

CITY OF OBERLIN, OHIO

ORDINANCE No. 17-14 AC CMS

AN ORDINANCE APPROVING AN AGREEMENT WITH ZION COMMUNITY DEVELOPMENT CORPORATION TO MANAGE A COMMUNITY GARDEN AT LEGION FIELD PARK AND DECLARING AN EMERGENCY

BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, five-sevenths (5/7ths) of all members elected thereto concurring:

SECTION 1. That the proposed agreement between the City of Oberlin, Ohio, and Zion Community Development Corporation to allow Zion Community Development Corporation to manage a community garden at Legion Field Park in accordance with the terms and conditions specified in the Agreement attached hereto as **Exhibit A** and incorporated herein by reference, is hereby approved, and the City Manager is hereby authorized and directed to execute same on behalf of the City.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning or related to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this council and of any committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including section 121.22 of the Ohio Revised Code.

SECTION 3. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Oberlin, or to provide for the usual daily operation of a municipal department, to wit: to enable planting of gardens at Legion Field Park in a timely manner to take advantage of the 2017 growing season, and shall take effect immediately upon passage.

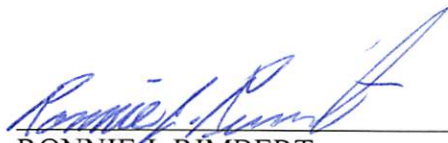
PASSED: 1st Reading: March 20, 2017 (E)

2nd Reading: _____

3rd Reading: _____

ATTEST:


BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL


RONNIE J. RIMBERT
PRESIDENT OF COUNCIL

POSTED: 03/21/2017

EFFECTIVE DATE: 03/20/2017

AGREEMENT

This agreement is made and entered into at Oberlin, Ohio, on this 21st day of March, 2017, by and between THE CITY OF OBERLIN, OHIO, a chartered Ohio municipality, hereinafter referred to as "City", and ZION COMMUNITY DEVELOPMENT CORPORATION, an Ohio corporation, not for profit, whose mailing address is 81 Locust Street, Oberlin, Ohio 44074, hereinafter referred to as "ZION".

WITNESSETH:

WHEREAS, the City property located at the intersection of South Professor Street and West Hamilton Street in the City and commonly referred to as "Legion Field" is used on a limited basis that has enabled community gardening to take place in conjunction with other community and municipal uses of the property that do not interfere with the uses contemplated under this Agreement; and

WHEREAS, ZION has proposed that City allow ZION to occupy said property for a period of time for the specific purpose of managing on behalf of the City, a community garden which will be open to all citizens of City and others as provided for herein; and

WHEREAS, the Council of City has determined that the establishment of a community garden is of great interest and benefit to the citizens of City and that the creation of same upon municipal property represents a proper municipal public purpose; and

WHEREAS, City has deemed it to be in the interest of and a benefit to the residents of the City to encourage the creation of a community garden so that citizens of the City, and others as is provided for herein, may grow and harvest crops for their personal consumption; and

WHEREAS, City desires to enter into an agreement with ZION to manage, on behalf of the City, a community garden at Legion Field for the use and benefit of the citizens of City and others as is provided herein.

NOW, THEREFORE, in consideration of the foregoing representations and other good and valuable consideration, the receipt of which is hereby specifically acknowledged, City and ZION do hereby agree as follows:

1. City authorizes ZION to occupy the area of "Legion Field" outlined in the drawing attached hereto as "Exhibit A" for the sole purpose of managing and maintaining a community garden, which shall be known as "Legion Field Community Garden". Garden plots shall remain in

the area on Exhibit A designated "Plots." This area and the area marked "Community Garden" shall be maintained by ZION on behalf of the City. There may, in the future, be additional areas of Legion Field to be gardened or maintained by ZION in which case the City Manager and ZION Executive Director shall agree upon specifications and mutual responsibilities for maintenance of these additional areas. Unless otherwise so specified, remaining areas will be mowed and maintained by the City. If either party encounters difficulty performing their respective responsibilities articulated in this paragraph, that party shall inform the other immediately, and the City Manager and ZION Executive Director shall come to a mutual agreement for resolving the difficulty. If during the term of this agreement or any subsequent extensions thereof, areas cultivated and used by ZION exceed 50 percent of the total Legion Field Park area, then ZION shall assume full maintenance responsibility for all of Legion Field during such time that Zion's usage and/or cultivation exceeds the 50%.

