

MINUTES
City of Geneva
Council Meeting
September 26, 2016
7:00 p.m.

Tim Miller opened the Council Meeting at 7:00 p.m.

Roll Call – Tim Miller, Susan Hagan, David W. Per Due, Philip Cordova, Wm. Lucas McDaniel and Mario Butera

Absent – William Buskirk

Pledge of Allegiance to the Flag was said and prayer was offered by Rev. Raymond Baker – Faith Freedom Fellowship.

Motion was made by David W. Per Due to approve the Minutes of the September 12, 2016 Council Meeting, seconded by Mario Butera. Roll call, 6 years. Motion passed.

Department Presentation – None.

Citizens –

Mr. Miller read a proclamation for “World Prostate Cancer Day.”

Pat Hurst
177 Bennett Court, Geneva, Ohio

Ms. Hurst stated she is still trying to figure out a way to not have a Circle K gas station located behind her home. The City needs to think to the future. Ms. Hurst asked why the City needs another Circle K. There are better places for a Circle K. There are a lot of things the City could do with the land; the City doesn't have to sell it. Ms. Hurst stated that she had reviewed the minutes of the meetings and there were two meetings where this was discussed prior to the Ordinance being passed by emergency. Ms. Hurst acknowledged that the City is getting pressured not to be land owners.

Mr. Per Due did come by her home to investigate her concerns.

This past weekend people were utilizing the space.

Ms. Hurst is hoping there is way for Circle K to stay in Geneva in a better location. This location is too close to residential. This will result in more rental properties. Traffic is already congested in this area.

The property has not yet transferred title, so there is a way out.

The traffic congestion will increase.

Mr. Miller stated the City Engineer has reviewed the Traffic Study. The Manager's Memo indicates that the Circle K is making some minor changes to the site plan and will then be resubmitting. The City Engineer will take some time to review that as well. The land has been zoned commercial. The Comprehensive Plan recommended it be zoned commercial in the late 1990's. The land has been for sale zoned as a commercial for a number of years. Circle K is trying to address concerns that citizens have expressed. At this point the City's hands are tied. Mr. Miller is in favor of it.

Mr. Per Due thanked Ms. Hurst for coming and expressing her views. Mr. Per Due stated that he has not been pressured by anyone other than those that are opposing it. Mr. Per Due stated that he sees no problems with this project. The only problems that Mr. Per Due sees is with the traffic and he believes those are being addressed. This has been zoned commercial for a number of years. If anyone had a problem with the zoning, they should have come before the Planning Commission to address it. Mr. Per Due also stated that he is currently a renter and has made investments into the property he has rented. Mr. Per Due stated that many renters take care of the properties and improve them.

Mr. Per Due stated the worst thing that he saw when visiting Ms. Hurst's home was two large mounds of dirt between the Churches. Mr. Per Due stated that he supports the Circle K project. Circle K has been a good business over the years, has run a decent operation and Mr. Per Due feels it will be good for the City of Geneva.

Ms. Hurst stated that she was not commenting on renters but rather absentee landlords.

There was a short discussion regarding property maintenance. The City is looking at our Zoning Code to tighten things up. There are ordinances on the books regarding high grass. If there is someone on your street that is not mowing the grass, contact the City.

Mary Joe Jansen
838 Eastlawn Street, Geneva

The empty lot is beautiful and attractive coming into Geneva. What will the City net in the sale? Will this reduce the citizens' taxes? Why are so many commercial properties on the east side of town neglected, including the old Marcy's?

Mr. Miller stated the sale price is \$345,000. The sale will not affect the income tax. Ms. Jansen would need to check with the auditor regarding real estate taxes. With regard to the east side; the City tries to entice businesses to invest. Businesses choose where they want to locate. The City's role is to get businesses in the City. The City cannot make them purchase a certain piece of property.

Ms. Jansen also brought up the traffic on Route 20.

The City has parks in the City including Memorial Field. The City is investing in recreational opportunities. The Comprehensive Plan frowned on a park in that location due to the proximity to traffic.

Ms. Jansen asked if citizens would have a say in how the money is spent.

Mr. Miller stated that she could come to council and offer suggestions.

Mary Yankee
56 Cedar Court, Geneva, Ohio

Ms. Yankee was rear ended at that intersection a month ago. She stated that she tries to skirt town and she lives right off Route 20.

