

RECORD OF PROCEEDINGS

Minutes of ATHENS CITY COUNCIL (Pub. Hrg.)

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held OCTOBER 16, 2023

**ATHENS CITY COUNCIL: PUBLIC HEARING, MONDAY, OCTOBER 16, 2023,
PLANNED UNIT DEVELOPMENT, HOMESTEAD COURT & BROADMOOR AT
UNIVERSITY ESTATES.**

Council Members in Attendance: Crawl, Grace, Risner, Spjeldnes, Swank, and Ziff.

Also Present: President Knisely, Mayor Patterson, and Assistant Law Director Eliason.

Attendance by the Public: (see attached list)

President Knisely opened the Public Hearing to discuss the recommendation by the Planning Commission to approve the Planned Unit Development (PUD), Homestead Court & Broadmoor at University Estates. This PUD has been in the planning stages since 2018, and has Tax Increment Financing in place. City Council's Planning Development Committee met on September 11, 2023 to discuss the PUD, learning that the developer could no longer proceed with the development due to extreme pricing increases. The City Administration would like City Council to continue its consideration of the PUD with the hope that the developer will find an additional funding source, and the legislation for the development will be in place and ready for the project to proceed if the needed financing is secured.

Mayor Patterson added there is a new State program through the Ohio Housing Finance Agency (OHFA), the Single-Family Home Tax Credit Program for new homes. The State plans to release the program guidelines this week, and he believes this development will meet those guidelines. He informed Council that if the current developer does not find financing, the PUD under a different owner, would be required to return to the Planning Commission to begin the process again.

Rob Delach, Morris Avenue, supports Council's efforts in moving this project forward. It's disappointing that it has been stalled for lack of needed funding. It is critical to provide additional housing in Athens.

Council Member Spjeldnes agrees, and commented that this type of housing for people who want to age in place, have a disability, or for young professionals is really needed. She absolutely supports moving this forward.

Council Member Swank understands the building plans for this development were to be reviewed and approved by both the Commission on Disabilities and the Affordable Housing Commission before it advanced, and questioned whether those approvals have been received.

President Knisely does not have an answer to that, but can check into it.

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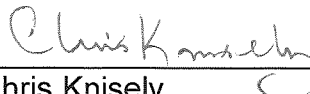
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Hearing no further questions or comments from the public, the hearing was adjourned at approximately 7:10 p.m.


Chris Knisely
President of Council

ATTEST:


Clerk of Council

SPEAKER SIGN-IN SHEET
ATHENS CITY COUNCIL
PUBLIC HEARING: PLANNED UNIT DEVELOPMENT
HOMESTEAD COURT & BROADMOOR
AT UNIVERSITY ESTATES

PLEASE CLEARLY PRINT NAME AND ADDRESS

NAME:

ADDRESS:

DAVID MCLOY

24 OLD COACH RD. ATHENS

Jack Brindo

47 E. Green Dr. Athens

Meghan McGate

2 N McKinley Drive Athens

Isabella Pedrera

48 E. Green Dr.

Sean Eilert

221 W. Union St.

McKinley Gailley

?, ?, ?

Holly Seelover

8 Church St

Harehita Singhania

34 S. College Street

Donovan Hunt

111 N. Lancaster St.

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ATHENS CITY COUNCIL: REGULAR SESSION, MONDAY, OCTOBER 16, 2023, 7:00 P.M.

Athens City Council met in Regular Session at the above hour with the following members present: Crawl, Grace, Risner, Swank, Spjeldnes, and Ziff.

Also present: President Knisely, Mayor Patterson, Assistant Law Director Branner-Hittle, and Auditor Hecht.

DISPOSITION OF MINUTES:

Swank moved for approval of the minutes from the Regular Session held October 2, 2023; Risner seconded. Minutes were unanimously approved as presented.

REPORTS AND COMMUNICATIONS FROM OTHER ELECTED OFFICIALS:

Mayor Patterson shared receipt of a Proclamation from the Auditor of the State of Ohio Keith Faber in recognition of the City's efforts and successes in securing funding for improvements to the Athens Armory. A groundbreaking for this project was held today with many State and Local dignitaries in attendance.

