

# Summary March 4th, 2025

## Committee Meeting

### Public Utilities - 6:40pm Command Consulting- Michael Benson

<u>Bill</u>	<u>Status</u>	<u>Title</u>	<u>Sponsor</u>	<u>Committee Meeting</u>
<b>COUNCIL BEGINS</b>				
25-016	Vote	Assenting to the Petition for detachment of certain land from the City of Mansfield, Ohio, pursuant to the Ohio Revised Code 709.38, and declaring an emergency.	<b>Mount</b>	
<b>CAUCUS BEGINS</b>				
25-025	Vote	Authorizing payment to MG Energy in the amount of Fifteen Thousand Sixty-Three and 84/100 Dollars (\$15,063.84) by affirming a Then and Now Certificate of the Finance Director, and declaring an emergency.	<b>Meier</b>	
25-026	Caucus Only	An Ordinance making final cumulative annual appropriations for current expenses and other expenditures of the City of Mansfield, Ohio, for the fiscal year beginning January 1, 2025, and declaring an emergency.	<b>Falquette</b>	
25-027	Vote	Revising the Community Reinvestment Area requirements by amending Ordinance #20-086 to designate Housing Officers to administer the program, and declaring an emergency.	<b>Falquette</b>	
25-028	Vote	Authorizing the Public Works Director to accept and appropriate a donation from the Richland County Foundation in the amount of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) to be used for the Liberty Park Bath House renovation project, and declaring an emergency.	<b>Burns</b>	
25-029	Vote	Authorizing the Public Works Director to accept and appropriate a donation from the Milliron Foundation in the amount of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) to be used for the Liberty Park Bath House renovation project, and declaring an emergency.	<b>Burns</b>	
25-030	Caucus Only	Authorizing the Public Works Director to advertise for bids and enter into a contract or contracts for the installation of new traffic signals at SR 39/Mulberry Street, Brookwood Way/Fourth Street, and Cline Avenue/Marion Avenue.	<b>Diaz</b>	
25-031	Caucus Only	Vacating a portion of Springmill Street between North Mulberry Street and Oak Hill Place, retaining the utility rights and easements therein, and declaring an emergency.	<b>Diaz</b>	
25-032	Caucus Only	Authorizing the Public Works Director to accept a grant and enter into a Local Public Agency Federal Local-Let Project with the Director of the Ohio Department of Transportation for the funding of the design and construction of a certain public improvement project.	<b>Diaz</b>	

NEXT MEETING **Tuesday**, March 18th, 2025 7:00 Council to follow

BILL #25-016

ORDINANCE # \_\_\_\_\_

BY: MS MOUNT

Assenting to the Petition for detachment of certain land from the City of Mansfield, Ohio, pursuant to the Ohio Revised Code 709.38, and declaring an emergency.

**WHEREAS**, Aaron and Katherine Kosht own 9.554 acres on parcel # 056-92-153-13-002. The owners filed a petition for the detachment of certain from the City of Mansfield to the Township of Washington pursuant to Ohio R.C. 709.38; and

**WHEREAS**, Ohio R.C. 709.38 requires the City to pass an ordinance assenting to the detachment of land.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:**

**SECTION 1.** In accordance with the requirements of Ohio R.C. 709.38, the Council assents to the petition for the detachment of certain land filed by Aaron and Katherine Kosht as set forth in the petition, attached hereto as Exhibit "A" and expressly incorporated herein by reference.

**SECTION 2.** That upon review of the Petition for detachment, City Council does assent to and grants the Petition for the prayed for detachment in accordance with Ohio R.C. 709.38.

**SECTION 4.** That by reason of the immediate need for the Board of County Commissioners' receipt of this Ordinance is necessary for the Commissioners' proceedings to go forward, this measure is determined to be an emergency Ordinance for the immediate preservation of the public peace, health, safety, and welfare of the City of Mansfield and its inhabitants and providing it receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus	<u>4 February 2025</u>
Tabled	<u>4 February 2025</u>
Tabled - 1 <sup>st</sup> Read	<u>18 February 2025</u>
2 <sup>nd</sup> Reading	<u>4 March 2025</u>
PASSED	<u>4 March 2025</u>

SIGNED /s/ Phillip E. Scott  
President of Council

ATTEST /s/ Delaine Weiner  
Clerk of Council

APPROVED /s/ Jodie Perry  
Mayor

APPROVED AS TO FORM: Roeliff E. Harper  
Law Director  
City of Mansfield, Ohio





BY: MR. FALQUETTE

Revising the Community Reinvestment Area requirements by amending Ordinance #20-086 to designate Housing Officers to administer the program, and declaring an emergency.

