber said they were there every two weeks.

Mr. Noah Gurney, 174 Gordon Avenue, introduced himself. He said he was there in response to the outrage in Facebook that event promoters should be held responsible for security costs.

Mr. Gurney said the premise that the promoters of the recent drag story hours should be held responsible for costs associated with the security provided by the City for their event was an absurd attempt to avoid accountability for the root cause of the disturbances on March 11th, to score cheap political points by propagating division through culture war nonsense.

Mr. Gurney said additionally, the call to introduce local legislation to protect children by expressly forbidding minors from attending drag shows, and other adult-themed entertainment, was not only redundant with current laws but promoted division and discrimination against marginalized communities.

Mr. Gurney said this event was originally planned to take place indoors at a private business. He said a few local legislators on social media provoked an outpouring of hateful and threatening comments that the lead the owners of the venue to decline to host the event. Mr. Gurney said the loss of their preferred venue forced the promoter to find a new venue. Mr. Gurney said this was why the event took place in a public park. Mr. Gurney said the City administration did what was right and issued the permit for the event to take place at Memorial Park. Mr. Gurney said based on the open harassment and overt threats toward the event organizers, the administration widely chose to have an enhanced security presence at the event. Mr. Gurney said security officers were not called to the event to protect their community from a man wearing a dress reading a book to children. He said the security officers were called to the event to protect the Wadsworth community from armed Nazis, white nationalist groups such as the Proud Boys, Patriot Front and White Lives Matter Ohio and random “concerned citizens” shouting homophobic, racist and anti-Semitic slurs at a park shelter full of children and their families.

Mr. Gurney said what brought these violent outside groups to the community was that they felt welcome. Mr. Gurney said the tenure of rhetoric in opposition to this event gave these bad actors the impression that Wadsworth, Ohio would provide them with a platform to voice their hateful points of view.

Mr. Gurney said attendance at drag story hour was never required of anyone. Mr. Gurney said attempting to legislate morality based on personal beliefs was against the core values our nation was founded on and they must be careful of their actions and could not allow Wadsworth to be a safe space for hatred and discrimination. Mr. Thurber said that was Mr. Gurney’s time.

Mr. Aaron Reed, 173 Simcox Street asked if he earned more than two minutes. Mr. Thurber said he did not hear that. Mr. Reed said he would not think from him, anyway.

Mr. Reed said he had seen a lot of horrors in his life. He said he had to come out in the Akron Beacon Journal about being trafficked as a child because of all of the loving community members throwing accusations of groomer and pedophile at him because of people “like you,” who encouraged them. Mr. Reed said it was “You, Bob Thurber, with your LGBTQ Jim Crow (*cursing began*).”

Council members said that was it and asked for Mr. Reed to be removed as he was swearing at them. Mr. Reed was escorted out by the Police for cursing.

Mr. Thurber reiterated there would be no coarse language; that their parents had taught them this. A female member of the audience asked if Mr. Reed could continue to speak. Mr. Thurber said they learned in third grade. No coarse language. They needed to rise above that; they had good things to say, but be intelligent and say them well and choose them wisely. The female said that was not coarse language and still a form of speech. Mr. Thurber said they could shut this whole thing down if it became too much.

Mr. Mike Noll, 820 Longbrook, introduced himself and said he was there to talk about the acquiring of the Brickyard. He was the President of Wadsworth Youth Baseball and he wanted to say he was very much in favor of this opportunity. Mr. Noll thought this was a great opportunity for the City and a sports complex in that location would be key. Mr. Noll said there was a lot of opportunity through youth baseball, tournaments, etc. that could bring in hundreds of thousands of dollars a year to this community, and it was well overdue. Mr. Noll knew this had been asked for a long time and he appreciated what City Council was doing and wanted them to heavily consider this opportunity.

Council thanked Mr. Noll.

Nicholette Mangano, 508 Rockglen Drive, introduced herself. She said growing up in Wadsworth for 23 years had taught her many things. One of those lessons was that the City of Wadsworth prided itself on its reputation. Mr. Mangano said for most of her life that reputation had been one of love and respect for all those who lived in the City. Mr. Mangano said this was why the lack of voice regarding the events that happened at the drag queen story hour was so impactful.

Mr. Mangano said by their silence towards the known Neo-Nazis and peoples of similar ideologies in their own neighborhood had allowed them to taint that very reputation they fought so hard to make. Mr. Mangano said the reputation of love for people in its town was becoming one of hate and violence and she would not be proud of saying she was from a town known for such things, nor would she be proud of saying she was from a town that chose not to stand up to those people. Ms. Mangano said unfortunately she did not have the power to prevent the shift from happening but they (City Council) did. She said they (City Council) could prevent them from tainting their reputation further. Ms. Mangano said they (City Council) could take a stance and loudly proclaim they did not tolerate hate here.

Ms. Mangano said the first three words of this country's constitution were "We the People" and she said we the people, of Wadsworth, were begging them (City Council) – demanding – that they stand up and say that while they may differ in their political opinions, they did not differ on this.

Ms. Mangano said "we, the people of Wadsworth" would not allow hate and violence to win. She said it was up to Council, as their governing body, to decide if their reputation was going to continue to be one of love and respect or become one that could cast hate into worse issues later. Ms. Mangano said they said "actions speak louder than words" and their (City Council's) lack of both spoke volumes.

Ms. Thurber thanked Ms. Mangano.

Mr. Bill Adley, 219 Parkview Avenue, introduced himself. He said he had been around here for about 41 years. He said he put four children through this school district. Mr. Adley said he had 11 grandchildren, six more who would graduate from these schools at some point.

Mr. Adley said this issue was going on essentially in his backyard; his yard backed up to the Girl Scout house. Mr. Adley said he did not have anything against gay people; there were many in his family that were gay.

Mr. Adley said what he had an issue with was the children. Mr. Adley said he was showing them and standing up there because it happened to him. Mr. Adley said he as groomed, he was abused by an older brother that he looked up to and loved very much.

Mr. Adley said it was hard to see this happen. When he saw kids go in there, it broke his heart. Mr. Adley said they (City Council) needed to understand this could happen easily – easily. Mr. Adley said he dealt with this his whole life. This happened back in the late 60's.

Mr. Adley said he stood there because his Lord wanted him to. He knew his purpose now. Mr. Adley thanked City Council and pleaded that each and every one of them kept the children in mind when making decisions like this, specifically addressing Mr. Thurber and Mayor Laubaugh.

Mr. Adley said he wanted to stay in this town, he believed in this town. Mr. Adley said he worked hard in this town. He had plumbed half the school as a master plumber of 50 years. He did not want to lose what this City had been. He thanked Council very much and they thanked him.

Ms. Lois Kline, 9995 Silvercreek Road, introduced herself. She thanked Council for allowing her speak, said she appreciated it.

Ms. Kline said most of Council probably knew her; she was not sure. She said her dad was Mike King, the old police chief. Ms. Kline said she left for 10 years after college, came back and made her home here.

Ms. Kline said she was born and raised here and her family went back probably four generations. She knew a lot of people here. Ms. Kline said schools were always tolerant of others' of different backgrounds. She had guys she went to high school with that dressed up as girls sometimes, Halloween, etc. and it was great. Ms. Kline said she was also a trained pediatric nurse, was an RN, went to nursing school, highly educated and had seen kids going through this.

