

**WARREN CITY COUNCIL  
PUBLIC HEARING AND REGULAR MEETING  
SEPTEMBER 18, 2017 – 7:30 PM**

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**PUBLIC HEARING: VACATION OF A PORTION OF WOOD STREET**

Mayor Cashman opened the public hearing. Mr. Holtz stated that the purpose of the hearing was to receive public comment regarding the proposed vacation of the unopened and unimproved portion of Wood Street. This portion of Wood Street extends from the terminus of the improved portion of Wood Street to Monroe Street and is approximately 86 feet long and 50 feet wide.

Gary and Sandra Baldensperger initiated the request to vacate the subject portion of Wood Street. The Baldenspergers and Jessi Solock, owners of the adjacent properties, have each expressed interest in acquiring a portion of the property.

There being no citizens wishing to provide comment, Mayor Cashman closed the public hearing.

**OPENING OF REGULAR MEETING**

Mayor Cashman presided over the September 18, 2017, regular meeting of Warren City Council in Council Chambers of the Municipal Building and opened the meeting with the Pledge of Allegiance. Mayor Cashman announced that Council met in executive session on August 28 regarding pending litigation pertaining to property owned by Darren Lobdell and immediately prior to this meeting regarding real estate matters.

**ROLL CALL**

Members present and responding to roll call were: Mayor Maurice Cashman, Gregory Fraser, Philip Gilbert, Richard Kolcharno, John Lewis, and James A. Zavinski, Sr. Council member Elissa Davis was absent. Members of City Staff present were Mrs. Freenock, Mr. Hildebrand, Mr. Holtz, Mrs. Leary, Chief Pascuzzi, Mrs. Risinger, Mrs. Williams, Mr. Yurismic, Chief Zydonik, and Attorney Stapleford as well as Police Sgt. Deppen.

**APPROVAL OF MINUTES**

Upon motion by Mr. Lewis and second by Mr. Kolcharno, the minutes of the August 21, 2017, Regular Meeting were unanimously approved by Council members present.

Upon motion by Mr. Lewis and second by Mr. Kolcharno, the minutes of the August 28, 2017, Special Meeting were unanimously approved by the members present.

**RECOGNITION OF VISITORS**

Mayor Cashman welcomed all visitors. Present were:

- Gary Baldensperger: Proposed vacation of a portion of Wood Street
- Sandra Baldensperger: Proposed vacation of a portion of Wood Street
- Cynthia Brader: Proposed vacation of a portion of Wood Street
- Jim Hunter: Proposed vacation of a portion of Wood Street
- Don Reed: Proposed vacation of a portion of Wood Street
- Pauline Steinmeyer: Observing
- Steven Booth: Observing
- Tawnia Booth: Observing
- Jennifer Cummings: Observing
- Josh Cotton: Times Observer Reporter

**CORRESPONDENCE**

There was no correspondence to come before Council.

**ORDINANCE NO. 1897: VACATION OF A PORTION OF WOOD STREET**

Mr. Holtz noted that at the August 21 meeting, Council received the proposed Ordinance to vacate a portion of Wood Street for first reading and also approved a Public Hearing to be held this evening. Since that time, the Ordinance was properly advertised and notices were posted in the area of the unopened and unimproved portion of Wood Street.

As stated during the public hearing, this portion of Wood Street is unopened and unimproved and extends from the terminus of the improved portion of Wood Street to Monroe Street and is approximately 86 feet long and 50 feet wide.

The adjacent property owners (Baldenspergers and Solock) have each formally confirmed that they wish to take title to a portion of the section of Wood Street which is proposed for vacation.

The City completed the required process for vacating a street as outlined below:

1. The proposed ordinance is to be introduced to Council (August 21, 2017);
2. The property on which the street to be vacated lies is to be posted for three weeks prior to formal action by Council (posted week of 7/27); and
3. A notice regarding the proposed vacation is to be published in a newspaper of general circulation for three weeks (completed weeks of 8/30, 9/4, and 9/11); and
4. A public hearing to be held (held immediately prior to this meeting).