**WHEREAS**, this Council passed and adopted Ordinance #20-086 on May 19, 2020, in accordance with Ohio Revised Code Sections 3735.65 through 3735.70, which established and described the boundaries of the Community Reinvestment Area in the City of Mansfield. The Community Reinvestment Area encourages economic stability, maintains real property values, generates new employment opportunities, and has provided real property tax exemptions for certain improvements to real property within that area; and

**WHEREAS**, the council of the City of Mansfield desires to modify the program guidelines to clarify and expand the role of Housing Officer(s); and

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE  
CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. Sections 4 and 6 of Ordinance # 20-086 are hereby amended and restated in their entirety to read as follows:

SECTION 2. The area designated as the City of Mansfield Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged. Pursuant to ORC Section 3735.66, the City of Mansfield Community Reinvestment Area, is hereby established in the following described area.

(Exhibit A)

The Community Reinvestment Area is approximately depicted as the outlined area on the map attached to this Ordinance (Exhibit B) and incorporated herein by this reference.

Only residential, commercial, and/or industrial properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions under this Program.

SECTION 3. All properties identified in Exhibit B as being within the designated Community Reinvestment Area are eligible for this incentive. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, the City of Mansfield intends to undertake supporting public improvements in the designated area.

SECTION 4. Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in the ORC Section 3765.67. The results of the negotiation, as approved by this Council, will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671. For residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer or the following periods.

- a. Up to, and including ten (10) years, for the remodeling of every residential dwelling unit containing not more than two housing units and upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67, and with such exemption being up to, and including one hundred percent (100 %) for each of the approved years.
- b. Up to, and including twelve (12) years, for the remodeling of every residential dwelling unit containing more than two housing units and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, and with such exemption being up to, and including one hundred percent (100 %) for each of the approved years.
- c. Up to, and including Fifteen (15) years, for the construction of new residential housing units, as described in ORC Section 3735.67, with such exemption being up to and including one hundred percent (100 %) for each of the approved years.
- d. Up to, and including, twelve (12) years, and up to, and including, one hundred percent (100%) for the remodeling of existing commercial and industrial facilities and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.
- e. Up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the construction of new commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

If remodeling qualifies for an exemption during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption, the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

SECTION 5. All commercial and industrial projects are required to comply with the state application fee requirements of ORC Section 3735.672 (C) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement - a minimum of \$500 up to a maximum of \$2500 annually unless waived.

SECTION 6. To administer and implement the provisions of this Ordinance, ~~Tim Bowersock is a representative designated by Richland County Development Group (RCDG), and the current Director of Permitting and Development shall each be~~ designated as Housing Officer(s), each serving independently as described in Sections 3735.65 through 3735.70.

SECTION 7. That a "Community Reinvestment Area Housing Council" shall be created, consisting of two members appointed by the Mayor of the City of Mansfield, two members appointed by the Council of the City of Mansfield, and one member appointed by the Planning Commission of the City of Mansfield. The majority of the members shall then appoint two additional members who shall be residents within the area. Terms of the members of the Council shall be for three years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made. The Community Reinvestment Area Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The Council shall also hear appeals under Section 3735.70 of the ORC.

A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall







**DEPARTMENT OF FINANCE  
STATEMENT OF FISCAL IMPACT**

**RE:** Liberty Park Bath House Grant

**Nature of Statement and Information Disclosed**

This is a statement of fiscal impact for the City of Mansfield to accept funding from the:  
Richland County Foundation

This impact statement has been performed in accordance with the City's revenue policy, adopted by City Council on August 6, 2013 with ordinance #13-166. It is a statement solely for the purpose of analyzing and reporting the fiscal impact on the City of Mansfield of either accepting or not accepting the proposed funding and using certain assumptions as indicated herein. No attempt is made to evaluate the application, award documents or any special condition for suitability to City objectives.

**Current Fiscal Impacts**

***Impact on Revenue***

Grant/Other Funding: \$200,000.00  
Funding Period: 2/17/25-12/31/25

***Impact on Expenditures***

<b>PROJECT COSTS:</b>	
Capital Improvements	\$200,000
<b>Total Project Costs:</b>	<b>\$ 200,000</b>

The total project cost is estimated at \$ 200,000 . Note: \* No local cash match.

**Match Required: \$0.00**

**Future Fiscal Impact**

***Impact on Revenue***

N/A

***Impact on Expenditures***

N/A



**DEPARTMENT OF FINANCE  
STATEMENT OF FISCAL IMPACT**

***Other Future Commitments***

N/A

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**Disclosures of Possible Material Future Events**

N/A

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**General Assumptions**

A fiscal impact statement constitutes a forward-looking statement on the acceptance of funds from sources other than City revenue such as grants and the proper execution of all requirements as set forth in any grant application, agreement, or other duly enforceable stipulations.