Ms. Kline said Wadsworth was a place of openness in letting people be who they were. When she heard the Nazis were in town, she said her grandparents and family "rolled over in their graves" at the cemetery. She said some of them fought in World War II.

Ms. Kline said she hoped the City of Wadsworth would do the right thing and vote for tolerance and not vote for "you can't dress up as a girl in town / drag queens." She said she knew drag queens and they were not harmful.

Mr. Thurber thanked Ms. Kline.

Ms. Susana Lewis, 1071 Patridge Drive, candidate for Law Director in the City of Wadsworth, introduce herself. She said she was present that evening for something entirely different tonight; she wanted to introduce herself to the members of Council and the City leadership to let them know that she was running for judge of the Wadsworth Municipal Court and to give them a little information about her.

Ms. Lewis said she was the Chief Magistrate of the Medina County Probate and Juvenile Court, a position she had held for eight years. She had been at the court for 17 years. Ms. Lewis said her job involved delinquency work, which was juvenile crime. She said she had quite a bit of experience handling traffic matters, delinquency criminal matters and administrative functions of the court.

Ms. Lewis said she chose to "throw her hat in the ring" for the reason that she felt she had a lot to offer the court and the people of Medina County as part of the court's leadership team. She said she had been involved in programming in development of certain court programs that benefitted families and children and she knew she could do a very good job for the people of Wadsworth.

Ms. Lewis said her heart was in the right place and she had a lot to offer the community.

Ms. Lewis said as she stood before Council, she saw Mr. Morris was present. She said she had nothing for respect for her opponent, a member of their legal community, but she thought she would try. She said she had over 30 years of public service. She worked at the Prosecutor's Office in Summit County for 11 years prior to her role as Magistrate and now Chief Magistrate of the Medina County Probate and Juvenile Court. She said she had met many of the Councilmembers and some of them she knew professionally and some she knew from yoga.

Ms. Lewis said she just wanted to say hello, thank you for letting her be there and thank you for everything they (City Council) was doing for the community and the community's voice. She thought it was all really important.

She thanked City Council. Council members thanked Ms. Lewis.

A number of people departed and some stayed.

CORRESPONDENCE: The Clerk stated she had one item, which was a fiscal certificate received from the City's fiscal officer, to verify funds to pay an invoice as represented in Ordinance No. 23-043.

The Council President noted that Council would next address the legislation. They had a full docket. He told the visitors that there would be a small break if anyone wanted to leave if this portion did not interest them. They were also welcome to stay.

LEGISLATION:

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

ORDINANCE NO. 23-035 (1st RDG.): AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO DO ALL THINGS NECESSARY AND PROPER TO ACCOMPLISH THE PURCHASE OF A PARCEL NUMBERS 055-34C-14-004, 055-34C-26-004, 055-34C-26-001, 055-34C-26-003, 055-34C-26-002, 055-34C-24-001, 055-34C-27-001, IN THE CITY OF WADSWORTH AND TO DECLARE AN EMERGENCY

- Sponsored by Council Member Thomas Stugmyer
- Forwarded by City Council March 7, 2023

Ms. Guenther read the ordinance. Mr. Thurber invited Mr. Springer to come forward at that time for an explanation of the ordinance.

Mr. Springer thanked the Council. He said they were at the opportunity to speak a little more publicly about a project that the City had been working on for quite a few months. There was an article, he believed, earlier that week in the *Medina Gazette*, which explained that the City did have a purchase agreement in place to purchase The Brickyard, which was a little over 200 acres on the south side of town. They would take a few moments to explain further what this project entailed. He brought that evening a few other individuals who had been helping with the project: Jeremy Hinte with OHM Advisors, as well as Jim Smith with the Brownfield Restoration Group.

Certainly, as they went through the discussion, he would turn it over to those individuals to speak about very specific items as far as this potential land acquisition went.

As mentioned, the land was a little over 200 acres of industrial land on the south side of town. The City did have an executed purchase agreement, which was signed on October 17. The purchase price was \$1.95MM. Over the last 150 days, which was the City's due diligence period, they had been going through the process to do as much research as possible to make sure they had all of the answers, and ultimately, Council could make a responsible decision.

Mr. Springer said the City immediately applied for and received a targeted brownfield assessment grant from the Ohio EPA, which helped pay one hundred percent of their phase one environmental site assessment, as well as the phase two environmental site assessment. The phase two was coming a near

completion. Mr. Smith, with Brownfield Restoration Group, would be able to speak to the initial findings of that report. Again, it was not one hundred percent completed, but Mr. Springer thought they were very encouraged based upon what they were receiving in that report.

They did receive some site cleanup expenses. As they knew, The Brickyard made bricks so there was a lot of aggregate onsite, both for the brick itself as well as the concrete base that existed where the factory was previously. They worked with a local company to receive some cost estimates as to what it would take to go into that site and begin crushing the material to see if it could be recycled. They received cost estimates to both haul it out – take it way and then for the second option to crush it and leave it onsite to use at some point in the future for road or parking lot base or other things of that nature.

Mr. Springer pointed to the screen and to some images for those who had not visited the property in the past. With over 200 acres, The Brickyard when in operation consumed roughly 70 acres of the site. So there was a lot of that land that was not used by the brick company when conducting business. In recent years, he did not think it would be to anyone’s surprise that many individuals used that site and frequented it. He knew City Council had the opportunity to visit the site about two weeks ago. They encountered a few dirt bikes (he thought that’s what they were). There were many individuals who used the property. Again, they were encouraged and excited about the possibilities for an athletic complex.

As the *Medina Gazette* article said earlier in the week, they were looking at the site to be the future athletic complex for the City.

OHM had prepared a few different renditions to give an idea of what they envisioned for the site. On the screen before them, it obviously showed multiple baseball fields of different sizes, as well as an access road bringing people in off of Seville Road. Various parking lots and trails were shown, along with, ultimately, tennis courts, pickle ball courts and playground equipment, etc. It was a multi-phase approach, but certainly something that, they thought, set the community up for many generations to come, and they were very excited about it, said Mr. Springer.

Mr. Springer knew there were probably a lot of questions from Council about what they were finding on the site based upon their last site visit. It was a convenience that when they were onsite, Jody Kaufman, with Brownfield Restoration, was there taking soil and water samples. If there were any questions, Mr. Smith with Brownfield Restoration was available to answer those to the best of his ability, as with Mr. Hinte of OHM, regarding concepts proposed thus far.

Mr. Darlington said he was curious as to the purity of the water in the pond, which was the old clay pit. He wanted to know what the water was like in the clay pit. He thought people might eventually use it for swimming or boating, so he wondered what the quality was.

Mr. Springer invited Mr. Smith to come to the podium and speak to the best of his ability.

Mr. Smith introduced himself and said they were currently in the process of finishing up their assessment work. They did not have all of the answers but would have in another couple of weeks. But they did have some information. As a matter of fact, regarding the groundwater, just on his way out of the door to come to this meeting, his colleague said there were some groundwater from five of the eight wells that were put in there. He was happy to report that the five wells that they had

analytical for, all came back very clean, meeting groundwater, drinking water standards, which was the first level – an “as good as you can get” kind of thing. So, so far, groundwater looked very good.