ORDINANCE FOR THIRD READING:

0-94-23

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING AND ADDENDUM WITH THE OHIO ORGANIZED CRIME INVESTIGATIONS COMMISSION, TASK FORCE #22-09. Grace moved for Adoption; Crawl seconded. Adoption was approved unanimously.

ORDINANCES FOR SECOND READING:

0-96-23

AN ORDINANCE AMENDING ORDINANCE 11-23 AUTHORIZING CONSTRUCTION OF THE NEW FIRE HEADQUARTERS, PROJECT #346.

0-97-23

AN ORDINANCE AMENDING ATHENS CITY ZONING CODE, TITLE 23, CHAPTER 23.03, GENERAL REGULATIONS AND PERMITTED MODIFICATIONS, SECTION 23.03.13 (L) (1) (a), SIGN REGULATIONS.

0-98-23

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY NO LONGER NEEDED FOR A MUNICIPAL PURPOSE.

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0-100-23

AN ORDINANCE AMENDING ATHENS CITY CODE TITLE 1, GENERAL PROVISIONS, CHAPTER 1.03, CODE FEES ESTABLISHED, SECTION 5.04.08, SEWER RATES. Discussion: Swank asked if no increase is requested at this time, when the City would likely fall into a deficit position. He expressed concern with our citizens being faced with so many other increases that will go into effect January 1, 2024 to include real property in Athens reappraised from 2022 to 2023. He did a random sampling of 12 properties with the average change being 20%. There are also two tax issues on the November ballot, the Athens City Schools bond issue to build a new high school and a 1.5 mill EMS levy. If these were both to pass, there will be a significant hit on peoples' annual budgets. For that reason, he is hoping that before Council votes on this legislation in two weeks that a new graph might show that sewer increases could be delayed for one, two, or three years.

0-101-23

AN ORDINANCE AMENDING ATHENS CITY CODE TITLE 7, TRAFFIC CODE, CHAPTER 7.05, PARKING REGULATIONS, SECTIONS 7.05.22 AND 7.05.26.

0-102-23

AN ORDINANCE AMENDING ATHENS CITY CODE TITLE 1, GENERAL PROVISIONS, CHAPTER 1.03, CODE FEES ESTABLISHED, TO INCLUDE SECTIONS 7.05.22 AND 7.05.26, PARKING RATES. Discussion: Spjeldnes expressed concern on the effect this increase might have on our uptown service workers.

Swank asked, from Council Member Ziff's experience as a service worker in the uptown area, how service workers handle parking in the uptown during work hours, and how much of a burden this is on them.

Ziff responded that many scour the near uptown neighborhoods for an unmetered space, and many feed the meters, with as much as two hours of their shift pay going toward parking. An increase will definitely impact service workers.

Spjeldnes would appreciate a conversation with the City Administration, the Athens Area Chamber of Commerce, and the uptown business community about ways to accommodate parking fees for service workers.

President asked if she would be willing to approach the Chamber and others to see if they are interested in having this discussion.

Spjeldnes will do that.

Swank would like to know what the City's finances would be if these parking meter rates were not raised.

President suggested that the Administration could work with the Auditor's Office in terms of long-term revenue projections.

Swank proposed tabling this legislation until those figures are available.

President noted that there is two weeks between now and Council's next meeting and believes that gives adequate time to provide those figures, and if

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sufficient information is not available Council could request tabling at final reading.

Mayor indicated an earlier discussion with Council about upcoming renovations planned for the Parking Garage, with a reminder that the City is still carrying debt from previous renovations.

0-103-23

AN ORDINANCE AMENDING THE 2023 APPROPRIATION ORDINANCE 155-22.

0-104-23

AN ORDINANCE FINALIZING COSTS FOR THE ARMORY, PROJECT #313, AND AUTHORIZING EXPENDITURES FROM THE CITY OF ATHENS TO THE ATHENS COMMUNITY IMPROVEMENT CORPORATION (ACIC) FUND.