In any case where a reasonable expectation of a future condition or event has been disclosed or is already known to Finance Department personnel, that information has been used as an assumption in the fiscal impact statement. Expectations not known or not considered reasonably expected to occur have been excluded from the fiscal impact statement. If an event or condition may occur which would have a material and *direct* fiscal impact, but is not reasonably expected to occur, it is disclosed in the fiscal impact statement.

General assumptions are made in this fiscal impact statement that the City staff executing the grant program already possess the required knowledge to perform all of the requirements of the grant, and that the information provided to the Finance Department to prepare this impact statement is true and correct. It is also assumed that no outside events will create a positive or negative influence on the grant program, and that there will be no changes in the legal, operational, or economic environment in which the grant program and the City as a whole operates, except as disclosed herein.

BILL #25-029

ORDINANCE # \_\_\_\_\_

BY: MRS. BURNS

Authorizing the Public Works Director to accept and appropriate a donation from the Milliron Foundation in the amount of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) to be used for the Liberty Park Bath House renovation project, and declaring an emergency.

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That the Public Works Director be, and is hereby, authorized to accept a donation from the Milliron Foundation in the amount of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) to be used for the Liberty Park Bath House renovation project.

SECTION 2. That the sum of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) be, and the same is hereby, appropriated from the unappropriated Grant Fund (#224) to the Parks and Recreation Grants (224.18.30) Capital Outlay Classification.

SECTION 3. That by reason of the immediate necessity to accept the donation to be used on the Liberty Park Bath House renovation project and this measure is determined to be an emergency Ordinance for the immediate preservation of the public peace, health, safety, and welfare of the City of Mansfield and its inhabitants, providing it receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its adoption, otherwise from and after the earliest time allowed by law, after its passage and approval by the Mayor.

Caucus                    4 March 2025  
1<sup>st</sup> Reading            4 March 2025  
2<sup>nd</sup> Reading            \_\_\_\_\_  
PASSED                 4 March 2025

SIGNED /s/ Phillip E. Scott  
President of Council

ATTEST                 /s/ Delaine Weiner  
Clerk of Council

APPROVED /s/ Jodie Perry  
Mayor

APPROVED AS TO FORM:    Roeliff E. Harper  
Law Director  
City of Mansfield, Ohio



**DEPARTMENT OF FINANCE  
STATEMENT OF FISCAL IMPACT**

**RE:** Liberty Park Bath House Grant

**Nature of Statement and Information Disclosed**

This is a statement of fiscal impact for the City of Mansfield to accept funding from the:  
Milliron Foundation

This impact statement has been performed in accordance with the City's revenue policy, adopted by City Council on August 6, 2013 with ordinance #13-166. It is a statement solely for the purpose of analyzing and reporting the fiscal impact on the City of Mansfield of either accepting or not accepting the proposed funding and using certain assumptions as indicated herein. No attempt is made to evaluate the application, award documents or any special condition for suitability to City objectives.

**Current Fiscal Impacts**

***Impact on Revenue***

Grant/Other Funding: \$200,000.00  
Funding Period: 2/13/25-2/12/26

***Impact on Expenditures***

<b>PROJECT COSTS:</b>	
Capital Improvements	\$200,000
<b>Total Project Costs:</b>	<b>\$ 200,000</b>

The total project cost is estimated at \$ 200,000 . Note: \* No local cash match.

**Match Required:** \$0-00

**Future Fiscal Impact**

***Impact on Revenue***

N/A

***Impact on Expenditures***

N/A



**DEPARTMENT OF FINANCE  
STATEMENT OF FISCAL IMPACT**

***Other Future Commitments***

N/A

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**Disclosures of Possible Material Future Events**

N/A

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**General Assumptions**

A fiscal impact statement constitutes a forward-looking statement on the acceptance of funds from sources other than City revenue such as grants and the proper execution of all requirements as set forth in any grant application, agreement, or other duly enforceable stipulations.

In any case where a reasonable expectation of a future condition or event has been disclosed or is already known to Finance Department personnel, that information has been used as an assumption in the fiscal impact statement. Expectations not known or not considered reasonably expected to occur have been excluded from the fiscal impact statement. If an event or condition may occur which would have a material and *direct* fiscal impact, but is not reasonably expected to occur, it is disclosed in the fiscal impact statement.

