

**VILLAGE OF OAKWOOD
COUNCIL SPECIAL MEETING MINUTES
January 2, 2021**

ATTENDED

Johnnie A Warren III, Council President	Gary Gottschalk-Mayor
Elaine Gaither-Council-at-large	Jim Climer-Law
Chris Callender – Ward 1	
Eloise Hardin – Ward 2	
Patricia Rogers – Ward 4	
ABSENT:	
Melanie Sanders – Ward 3 <i>*=<u>Late Arrival</u></i>	Candace Williams – Ward 5

Meeting opened 6:08 by Warren.
Pledge of Allegiance and attendance taken.

Warren: This is a Special meeting. We will only deal with the specific items on today’s agenda and upon completion of the agenda we will close the meeting and move forward.

Ord 2021-04 AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS
Premier TIF WITHIN THE VILLAGE TO BE A PUBLIC PURPOSE, EXEMPTING THE
Introduced 1-20-2021 by IMPROVEMENTS TO SUCH PARCELS FROM REAL PROPERTY TAXATION FOR
Mayor & Council as a whole A PERIOD OF THIRTY YEARS, AUTHORIZING THE MAYOR TO ENTER INTO
1st read 1-19-2021 AN AGREEMENT WITH THE BEDFORD CITY SCHOOL DISTRICT REGARDING
2nd read 1-21-2021 SUCH EXEMPTION REQUIRING THE OWNERS OF SUCH PARCELS TO MAKE
3rd read 1-26-2021 & tabled SERVICE PAYMENTS IN LIEU OF TAXES ESTABLISHING AN URBAN
REDEVELOPMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT
OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE
SECTIONS 5709.41, 5709.42, AND 5709.43, AND DECLARING AN EMERGENCY

Climer: I request this ordinance remain tabled for reasons expressed last week.

Ord 2021-06 AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS
Oakwood Ctr LLC-McBee WITHIN THE VILLAGE TO BE A PUBLIC PURPOSE, EXEMPTING THE
Introduced 1-19-2021 by IMPROVEMENTS TO SUCH PARCELS FROM REAL PROPERTY TAXATION FOR
Mayor & Council as a whole A PERIOD OF THIRTY YEARS, AUTHORIZING THE MAYOR TO ENTER INTO
1st read 1-19-2021 AN AGREEMENT WITH THE BOARD OF EDUCATION OF THE BEDFORD CITY
2nd read 1-21-2021 SCHOOL DISTRICT REGARDING SUCH EXEMPTION, REQUIRING THE
3rd read 1-26-2021& Tabled OWNERS OF SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF
TAXES, ESTABLISHING AN URBAN REDEVELOPMENT TAX INCREMENT
EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS
PURSUANT TO OHIO REVISED CODE SECTIONS 5709.41, 5709.42, AND 5709.43,
AND DECLARING AN EMERGENCY

Climer: I request this ordinance also remain tabled for the same reasons.

Ord 2021-09 AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF AN EXTERIOR HOME REPAIR ASSISTANCE PROGRAM FOR SINGLE FAMILY PROPERTIES LOCATED IN THE VILLAGE
Introduced 1-29-2021 by
Mayor & Council as a whole

Hardin asked this be tabled to give members time to review the numbers.

MOTION to table made by Hardin seconded by Gaither
VOTE: YES: Warren, Gaither, Callender, Hardin, Rogers
Ordinance Tabled

Ord 2021-10 AN ORDINANCE AMENDING ORDINANCE 2019-22 AUTHORIZING THE ESTABLISHMENT OF AN EXTERIOR HOME REPAIR ASSISTANCE PROGRAM FOR SINGLE FAMILY PROPERTIES LOCATED IN WARD 4
Introduced 1-29-2021 by
Mayor & Council as a whole

MOTION to table made by Hardin seconded by Rogers.

Warren asked if this can be moved to the next Work Session. **Hardin:** There is already a motion to table it. **Warren** called for a motion to remove the motion to table. At our next Regular Session, we can vote to send 2021-09 to the next Work Session. **Hardin:** We can do the same for 2021-09. **Warren:** Let's make this simple. Just table it.

MOTION to rescind the previous motion made by Rogers no second was voiced.

MOTION to table 2021-10 made by Rogers seconded by Hardin.
VOTE: YES: Warren, Gaither, Callender, Hardin, Rogers
Ordinance Tabled

Ord 2021-11 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PROJECT DEVELOPMENT AGREEMENT WITH PREMIER OAKWOOD, LLC AND DECLARING AN EMERGENCY
Introduced 1-29-2021 by
Mayor & Council as a whole
First Reading

Ord 2021-12 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PROJECT DEVELOPMENT AGREEMENT WITH INTERSTATE-MCBEE LLC AND DECLARING AN EMERGENCY
Introduced 1-29-2021 by
Mayor & Council as a whole
First Reading

Res 2021-13 A RESOLUTION REFERRING AN ORDINANCE VACATING SOUTH LANE TO THE PLANNING COMMISSION IN ACCORDANCE WITH THE CHARTER OF THE VILLAGE OF OAKWOOD
Introduced 1-29-2021 by
Mayor & Council as a whole
First Reading

