



CITY OF PATASKALA

COUNCIL MEETING

May 27, 2021

The Council of the City of Pataskala met in special session on May 27, 2021 at 5:30 PM in Council Chambers, located at 621 W. Broad Street. The pledge of allegiance was given. Roll Call: Carter, Walther, Barstow, Hampshire, and Lee-present. Epperson and Galik were absent. Mayor Michael W. Compton presiding.

Purpose

The Mayor stated, "The purpose of this meeting is to discuss and take action on:

ORDINANCE 2021-4389 Third Reading An ordinance authorizing, directing, and approving the execution of a Community Reinvestment Area Agreement between the City of Pataskala and Red Rock Investment Partners, LLC. (As amended 5-3-2021) (TABLED 5-17-2021)

ORDINANCE 2021-4390 Third Reading An ordinance declaring the improvement of certain real property located in the City of Pataskala, Licking County, Ohio to be a public purpose; declaring such property to be exempt from real property taxation; designating specific public infrastructure improvements that, once made, will directly benefit the parcels for which improvement is declared to be a public purpose; requiring annual service payments in lieu of taxes; establishing a Municipal Public Improvement Tax Increment Equivalent Fund; authorizing the execution of a Tax Increment Financing Agreement; and providing related authorizations pursuant to Ohio Revised Code Sections 5709.40(B), 5709.42, 5709.43, 5709.832 and 5709.85. (TABLED 5-17-2021)

ORDINANCE 2021-4391 Third Reading An ordinance declaring the improvement of certain real property located in the City of Pataskala, Licking County, Ohio to be a public purpose; declaring such property to be exempt from real property taxation; designating specific public infrastructure improvements that, once made, will directly benefit the parcels for which improvement is declared to be a public purpose; requiring annual service payments in lieu of taxes; establishing a Municipal Public Improvement Tax Increment Equivalent Fund; and providing related authorizations pursuant to Ohio Revised Code Sections 5709.40(b), 5709.42, 5709.43, 5709.832 and 5709.85. (As amended 5-3-2021) (TABLED 5-17-2021)

RESOLUTION 2021-023 Resolution authorizing and directing the City Administrator to execute a Road Development Agreement with RRWCP Columbus Property, LLC and RRIFI Buckeye I Property, LLC.

Citizens Comments

There were no comments.

Unfinished Business

Walther made a motion to remove Ordinance 2021-4389 from the table. Seconded by Lee. Roll Call: Carter, Walther, Barstow, Hampshire, and Lee-yes. Mayor Compton declared the motion passed.

Lee made a motion to have the third reading of Ordinance 2021-4389. Seconded by Walther. The Clerk read the following:

ORDINANCE 2021-4389 Third Reading An ordinance authorizing, directing, and approving the execution of a Community Reinvestment Area Agreement between the City of Pataskala and Red Rock Investment Partners, LLC. **(As amended 5-3-2021)**

Walther made a motion to adopt Ordinance 2021-4389. Seconded by Carter. Roll Call: Barstow-no, Hampshire-yes, Lee-yes, Carter-yes, and Walther-yes. Mayor Compton declared the motion passed.

Walther made a motion to remove Ordinance 2021-4390 from the table. Seconded by Carter. Roll Call: Barstow, Hampshire, Lee, Carter, and Walther-yes. Mayor Compton declared the motion passed.

Carter made a motion to have the third reading of Ordinance 2021-4390. Seconded by Walther. The Clerk read the following:

ORDINANCE 2021-4390 Third Reading An ordinance declaring the improvement of certain real property located in the City of Pataskala, Licking County, Ohio to be a public purpose; declaring such property to be exempt from real property taxation; designating specific public infrastructure improvements that, once made, will directly benefit the parcels for which improvement is declared to be a public purpose; requiring annual service payments in lieu of taxes; establishing a Municipal Public Improvement Tax Increment Equivalent Fund; authorizing the execution of a Tax Increment Financing Agreement; and providing related authorizations pursuant to Ohio Revised Code Sections 5709.40(B), 5709.42, 5709.43, 5709.832 and 5709.85.

Discussion was regarding items available for public reimbursement. Nate Green was available to answer questions.

Walther made a motion to adopt Ordinance 2021-4390. Seconded by Lee. Roll Call: Lee-yes, Carter-yes, Walther-yes, Barstow-no, and Hampshire-yes. Mayor Compton declared the motion passed.

Walther made a motion to remove Ordinance 2021-4391 from the table. Seconded by Lee. Roll Call: Carter-recused, Walther-yes, Barstow-yes, Hampshire-yes, Lee-yes. Mayor Compton declared the motion passed.