Mr. Darlington asked about the quality in the clay pit. Mr. Smith said they had not tested the water in the pit. The water that Mr. Smith was talking about was groundwater. Mr. Darlington realized that and wanted to know if they were going to test the water in the clay pit. Mr. Smith said they could. It was not part of the scope. Mr. Darlington was surprised that it was not because it was a large area of water that would probably be used for recreation purposes if the area was ever used for a park.

Mr. Smith said assessments were a very iterative process. The first level of testing – soil and groundwater would be typical. They were working for the EPA on behalf of the City. It certainly could be expanded to check surface water and answer any other questions that came up based on the data that they did get. Again, it was an iterative process.

Mr. Thurber stated that he thought it was certainly something that they would be very interested in. He did not think they could buy this without knowing that, regardless of the outcome because they could always mitigate. But they had to know what was there.

Mr. Patrick said that the pond, in initial planning phases, was not planned for swimming but possibly fishing and for trails to be around it and to look at because it was a pretty feature. One side was hill with trees on top. They did not have any initial plans of swimming or a swim hole. Again, once they got into it with approval from Council to move forward with the purchase, then they would begin the real, detailed planning phase. There were a lot of things to flesh out to see exactly what the community wanted, what the ballfield needs were, and all of the different things, as they would do for any new park of this magnitude. They could look at the water quality to see what that was, if it would be conducive to swimming, for instance, and that was something to be worked into the plans, to design something of that nature.

Mr. Williams asked a question which he had asked onsite with their people (in the field): how large was the aquifer underneath as far as water volume. Mr. Smith was not following the question. Mr. Williams explained that there was an aquifer underneath the property. Did he know how large it was? Mr. Smith said it was not really part of what the nature of work they were doing. It was not a water resource kind of evaluation. It was whether or not it was contaminated. He could not really answer that based on the work they were doing in terms of how large the aquifer was and what kind of groundwater resource it would be. Mr. Smith asked Mr. Williams if that was what he was getting at – gallons per minute yield, for example. Mr. Williams said it was quite a large aquifer underneath, he was told, and he would just like to know how large it was.

Mr. Thurber asked if that was knowable. Mr. Williams said it was on a map somewhere. Mr. Smith said, depending on exactly what he was trying to get at, in terms of how large was the aquifer: certainly the groundwater system for that site was very large and connected to all of the properties all around it. There were groundwater resources maps at the Ohio Department of Natural Resources. They could look at those maps and that would give a general understanding of the aquifer.

Mr. Springer said it might be helpful for Mr. Smith to explain what was a phase two environmental site assessment and what was the scope of his work was. Based on initial soil samples that Mr. Smith had gotten back and shared with him, Mr. Springer said there were elevated levels of arsenic. He knew that sounded incredibly scary for those not familiar with what arsenic was and asked Mr. Smith to talk about the fact that it was a naturally occurring mineral / metal.

Mr. Smith said he would go to the first part of the question as to what was a phase two assessment, which was the process that they were in now, especially given the nature of some of the questions. He said it was a good place to start.

A phase one environmental assessment and phase two environmental assessment focused on what occurred at the property, in this case, The Brickyard, an industrial operation that might have impacted the environmental quality of that property. Phase one was also sometimes called “desktop study” and was research, including the historical record, a site inspection or “walk around.” There was no sampling. The demarcation between phase one and two was when they actually got out there and started sampling.

When phase one was done, they were in the process of phase two. The sampling that they were doing, which Mr. Smith described a little bit, involved soil and groundwater. That was where they started. They were just getting results in as he spoke, and literally as he had mentioned.

Mr. Smith thanked Mr. Springer for asking for the clarification.

He went on to say that the work they were doing would not necessarily address the question, which was a very good question, about the groundwater resource and how big was the aquifer. They were focused very much so on the prior industrial use of that property and how that activity might have impacted the soil and groundwater quality.

Having said that, the other part of Mr. Springer’s question: what were they finding. Mr. Smith said he mentioned the groundwater, which so far, five out of eight wells all met strict water standards, which was very good and a little bit surprising, actually, on the up side given the industrial nature of the site. The soil: so far the only thing that they found in the soil that exceeded a standard was arsenic, as Mr. Springer mentioned, but that needed explanation as well. Mr. Smith said there were different standards for different property uses under the EPA’s Voluntary Action Program, which was the program in the state for repurposing brownfield properties.

The arsenic that was exceeded at this site, it exceeded a residential standard, which was the most stringent standard that there was. There were also commercial, industrial land use standards and this was an industrial site. The highest arsenic level found at the site was 51 parts per million, which was unit of measurement; whereas the standard for commercial industrial was 100. Mr. Smith said they were one-half of what the allowable standard was for a commercial industrial site. The residential standard was 14, so yes, the residential standard was exceeded, but they needed to keep it in perspective. For example, some background: Mother Nature put in Summit and Stark Counties 15-16 parts per million – Mother Nature deposited arsenic at that level. Understandably, they saw the residential standard at 14 and they could have naturally occurring levels that were actually higher than that. Yes, said Mr. Smith. It was confusing, but that was just how stringent the standard was.

Mr. Thurber understood that the level was actually three times the residential level. Mr. Smith said that was correct.

Mr. Smith said it was the true. The industrial activity at The Brickyard had impacted the soil with respect to arsenic, but he did not want that to sound super scary. There were ways to deal with it. It was not that uncommon. He was frankly surprised that the contamination found to date was not higher.

Mr. Stugmyer said legal was one thing, referring to EPA standards. He thought they would of course want it to meet residential levels, but what would this site be considered. Obviously it would not be industrial if they used it as a park, but would it fall under residential standards or was there an area in between. Mr. Smith said if used for a park, and if they wanted to get the Ohio EPA's "blessing," which frankly, they did not have to do, but if they wanted, it was under the Voluntary Action Program. If they took the site through that program that was where all those levels would apply. There was nothing illegal, frankly, about using that property for residential purposes right now. But if they wanted the Ohio EPA's blessing to use it for residential purposes, the standard would be what Mr. Smith said.

Here was something else to consider, said Mr. Smith. They were focused, as he said, on the industrial footprint of that property – 200 acres of which the industrial piece was 15 or 16, though not sure. Mr. Springer said it was probably about 50 acres. That was the industrial footprint, said Mr. Smith. The intensity of the industrial activity was much smaller than 50 acres, even, he suggested. His point was, even under the Voluntary Action Program, if they wanted to take this property through that program, they could do that. They could carve off the industrial footprint of that site and keep it at the commercial industrial standard and use as industrial or do whatever they wanted with it. The bulk of many, many acres, right now, already met the residential standard.

Mr. Thurber asked if Mr. Smith or Mr. Springer could point on the map where the worst case was – the 15 acres maybe that he was talking about. Mr. Thurber said he just made that number up. Mr. Springer pointed to the rendition on the screen and said they would be traveling south from Seville Road into the site and said the majority of industry – they could actually see the two silos still standing – and the majority of the area that they were talking about (he pointed to a vicinity). St. Edwards would be due east and off of the screen. Mr. Thurber observed that it was quite a ways away from them. He thanked Mr. Springer and Mr. Smith for acclimating them.

Mr. Smith asked if he had answered Mr. Stugmyer's question and Mr. Stugmyer said that he did.

