

REGULAR COUNCIL MEETING
February 18th, 2025

The second monthly meeting of Mansfield City Council met on
Tuesday, February 18th, 2025 at **7:36pm** in the
Courtroom One of the City Building.

The Pledge of Allegiance was recited by the audience.

Eleazer Akuchie led the audience in prayer.

ROLL CALL: The following answered were present at roll call: Burns, Meier, Akuchie, Daley, Diaz,
Mount, Robertson, and Scott. *{Excused Absence: Dailey & Falquette 6 – 0}*

There being no objections, the reading of the Journal and Correspondence was dispensed with.

PUBLIC COMMENTS:

No Public Comments

COMMITTEE REPORTS:

No Committee Reports

PRESIDENT PHIL SCOTT: Mayor, do you have anything further?

MAYOR JODIE PERRY: No.

PRESIDENT PHIL SCOTT: Director Andres.

DIRECTOR LOUIE ANDRES: Nothing further.

PRESIDENT PHIL SCOTT: Director Blankenship.

DIRECTOR KELLY BLANKENSHIP: *{Absent from meeting}*

PRESIDENT PHIL SCOTT: Director Porch.

DIRECTOR KEITH PORCH: *{Absent from meeting}*

PRESIDENT PHIL SCOTT: Director Harper.

DIRECTOR ROELIFF HARPER: *{Absent from meeting}*

LATE BILLS

ELEAZER AKUCHIE: I move respect to **Bill 25-024**, that the rule requiring legislation be submitted by
Monday at 4:00 pm be suspended and that **Bills 25-024**, be allowed on the floor this evening. Seconded
by Miss Robertson. A vote was taken and resulted as follows: Aye: 6, Nays: 0.

SUSPEND RULES

ELEAZER AKUCHIE I would like to move with respect to all bills that come before council this evening that the rule requiring reading on three different days be suspended and that each Bill be read one time by title only. Seconded by Miss Robertson. A vote was taken and resulted as follows: Ayes: 6, Nays: 0

LEGISLATION

PRESIDENT PHIL SCOTT: Miss Mount, Bill 25-016.

DEBORAH MOUNT: Thank you Mr. President I move with respect to Bill 25-016 that it be read and placed upon the floor for discussion.

SHARI ROBERTSON: Second.

PRESIDENT PHIL SCOTT: It's been moved and seconded. The clerk will now read Bill 25-016.

DELAINE WEINER 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.

DETACHMENT OF CERTAIN LAND

BY: MISS MOUNT

BILL #25-016

ORDINANCE: 25-015

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.

Upon motion by Miss Mount that Bill 25-016 be read and tabled, seconded by Miss Robertson. The vote was taken and resulted as follows: Ayes: 6 Nays: 0

The Bill was declared passed, signed by the President, approved by the Mayor and attested by the Clerk.

PRESIDENT PHIL SCOTT: Is there any discussion on Bill 25-016? Miss Mount.

DEBORAH MOUNT: Thank you Mr. President. This bill was first brought to us at the last meeting. We only had a couple days' notice before it coming to us, so we weren't familiar with the background, why it was being requested. And also, the decisions in the information leading up to it that we needed to know more moving ahead. And, the petitioners were not at the last meeting, so we tabled it to this meeting, and I believe the petitioner is here to possibly explain the request so we can more fully understand the request.

PRESIDENT PHIL SCOTT: Yes, I believe we do have a petitioner here represented by council. So, if you would come forth.

ATTORNEY ANDY MEDWIG: Yes, Mr. President. Council, Mayor Perry, thank you for having me. My name is Andy Medwig. My professional address is *6 West Third Street Suite 200, Mansfield, OH 44902*. I do represent Aaron and Kathy Coast, to have their property detached from the city of Mansfield.