Route 20 cannot be widened. The drive entrances at Circle K will be much wider. The exit on South Eagle is a concern and the City will ask the Engineer to look at that a little closer. There will be a left turn lane on Route 20. There is a center lane on Route 20. The City Engineer will review the situation.

Ms. Yankee is here because she cares about Geneva.

Circle K has been more than willing to address the concerns that residence have had.

Mr. Miller stated he is on Council because he cares about the City. Sometimes there are hard decisions that have to be made, this is one of them.

The City owns Memorial Field and Eagle Street Park. They are parks and they are addressed as parks. The West Main property is zoned commercial and the intent has always been to sell it.

The current location is not owned by Circle K. They have two years left on the lease. They will attempt to sublet it. It is not likely. Circle K has been successful in finding subtenants. He does not know the name of the owners.

Tony Capo owns Capo's Pizza. There seems to be problems with the parking. Are there any issues with parking? The Gentleman from Circle K stated that would be a question for Administration, he did not know.

Mr. Bill Douglas stated that the Planning Commission meeting has been postponed. The plans have not been resubmitted as yet. The meeting will probably be set two weeks after the plans are resubmitted.

All public meetings have to be posted 24 hours.

Will the residents surrounding the property be notified? Mr. Cordova stated that if there is a variance, they do receive a notice. A meeting is just published.

James Santiago
48 E. Union Street, Geneva, Ohio

Mr. Santiago is a fan of selling the property; but the City is losing a ton. The City paid much more for the land and the demolition of the properties. Mr. Santiago stated that he believed the cost was around \$900,000. The City isn't gaining anything.

Mr. Miller does not recall the cost but doesn't believe it was that much.

Mr. Per Due stated that he agreed but this is the best offer we have received in ten years. At some point we need to move on and do what is best for everyone at this time.

Items for Consideration of Council – None

City Manager Report - None

Unfinished Business – None.

New Business –

Appointments:

Reappointment of Richards Griffiths

Mario Butera made a motion to re-appoint Richard Griffiths to the Planning Commission. Susan Hagan seconded the motion. 6 years. Motion duly passed.

Reappointment of Anthony Capo

Susan Hagan made a motion to re-appoint Anthony Capo to the Civil Service Commission. Mario Butera seconded the motion. 6 years. Motion duly passed.

Current members of the Civil Service Commission – Anthony Capo, Bill Peters and Joe Carroll.

Appointment of Jessica Humphrey

Ms. Humphrey is part owner of Ashtanga Yoga. She will replace Mike Keenan of Quality Imaging. The requirement is to have a business owner within the Central Business District. Mr. Miller does not know if she is a city resident. Ms. White reached out to business owners in the downtown and Ms. Humphrey expressed interest.

Susan Hagan made a motion to appoint Jessica Humphrey to the Architectural Review Board. Philip Cordova seconded the motion. 5 years, 1 nay. Motion duly passed.

Payment of Bills – None.

Committee Reports –

At Grape Jamboree cars were being parked on the City's property on Route 20. Mr. Per Due asked who benefited. Mr. Per Due stated that as it is city property any organization that wants to raise funds using the property should come before Council and make that request.

Citizens –

Ms. Mary Joe Hansen
838 Eastlawn, Geneva, Ohio

Ms. Hansen asked about the money made from parking fees at Memorial Field during Grape Jamboree.

Mr. Per Due stated that Midget League Football pays a stipend to the City for the use of the field. They pay a usage fee. The downtown property is owned by all us, the monies should be accounted for.

Mr. Hansen stated that citizens should have a say in the fate of the land.

Mr. Per Due stated that the citizens voted for seven individuals to make those decisions. Six thousand people can't vote on every issue that comes up. If the citizens are dissatisfied, they have the right to vote members out.

Mr. Miller stated that Council is trying to do what is best for all of the citizens of Geneva. Council understands that it impacts to the surrounding neighborhoods. Council has taken into consideration concerns and Circle K has tried to address them. Planning Commission has looked at it and they are going to work with earthy tones and try to have something that is aesthetically pleasing. They are leaving a good portion of it green space. The portion at Swan and Route 20 will be green space.

David W. Per Due made a motion to adjourn. Susan Hagan seconded the motion.

Council meeting adjourned at 7:46 p.m.

Recorded by: Phyllis Dunlap
Clerk of Council

President of Council

Clerk of Council