Mr. Patrick stated that there were a lot of other questions that Council members had and he wanted to make sure they were addressed.

The first question was, "Why weren't we made aware of the possible purchase of discussions. We were not made aware of this until about four or five weeks ago." Mr. Patrick noted that they did actually have a discussion and presentation on October 18, 2022. That was the day after they signed the purchase agreement. That was their process after a purchase agreement was signed and secured, to start discussions. They had always done that for every property. They had presentations on this property, talked about the price, talked about the potential uses, of parks, showed some maps and some diagrams. Then they had discussions on February 7 and March 7. Those were in executive session, as they knew, and then here again tonight.

The next question: "Why were only proposing two full-size fields and two reduced size fields? Would it not make more sense to build four full-size fields and moveable fencing so more teams could play at any given time." Mr. Patrick turned the question over to Mr. Hinte.

Mr. Hinte greeted everyone. He explained that he was out onsite with the mayor of a different community that afternoon so he was dressed down that evening.

To answer the question, Mr. Hinte said it really had to do with the participation level in youth sports.

He personally worked with all of the youth sports in the Parks Master Plan Project, hand in hand. They did a really great job, said Mr. Hinte, of describing how participation worked. They said to imagine a funnel. The younger kids were at the top with higher participation and as the kids got older, the funnel got a lot smaller; they dropped out of the sports. So by the time they got to grade school, intermediate and high school, they were starting to switch over to high school sports. That was really when they needed the full-size fields. Working with the group, Mr. Hinte said they only had one full-size field now that they were actually using. That would need their need. Two would just be a bonus. So they felt, just to be frugal, it would not make sense to put four full-size fields out there, just because it was triple the cost. It was about triple the size of a standard field. So it was really expensive to do that and for the amount of play they wanted to get, it made more sense to have the smaller fields that funneled bigger what it would be if they looked at it from the bottom.

Mr. Hinte asked if that answered the question. There were no other comments at that point regarding the question.

Mr. Patrick said the next question from Mr. Copley was: “What was the plan for secondary ingress / egress. I feel discussions should be had with St. Ed’s in regard to a possible easement before moving forward with the purchase.” Mr. Patrick reported that they did talk with St. Edwards as being the neighbor next door. They had continuing discussions through the years on potential use of the property. They told the City that they were willing to sit down and have those discussions about a potential second egress when they got to that point when the planning became more in depth and they knew exactly what they were going to be doing. Then hopefully by that point, they would have an additional idea for what their plans were for the rest of the property. It was positive that they were willing to sit down and have those discussions. Mr. Patrick said they appreciated that.

The last question from Mr. Copley: “I feel the end of March closing date was a little premature without the final phase two environmental surveys completed, especially after being advised of the arsenic levels that consultants were finding. Will this be something harmful to children?” Mr. Patrick said he would turn it back to Mr. Smith to address it again or wrap it up with the question.

Mr. Smith asked for a repeat of the question. Mr. Patrick repeated, with the March closing date, was that too premature without the final phase two environmental survey completed, especially after being advised of the arsenic levels and then would that be something that was harmful to children. Just to let him know, Mr. Patrick said they had a par agreement. Their closing date was March 30, next week.

Mr. Smith said he would not presume to understand what everybody’s individual risk tolerance was, but from his own perspective would try to answer the question as if he was sitting in their shoes. First, if they had more time, obviously, the more time they had the more data and results could be gotten for them. How much more they would have: they might have the other three groundwater samples, for example, with results by tomorrow. Every day they were getting a little more information and fed that to Mr. Springer as soon as they got it. If he was in their shoes, Mr. Smith said, would he feel comfortable closing on a site based on what they knew about it now. Again, everybody’s risk tolerance would be different. That was a personal thing.

Mr. Smith said he could tell them, again, that he was surprised at how “clean” the site was. He expected higher levels of contamination. They were looking at several areas of the site that had underground storage tanks that had fuel in it. They were testing for fuel components and were finding little traces well below even residential standards. Based on the information that they had, Mr. Smith said it was a surprisingly clean site. Was it pristine? – no; almost no brownfields were pristine. The

fact that so far the only thing above standard that they'd found was arsenic that met commercial industrial but did not quite meet residential was amazing, frankly. If he was in their shoes and had to make a choice based on what they knew now, said Mr. Smith, it sounded like a pretty good deal to him. Having said that, he did not know what the purchase price was; he was not commenting on that. But in terms of whether they were rolling the dice and possibly acquiring a superfund site, no. Might they still find some contamination, sure, said Mr. Smith? That was the way those things went. It could be the last sample taken that they found an above a standard. That was just the way the process went. Based on what they saw so far, the trend was a reasonably clean site.

Mr. Smith asked if that was what they were asking and the answer was yes.

Mr. Patrick mentioned what he called a good point that Mr. Smith had made – i.e., this was a former industrial site, a brownfield site and with those cleanup was needed; there's contamination. The good thing was that, the (*garbled word*) aside, this was a brownfield site now, but the plans were to make it something beautiful, to clean it up, to restore it to what it was once before, with the athletic complex, to make it a community gathering spot, and then with all the recreational areas in the southern end. It was taking a brownfield site and making it something good for the environment.

Mr. Smith said, absolutely. Those were the success stories. They loved working on sites that could actually take something that was a blight, a brownfield – as Mr. Patrick was saying – and not just clean it up, but also then turn it into something for the community. They would go from blight to blessing.

The next question read by Mr. Patrick, a good question on financing, from Mr. Darlington: “From what sources will the funds come from for paying for the property?” Mr. Patrick said they had talked about that last fall in October. They did have money budgeted for the purchase of this property. It was in the budget they had right now. They also had a donation from Mr. Fixler that they planned to utilize as well for this property.

Mr. Thurber interjected that he had what looked like a follow up question from somebody else: “Basically the property was \$2MM. Where did they find the roughly \$4.5M. Where was that coming from? Did they know that yet? Cart before the horse, there?” Mr. Thurber asked for help with that. Mr. Patrick said it was a good question. He saw it within the question: “how do we fund the improvements?”

Mr. Thurber said he could wait and Mr. Patrick said, “no, please, this is a great forum for questions.” He appreciated giving the questions ahead of time so they had some time to think about it. If there were others that came up, he thought it was fantastic, especially with a purchase of that amount.

In the projection that Mr. Patrick showed in October, for the next five years, using the general fund surplus that they had, for all the projects and improvements that they had talked about. They did the fire station, the planned to purchase this property, they had some other purchases that they had talked about, and then improvements to parks. They had planned in that preliminary projection, \$1M to go toward the improvements. On Mr. Patrick's diagram that was next year or the year after. So for the remaining money, they would look for grant funding, which he thought they could do pretty good at getting some grant funding for this. They could look at borrowing either internally or externally for something like this. But then as things progress, they might have more and additional surplus to be able to put toward this as well if the income tax continued to increase as it had been.

