

City of Aurora, Ohio
COMMITTEE OF THE WHOLE
MEETING MINUTES
February 10, 2020

The Committee of the Whole of the City of Aurora, Ohio met in Council Chambers at City Hall on Monday, February 10, 2020 for the purpose of holding a regular public meeting. Committee Chairman John Kudley, Jr. called the meeting to order at 6:45 p.m.

ROLL CALL

Present: Reva Barner *arrived at 6:54 p.m.*
Kathi Grandillo
Harold Hatridge
George Horvat
John Kudley, Jr
James Vaca
Scott Wolf

Absent: Amy Eckard
Dennis Kovach

Also Present: Ann Womer Benjamin, Mayor
Dean DePiero, Law Director
Kris Allen, Executive Assistant to the Mayor
Karen Pope, Chief of Staff
Tim Clymer, Finance Director
Laura Holman, Director of Parks and Recreation
Brian Byard, Police Chief
Denise Januska, Director of Planning, Zoning and Building
Harry Stark, Director of Public Services
Donna Hawks, Clerk of Council
April Secura, Deputy Clerk of Council

APPROVAL OF MINUTES

MOTION: Approval of the January 27, 2020, meeting minutes

Mr. Vaca moved; Ms. Grandillo seconded. The motion carried on a unanimous voice vote.

MOTION: To amend the agenda by removing item c New Business

Mr. Vaca moved; Mr. Hatridge seconded. The motion carried on a unanimous voice vote.

Mr. Clymer explained the company decided to stick with the original plan of the CRA approved by Council at a previous meeting.

NEW BUSINESS

Vehicle Purchase – Police Department

Chief Byard said the request is to purchase a 2020 Chevy Tahoe from Ganley Chevrolet for \$36,276. He said a 2012 Chevy Tahoe was traded in for \$8,500 making the purchase price \$27,776.

MOTION: To Council for consideration this evening

Ms. Grandillo moved; Mr. Wolf seconded. The motion carried on a unanimous voice vote.

Neighborhood Development Services, Inc. Agreement

Mr. Clymer said the CHIP program where residents of a qualify income level were provided with a zero interest loan to perform home repair rehabs. He said that program was funded through federal grants administered by NDS out of Ravenna in conjunction with the city. He said the federal money for the program are gone. He said many of the loans have been repaid. He said when they get repaid they come to the city and sit in a restrictive fund called a CHIP Revolving Loan Fund. He said the only use for the money as it has been repaid to the city is to issue new loans. Mr. Clymer said over the past few years the city has accumulated just north of \$185,000 in the fund and NDS is willing to entertain a program where the city can do a smaller scale CHIP loan program than what was done before. He said it would entail loans up to \$10,000; the amount that would go towards repair can go up to \$8,000 and up to \$2,000 for soft cost. He said the city is look at up to 18 loans at essentially \$10,000. He said the residents would not make payments on the loans and no interest would appear on the loans. He said the funds would be due at the sale or transfer of the home.

Ms. Liz Atkinson, Neighborhood Development Services, East Main Street, Ravenna and Ms. Kelly Cologne, Neighborhood Development Services, East Main Street, Ravenna answered questions asked by Council.

Mr. Vaca said Council is going to pass a maintenance code this evening. He said he is afraid when this is done there will be a lot of applicants and right now this only covers 18 homes. He said he would like the funds upped to \$200,000 to allow for 20 homes.

Mr. Clymer said the reason \$185,000 was picked is that is what the city has available from paid loans. He said to offer anything above and beyond that amount the city would need more loans repaid or transfer money from the General Fund.

Mr. Vaca said if there are more than 18 applications he thinks it is imperative the city goes into the General Fund and accommodate the residents. He said by putting a maintenance code in place some people will not be able to fix their homes and the city should help them. He wants to make sure that everyone that qualifies to utilize the funds is able to do so.

Mr. Horvat stated it is his understanding this is not a program that the city has subsidized.

Mr. Clymer said that is correct, they funds have come to the city via repaid loans that were originally funded by federal funds. He said the city has not contributed to the \$185,000.

Mr. Wolf asked if Council decided they would like funds transferred from the General funds it can be done at any time.

Mr. Clymer said that is correct.

Mayor Womer Benjamin said it is not known what the use of the funds will be. She said she suggests to take advantage of the funding that the city has and see if there is a need to balance it out against the maintenance enforcement before anything more is added to the funds.

Mr. Wolf said we are assuming that 18 people will be maxed out at \$10,000 and he does not see that happening for every situation.

Mr. Kudley said the funds are not necessarily for people that are cited with maintenance violations others may take advantage of the loans as well.

Mr. Clymer said qualifications are for a certain percentage of certain income levels.

Mr. Hatridge said his concern has always been that this money is only used for repairs by those that cannot afford to take care of their property. He said he is concern for those may make a bit more than the qualifying income but have \$1,000 in monthly medical costs; and that they would not qualify.

Ms. Atkinson said the qualifying amount is based on gross income and it is 80% low to moderate income and is a sliding scale based on the number of residents in the home. She said the other guideline is they have to be homeowners that live in the home.

Mr. Kudley stated it is his understanding this is a onetime lump sum of \$185,000 and not a yearly thing that is in the budget. He said the only way funds will come back into the fund is when the house sells.

Mr. Clymer said correct. He said the program is a city program. He said there are still outstanding funds from the prior CHIP program and as those homes sell the city will receive more funds.

Mr. Vaca said he thought after so many years it went away.

Ms. Barner said this is an outstanding program to have for the city especially with implementing a maintenance code. She said obviously we want to beauty our city and not discriminate on can afford to do it.

MOTION: To Council's February 24 agenda

Mr. Wolf moved; Ms. Grandillo seconded. The motion carried on a unanimous voice vote.

MISCELLANEOUS

Council Rules Amendments

(See attachment)

Mr. Kudley explained the change is based on the Charter Amendment.

121.02 (B) Organizational Meeting - (1)

MOTION: To accept the change

Ms. Grandillo moved; Mr. Wolf seconded. The motion carried on a unanimous voice vote.

After much discussion it was determined this item would be tabled and Mr. Kudley would meet with the Law Director to rewrite the amendment making it more amicable to all.

121.03 (C) Agendas - (2) (3) (4)

MOTION: To table

Mr. Horvat moved; Mr. Wolf seconded. The motion carried on a unanimous voice vote.

Mr. Kudley explained the change is to allow 3 minutes for citizens to have the opportunity to speak at public hearing.

121.06 Citizen Participation - (8) (9)

MOTION: To Council's February 27 agenda

Mr. Horvat moved; Mr. Grandillo seconded. The motion carried on a unanimous voice vote.

After much discussion the majority of Council decided the change was not necessary and were happy with how they receive information regarding occurrences in the city.

121.08 (B) Duties of the President of Council - (7)

MOTION: To Council's February 27 agenda

Mr. Vaca moved; Ms. Barner seconded. The motion failed on a 2-5 roll call vote.

YEAS: Kudley, Vaca

NAYS: Barner, Grandillo, Hatridge, Horvat, Wolf

ADJOURNMENT

MOTION: To adjourn

Mr. Hatridge moved; Mr. Vaca seconded. The motion carried on unanimous voice vote. The meeting was adjourned at 7:25 p.m.

John Kudley, Jr., Chairman

Donna Hawks, Clerk of Council