

BRUNSWICK CITY COMMITTEE-OF-THE-WHOLE

Agenda

DECEMBER 19, 2022

6:40 PM

or Immediately Following
Planning & Zoning Committee

1. Discussion Items

- (a) Timeline for posting and interviews for Ward 4

2. Motion Items

- (a) Motion to approve three variances for the Medina Supply new aggregate distribution building and parking remediation, 1501 Industrial Parkway South, as recommended by the Planning Commission at their public hearing meeting on December 15, 2022.

3. Review Legislation

RES. NO. 125-2022 - An emergency resolution declaring the necessity of submitting to the electors of the City the question of issuing bonds to provide funds for the purpose of constructing, furnishing, equipping, and otherwise improving a new fire station and preparing, equipping and otherwise improving its site, in the aggregate principal amount of \$12,000,000, pursuant to Section 133.18 of the Revised Code. - **1st Reading** (To be brought from Committee-of-the-Whole, *Administration/Ken Fisher*)

4. General Discussion

5. Executive Session

6. Adjournment

PROPOSED MOTION



DATE: 12/19/2022

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

MOTION: Motion to approve three variances for the Medina Supply new aggregate distribution building and parking remediation, 1501 Industrial Parkway South, as recommended by the Planning Commission at their public hearing meeting on December 15, 2022.

BACKGROUND: As permitted by Section 1244.04(b)(1) of the Codified Ordinances of the City of Brunswick, the Planning Commission, in the course of exercising its site plan review powers under Chapter 1278, may, in specific cases, with the consent of City Council, and upon proper written applications, vary or permit exceptions to any of the provisions of Chapter 1266 of the Codified Ordinances. The Commission has found that both (1) such variance or exception will not violate the spirit or intent of the Chapter and (2) that a more harmonious and compatible development will result. The Planning Commission recommended approval to City Council to grant the following variances:

1. The 83' high silos exceed the maximum 55' height permitted by Section 1266.05(f) and the maximum 70' height permitted by Sections 1280.02(a) and (b) of the Codified Ordinances.
2. The existing one-story 10,409 sq. ft. metal truck garage building along the north property line encroaches on the minimum 25' side yard setback required by Section 1266.05(d) of the Codified Ordinances.
3. Four - 20' x 60' (1,200 sq. ft.) material stockpile areas are shown on the east side of the site, which encroach into the minimum 25' rear yard setback required by Section 1266.05(e) of the Codified Ordinances.

PURPOSE AND EXPLANATION: As part of the detailed site plan approval for the Medina Supply new aggregate distribution building and parking remediation, three variances are required to construct the project.

IMPLEMENTATION SCHEDULE: Immediately.

FINANCIAL

INFORMATION:

**FINANCIAL
SUMMARY:**

**RECOMMENDED
ACTION:**

Recommend approval of the three variances.

**ADDITIONAL
INFORMATION:**

PROPOSED LEGISLATION



DATE: 12/19/2022

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Carl DeForest

COPY: Mayor Ron Falconi

LEGISLATION: **RES. NO. 125-2022** - An emergency resolution declaring the necessity of submitting to the electors of the City the question of issuing bonds to provide funds for the purpose of constructing, furnishing, equipping, and otherwise improving a new fire station and preparing, equipping and otherwise improving its site, in the aggregate principal amount of \$12,000,000, pursuant to Section 133.18 of the Revised Code. - **1st Reading** (To be brought from Committee-of-the-Whole, *Administration/Ken Fisher*)

BACKGROUND: By Resolution No. 49-2022, Brunswick City Council authorized the purchase of real property at 1094 Hadcock Road for municipal purposes. By Resolution No. 87-2022 Brunswick City Council authorized an agreement with App Architecture for professional architectural and engineering services for a new fire station headquarters. App Architecture has completed its work and, after a needs assessment, presented the City with a bubble diagram which had been shared with City Council at the December 12, 2022 Council meeting.

PURPOSE AND EXPLANATION: To construct a centralized fire station on City owned property at 1094 Hadcock Road.

IMPLEMENTATION SCHEDULE:

FINANCIAL INFORMATION:

FINANCIAL SUMMARY: The City must certify this resolution of necessity to the County Auditor and request that the County Auditor calculate and certify the estimated average annual property tax levy in dollars and mills that will be necessary to pay the debt charges on the voted bond issue over the life of the issue. This millage rate is an estimate of the average tax rate that would be levied to retire the principal of and interest on the proposed bonds and is based upon certain legally-required assumptions (which may not be correct when the bonds are issued). It assumes, among other things, that the assessed valuation of the City will remain constant and that the debt will be retired in equal annual principal

installments. The actual tax which will be levied each year the bonds are outstanding will be the rate that is required to raise the number of dollars that the City is committed to pay during that year. It may be higher or lower than the average millage which appears on the ballot.