I have had multiple discussions with Deputy Director Madden on this. And, I did read the opinion letter that was prepared by him earlier today. And, he is correct. This has been a difficult and long process with my client. We've been dealing with this for about a year between multiple surveys, tax map. We've had multiple stories back and forth. We've had quite a few emails. Essentially, my clients live right on the very edge of the city on Straub Road. They're actually, the south side of their property is the boundary of the city. So, if they were to detach from the actual city itself, they're not going to create any type of island of any other property owners. All that would happen is, the city, property line or corporation would just basically be on the north side of their property. In speaking with my clients, from some of the services they get, they really don't receive any city water, city sewer. I was actually, asked my client ahead of time, city does not actually plow that road. It's the township. So, the services they receive from the city right now are minimal. So, that's the big reason for this detachment, for the request for the detachment. Also, to answer the email from Councilmember Mount, their access right now to Straub is property that is through a, basically a handshake agreement with family who is the property owner directly to the east of them, who owns the driveway going to Straub. Which they then have hooked up to that, which one of two ways to solve to very easily solve that. One, have the frontage to get to Straub because they own the property. It's actually two pieces of property. There's a small little square block actually attached to the bigger nine-and-a-half-acre parcel that's behind that lot. They own that all the way to Straub. So, they could make a driveway there. The other simple thing to do would be to make an even perpetuity to the neighbor to that driveway. And that's kind of the reason for this, your honor, to get water to this house and be cost-prohibited. So, it's kind of they get no city services.

PRESIDENT PHIL SCOTT: Is there any questions or discussion from members of council?

DEBORAH MOUNT: A couple things, So, the city water and sewer charges would be paid via city water and sewer, but I am assuming that you do not have city water and sewer, because you do not have those services, because you have your own well septic. So, your income tax would be going for police, fire, that kind of stuff. Not the water-sewer, because the bill is what covers that portion. So, have you, the consideration obviously, it sounds like you are willing to consider the driveway on your property, is that something you would proceed with-what would you need? I guess with my discussion with the law department today, if we were to vote on this tonight, the decision would be permanent, if we voted on it as it stands exactly. If we voted no, then it couldn't be resubmitted...

ASSISTANT LAW DIRECTOR MADDEN: A period of five years, yes.

DEBORAH MOUNT: So, the question was, if it was better if the petition be amended, so that it doesn't get voted down, so that you could like immediately amend that?

ASSISTANT LAW DIRECTOR MADDEN: Amend, sorry ...

DEBORAH MOUNT: Amend the petition to include that they would have their driveway on their property, if that was the route they were considering.

ATTORNEY ANDY MEDWIG: Well, I guess, in my opinion, from looking at it from my standpoint, the driveway has nothing to do with the city. That's a private citizen to citizen issue. And so, just because they are going across city lines, should be material. It's a private easement that would be recorded over at the Recorder's office to allow them access as a dominant parcel to the subservient parcel to be able to use that driveway and the city would have nothing to do with that.

SHARI ROBERTSON: Director, I'm sorry, assistant. Are you comfortable with this as it's written as far as us voting to allow that? Is there anything that would come back and would be harmful in any way to the city.

ASSISTANT LAW DIRECTOR MADDEN: Well, I mean, limited to these considerations, no that does not concern me the way I see. The way I anticipate the way it would work out is they would get an easement to use their family members driveway, and then that driveway where it does enter on city property is absolutely governed by the city. So, it's issues there would be governed by city zoning, CPC board and through this council.

SHARI ROBERTSON: And it is family, you said?

ATTORNEY ANDY MEDWIG: Yeah, because we actually already had this discussion since we received that email that while it's family now, they could sell tomorrow, and there that goes. And I have seen plenty of my own issues from that, privately owned, over in Ontario with that. That was already a council I gave to my client for that. Will be to put something in writing, record it and to gratuity for that purpose.

ASSISTANT LAW DIRECTOR MADDEN: And, I apologize, one note. When they do a parcel split like this, for residential purpose. When this goes through the county, they make sure that there is sufficient road frontage to put in a driveway for an access point. So, when this parcel was created, it's not reliant on using the easement. It has a point where they can make a driveway. But for convenience, their using the neighbor's driveway easement. But it would ever cutoff, there is the ability to construct a driveway. And that's true for any split, because that is processed by the county.