Res 2021-14 A RESOLUTION REFERRING TO THE PLANNING COMMISSION FOR REPORT AND RECOMMENDATION A PROPOSED ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT TO SELL VILLAGE LAND DESIGNATED ON THE RECORDS OF THE CUYAHOGA COUNTY FISCAL OFFICER AS PERMANENT PARCEL NOS. 795-07-104 AND 795-07-105

Second Reading

Hardin: Is it appropriate to discuss the price or will the Planning Commission give us the recommended price? **Mayor:** This is a matter for Council. **Hardin:** What is your directive? **Warren:** Because there was no agreed price but a proposed amount for consideration and there are other issues with the parcels, maybe we should discuss it again to come up with a sales price closer to what everyone can agree with. **Hardin:** Ok. Do we have to set a price before it goes to Planning Commission? **Climer:** Yes, we do. **Warren:** If he doesn't agree with the price, the deal doesn't move. **Hardin:** The Engineer usually gives us a price initially. The most I have heard for an acre is \$5,000 but this isn't a full acre. **Mayor:** It is less than 1/2 an acre. **Hardin:** I think the price was \$2,000-\$5,000. **Mayor:** Yes. **Rogers:** We had some parcels which sold for \$100 which were unbuildable. **Warren:** There were certain situations where a parcel was between two neighbors and some split the lot. I spoke with the Engineer. Currently I don't believe the existing parcels have been transferred. **Hardin:** He will be responsible for the initial access road. If anybody tried to build there, they will have to build a road themselves. Is it reasonable to sell the lots for \$100? **Warren:** The last price he proposed was \$2,000 a lot; \$4,000 for the two lots. **Hardin:** It is up to Council. It will be a gorgeous home. **Warren:** They are nonperforming lots and even consolidated, they are not buildable since they are not 90' which is the minimum lot width. I have no issue with it and happy they will be utilizing those lots. If everybody is comfortable with \$4,000 for the two lots, then we can move forward. **Hardin:** If you are saying he offered \$2,000 then so be it. We don't want to hold him up. I spoke with him the other day. **Callender:** Has the Engineer made a recommendation? **Warren:** When I passed this by him the \$2,000 per lot was reasonable based upon the sales of the various lots we had in the past. If we put a price on the lots and pass the legislation it can go to PC. **Climer:** We don't have sufficient attendance to pass this tonight. There is a Charter provision that says for the sale or purchase of property it can only be passed by suspension of the rules or three readings. **Hardin:** That answers that. **Mayor:** You can still pass the actual purchase price then on the third reading it can go to the Planning Commission. **Climer:** We can plug the purchase price into the contract. **Warren:** You are saying it has to go to a Planning Commission meeting, right? Let's get the other Councilmembers in the next meeting. This will be second reading.

Res 2021-15

Introduced 1-29-2021 by
Mayor & Council as a whole

A RESOLUTION REFERRING TO THE PLANNING COMMISSION FOR REPORT AND RECOMMENDATION A PROPOSED ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH PREMIER DEVELOPMENT PARTNERS, LLC AND PREMIER OAKWOOD, LLC TO TRANSFER AND RETRANSFER TITLE TO CERTAIN REAL PROPERTY IN THE VICINITY OF THE INTERSECTIONS OF ALEXANDER AND MACEDONIA ROAD AND ALEXANDER AND FAIR OAKS ROADS IN THE VILLAGE

First reading

Mayor: It is concerning we have two members missing from tonight's meeting on such important matters. I am asking for a Special meeting on Friday because I don't trust them on any reading. This will be on the Premier properties to the Planning Commission then a third reading and we will have to schedule a Planning Commission meeting. This all has to do with the transfer of \$1 million and I am meeting with a company next week. This has to be done. This is for the matters on Premier next Wednesday or Thursday. **Warren:** I have no problem. We can always call a Special meeting. **Hardin:** It will involve Premier and Fouche correct? **Mayor:** The Army Corps of Engineers hasn't brought the price to mitigate the wetlands to McBee. We are dealing with Premier right now. **Warren:** We can have a Special meeting on those items as second reading. On the Regular agenda on Tuesday, all these items can be on it and all those related to land sales will be on the third reading. We will refer the ones which have to be before the Planning Commission moving forward. Right now, we will

be able to have these ready to resell the property for the \$1 million and get our money back to the Village. **Climmer** reiterated; items 2021-11, 2021-12, 2021-13 and 2021-15 will be on Friday's Special meeting. **Clerk:** Thank you. **Rogers:** What about 2021-14? **Warren:** All the other items have second reading so when we get to the next Regular Council meeting, everything will be third reading. **Rogers:** Ok. **Warren:** Toss around the amount for the Fouche proposed purchase for item 2021-14. **Hardin:** We will get input from the Engineer too. **Warren:** Yes, we will. **Rogers:** What did we decide? **Warren:** It was proposed at \$2,000 a lot; \$4,000 for the two. Friday's meeting will be at 6:00 pm.

MOTION TO ADJOURN made by Hardin seconded by Rogers.
YES VOTES: Warren, Gaither, Callender, Hardin, Rogers

Adjourned 6:29 pm

Adopted _____

Debra L. Hladky, Clerk of Council

Johnnie Warren, Council President

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