Upon motion by Mr. Lewis and second by Mr. Zavinski, Council members present voted unanimously to approve the ordinance providing for the vacation of the unopened and unimproved portion of Wood Street.

**WARREN REDEVELOPMENT ASSISTANCE LOAN FUND**

Mr. Hildebrand stated that City Council previously established the Warren Redevelopment Assistance Loan Fund for use in assisting business facilities located within the downtown area. Eligible loan projects were to be reviewed and approved by the Redevelopment Authority (RDA).

In consideration of current needs throughout the City, the Authority and City Staff recommended expansion of the program to allow the funds to be utilized citywide for both commercial and residential properties. The expanded use of the funds would be for acquisition, closing costs, renovations, and demolitions. The new fund use could be established by drawing \$100,000 from the existing Loan Fund and depositing that amount in the Redevelopment Authority's checking account. The existing Loan Fund currently has a balance of \$407,016.

Mr. Hildebrand indicated that the RDA has interest in purchasing properties that will be exposed to sale in upcoming sales conducted by the Warren County Tax Claim Office. The funds sought would facilitate the purchase and associated costs.

Mr. Fraser made the motion to approve the withdrawal of \$100,000 from the Redevelopment Assistance Loan Fund and deposit of those funds in the City of Warren Redevelopment Authority's checking account to be utilized for the Authority's acquisition of citywide commercial and residential properties and the associated closing costs, renovations, and demolitions. The motion was seconded by Mr. Gilbert. The motion as amended (see below) was approved with five votes in the affirmative and one nay vote cast by Mr. Lewis.

Following considerable discussion, Mayor Cashman moved, and Mr. Lewis seconded, that Mr. Fraser's motion be amended. As a point of procedure, Mayor Cashman turned the gavel to Mr. Lewis, Council Vice-President, who then turned the gavel to Mr. Zavinski, senior member of Council.

Mayor Cashman's motion to amend: Pending the Redevelopment Authority's decision to place bids on properties subject to Judicial Sale, an amount of up to \$100,000 is approved. Mayor Cashman clarified that his motion was to provide up to \$100,000 in funds for acquisition closing costs, renovations, and demolitions for properties that may be acquired by the Redevelopment Authority at the upcoming Judicial Sale. The motion was seconded by Mr. Lewis. The motion carried unanimously among the Council members present.

The gavel was turned back to Mayor Cashman.

**DISPOSITION OF SURPLUS EQUIPMENT: POLICE COMMUNITY SERVICE CAR**

Chief Zydonik stated that the 2006 Chevrolet Impala which was used by the Department's Community Service Officer (Sgt. Deppen) was taken out of service late in 2016. The vehicle would not pass a state inspection and the repair expenses were not justifiable for a vehicle of that age.

Sgt. Deppen had communications with the director of the Warren County School District's Protective Services Program regarding the vehicle. The District indicated that it would accept title to the vehicle which would be used for the Career Center's Protective Services Program off-road training for activities such as simulated traffic stops.

The City Code allows for the transfer of surplus equipment to a public entity such as the School District for value or a nominal consideration. Given that the vehicle has no value for City purposes, it was suggested that the vehicle be transferred in consideration of \$1.

Mr. Lewis made the motion to approve declaration of the 2006 Chevrolet Impala as surplus equipment and authorization to transfer the vehicle and title to the Warren County School District in consideration of \$1. The motion was seconded by Mr. Zavinski and carried unanimously among the Council members present.

**DEPARTMENT REPORTS – AUGUST, 2017**

The following reports were presented for Council's review:

- Police Department
- Fire Department
- Department of Public Works
- Building Codes Department

**APPROVED MINUTES OF BOARDS AND COMMISSIONS**

Council acknowledged receipt of the following approved minutes:

Blighted Property Review Committee	–	July 27, 2017	Regular Meeting
Street Landscape Committee	–	July 25, 2017	Regular Meeting
Redevelopment Authority	–	July 19, 2017	Regular Meeting

**ADJOURNMENT**

There being no further business to come before Council, Mayor Cashman declared the meeting adjourned.