PRESIDENT PHIL SCOTT: Mayor.

MAYOR JODIE PERRY: So, the only question that I have and I don't have an answer for you tonight, is how many other residents might be in another similar situation? I'm not necessarily saying that I am opposed to this, but as Councilwoman Mount pointed out, if someone has water and sewer, their paying for that through their bill. Otherwise, he is receiving services that other people are receiving. And I just want to make sure we are not opening a door where we see a lot more folk opting out and that would have a negative financial impact. I do believe we can get that research done by the next council meeting. So, one thought by adding another read to this. That way you have all the information in front of you, just to make sure you are making an informed decision.

PRESIDENT PHIL SCOTT: Is there any discussion from members from council? Mr. Akuchie?

ELEAZER AKUCHIE: Would it be possible for Councilwoman Mount to table it today, and then we can vote on it in the next meeting?

DEBORAH MOUNT: I don't have a problem with that, if we feel that we would have sufficient information to make a better decision in the next meeting...

MAYOR JODIE PERRY: It's not easy information to pull out of the auditor's website. We need to know who's in the city, but not on city utilities. There's not lots, but there are, I mean he's not the only one. I can tell you that.

DEBORAH MOUNT: Is it information that can be gleamed?

MAYOR JODIE PERRY: It can be gleamed, but it's not a simple search on the auditor's site. That's all I'm saying. We need a little more time.

ELEAZER AKUCHIE: I make a motion then to table it until our next meeting.

DEBORAH MOUNT: I'll second that motion.

PRESIDENT PHIL SCOTT: It's been moved and seconded that we table Bill 25-016 until our meeting on March 4th. Is there any discussion on the motion? So, the motion *passes 6-0*. It will be tabled until our next meeting on March 4th.

END OF DISCUSSION

This Bill has been tabled.

PRESIDENT PHIL SCOTT: Miss Mount, Bill 25-020.

DEBORAH MOUNT: Thank you Mr. President. I move that Bill 25-020 be read and placed on the floor for discussion.

SHARI ROBERTSON: Second.

PRESIDENT PHIL SCOTT: It's been moved and seconded. The clerk will now read Bill 25-020.

DELAINE WEINER: Amending Chapter 1371 "Housing Code" Section 1371.13 "Violations" of the Mansfield Codified Ordinances and, declaring an emergency.

AMENDING CODIFIED ORDINANCE – HOUSING CODE

BY: MISS MOUNT

BILL #25-020

ORDINANCE: 25-019

Amending Chapter 1371 "Housing Code" Section 1371.13 "Violations" of the Mansfield Codified Ordinances and, declaring an emergency.

Upon motion by Miss Mount that Bill 25-020 be read and placed upon the floor for final consideration, seconded by Miss Robertson. The vote was taken and resulted as follows: Ayes: 6 Nays: 0

The Bill was declared passed, signed by the President, approved by the Mayor and attested by the Clerk.

PRESIDENT PHIL SCOTT: Is there any discussion on Bill 25-020? Miss Mount.

DEBORAH MOUNT: I just want to say thank you to Adrian and her staff for working and updating these. Some of which were very outdated sections.

PRESIDENT PHIL SCOTT: Ok. Any other discussion? With that, Miss Mount.

DEBORAH MOUNT: Thank you Mr. President. I move Bill 25-020 be placed on the floor for final consideration.

SHARI ROBERTSON: Second.

PRESIDENT PHIL SCOTT: It's been moved and seconded. Please cast your vote for Bill 25-020. Bill Passes 6-0.

END OF DISCUSSION

PRESIDENT PHIL SCOTT: Moving on to Bill 25-021, Mrs. Meier.

CHERYL MEIER: Thank you Sir. I move that Bill 25-021 be read and placed upon the floor for discussion.

SHARI ROBERTSON: Second.

PRESIDENT PHIL SCOTT: It's been moved and seconded. The clerk will now read Bill 25-021.

DELAINE WEINER: Amending Sections 15, 16, and 31 of Ordinance No. 25-005 adopting personnel positions, pay grades, and salaries for certain employees of the City of Mansfield 2025 payroll year, and declaring an emergency.