Mr. Patrick went to the next question had to do with funds for remediating the property. He said that Mr. Springer had mentioned that around \$450K to come in and crush that material and a little bit more to remove it. They would plan at that point on utilizing that material for the site. It was similar to what they did for the other concrete that the Street, Parks and Water Departments took up throughout the community as they were doing water repairs or street repairs. They had a facility where those were dumped and stored. They created a large pile and then every couple of years, a company came in and the City paid to have that crushed. It was put into different materials, ones and twos, three or four, 57s and then that material was utilized for construction. It served two good purposes. Number one, they were recycling that material; it was not just going to a landfill. Number two, it was more cost effective. The last time he looked, it was about half the price of buying new materials.

Mr. Patrick looked at that as a benefit that the material was right here. It could be crushed up and reused for parking lots, roadway and all of that.

Mr. Springer wanted to add one thing when talking about the funding sources. It was critical as Mr. Smith mentioned. Right now they were operating as though they were going through the EPA's Voluntary Action Program. By doing that, it opened up potential sources in the future as far as grants for additional clean up. That was why they had been pursuing this all along – so they gave themselves that opportunity in the future.

Next question, said Mr. Patrick, was: “Why are we purchasing more land than needed for the phase one and possibly phase two developments?” The Service Director thought that number one, this purchase came all or nothing. It came with the whole 205 acres. They saw that as a benefit because of the price per acre, but also the site for the athletic complex was roughly around 60-70 acres. So in that sense, they were getting 130 – 140 acres of what they thought could be a really dramatic impact to the community, and even to the region, of having a park of that magnitude, of that size, with the potential hiking trails, potential mountain biking trails and facilities, the ponds there for fishing, and maybe some fields. There was unique terrain there, maybe for trail running, bridle trails or off-roading trails. That was the other part of this property that they had not really talked about: there was a great possibility to have a premier park.

Mr. Patrick went to the next question about the pond: “It (poses) a serious hazard with steep banks. The plan for development needed to include projections for that.” He asked Mr. Hinte to weigh in on those comments, but Mr. Patrick would say that there were steep sides on the one side of the park. A lot of parks had those areas with steep elevations. If they had a trail next to it, he would envision having fencing or something like that installed if it was needed.

Mr. Hinte told Mr. Patrick that he was kind of stealing his thunder but that was okay. He went on to say that they had observed the site. It was very steep back there. He thought it was an instance where they would mitigate that in the design and prevent people from getting to that point. In unsafe areas, slope-wise on this site, they would have to protect and make sure they were keeping the health, safety and welfare of the public in mind from a design standpoint. It was pretty common. He was actually doing a site for a quarry that had an 80-foot cliff that they had to keep people away from. This was just design elements that they got into when turning those types of spaces into recreation.

Mr. Patrick said he personally like the difference in elevation, 30 or 40 feet on the southeast corner. When standing up on top, it was a magnificent view of the pond and over the silos, and into the valley to the Airport. He thought there were some nice, natural features with that.

Another question was whether the Medina County Parks District should get involved in the purchase. Mr. Patrick said that was a possibility and an option that the City had. They knew that the park district was interested in this property in the past. The City had conversations with them and Mr. Patrick knew they had conversations with the current owner. Nothing transpired, but the City had reached out to them to tell them if this came to fruition and they were able to get approval to purchase it, then they would sit down with them and see if there was any interest there. He thought they would need to make the decision at some point as to whether they wanted to develop the natural area or was it something they would want to have the park district help out with.

Mr. Thurber commented he would think they were better at it than the City was because that was what they did. It seemed sooner rather than later. He would love to see the City partner with them where they literally buy half and the City buys half. He did not know how involved, whether daily, weekly, monthly conversations. Mr. Patrick said that they had not really had many conversations with them about it now because they did not know. Once they got firm approval, then they could start having those conversations with them. Mr. Thurber would have those conversations before. Mr. Patrick knew that the individual, with whom they would have those conversations, was out that week. So they could start next week if he would like. Yes, why not, said Mr. Thurber. They would not be able to financially get that piece of it, so it would be nice to have them offload that burden. Mr. Patrick said those discussions would have the benefit of the relinquishment of Holmesbrook Park to the Medina County Park District. They had some great plans and as part of the Master Plan would show the plans and the improvements that the district wished to make. He thought everyone would be happy to see what those were. There would be benefits to the community. They were experts at the passive recreation type areas so he agreed with that.

Mr. Patrick addressed a question on the maintenance of the developed area as to it being extensive and costly and how it would be funded. Good question, the Service Director said. Typically that would be funded through the Parks Department, and like the other parks and fields were. Though there could be agreements in the future, he continued, with some of the leagues that could have some maintenance responsibilities or take some maintenance over of those field, similar to Mull Park and the soccer fields and Fieldcrest for football. They had not done anything like that with baseball at that point, but it was something that they could do. He added that there would be some cost savings. Mr. Hinte had mentioned how consolidating fields from four different areas and parks and putting them in one could have some cost savings. Mr. Patrick ran some rough calculations of maybe three hours a week, which would save in that timeframe, to just be at that one area. But they would have to talk about if additional staffing would be needed at some point, as this would be developed and similar to what they did when bringing on the Interurban Trail and Trolley Line Park. They added another staff member a couple years ago, although they did remove the Holmesbrook maintenance last year so that might help out as well.

Mr. Patrick said it was a great question and that he loved thinking about things in the future and not just focus on the right now.

Next question: "Should any of the purchase be delayed until the completion of environmental study?" Mr. Patrick thought it was covered unless there were other questions about that. None were voiced.

Mr. Patrick said there were some comments on arsenic. He asked if there were other questions on arsenic. Mr. Darlington indicated that he did not until after they got the result from phase two.

Mr. Patrick read a couple comments / questions from Mr. Yurchiak on, if they would acquire the land and it took a few years to develop and then raise the funds needed to accomplish the goal, was having the City owning the park with no immediate action, a good or bad thing. Mr. Patrick turned to Mr. Hinte to get his perspective. Mr. Hinte said something about someone having had spoken on this matter previously as he approached the microphone. He stated that they saw it as a very good thing because the current Parks Master Plan recommended an athletic complex and the previous master plan from 10-12 years ago recommended an athletic complex. In talking with the baseball guys, this was the furthest that the discussion had ever gone and so showed progress. They saw it as, if they purchased the property, they were showing progress and commitment to the community that they were going to follow through with what they were learning as they came out of all this public engagement.

Mr. Thurber posed a question with regard to purchasing the land a little south of \$2M. He wanted to know what it cost to do that. He asked for a best guess from Mr. Hinte, who had done this before. He asked him to throw a dart and they would not hold him to it. Mr. Hinte said they looked at cost estimating the phase one area and if his memory served, it was somewhere between \$5-6M, and that was contingent on whether they used that recycled material onsite or not. They knew the savings with using it onsite. They could also use it onsite for fill if needed. Obviously, there was a lot of earth work.

Like he mentioned last time, they located the facilities in the flatter area to minimize the extensive development. He recalled one question that came up, as they looked at the concept map: “why did you look at it in this area and not south of the pond.” Mr. Hinte said if they looked at it south of the pond there would be a whole lot of earth work to happen and would cost probably several million dollars more. That was all they had from the cost estimate standpoint.

Mr. Thurber said he really liked the plan. It was nice.

Mr. Patrick added that they had done land banking in the past and that was essentially what this would be. But he thought they had some good thoughts on immediate uses and need and would want to move forward with that planning process. He did not think it would sit idle too long.

