

Service Committee Minutes

Honorable Council
City of Newark, Ohio
May 7, 2024

The Service Committee met in Council Chambers on May 6, 2024, following the Finance Committee with these members in attendance:

Jeff Rath - Chair
Mark Labutis sitting in for Dustin Neely – Vice Chair
Bill Cost Jr.
Beth Bline
Bradley Chute

We wish to report:

1. **Resolution No. 24-27** A RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE FOR THE CITY OF NEWARK, OHIO, TO ENTER INTO A COOPERATIVE AGREEMENT WITH JOSH GREER, ALAINA GREER, CAILEIGH HUGHES, AND SPENCER BARKER, SUBJECT TO THE APPROPRIATION OF FUNDS, FOR CONSTRUCTION OF A DRAINAGE SYSTEM
2. **Resolution No. 24-28** A RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE FOR THE CITY OF NEWARK, OHIO, TO ENTER INTO COOPERATIVE AGREEMENTS WITH JASON DALE HOTTINGER, CHERI LYNN HOTTINGER, AND VARIOUS PROPERTY OWNERS ON STONEWALL DRIVE SUBJECT TO THE APPROPRIATION OF FUNDS, FOR CONSTRUCTION OF A DRAINAGE SYSTEM

Mr. Rath – The first two items on the agenda Resolution No. 24-27 and 24-28 are not going to be read tonight. Those were put on the agenda in error. We believe that that is an administrative function, and therefore should be handled as such.

3. **Resolution No. 24-44** A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF PUBLIC SERVICE TO NEGOTIATE AND ENTER INTO CONTRACT WITH MPW INDUSTRIAL SERVICES, INC., WITHOUT COMPETITIVE BIDDING FOR PRESSURE WASHING OF THE SIDEWALKS SURROUNDING THE DOWNTOWN SQUARE.

Director Rhodes – Thank you Mr. Chair. The cost to do the entire square all the improved areas and the sidewalks is approximately \$42,000. We've done a little fundraising on this with Steve Layman. The Commissioners are going to pay \$10,000. The city is going to pay \$10,000. We'll take some money out of Brandon's budget, and I'll pay the rest out of my budget. Why we selected MPW is because the professionalism there. There's a lot of work to be done. They'll recapture their water. They'll transport

water in, take water out. They'll have to work with property owners and find times they can power wash. So, there's a lot more work than just opening up and spraying. We need professionals who want to do it right. In the future, we'll do little touch ups, so it doesn't get as bad as it is currently.

Ms. Bline – Is this something that will have to be done on an annual basis?

Director Rhodes – I think what we'll do on an annual basis is take a look at the areas that need to be done. As you look around where the bigger pots are at, and water has overflowed, you can see the mold growing. We spend a lot of money for downtown Newark to look the way it is. We just want to protect our investment.

Ms. Bline – I'm wondering if we can contract with them on a yearly basis? Maybe this cost might come down a little bit.

Director Rhodes – We hope to have a discussion similar to that. We'll bring it back to you guys if that can be done.

Mr. Rath – My impression is that this time will be a larger cleaning, and a larger bill.

Mr. Chute – Thank you, Mr. Chair. Director, is it safe to presume that there are no other companies that can do this scope of work that you want? Is that why there is no competitive bidding?

Director Rhodes – We feel confident with this company. We are aware of the things that they can do. They've been doing this for many years. Again, we want to protect (inaudible), we want to protect the door entrances. It doesn't mean in the future we won't branch out, but at this point we thought this would be the right company to use. The reason we are here is because it is above my authority to sign a contract, and we were going to the board of control, but since this is not a thing we are soliciting a non-bid, it was best to bring it to you guys.

Motion to send to full Council by Mr. Cost, Second by Mr. Labutis, Motion passed 5-0.

4. **Resolution No. 24-46** A RESOLUTION APPROVING THE RENEWAL APPLICATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT AND DECLARING AN EMERGENCY.

Tricia Moore, Law Director – This was a very, very late filed request. It was received late by the county, and even later by us. We are trying to get this approved to help these folks with their request. This is for placement of farmland into the agricultural district.