0-105-23

AN ORDINANCE AUTHORIZING FUNDS TO THE ATHENS COMMUNITY IMPROVEMENT CORPORATION FOR PAYMENT OF 2023 ARMORY ELECTRIC BILLS; AUTHORIZING AN INTERFUND TRANSFER; AND REQUESTING REIMBURSEMENT FOR PAYMENTS MADE BY THE CITY OF ATHENS.

0-107-23

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A CULTURAL PROJECT COOPERATIVE USE AGREEMENT, THE ATHENS HALL OF HONOR VETERANS MEMORIAL, WITH THE STATE OF OHIO (GENERAL ASSEMBLY), FOR FUNDS GRANTED IN H.B. 687, AS PART OF THE ARMORY PROJECT #313. Crowl moved for Suspension of the Rules in order that the agreement can be executed so the funds can be promptly provided for this project; Grace seconded. Suspension of the Rules was approved unanimously. Crowl moved for Adoption; Ziff seconded. Adoption was approved unanimously.

0-108-23

AN ORDINANCE ESTABLISHING A "SPECIAL REVENUE FUND" POLICY FOR THE CITY OF ATHENS.

ORDINANCES FOR FIRST READING:

0-109-23

AN ORDINANCE ACCEPTING A PERMANENT SANITARY UTILITY EASEMENT FROM ERIE LAND CO., LLC, FOR THE TYLER PARK LIFT STATION.

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0-110-23

AN ORDINANCE AUTHORIZING DISPOSAL OF EQUIPMENT AND VEHICLES NO LONGER NEEDED FOR A MUNICIPAL PURPOSE.

0-111-23

AN ORDINANCE AMENDING ATHENS CITY CODE, TITLE 17, MUNICIPAL INCOME TAX, CHAPTER 17.01, IN GENERAL.

0-112-23

AN ORDINANCE AMENDING ATHENS CITY CODE, TITLE 3, ADMINISTRATIVE PROVISIONS, CHAPTER 3.03, EXECUTIVE; OTHER OFFICIALS, SECTION 3.03.07, DEPUTY AUDITOR.

0-114-23

AN ORDINANCE AMENDING ATHENS CITY CODE TITLE 29, HOUSING REGULATIONS, CHAPTER 29.03, RENTAL DWELLING, SHORT TERM RENTAL, AND HOUSING PERMIT, SECTION 29.03.08, FEES. Discussion: Swank questioned whether 29.03.08 (B) allows a property owner to go an entire year without paying the permit fee, and asked about the interest rate associated with 29.03.08 (C).

Mayor will review with the Code Enforcement Office and provide clarity on these two sections.

ANNOUNCEMENTS & OTHER BUSINESS:

Risner moved to approve the following appointments to the Pedestrian Accessibility and Bicycle Task Force, pursuant to Resolution 10-23:

Stephanie Hunter, resident

Rob Delach, resident

Michelle Hahn, Commission on Disabilities representative

George Turner, O.U. student

Micah McCarey, City Council representative; Ziff seconded.

Appointments were approved unanimously.

Ziff moved to appoint Gene Deubler to the Shade Tree Commission; Grace seconded. Appointment was approved unanimously.

Swank moved to appoint Paul Isherwood to serve as an Alternate Member on the Board of Zoning Appeals; Crowl seconded. Appointment was approved unanimously.

Crowl moved to accept the September 2023 Financial reports; Ziff seconded. Motion was approved unanimously.

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Swank moved to accept the September 2023 Credit Card Transactions; Ziff seconded. Motion was approved unanimously.

Risner moved to remove Ordinance 99-23 from the Table; Spjeldnes seconded. Motion was approved unanimously.

0-99-23

AN ORDINANCE AMENDING ATHENS CITY CODE TITLE 1, GENERAL PROVISIONS, CHAPTER 1.03, CODE FEES ESTABLISHED. Discussion: President Knisely referred Council Members to the highlighted amendments (see attached).

Swank noted that the Vendors' License is eight times as much as that of the amended Specialty Vendors License, and questioned whether that is fair and equitable.

At approximately 7:55 p.m., Ziff moved for Adjournment; Swank seconded. Adjournment was approved unanimously.

Clyde B. Knisely
President of Council

ATTEST:

Debra G. Walker
Clerk of Council