Mr. Thurber asked what it would cost if they put “this” all in because they wanted to; what would it cost in a year. He recalled the Steiner Youth Center and thought it cost about \$700K a year.

Mayor Laubaugh asked Mr. Thurber if he was talking operating costs and he was, and to Mr. Patrick said, what operating cost did he for this (example). Someone had to figure that out, he said, because they could not get there without that number. Mr. Patrick said that would depend on what amenities were put in. The image presented there (on the screen in council chambers) showed items that might not go there. Mr. Thurber understood that, and said if this was the goal, they ought to have a number. He was not asking for it tonight though.

Mr. Patrick said they did not have a maintenance cost for it, again because it was so variable. If they were looking at this (image) with all of those amenities or build as far as the course, the concession stands and the rental facility, etc., he did not know how they would be able to come up with that.

Mayor Laubaugh said this was a little bit different in that a Steiner Youth Center had a staff who maintained; an outdoor pool; an exercise area; classes and that sort of thing versus something like a Memorial Park or a Durling Park where they definitely had organized uses, but often those were done by organized sports’ entities. So for example, WASA utilized the fields and then, she believed, when they did the concessions, provided their own. She did believe they had any involvement with that.

They would not necessarily have an employee to do that, if that was Mr. Thurber's question.

Mr. Patrick confirmed that typically the concessions were run by the sports leagues. It was fundraising.

Mr. Thurber said he was not so much talking about the concessions, but they would need someone to mow. Mayor Laubaugh said that was what they did presently on all of the multiple parks. Mr. Thurber said he wanted to know the burden rate of that. Mr. Patrick said that went back to the question about the maintenance. They would look at the mow-able areas of it in relation to Holmesbrook, as to what they gave up last year, to see if they be able to take care of it with current staff or by adding staff. There were so many other variables – whether they used synthetic turf for ballfields or leagues had some maintenance there or not. It could be hard to pin down, but they could put something together. Mr. Thurber knew that Ms. Fix would sooner or later for a number. Mr. Patrick said that would be future years' budgeting for the Parks Department. But it would be nice, said Mr. Thurber, and that was for any project they did.

Mr. Stugmyer said in the initial phase, pointing to the lighter area in the photo, it was going to be for future ball diamonds, not initially. So maintenance-wise, nickel-diming and taking a look at everything, he asked if that would be a natural grass area initially that would not have to be taken care of, maintenance-wise, like at Holmesbrook Park? It could be maintained as a grass field and would not have the ball diamonds there. Mr. Hinte asked him if he was talking about the future areas in white. Mr. Stugmyer said right, adding that if they ever put the diamonds in, would it be a mowed area the whole time, or would it be aesthetically done somewhere else where the maintenance was lower. Mr. Hinte said it would probably more of a native meadow that only had to be mowed once, maybe twice, a year so trees did not start coming in. Otherwise they would not want to focus energy on that large of a space.

Mr. Patrick also said that part of that area was now wooded that they could leave wooded. They would not need to take the trees down. Part of the area in the white were farm fields. They could leave them as farm fields or plant some type of no-mow area. He would have to do some schematics – like Holmesbrook, for instance – what was the difference in mowing. It would be very similar to that.

Obviously, there would be trash to take out of there. Restrooms were cleaned by a contractor. The City did not clean those. These would probably be the heaviest costs. Some might not be costs if done with current staff.

Mr. Thurber spoke to Mr. Stugmyer and said they had talked about something that day that he wanted to remember. Mr. Stugmyer joked that they were basically playing Monopoly with other people's money. They were talking about the rail line and even some of the rail areas in there, once excavated, the potential way down the road. All rail lines were connected, he said. The thought was whether somewhere, way in the future, if it could connect to the Cuyahoga Valley Railroad or something like that, especially with the trains they brought in, which came from other sites. The steam train brought in, for example, came from Indiana. There were those possibilities if not used for industrial purposes. Mr. Thurber thought it was a neat idea. "Playing with someone else's money," said Mr. Stugmyer, to which Mr. Thurber said "that's what they did – it was 'their' money."

Mr. Darlington had another thought. When they acquired this property and most of it was wilderness where people were riding four wheelers and trail bikes out there, whether they would acquire the liability. He wondered what liability they really assume by owning the property.

Mr. Patrick observed it was a great segue to the final question, which Mr. Yurchiak posed. The Public Service Director asked the Law Director for his thoughts.

Mr. Morris said number one, they had insurance that covered most of their property; but as long as they maintained a system with the Wadsworth Police Department investigating, they created a “No Trespass” zone. The liability issues were only if they were to create a situation actively trying to hurt people out there. They would have no trespassing signs there and the Wadsworth PD with some extra monitoring. He said he was very comfortable with the liability issue based on that.

Mr. Thurber asked for further thoughts.

Mr. Williams cited a point of order and said it was in regard to an executive session and what was discussed now that this was public. He referred to what was discussed as far as a use and asked if they could talk about it now that it was public information. Mr. Morris said that what was in an executive session meant nobody was allowed to be in the room with those discussions, which were exempt from the Sunshine Law. They were out of executive session so if they wanted to discuss matters that were no longer protected by that, he certainly had an opportunity. Mr. Williams clarified that something that was discussed in one of those meetings could be talked about, legally. Mr. Morris said he was not sure what Mr. Williams going to say, so could hazard, but he did not envision a problem right now.

Mr. Williams said it just went back to what he believed was an original meeting. They annexed this (property) into the City from the Township. It was petitioned by the property owner, who was still the property owner, to be an industrial complex. The owner was not a developer; admittedly he was a property flipper. He sold some of the out parcels that were frontage on other roads. Originally this was brought to Council as a combination of industrial, parkland, which he felt was a nice thing. They had something that they would not find in northern Ohio, which was a rail line right next to it.

There was some use for the water underneath that maybe beneficial to a type of industry coming in, continued Mr. Williams. They had taken away the original intent of that property when it was annexed. He did not think that was right. Mr. Williams referred to a possible combination (use).

Mr. Thurber said he really did not see that as a bait and switch. He thought they had to feel their way through to the highest purpose and it might be this and not that. Now that they had seen and got their hands around it a bit....

Mr. Patrick spoke to the discussion that they had had and said it was a good one. The land was currently zoned industrial and that was the purpose when it was brought in 12 years ago. In their conversations through the years with the current owner, the City worked hard and the owner worked hard to get an industrial user in the site, mainly because of the rail access. There had been interest and (*garbled word*) in the past as well, but nothing ever panned out. About four years ago, the City got very engaged and went to some site selectors. They put presentations together and pled their case for this site and for Wadsworth – why Wadsworth was the place for all these companies to want to be and nothing panned out.

After that, Mr. Patrick thought the owner looked at some other possibilities – residential and those types of uses – and came to the conclusion, as the City did: at what point did that parcel remain vacant or was there a use for it. They started talking more about the need of the community as a whole. The Mayor was discussing that they did have a need for parklands, a need for additional ballfields, for an athletic complex, which, like Mr. Hinte said, had been talked about for a long time. On the cusp of

knowing the Master Plan was being developed, it was another of those key points, and became evident that if they were going to find a facility like that, where would it be? Looking at the footprints in the City, there were not large acres of land. Those acres of land were very expensive and more than this property, for a smaller amount of land if it could even be found.

