

MINUTES
City of Geneva
Council Meeting
January 28, 2013
7:00 p.m.

Roll Call – Jeffrey Piotrowski, Philip Cordova, Rodger Fuller, Tim Miller, Howard Anderson, Mike Shupska and Michael Keenan

Pledge of Allegiance to the Flag was said and prayer was offered by Pastor Raymond Baker.

Motion was made by Michael Keenan, seconded by Howard Anderson to accept the minutes of the January 14, 2013 Council Meeting. Roll call, 7 yeas.

Motion was made by Rodger Fuller, seconded by Philip Cordova to accept the minutes of the January 22, 2013 Council Meeting. Roll call, 5 yeas; 2 abstentions.

Department Presentation – Income Tax Department – Shelly Huff, Presenting

In December Nadine Loftus was hired for the open part-time position left by Pauline.

Tax notices went out and should be delivered today. The Tax Department will have Saturday hours 8:00 a.m. to noon March through April 15th.

Introduction of new legislation to replace HB601 is expected.

Citizens –

State Fire Marshal’s Safety Poster Contest – Stella Ellis – Geneva Fire Department winner:

Firefighter Dale Arkenburg introduced Stella Ellis. In the fall of 2012 a notice was sent out to the schools regarding the statewide competition. There were rules that had to be followed. Hundreds of entries were received. In our area two local finalists were chosen one from Cork Elementary and one from Geneva Platt R. Spencer Elementary. Stella Ellis is a contest finalist in the State competition. Stella received a \$5.00 gift card for Dunkin Doughnuts and a smoke detector.

Joe Mallone
321 Grant Street
Geneva, Ohio 44041

Mr. Mallone had questions which he also expressed in the paper. Mr. Mallone was “prompted” to pose these questions because of questions being raised regarding the PAIRINGS project and the City’s intent to request an increase in the income tax be put on the ballot.

The \$160,000 paid by the City for the Geneva Elementary property was paid out of the General Fund for economic development for future use of that site. The \$103,000 paid for the Acquisition of the School Administration Building was also paid out of the General Fund. The lease back agreement with the School is a nominal fee for five years. The lease renews at \$15,000 a year after that with a 2% increase per year thereafter.

PAIRINGS intends to repurpose the Barn building through grants and donations. The PAIRINGS Committee is working on the funding.

The West Main property is 2.1 acres, not big enough for the proposed PAIRINGS facility, the footprint of the PAIRINGS project is too big for the site. The property on S. Eagle is 3 acres.

The PAIRINGS Committee has been meeting every Monday morning for the past three years. The Committee is still working on fine tuning both the project and the investment that will be needed as well as financing sources. There is nothing that is ironed out at this point. From an economic development standpoint Mr. Priotowski thinks the City and the PAIRINGS Committee would at least evaluate anything that comes up. Mr. Piotrowski cannot answer whether the City would be a borrower or guarantor of funds for the construction of the PAIRINGS Project. At this point there has been no commitment on the part of the City to either borrow or be the guarantor of financing for the construction project.

PAIRINGS has obtained a \$200,000 grant from the Ashtabula CDC through their initiative to increase tourism in Ashtabula County. The PAIRINGS Committee asked the CDC if the funds could be used as leverage to obtain additional grants. The funds do not require a match.

Mr. Mallone stated that the study on the PAIRINGS site stated in the analysis of cost and sustainability of the project that the 4.5 million dollar project renovating the then existing elementary building was probably sustainable. The study stated that there were reservations about the sustainability of a project that could run into eight to ten and half million dollars.

Mr. Piotrowski stated he was not sure where that was stated in the study. It could be that they might have stated that there is no guarantee of any future success. The Feasibility Study was commissioned in order to determine whether PAIRINGS could put this project together and whether there would be enough interest to sustain it not necessarily what it would cost or what building would be used. The complete study states that they project will attract seventy to ninety thousand visitors per year. Part of the study was subcontracted to a demographic firm which came back and said based on what they saw and the demographics of those type of consumers that would use PAIRINGS, it was a rare opportunity for this project to be a homerun. The combination of the Feasibility Study and the Financial Analysis indicate that the project is sustainable at the level that it would take to create a new facility rather than renovating the then existing building.

Mr. Mallone stated that that is assuming that there isn't a competitive type of building constructed that would draw on the same demographics. There are a lot of wineries in Ohio. This would not be protected from competition as the casinos have seen.

The only major City finances that are involved in this to date are the \$265,000 approximately that the City is paying out of the General Fund for the School elementary property and the School administration property.

Mr. Piotrowski stated that it is his opinion as a Geneva Councilperson that as we look toward Geneva's future, that this piece of property from an economic development standpoint is key whether it is PAIRINGS or something else. It is a good investment in our future. The payback, at this point, from PAIRINGS, they will lease it from the City. It is the intent that the lease will cover the cost over the course of the lease and hopefully make the City some money.

PAIRINGS is not a winery. It is much more than that. The closest thing that is closest to Geneva is the New York Wine and Culinary Center. The Center will be a unique proposition in Ohio and in Geneva.

The Feasibility Study was not the only study done. The business plan is also available and looked at can it survive, can it be profitable, etc... The hope is that when PAIRINGS is up and running it will spur other businesses to open.

This will give us an opportunity to capitalize on what we have, our wine growing region.

If this is a certainty, why isn't private money available? The Committee is open to private money as well, private investment is welcome.

Mr. Mallone stated that using Geneva tax money is a small base for something that will hopefully benefit the region. Mr. Mallone would hope to see equal contribution from the industry in the area and some of the other communities.

