

ZANESVILLE CITY COUNCIL MEETING – MONDAY, APRIL 23, 2018

The Zanesville City Council met in regular session at 7:00 p.m. on Monday, April 23, 2018 in the City Council Chambers, 401 Market Street, Zanesville, Ohio.

Mr. Vincent led those present in the Lord's Prayer and the Pledge of Allegiance to the Flag.

The following members of Council answered Roll Call: Mr. Sharrer, Mr. Foreman, Mr. Roberts, Mr. Baker, Mrs. Gentry, Mrs. Norman, Miss Bradshaw, Ms. Gildow, Mrs. Osborn, and Mr. Vincent.

APPROVAL OF MINUTES

Mr. Roberts moved to approve the minutes from April 9, 2018 and it was seconded by Mrs. Osborn.

Motion carries. The minutes stand approved.

COMMUNICATIONS, REPORTS, AND RESOLUTIONS

Communication from Matt Abbott, Zanesville-Muskingum County Port Authority Board Executive Director – RE: Tax Incentive Review Council. The Council recommends for the Zanesville City Council to continue all of the existing Enterprise Zone agreements in the City of Zanesville.

Mrs. Osborn moved to receive, seconded by Ms. Gildow.

All present were in favor. None were opposed.

Motion carries.

Communication from Jay Bennett, Director of Public Service - Zanesville Municipal Airport Quarterly Report for the 1st Quarter for the period of January 1, 2018 through March 31, 2018.

Mr. Roberts moved to receive, seconded by Miss Bradshaw.

All present were in favor. None were opposed.

Motion carries.

Communication from Jay Bennett, Director of Community Development - OU Brownfield Redevelopment Project and the final presentation.

Miss Bradshaw moved to receive, seconded by Mrs. Osborn.

Mr. Vincent: We will turn it over to Mr. Bennett to announce our special guests this evening, fellow Bob Cats, OU students, and instructors.

Mr. Bennett: Thank you, Mr. President. We are excited tonight to have Ohio University students from the Geography and the Econ Departments who have kind of partnered up on looking at our Mosaic properties. The Geography Department was looking at it from a sustainable planning effort of potential redevelopment. The Economics Department was looking at it separately, but then they were coming together to compare notes looking at impacts of brownfield sites on our community and looking at a Hedonic Analysis of how that might impact other properties around it. So, they have a presentation for you tonight. I would like to start off by thanking and welcoming Dr. Amy Lynch and Tia McDonald here tonight and they are going to turn it over to the students. They have a show for you and their community presentation to show the work they have been doing for the last several weeks in Athens with our staff.

Council should have a print out and they can follow along on the screens.

The students then took turns presenting to Council on the research they have completed. The presentation outline was the Introduction which explained the site condition and plans for redevelopment. Their analysis, redevelopment strategies, and community surveys were discussed for ways to better the neighborhood and they were explained by the various departments. The surrounding neighborhood and possible impact of the brownfield site of Mosaic Tile and what would happen if redevelopment were to take place. A case study of Johnstown, PA was used for a comparison due to demographics, population, age, and income was used as a similar case study. The brownfield property values decreased the surrounding properties values and if redeveloped the property values improved in Johnstown, PA. There was a significant increase in employment (968 individuals) and it also increased the labor force participation rate, but higher than the number of jobs created, so unemployment rates also increased as more people were working, others were looking for employment and engaged in the community.

The Hedonic Analysis is basically an economic analysis that allows you to give monetary value to an asset that is not normally given a monetary value in the market. The brownfield does impact the property values in a negative way. The negative impact was between a 10% to 40% decrease on housing values; with the average being around 27%. It only happened within a .34 mile radius. Outside of that radius they did not see any statistical effect on housing prices so it is within a three block area of the brownfield. They can say with confidence it is lowering the value of houses in this area.

The Urban Planning Class goal was to get a good perspective of the entire neighborhood of Brighton and the surrounding Zanesville area. The categories mentioned in their report were population, housing, economy, fresh food, green space, health care, education, art and culture, and policy environment. They wanted to look at the sites for options for the categories shown: Recreation and Community Service, Large Commercial Uses, Small Commercial Uses, Specialty Housing, and Flexible Uses and how all of these spaces interact with the Brighton Community and their overall distance and accessibility to that neighborhood.

This area is in a historical neighborhood and they want to retain the historical values and more going forward. Some of the students interviewed residents of the area and so requested features were found to be restaurants, a mini-mart, office space, senior housing, a community center with recreation, fresh food access and a multi-vendor market. Some flexible uses are green storm water management, public art, and a food truck service.

The students will look at the suggestions and they will put together their final recommendations. They are going to write up some mock site analysis and will have the site suggestions they see being the most beneficial to the Zanesville area to be included in the final data report. They will look for data to support the redevelopment of this brownfield and what it will bring to this community and the impact. There are different stages and combinations based on questions asked of the community as they try to figure out what the community really needs and wants. They have given options to the local community and they will try to figure out the attributes the community is willing to pay for in order to receive more fresh food options or to what degree they are willing to support the suggested features.

Mr. Bennett said this is excellent work by the students. It has been a wonderful experience for the staff. He thinks a great experience for our partners at Ohio University in Athens because they are our partner. We are using those local resources to find solutions to be presented to investors. Thank you very much as we appreciate it.