It changed the perspective once they started talking more and more. The owner realized that the community did need places for children to gather. There was even a greater need now. There was a greater need for athletics in the community as it had grown a lot. Their facilities were not meant for games to be played every night, multiple times a week. They were maybe built for one game every couple nights and now they had two or three games back to back. They had really outgrown (them), which was not uncommon for a community that had grown and seen a population increase in the last 20-30 years.

This was well-needed and they came to the conclusion that this was a great location for it. That was the proposal that they put together and proposed it to be purchased. They negotiated with the owner to do this and he was supportive for this use so it could be a community space for everyone, for many, many generations of usage.

Mr. Thurber noted that they were missing a couple of members that night so with regard to Ordinance No. 23-035, they would only be able to move it to the next reading.

The Clerk re-read Ordinance No. 23-035

Mr. Stugmyer made a motion, which was seconded by Mrs. Hines to place Ordinance No. 23-035 on second reading. An all in favor vote was taken and all Council members present voted in favor of the motion. **Ordinance No. 23-035 advanced to second reading for the meeting of April 4, 2023.**

ORDINANCE NO. 23-036 (1st RDG.): AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR IMPROVING THE 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, AND LANDSCAPING; GRADING; SIDEWALK; CURBING; REPAIRS TO THE PHASE 1 – SOUTHWEST PARKING LOT; AND OTHER SURFACE IMPROVEMENTS IN THE CITY OF WADSWORTH AND DECLARING AN EMERGENCY

- Sponsored by Council Member David Williams
- Forwarded by Public Ways Committee March 13, 2023

Mrs. Hines made a motion, which was seconded by Mr. Darlington, to place Ordinance No. 23-036 on second reading. An all in favor vote was taken and all Council members present voted in favor of the motion. **Ordinance No. 23-036 advanced to second reading for the meeting of April 4, 2023.**

ORDINANCE NO. 23-037 (1st RDG.): AN ORDINANCE AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SAFETY ENTER INTO A CONTRACT WITH SOUTHEAST SECURITY CORPORATION FOR THE INSTALLATION OF AN ACCESS CONTROL SYSTEM AT THE NEW FIRE STATION AND DECLARING AN EMERGENCY

- Sponsored by Council Member Ralph Copley
- Forwarded by Public Safety Committee March 14, 2023

Mr. Copley made a motion, which was seconded by Mr. Stugmyer, to place Ordinance No. 23-037 on second reading. An all in favor vote was taken and all Council members present voted in favor of the motion. **Ordinance No. 23-037 advanced to second reading for the meeting of April 4, 2023.**

ORDINANCE NO. 23-038 (1st RDG.): AN ORDINANCE AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SAFETY TO ENTER INTO A CONTRACT WITH MCCOMAS LANDSCAPING, INC. FOR THE CONSTRUCTION OF A PERMANENT SAFETY TOWN VILLAGE AND 9/11 MEMORIAL AND DECLARING AN EMERGENCY

- Sponsored by Council Member Ralph Copley
- Forwarded by Public Safety Committee March 14, 2023

Mr. Copley made a motion, which was seconded by Mrs. Hines, to place Ordinance No. 23-038 on second reading. An all in favor vote was taken and all Council members present voted in favor of the motion. **Ordinance No. 23-038 advanced to second reading for the meeting of April 4, 2023.**

ORDINANCE NO. 23-039 (1st RDG.): AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SAFETY TO TAKE ALL NECESSARY STEPS TO SECURE AND ACCEPT A GRANT AWARD FROM THE OHIO OFFICE OF CRIMINAL JUSTICE SERVICES (OCJS) IN ACCORDANCE WITH THE AMERICAN RESCUE PLAN ACT (ARPA) SUBGRANT AWARD TO THE WADSWORTH POLICE DEPARTMENT AND DECLARING AN EMERGENCY

- Sponsored by Council Member Ralph Copley
- Forwarded by Public Safety Committee March 14, 2023

Mr. Copley made a motion, which was seconded by Mrs. Hines, to place Ordinance No. 23-039 on second reading. An all in favor vote was taken and all Council members present voted in favor of the motion. **Ordinance No. 23-039 advanced to second reading for the meeting of April 4, 2023.**

ORDINANCE NO. 23-040 (1st RDG.): AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SAFETY TO DONATE THREE (3) MOTOROLA MCC5500 DISPATCH CONSOLES, THREE (3) MOTOROLA MCC5500 CONSOLE AUDIO BOX II'S AND THE ASSOCIATED CONSOLE SYSTEM CABLING AND ACCESSORIES TO THE BATH POLICE DEPARTMENT AND TO DECLARE AN EMERGENCY

- Sponsored by Council Member Ralph Copley
- Forwarded by Public Safety Committee March 14, 2023

Mr. Copley made a motion, which was seconded by Mr. Williams, to place Ordinance No. 23-040 on second reading. An all in favor vote was taken and all Council members present voted in favor of the motion. **Ordinance No. 23-040 advanced to second reading for the meeting of April 4, 2023.**

ORDINANCE NO. 23-041 (1st RDG.): AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO PURCHASE A NEW WIRELESS PORTABLE LIFT SYSTEM FROM MOHAWK LIFTS LLC, THROUGH PARTICIPATION IN A SOURCEWELL CONTRACT AND DECLARING AN EMERGENCY

- Sponsored by Council Member Bruce Darlington
- Forwarded by Public Service Committee March 20, 2023

Mr. Darlington made a motion, which was seconded by Mr. Copley, to place Ordinance No. 23-041 on second reading. An all in favor vote was taken and all Council members present voted in favor of the motion. **Ordinance No. 23-041 advanced to second reading for the meeting of April 4, 2023.**

ORDINANCE NO. 23-042 (1st RDG.): AN ORDINANCE TO MAKE A SUPPLEMENTAL APPROPRIATION OF \$571,000.00 IN THE 471 – STREET IMPROVEMENT FUND FOR PURPOSES OTHER THAN PERSONAL SERVICES FOR THE FISCAL YEAR ENDING DECEMBER 31, 2023 AND TO DECLARE AN EMERGENCY

- Sponsored by President of Council Bob Thurber
- Discussed in Committee of the Whole March 21, 2023

Mrs. Hines made a motion, which was seconded by Mr. Copley, to place Ordinance No. 23-042 on second reading. An all in favor vote was taken and all Council members present voted in favor of the motion. **Ordinance No. 23-042 advanced to second reading for the meeting of April 4, 2023.**

ORDINANCE NO. 23-043 (1st RDG.): AN ORDINANCE TO AUTHORIZE THE DRAWING OF A WARRANT IN AN AMOUNT NOT TO EXCEED \$13,858.09 FOR THE PAYMENT OF THE AMOUNT DUE UPON A CONTRACT WITH MEDINA COUNTY EMERGENCY MANAGEMENT AGENCY AND TO DECLARE AN EMERGENCY

- Sponsored by President of Council Bob Thurber
- Discussed in Committee of the Whole March 21, 2023

Mr. Copley made a motion, which was seconded by Mr. Williams, to place Ordinance No. 23-043 on second reading. An all in favor vote was taken and all Council members present voted in favor of the motion. **Ordinance No. 23-043 advanced to second reading for the meeting of April 4, 2023.**