AMENDING PERSONNEL POSITIONS, PAY GRADES, SALARIES - CITY OF MANSFIELD

BY: MRS. MEIER

BILL #25-021

ORDINANCE: 25-020

Amending Sections 15, 16, and 31 of Ordinance No. 25-005 adopting personnel positions, pay grades, and salaries for certain employees of the City of Mansfield 2025 payroll year, and declaring an emergency.

Upon motion by Mrs. Meier, that Bill 25-021 be read and placed upon the floor for final passage, seconded by Miss Robertson. The vote was taken and resulted as follows: Ayes:6 Nays:0

The Bill was declared passed, signed by the President, approved by the Mayor and attested by the Clerk.

PRESIDENT PHIL SCOTT: Any discussion on Bill 25-021? Hearing none, Mrs. Meier?

DISCUSSION:

CHERYL MEIER: Thanks Sir. I move that Bill 25-021 be placed upon the floor for final passage.

SHARI ROBERTSON: Second.

PRESIDENT PHIL SCOTT: It's been moved and seconded. Please cast your vote for Bill 25-021. Bill Passes 6-0.

END OF DISCUSSION

PRESIDENT PHIL SCOTT: Mrs. Burns, Bill 25-022.

LAURA BURNS: Thank you Mr. President. I move that Bill 25-022 be read and placed upon the floor for discussion.

SHARI ROBERTSON: Second.

PRESIDENT PHIL SCOTT: It's been moved and seconded. The clerk will now read Bill 25-022.

DELAINÉ WEINER: Authorizing the Public Works Director to enter into an agreement for electric services aggregation with a credible electric company, and declaring an emergency.

AGREEMENT – ELECTRIC SERVICES AGGREGATION

BY: MRS. BURNS

BILL #25-022

ORDINANCE: 25-021

Authorizing the Public Works Director to enter into an agreement for electric services aggregation with a credible electric company, and declaring an emergency.

Upon motion by Mrs. Burns that Bill 25-022 be read and placed upon the floor for final consideration, seconded by Miss Robertson. The vote was taken and resulted as follows: Ayes: 6 Nays: 0

The Bill was declared passed, signed by the President, approved by the Mayor and attested by the Clerk.

PRESIDENT PHIL SCOTT: Any discussion on Bill 25-022? Hearing none, Mrs. Burns.

DISCUSSION:

LAURA BURNS: Mr. President, thank you. I move that Bill 25-022 be placed upon the floor for final consideration.

SHARI ROBERTSON: Second.

PRESIDENT PHIL SCOTT: It's been moved and seconded. Please cast your vote for Bill 25-022. Bill Passes 6-0.

END OF DISCUSSION

PRESIDENT PHIL SCOTT: Alright, Mrs. Burns, Bill 25-023.

LAURA BURNS: Thank you Mr. President I move that Bill 25-023 be read and placed upon the floor for discussion.

SHARI ROBERTSON: Second.

PRESIDENT PHIL SCOTT: It's been moved and seconded. The clerk will now read Bill 25-023.

DELAINÉ WEINER: Authorizing the Public Works Director to enter into a Brownfield Remedial Agreement with the Richland County Land Reutilization Corporation. Approving the expenditure of up to Ninety-One Thousand Eight Hundred Sixty-Eight and 35/100 Dollars (\$91,868.35) as match funding from the PRIDE Demolition Fund (#238) for the remediation of a former Gas Station at 474 Bowman Street, Mansfield, Ohio, 44903, and declaring an emergency.

BROWNFIELD REMEDIAL AGREEMENT – PRIDE DEMOLITION FUND (474 BOWMAN)

BY: MRS. BURNS

Authorizing the Public Works Director to enter into a Brownfield Remedial Agreement with the Richland County Land Reutilization Corporation. Approving the expenditure of up to Ninety-One Thousand Eight Hundred Sixty-Eight and 35/100 Dollars (\$91,868.35) as match funding from the PRIDE Demolition Fund (#238) for the remediation of a former Gas Station at 474 Bowman Street, Mansfield, Ohio, 44903, and declaring an emergency.