Lee made a motion to have the third reading of Ordinance 2021-4391. Seconded by Walther. The Clerk read the following:

ORDINANCE 2021-4391 Third Reading An ordinance declaring the improvement of certain real property located in the City of Pataskala, Licking County, Ohio to be a public purpose; declaring such property to be exempt from real property taxation; designating specific public infrastructure improvements that, once made, will directly benefit the parcels for which improvement is declared to be a public purpose; requiring annual service payments in lieu of taxes; establishing a Municipal Public Improvement Tax Increment Equivalent Fund; and providing related authorizations pursuant to Ohio Revised Code Sections 5709.40(b), 5709.42, 5709.43, 5709.832 and 5709.85.
(As amended 5-3-2021)

Discussion was regarding if the complete title had been read. The Clerk read the following from the original ordinance:

ORDINANCE 2021-4391 Third Reading An ordinance declaring the improvement of certain real property located in the City of Pataskala, Licking County, Ohio to be a public purpose; declaring such property to be exempt from real property taxation; designating specific public infrastructure improvements that, once made, will directly benefit the parcels for which improvement is declared to be a public purpose; requiring annual service payments in lieu of taxes; establishing a Municipal Public Improvement Tax Increment Equivalent Fund; authorizing the execution of a Tax Increment Financing Agreement; and providing related authorizations pursuant to Ohio Revised Code Sections 5709.40(b), 5709.42, 5709.43, 5709.832 and 5709.85.

Walther made a motion to adopt Ordinance 2021-4391. Seconded by Lee. Roll Call: Walther-yes, Barstow-no, Hampshire-yes, Lee-yes, Carter-recused. Mayor Compton declared the motion passed.

New Business

Walther made a motion to amend Resolution 2021-023 Road Development Agreement, page 2, from fourth line to read:

Improvements are public improvements; and cannot be utilized until approved by the City.

In addition to the Road Improvements and Developer Road Improvements, the Developer also may design and construct turn lanes on Mink Road to serve Project Site B at its sole cost and expense("Mink Road Improvements") and will be subject to same Municipal approval conditions as stated above.

Seconded by Lee. Roll Call: Barstow, Hampshire, Lee, Carter, and Walther-yes. Mayor Compton declared the motion passed.

Walther made a motion to amend Resolution 2021-023 page 3 by filling in the date at the top of the page with today's date. Seconded by Lee. Roll Call: Barstow, Hampshire, Lee, Carter, and Walther-yes. Mayor Compton declared the motion passed.

Walther made a motion to amend Resolution 2021-023, Road Development Agreement page 6, next to the last paragraph, last sentence to read:

If the City at it's sole discretion does not receive adequate funding contributions from other public partners and other developers, the City may determine, at its sole discretion, what if any, Road Improvements that it will design and construct, other than the Etna/Refugee Intersection Improvements which the City agrees to construct regardless.

Seconded by Lee. Roll Call: Hampshire, Lee, Carter, Walther, and Barstow-yes. Mayor Compton declared the motion passed.

Walther made a motion to adopt **RESOLUTION 2021-023** Resolution authorizing and directing the City Administrator to execute a Road Development Agreement with RRWCP Columbus Property, LLC and RRIFI Buckeye I Property, LLC. Seconded by Lee. Discussion was regarding proposed amendments as amended. Seconded by Lee. Roll Call: Lee, Carter, Walther, Barstow, and Hampshire-yes. Mayor Compton declared the motion passed.

The Clerk brought to the City Administrator's attention that Ordinance 2021-4391 did not receive the required four votes for passage and suggested they reconsider this legislation and upon speaking with the Law Director a motion to reconsider was an option.

Barstow made a motion to reconsider Ordinance 2021-4391. Seconded by Walther. Roll Call: Carter-recused, Walther-yes, Barstow-yes, Hampshire-yes, and Lee-yes. Mayor Compton declared the motion passed.

Barstow made a motion to adopt Ordinance 2021-4391. Seconded by Lee. Roll Call: Carter-recused, Walther-yes, Barstow-yes, Hampshire-yes, and Lee-yes. Mayor Compton declared the motion passed.

Carter made a motion to adjourn the meeting. Seconded by Lee. Roll Call: Walther, Barstow, Hampshire, Lee, and Carter-yes. Mayor Compton declared the motion passed.

Meeting Adjourned.

Minutes approved June 7, 2021

ATTEST:


Kathy M. Hoskinson, Clerk of Council


Todd Barstow, Council President