RESOLUTION NO. 23-03 (1st RDG.): A RESOLUTION TO ACCEPT THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR 2023 AND DECLARING AN EMERGENCY

- Sponsored by Council Member Thomas Stugmyer
- Forwarded by Economic Development & Planning Committee March 13, 2023

Mr. Stugmyer made a motion, which was seconded by Mrs. Hines, to place Resolution No. 23-03 on second reading. An all in favor vote was taken and all Council members present voted in favor of the motion. **Resolution No. 23-03 advanced to second reading for the meeting of April 4, 2023.**

RESOLUTION NO. 23-04 (1st RDG.): A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR OF THE CITY OF WADSWORTH TO ENTER INTO AN AGREEMENT WITH THE TOWNSHIP OF WADSWORTH, OHIO PURSUANT TO R.C. §709.192, FOR THE PURPOSE OF ENTERING AN ANNEXATION AGREEMENT AND MODIFYING THE PAYMENT PROVISIONS OF R.C. 709.19 RELATED TO THE ANNEXATION OF MEDINA COUNTY, OHIO PARCEL NO. 038-17C-26-036 AND DECLARING AN EMERGENCY

- Sponsored by Council Member Thomas Stugmyer
- Discussed by Economic Development & Planning Committee March 13, 2023

Mr. Stugmyer made a motion, which was seconded by Mrs. Hines, to place Resolution No. 23-04 on second reading. An all in favor vote was taken and all Council members present voted in favor of the motion. **Resolution No. 23-04 advanced to second reading for the meeting of April 4, 2023.**

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

ORDINANCE NO. 23-031 (2nd RDG.): AN ORDINANCE TO REPEAL EXISTING SECTIONS 154.365 THROUGH 154.368 AND TO ENACT NEW SECTIONS 154.365 THROUGH 154.373 OF THE CODIFIED ORDINANCES OF THE CITY OF WADSWORTH REPEAL THE

EXISTING HIGH STREET ARTERIAL DISTRICT AND ESTABLISHING THE HIGH STREET TRANSITIONAL BUSINESS OVERLAY DISTRICT

Public Hearing Set for April 18, 2023 @ 5:30 p.m., with no Council Member Objection

- Sponsored by Council Member Thomas Stugmyer
- Discussed in Economic Development & Planning Committee January 9 and February 13, 2023
- Approved by the Planning Commission February 13, 2023

Mr. Stugmyer made a motion, which was seconded by Mrs. Hines to place Ordinance No. 23-031 on third reading. An all in favor vote has taken and all members present voted in favor of the motion. **Ordinance No. 23-031 advanced to third reading for the meeting of April 4, 2023.**

ORDINANCE NO. 23-032 (2nd RDG.): AN ORDINANCE TO AMEND SECTION 34.36 OF THE CODIFIED ORDINANCES OF THE CITY OF WADSWORTH TO PROVIDE FOR THE ALLOCATION OF INCOME TAX RECEIPTS DURING FISCAL YEAR 2023 AND DECLARING AN EMERGENCY

- Sponsored by President of Council Bob Thurber
- Discussed in Committee of the Whole March 7, 2023

Mr. Copley made a motion, which was seconded by Mr. Stugmyer, to place Ordinance No. 23-032 on third reading. An all in favor vote has taken and all members present voted in favor of the motion. **Ordinance No. 23-032 advanced to third reading for the meeting of April 4, 2023.**

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. 23-016 (3rd RDG.): AN ORDINANCE TO APPROVE THE EXECUTION OF A SCHEDULE WITH AMERICAN MUNICIPAL POWER, INC. FOR PARTICIPATION IN THE COMMUNITY ENERGY SAVINGS SMART THERMOSTAT PROGRAM AND DECLARING AN EMERGENCY

- Sponsored by Council Member Bruce Darlington
- Forwarded by Public Service Committee February 13, 2023, with recommendation for three readings

Mr. Darlington called the question on Ordinance No. 23-016. Mr. Thurber called for a vote. A roll call vote was taken. Ayes: Stugmyer, Hines, Williams, Copley, Darlington. Nays: none. **Ordinance No. 23-016 declared to have been adopted March 21, 2023.**

ORDINANCE NO. 23-021 (3rd RDG.): AN ORDINANCE AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO ADVERTISE FOR, RECEIVE BIDS AND ENTER INTO A CONTRACT FOR THE 2023 STREET STRIPING PROJECT AND DECLARING AN EMERGENCY

- Sponsored by Council Member David Williams
- Forwarded by Public Ways Committee February 13, 2023

Mr. Williams called the question on Ordinance No. 23-021. Mr. Thurber called for a vote. A roll call vote was taken. Ayes: Hines, Williams, Copley, Darlington, Stugmyer. Nays: none. **Ordinance No. 23-021 declared to have been adopted March 21, 2023.**

ORDINANCE NO. 23-025 (3rd RDG.): AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO APPLY FOR AND ENTER INTO GRANT AGREEMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION DIVISION OF AVIATION FOR THE PURCHASE OF SNOW REMOVAL CARRIER VEHICLE AND ATTACHMENTS, FOR

DESIGN SERVICES FOR PRECISION APPROACH PATH INDICATORS (PAPI), DESIGN SERVICES FOR AIRPORT PARKING APRON, DESIGN AND CONSTRUCTION OF OBSTRUCTION REMOVAL, AND DESIGN OF AN AUTOMATED WEATHER OBSERVATION SYSTEM (AWOS) AT THE WADSWORTH MUNICIPAL AIRPORT AND DECLARING AN EMERGENCY

- Sponsored by Council Member David Williams
- Forwarded by Public Ways Committee February 13, 2023

Mr. Williams called the question on Ordinance No. 23-025. Mr. Thurber called for a vote. A roll call vote was taken. Ayes: Williams, Copley, Darlington, Stugmyer, Hines. Nays: none. **Ordinance No. 23-025 declared to have been adopted March 21, 2023.**

ORDINANCE NO. 23-026 (3rd RDG.): AN ORDINANCE AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO ADVERTISE FOR, RECEIVE BIDS AND ENTER INTO A CONTRACT FOR THE AIRPORT TAXIWAY & FUEL FARM CONCRETE PAVEMENT REPAIR PROJECT AND DECLARING AN EMERGENCY

- Sponsored by Council Member David Williams
- Forwarded by Public Ways Committee February 13, 2023

Mr. Williams called the question on Ordinance No. 23-026. Mr. Thurber called for a vote. A roll call vote was taken. Ayes: Copley, Darlington, Stugmyer, Hines, Williams. Nays: none. **Ordinance No. 23-026 declared to have been adopted March 21, 2023.**

That concluded the legislation for the evening. Mr. Thurber stated that originally they had talked about having an executive session, but he would call an audible since they could not really do anything about it – they were missing two people – and asked Mr. Patrick if he would be disappointed. Mr. Patrick laughed and said that might not be anything new sometimes, but it was okay; they could talk about it next time. Mr. Thurber said he appreciated Mr. Patrick’s grace and his mercy.

OTHER BUSINESS:

With no other thoughts, Mr. Thurber entertained a motion to adjourn.

ADJOURNMENT: The meeting was adjourned at approximately 7:07 p.m. following a motion by Mr. Williams and a second by Mr. Stugmyer. All were in favor.

Clerk of Council

President of Council