If the electors were to approve this issue, the City plans to issue \$12 million in general obligation bonds to be repaid over a 20-year term. Actual costs for each individual home owner will ultimately depend upon the information stated above and the interest rate at the time of issuance. The City is also trying to keep these costs as inexpensive as possible. One example is the City has set aside \$3.5 million of identified emergency medical services billing revenues collected over an eleven year period of time to help cover some of the costs of a new fire station and reduce the amount of borrowing needed.

The City will update and disseminate estimated cost information on this issue once we receive the County Auditor's certification.

**RECOMMENDED
ACTION:**

One Reading	Yes
Two Readings	No
Three Readings	No
Emergency	Yes
Suspension of Rules	Yes

If emergency or suspension of the rules, why the request?

Effective immediately so that it can be timely filed with the Board of Elections to meet the February 1, 2023 filing deadline with the County Board of Elections for the May 2, 2023 election.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
RESOLUTION NO. 125-2022

BY: Committee-of-the-Whole

AN EMERGENCY RESOLUTION DECLARING THE NECESSITY OF SUBMITTING TO THE ELECTORS OF THE CITY THE QUESTION OF ISSUING BONDS TO PROVIDE FUNDS FOR THE PURPOSE OF CONSTRUCTING, FURNISHING, EQUIPPING AND OTHERWISE IMPROVING A NEW FIRE STATION AND PREPARING, EQUIPPING AND OTHERWISE IMPROVING ITS SITE, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$12,000,000, PURSUANT TO SECTION 133.18 OF THE REVISED CODE.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY RESOLVES:

SECTION 1. Declaration of the Necessity of Bonds. This Council finds, determines and declares that it is necessary to issue general obligation bonds of the City of Brunswick in the aggregate principal amount of \$12,000,000 to provide funds for the purpose of constructing, furnishing, equipping and otherwise improving a new fire station and preparing, equipping and otherwise improving its site (the Bonds), and to levy a tax outside of the ten-mill limitation imposed by law to pay the debt charges on the Bonds and any anticipatory securities, such tax being an additional tax. The maximum number of years over which the principal of the Bonds may be paid is 20 years, and the Bonds will bear interest at a net average rate now estimated at 5.00% per year, payable semiannually. This Council currently anticipates that the approximate date of the Bonds and/or any anticipatory securities will be September 1, 2023, and it is estimated accordingly that the tax for debt charges will first be levied in tax year 2023 and first be collected in calendar year 2024. The term of years of said tax shall be the number of years during which debt charges shall be payable on the Bonds and any anticipatory securities and said tax shall be levied on the entire territory of the City subject to such taxation.

SECTION 2. Submission of Question to Electors. Pursuant to Section 133.18 of the Revised Code, the question of the issuance of the Bonds and the levy of the associated tax for debt charges upon the entire territory of the City (all of which is located in the County of Medina) shall be submitted to the electors of the entire territory of the City at an election to be held in the City on May 2, 2023.

SECTION 3. Certification and Delivery of Resolution to County Auditor. The Clerk of Council is directed to certify a copy of this Resolution to the Medina County Auditor, and, in accordance with Sections 133.18(C) and 5705.03(B) of the Revised Code, this Council requests the County Auditor to certify to it: (i) the total current tax valuation of the City; and (ii) the estimated average annual property tax levy, expressed in dollars for each one hundred thousand dollars of the County Auditor's appraised value and in mills for each one dollar of taxable value, that the County Auditor estimates to be required throughout the stated maturity of the Bonds to pay the debt charges on the Bonds, assuming that they are all issued in one series bearing interest and maturing in substantially equal principal amounts in each year over the maximum number of years over which the principal of the Bonds may be paid, both as stated in Section 1, and that the amount of the tax valuation of the City for the current year (or, if that amount is not determined, the estimated amount

of that tax valuation submitted by the County Auditor to the County Budget Commission) remains the same throughout the maturity of the Bonds.

SECTION 4. Compliance with Open Meeting Requirements. This Council finds and determines that all formal actions of this Council and of any of its committees concerning and relating to the adoption of this Resolution were taken, and all deliberations of this Council and of any of its committees that resulted in those formal actions were held, in meetings open to the public in compliance with the law.

SECTION 5. Captions and Headings. The captions and headings in this Resolution are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Sections, subsections, paragraphs, subparagraphs or clauses hereof.

SECTION 6. Effective Date. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City and for the further reason that it is necessary that this Resolution be effective immediately so that it can be timely filed with the Board of Elections, in order submit the question of the levy to the electors at an election on May 2, 2023; wherefore, this Resolution shall be in full force and effect from and immediately after its adoption by the required number of votes, otherwise, at the earliest time permitted by law.

PASSED: 1st Reading _____

Rules Suspended: AYES _____ NAYS _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Laura E. Timura