General assumptions are made in this fiscal impact statement that the City staff executing the grant program already possess the required knowledge to perform all of the requirements of the grant, and that the information provided to the Finance Department to prepare this impact statement is true and correct. It is also assumed that no outside events will create a positive or negative influence on the grant program, and that there will be no changes in the legal, operational, or economic environment in which the grant program and the City as a whole operates, except as disclosed herein.



BILL #25-031\*

ORDINANCE # \_\_\_\_\_

BY: MR. DIAZ

Vacating a portion of Springmill Street between North Mulberry Street and Oak Hill Place, retaining the utility rights and easements therein, and declaring an emergency.

**WHEREAS**, a petition by persons owning property abutting the portion of Springmill Street between North Mulberry Street and Oak Hill Place to be vacated therein was heretofore presented to Council praying that said dedicated portion of the street right-of-way adjacent thereto be vacated and

**WHEREAS**, Council, upon hearing, is satisfied that there is good cause for such vacation as prayed for, that it will not be detrimental to the general interest, and should be made.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MANSFIELD, STATE OF OHIO:**

SECTION 1. That is a portion of Springmill Street between North Mulberry Street and Oak Hill Place, of which is more particularly described and depicted in Exhibit "A," the Petition to Vacate, now available on file with the Clerk of Council, be, and the same is hereby vacated, saving and reserving all utility rights and easements therein.

SECTION 2. That this measure shall take effect and be in force after the earliest time allowed by law, after its passage and approval by the Mayor

Caucus	04 March 2025
1 <sup>st</sup> Reading	18 March 2025
2 <sup>nd</sup> Reading	
PASSED	18 March 2025

SIGNED /s/ Phillip E. Scott  
President of Council

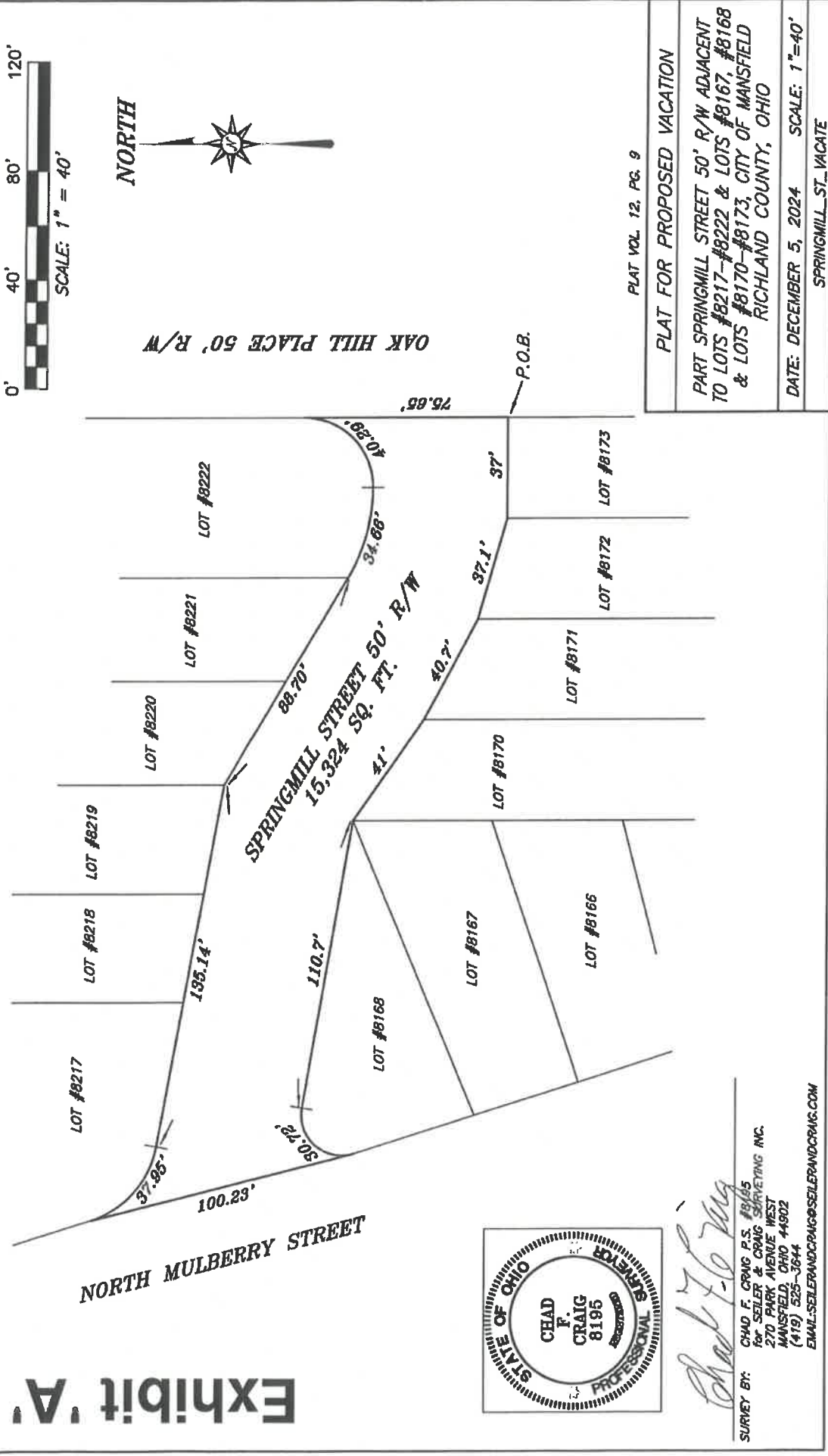
ATTEST /s/ Delaine Weiner  
Clerk of Council