Mr. Vincent said thank you so very much. We appreciate it. It was a lot of work and very impressive. We look forward to the final feedback. Are there any questions from Council?

Mr. Baker: First of all, it was a great presentation from the Bobcats. You are going to have a final recommendation. What does the schedule for the final recommendation look like?

Dr. Amy Lynch said our term at OU finishes this week so we are going to be finishing up our final report by the end of this week, certainly by the end of next week. We are not going to have one recommendation; we will have a variety of them. The Economics class is going to say which of these things makes most sense in the survey.

Mr. Baker: On the flip side of that, these recommendations for organic groceries, an activity center and all of that, obviously come at different costs to the City. Is that factored into the recommendations or is this sort of a wish list?

Mr. Bennett: It is basically their look as planners, looking to say okay what are the impacts that are currently being recognized, what is the community looking for, and what are some logical options. Then asking the community members if you say you want a grocery store in your neighborhood; would you shop there? If we put housing on the site; what other amenities go with people living there? That is what they are working on and then it is going forward with the environmental, clean up, and attracting the

developer(s) to come in and make those investments so we can put together packages to help incentivize some of those plans.

Mr. Vincent: This is a good starting point. This is a way to get the ideas flowing and get information to back up the ideas.

Mr. Bennett: You are getting into the market studies at that point. This is kind of that pre-cursor to that step.

Mr. Vincent: Thank you. Is there anything else, Mr. Bennett?

Mr. Bennett: Nothing for me.

Mr. Vincent: Is there anything else from Council? We have a motion on the floor to receive this so if no further discussion, all in favor of receiving signify by saying aye.

All present were in favor. None were opposed.
Motion carries. The report stands received.

PROPOSED ORDINANCES

Ordinance No. 18-50 – Introduced by Council – An Ordinance amending Chapters 1171.01, 1171.03, and 1171.04 of the City of Zanesville’s Planning and Zoning Code.

Mr. Baker moved for first reading, seconded by Mr. Foreman.

Mr. Vincent: Is there any discussion? Hearing none, all in favor of first reading signify by saying aye. All were in favor. None were opposed.
Motion carries.

Ordinance No. 18-51 – Introduced by Council –An Ordinance repealing Chapter 937.05 of the City of Zanesville’s Codified Ordinances, regarding City Utility Billing deposits.

Mr. Foreman moved for first reading, seconded by Mr. Baker.

Mr. Vincent: Is there any discussion? Hearing none, all in favor of first reading signify by saying aye. All were in favor. None were opposed.
Motion carries.

Ordinance No. 18-52 – Introduced by Council – An Ordinance allowing a moral claim.

Mrs. Norman moved for first reading, seconded by Miss Bradshaw.

Mr. Vincent: Is there any discussion? Hearing none, all in favor of first reading signify by saying aye. All were in favor. None were opposed.
Motion carries.

ORDINANCES FOR ACTION

Ordinance No. 18-40 – Was postponed until May 14, 2018.

Ordinance No. 18-44 – Introduced by Council – An Ordinance authorizing the proper City official to dispose of surplus property.

Mr. Roberts moved for third reading, seconded by Mr. Baker.

Roll call vote for passage.

9 Ayes

0 Nays

Motion carries. Ordinance is passed.

Ordinance No. 18-46 – Introduced by Council – An Ordinance declaring various City properties as surplus and authorizing the Zanesville Community Improvement Corporation, acting as the agent of the City of Zanesville, Ohio, to negotiate the disposal of certain City owned property for economic development purposes.

Mr. Roberts moved to postpone this Ordinance until May 14 of this year.
It was seconded by Mr. Baker.

Mr. Baker: I would like to know why.

Mr. Bennett: This is up for third and final reading. The CIC meets this week. We wanted to go over this with the CIC. Additionally, we did find Ordinance 2006-114, which Council passed in 2006 that created an agreement between the CIC and the City for the disposal of surplus properties and what the CIC could do with those. We are still examining that and the impact of this Ordinance with that Ordinance. It will give us a chance to get back with the CIC and come back to committee with a final recommendation.

Mr. Vincent: Thank you for explaining. We have a motion to postpone. All in favor of postponement signify by saying aye. All were in favor. None were opposed.
Motion carries. This is postponed until May 14, 2018.

TRAFFIC ORDERS

None

MISCELLANEOUS AND UNFINISHED BUSINESS

Mayor Tilton: The 2018 Neighborhood Small Grant Program is being finalized. You need to check the City website and social media for the announcement for availability.

We are finalizing the application process and more information will be coming soon.
Thank you.

PRIVATE PETITIONS AND COMMUNICATIONS

Non-agenda item petitions filed

Jennifer Estep, 730 Putnam Ave., Zanesville, OH/Dan Quinn 802 Putnam Ave., Zanesville, OH speaking on lack of Code enforcement in the Putnam area by elected officials and appointed.

Mr. Vincent: The submitter of our private petitions for tonight called today and said they were not coming so we really open and invite them to come to the Code Committee for a chance to speak regarding their concerns.

Mrs. Osborn moved to adjourn and Mr. Roberts seconded the motion. A voice vote was held with all being in favor. None were opposed.
Motion carries.

Mr. Vincent: Thank you everyone and we stand adjourned and have a good evening.

The meeting adjourned about 7:35 p.m.