Upon motion by Mrs. Burns that Bill 25-023 be read and placed upon the floor for final consideration, seconded by Miss Robertson. The vote was taken and resulted as follows: Ayes:6 Nays: 0

The Bill was declared passed, signed by the President, approved by the Mayor and attested by the Clerk.

PRESIDENT PHIL SCOTT: Is there any discussion for Bill 25-023? Hearing none, Mrs. Burns.

LAURA BURNS: Thank you Mr. President. I move that Bill 25-023 be placed on the floor for final consideration.

SHARI ROBERTSON: Second.

PRESIDENT PHIL SCOTT: It's been moved and seconded. Please cast your vote for Bill 25-023. Bill Passes 6-0.

END OF DISCUSSION

PRESIDENT PHIL SCOTT: Alright, Mrs. Burns, Bill 25-024.

LAURA BURNS: Thank you Mr. President I move that Bill 25-024 be read and placed upon the floor for discussion.

SHARI ROBERTSON: Second.

PRESIDENT PHIL SCOTT: It's been moved and seconded. The clerk will now read Bill 25-024.

DELAINE WEINER: Authorizing the Public Works Director to enter into a Brownfield Remedial Agreement with the Richland County Land Reutilization Corporation. Approving the expenditure of up to One Hundred Eighty Thousand Three Hundred and 00/100 Dollars (\$180,300.00) as match funding from the PRIDE Demolition Fund (#238) for the remediation of a 290 North Main Street, Mansfield, Ohio, 44902, and declaring an emergency.

BROWNFIELD REMEDIAL AGREEMENT – PRIDE DEMOLITION FUND (290 N MAIN ST)

BY: MRS. BURNS

BILL #25-024

ORDINANCE: 25-023

Authorizing the Public Works Director to enter into a Brownfield Remedial Agreement with the Richland County Land Reutilization Corporation. Approving the expenditure of up to One Hundred Eighty Thousand Three Hundred and 00/100 Dollars (\$180,300.00) as match funding from the PRIDE Demolition Fund (#238) for the remediation of a 290 North Main Street, Mansfield, Ohio, 44902, and declaring an emergency.

Upon motion by Mrs. Burns that Bill 25-024 be read and placed upon the floor for final consideration, seconded by Miss Robertson. The vote was taken and resulted as follows: Ayes:6 Nays: 0

The Bill was declared passed, signed by the President, approved by the mayor and attested by the Clerk.

PRESIDENT PHIL SCOTT: Is there any discussion on Bill 25-024? Hearing none, Mrs. Burns.

LAURA BURNS: Thank you Mr. President. I move that Bill 25-024 be placed on the floor for final consideration.

SHARI ROBERTSON: Second.

PRESIDENT PHIL SCOTT: It's been moved and seconded. Please cast your vote for Bill 25-024. Bill Passes 6-0.

END OF DISCUSSION

CLOSING COMMENTS:

PRESIDENT PHIL SCOTT: That concludes our legislation for this evening. Is there anything else to come before council this evening?

ELEAZER AKUCHIE: Move to close.

SHARI ROBERTSON: Second

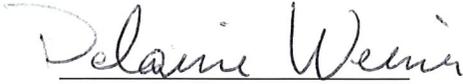
PRESIDENT PHIL SCOTT: It's been moved and seconded to close. All those in favor say aye.

COUNCIL MEMBERS: Aye

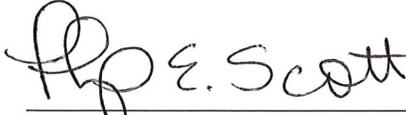
PRESIDENT PHIL SCOTT: We are adjourned. At **7:57pm**, council is closed.

END OF DISCUSSION

ADJOURN: Upon motion by Mr. Akuchie, seconded by Miss Robertson, and passed by voice vote, the meeting was adjourned.



Delaine Weiner
Clerk of Council



Phil Scott
President