There have been comments about the Assistant City Manager basically working full time on this. Is the salary is included in the cost of the project.

The City administration works as a team. One of the items the administration has been charged with is economic development. We cannot continue to grow our City if we do not create jobs. Part of the City Administration's job is to find economic development opportunities that benefit the City. Presently, PAIRINGS is a large portion of that economic development focus but it is not the only project.

City employees step up to cover what needs to be done. Department Heads are always willing to cross the lines.

Our community is community minded.

Mr. Mallone stated we will need to see what the future brings as to what the City's commitment will be on the PAIRINGS project. There may be a difference of opinion on how much the City should be involved. The State Park lodge was discussed. There is concern that the City would take on a five or six million dollar mortgage that the City would be obligated to.

Mr. Mallone would like to see the Council come through with a request for proposal to anybody who can utilize the property on West Main Street. The City could come up with innovative ways to finance it or grant part of the cost of the property.

Note: Roger Fuller had to leave the meeting during the citizen's portion.

Robert Rosebrugh
1421 Sherman Street
Geneva, Ohio 44041

Employees do not receive extra compensation for teamwork between the departments. There is extra compensation at times for the Fire Chief.

The Community Center and the Courthouse are owned by the City. The Community Center was given to the City and the City maintains it. The City subsidizes operations at the Community Center.

The Courthouse has been a good purchase for the City. An analysis was done; Mr. Pearson believes that the City will show a profit on the Courthouse building for years to come.

Council knew the Community Center would not be a profit center, but the value is in having the building available for weddings and events in our community. It will not make money for the City. The condition of the building was horrible when acquired. One roof has been replaced, four others still need replaced. The hope is that with the investment being put in, rentals will increase.

Mr. Schupska stated the Community Center was the people of Geneva's to begin with. Other people have been in control of it, but it is the people of Geneva's building.

Items for Consideration of Council

Ordinance No. 3102. An Ordinance Amending Zoning Classification for Permanent Parcel #20-006-00-025-00 AND Permanent Parcel #20-006-00-024-00 from R-4 Single Family Residential District to Central Business District.

Third Reading. Roll call on passage 6 yeas. Ordinance No. 3102 duly passed.

Ordinance No. 3104. An Ordinance Amending Section 880.01 (Purpose), Section 880.03 (Imposition of Tax), Section 880.04 (Effective Period), and Section 880.06 (Collection at Source of Chapter 880 Earned Income Tax of the Business Regulation and Taxation Code of the Codified Ordinances of the City, and declaring an emergency.

Third Reading. Motion by Tim Miller, seconded by Philip Cordova to declare Ordinance No. 3104 an emergency measure and to waive the rule and that Ordinance No. 3104 be placed on the final roll for passage. Roll call, 6 yeas. Roll call on passage, 6 yeas. Ordinance No. 3104 duly passed.

Ordinance No. 3105. An Ordinance to Amend the 2013 Budget through Appropriations and Fund Transfers, Attached Hereto and Marked Exhibit "A", and declaring an emergency.

Motion by Howard Anderson, seconded by Michael Keenan to declare Ordinance No. 3105 an emergency measure. Roll call, 6 yeas. Motion by Tim Miller, seconded by Philip Cordova that the rule of law requiring certain Ordinances be read at three separate meetings be waived and suspended and Ordinance No. 3105 be placed on the final roll for passage. Roll call, 6 yeas. Roll call on passage, 6 yeas. Ordinance No. 3105 duly passed.

Resolution No. 3234. A Resolution for the Submission to the Electors of the City of Geneva of Ordinance No. 3104 for a Levy of a One-half Percent Income Tax Increase on May 7TH, 2013, and declaring an emergency.

Motion by Philip Cordova seconded by Michael Keenan to declare Resolution No. 3234 an emergency measure. Roll call, 7 yeas. Motion by Howard Anderson, seconded by Tim Miller that the rule of law requiring certain Resolutions be read at three separate meetings be waived and suspended and Resolution No. 3234 be placed on the final roll for passage. Roll call, 6 yeas. Roll call on passage, 6 yeas. Resolution No. 3234 duly passed.

City Manager's Report –

A meeting was called of all the entities that participated in the Route 534 Corridor Study to create a 534 Consortium to begin to look at the issues and how we might make recommendations to address them. There is a subcommittee looking at what that might be and will report back in two weeks. We will all be a voice as we look at this. A separate group will be looking at marketing and promotion. Extending the shoulder seasons by creating events that will extend the season is also being looked at.

Unfinished Business – None.

New Business - None.

Payment of Bills - No objections.

Committee Reports -

Finance Committee meeting is scheduled for Wednesday morning at 7:30 a.m. Names for those wanting to serve on the Committee should be submitted.

Citizens -

Mr. Joe Mallone
321 Grant Street
Geneva, Ohio 44041

What length of 534 is covered in the 534 Corridor Study. The Corridor Study includes from length of Route 534 from the River to the Lake.

Mr. Robert Rosebrugh
1421 Sherman Street
Geneva, Ohio 44041

When employees come in to work a shift do they receive overtime? No overtime is paid.

Motion was made by Tim Miller to adjourn to Executive Session to discuss Personnel Issues regarding employment and Pending Imminent Court Action. Motion was seconded by Howard Anderson. 6 Yeas. Council adjourned to Executive Session at 7:47p.m.

8:54 p.m. Michael Keenan made a Motion to Reconvene. Tim Miller seconded the motion. 6 yeas.

Council meeting adjourned at 8:55 p.m.

Recorded by: Phyllis Dunlap
Clerk of Council

President of Council

Clerk of Council