Mr. Rath – And that is the reason for the emergency?

Director Moore – Yes, because they missed the deadlines.

Motion to send to full Council by Mr. Labutis, Second by Ms. Bline, Motion passed 5-0.

5. **Ordinance No. 24-17** AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 842 JEWETT AVENUE, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL

TAX ID #054-219432-00.000, 054-219468-00.000, 054-219486-00.000, 054-219402-00.000 AND 054-219408-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RH-HIGH DENSITY ZONING DISTRICT TO GC – GENERAL COMMERCIAL DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

Brian Morehead, Chief Engineer – This is a request that came in for a zoning change. There are five parcels there on Jewett Ave. My understanding is the property owner would like to change it from single family residential, to general commercial, and he'll run his contracting business out of those. We ask that you forward this to Planning Commission and we'll put in appropriate variances and so forth.

Ms. Bline – We noticed he already started building on there, and also, are there flood zones?

Mr. Morehead – I don't believe it's the flood zone. I don't know what construction he's indicated to us. He was just clearing the lots. I don't think he built any structures. There's already a garage or two there.

Ms. Bline – I'm wondering with the opportunities to provide (inaudible)

Mr. Rath – This is a group discussion with questions and I understand you may or may not be prepared to answer those questions at this point in time. I suggest is gather information about that area and put it in the next Planning Commission meeting. Voice your questions there. I'm sure Mr. Rhodes will make note of those questions.

Motion to send to full Council by Mr. Labutis, Second by Mr. Chute, Motion passed 5-0.

6. **Resolution No. 24-51** A RESOLUTION DETERMINING THAT A PETITION TO ESTABLISH THE NEWARK DOWNTOWN NEW COMMUNITY AUTHORITY IS SUFFICIENT AND COMPLIES WITH THE REQUIREMENTS OF SECTION 349.03 OF THE OHIO REVISED CODE IN FORM AND SUBSTANCE; SETTING THE TIME AND PLACE FOR A HEARING ON THE PETITION AND AUTHORIZING THE NOTICE BY PUBLICATION OF SUCH HEARING; AND DECLARING AN EMERGENCY.

Mark Mauter, Director of Development – This is legislation on 24-51 that's going to say that everything is sufficient for us to create a New Community Authority. To paraphrase, it's really just another economic development tool that we're adding to the downtown in order to help new projects like the new parking garage. The next resolution which is 24-52 is actually the petition itself that will create the New Community Authority. I'm going to stay on 24-51, and just explain the legislation you're going to see in the next resolution is the actual petition. It's going to establish that everything has been done correctly, and all the components to establish a New Community Authority is contained within the

legislation. It's basically nine sections that constitute primary components in the New Community Authority. All those components are listed in the next resolution before you. You find that that petition complete i.e., all those sections have been addressed. Then you use this resolution to say, yes, we find sufficiency to create a New Community Authority, and will forward that on to full Council. Did I lose you?

Mr. Rath – A little bit, because 24-52 the resolution that you are referencing is not being read in Service Committee, but it is being read under Rule 11 in Council.

Director Mauter – Ok. That's a good introduction. The two go hand in hand to help create the New Community Authority. One establishes the petition, and this that we have before us says, yes, everything was done properly. Everything was done correctly, and is contained within the other resolution. That's where we're at with this. I can tell you I reviewed it all, and my opinion is we have addressed all nine sections of the petition properly. I believe it was almost 757 pages by the time we got all the exhibits required, a lot of that was Newark City zoning that was required. So, that entire city zoning is contained in it. I hope that educates you a little bit better, and you understand going forward how these two are going to actually work hand in hand with each other.

Motion to send to full Council by Mr. Chute, Second by Mr. Labutis, Motion passed 5-0.

Mr. Rath – We have Mr. Brandon Fox scheduled for a water and rainstorm update on projects. I apologize, in the interest of time, we're going to postpone that update, which I know you're all just dying to hear, until our next meeting on May 20.

Meeting stands adjourned

Jeff Rath -Chair