APPROVED /s/ Jodie Perry  
Mayor

APPROVED AS TO FORM: Roeliff E. Harper  
Law Director  
City of Mansfield, Ohio

\* Publication required.

# Exhibit 'A'

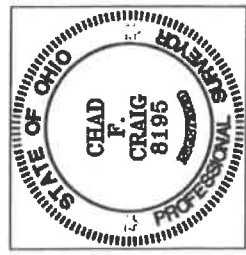


PLAT VOL. 12, PG. 9

PLAT FOR PROPOSED VACATION

PART SPRINGMILL STREET 50' R/W ADJACENT TO LOTS #8217-#8222 & LOTS #8167, #8168 & LOTS #8170-#8173, CITY OF MANSFIELD RICHLAND COUNTY, OHIO

DATE: DECEMBER 5, 2024 SCALE: 1"=40'  
SPRINGMILL\_ST\_VACATE



*Chad F. Craig*

SURVEY BY: CHAD F. CRAIG P.S. #8195  
FOR: SELER & CRAIG SURVEYING INC.  
270 PARK AVENUE WEST  
MANSFIELD, OHIO 44902  
(419) 525-3644  
EMAIL: SELERANDCRAIG@SELERANDCRAIG.COM

## VACATION DESCRIPTION

### PART OF SPRINGMILL STREET CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, County of Richland, State of Ohio and being known as part of Springmill Street (50' r/w) (plat vol. 12, page 9) in said city and being more particularly described as follows:

Beginning for the same at a point marking the northeast corner of Lot #8173 and being on the westerly right of way of Oak Hill Place (50' r/w), Thence, northwesterly with the north line of said lot 37.00 feet to a point marking the northeast corner of Lot #8172;

Thence, Northwesterly with the north line of Lot #8172 37.1 feet to a point marking the northeast corner of Lot #8171;

Thence, Northwesterly with the north line of Lot #8171 40.7 feet to a point marking the northeast corner of Lot #8170;

Thence, Northwesterly with the north line of Lot #8170 41.00 feet to a point marking the northeast corner of Lot #8168;

Thence, Northwesterly with the north line of Lot #8168 110.70 feet to a point on the north line of said lot and being a point of curvature;

Thence, with the north line of said lot and with a curve to the left having an arc length of 30.72 feet to a point on the west line of said lot and being a point on the easterly right of way of North Mulberry Street;

Thence, Northerly with the easterly right of way of North Mulberry Street 100.23 feet to a point on the westerly line of Lot #8217;

Thence, Southeasterly with the southwesterly line of lot #8217 and with a curve to the left having an arc length of 37.95 feet to a point on the south line of said lot;

Thence, Southeasterly with the south line of said lot and the southeasterly prolongation thereof 135.14 feet to a point marking the southwesterly corner of Lot #8220;

Thence, Southeasterly with the south line of Lot #8220 and the southeasterly prolongation thereof 88.70 feet to a point marking the southwest corner of Lot #8222;

Thence, Southeasterly with the south line of lot #8222 and with a curve to the left having an arc length of 34.66 feet to a point;

Thence, northeasterly with the south line of said lot and with a curve to the left having an arc length of 40.29 feet to a point on the east line of said lot, the same as being the westerly right of way of Oak Hill Place (50' r/w);

Thence, South with the westerly right of way of Oak Hill Place 75.65 feet to the place of beginning.



A handwritten signature in cursive script that reads "Chad F. Craig".

Chad F. Craig P.S. #8195  
Seiler and Craig Surveying, Inc.