2. For the purpose of the management of the Legion Field Community Garden, ZION shall have the right to occupy said portion of "Legion Field" from the date of execution of this Agreement until March 31, 2018. Either party shall have the right to terminate this agreement by providing sixty (60) days advance written notice to the other.

3. During the period of authorized management and occupation by ZION of the portion of "Legion Field" outlined on Exhibit A, ZION shall maintain no fewer than 16 raised beds in the "Plots" section. No permanent structures shall be erected on the site during the term of this agreement. Other non-permanent structures may be erected according to procedures that are mutually agreed to in writing by the City Manager and ZION Executive Director, and following review and approval by the Oberlin Planning Commission, if required. In conjunction with seasonal brush and leaf collection, the City will transport to and deposit at the site leaves and wood chips, as are available. On those days when the City will have leaf mulch and wood chips available for free pick-up to the general public from its Class IV compost facility, ZION may transport unlimited quantities to the community garden site; the City will transport leaf mulch and/or wood chips for ZION in a 1-ton dump truck at the standard fee established by the City Council.

4. ZION may install a sign identifying the "Legion Field Community Garden" in accordance with Oberlin Sign Codes, following review and approval by the Oberlin Planning Commission. ZION may install pathways for accessibility into and throughout the designated site only after the complete review and approval of plans by the Oberlin Planning Commission. Such

plans are to be submitted in the proper format to the Oberlin Planning and Development Department.

5. **Fees, priorities, and user agreements for individuals using garden.** ZION, in operating and supervising the community garden on behalf of City, shall be authorized to charge fees for the use of the "Plots" and "Open Gardening" areas of the community garden. The fee for gardening in a raised bed in the "Plots" section may be collected and used by Zion to offset the fixed costs of ZION in establishing and operating the community garden and shall not exceed Twenty Dollars (\$20.00) for a resident of the City of Oberlin and Twenty-five Dollars (\$25.00) for a non-resident of the City of Oberlin, however ZION may establish a sliding scale to ensure access to the raised beds are affordable to all residents. ZION may establish a fee of up to \$50/season for gardeners choosing to garden in the "Open Gardening" area. The fee for "Open Gardening" shall be based on the budget established by mutual agreement of all participating gardeners and divided proportionately, however there shall be a reduced fee or other method to include gardeners in "Community Gardening" who cannot otherwise afford this option at a lower rate. City residents shall have first priority in participating in the community garden. ZION will create a use agreement with each gardener that outlines these various terms and conditions.

6. **Hours of occupancy.** The hours of occupancy each day for the community garden shall be as required by City ordinance for City parks. The City shall post signs on site informing the public of those hours. Any individual present in the community garden other than during that period of time, unless previously granted consent in writing by the City, shall be considered trespassing and subject to criminal penalties relating to same.

7. **Use of crops grown on garden.** As this is a community garden which contemplates only the personal cultivation of crops for personal consumption and use, any commercial resale of crops grown on the community garden property is strictly prohibited. However, ZION may organize gardeners to pool harvest for donation to a charitable cause. Gardeners participating in the "Open Garden" may pool or donate their harvest by mutual agreement, but commercial resale of crops is prohibited.

8. **Nuisances and hazardous or toxic substances including pesticides and fertilizers.** ZION shall not create any nuisance on the property. Nuisance is defined by law. If the City reasonably believes that a nuisance has been created on the property, the City Manager shall notify ZION Executive Director immediately. Except in cases of immediate danger to health, property,

or life, ZION shall be given thirty (30) days to remedy the nuisance. Conditions reasonably expected in a recreational park facility shall not be considered nuisances. ZION shall not deposit any hazardous or toxic substance on the property except legally authorized pesticides and fertilizers. ZION shall maintain a log book recording the date, type and quantity of all pesticides applied. Said log book shall be available to the City for review. Pesticide and fertilizer use shall be restricted to the least amount necessary to allow for successful cultivation and growth. If objections are raised by users of the community garden as to the use of pesticides and fertilizers, the City retains the right to prohibit pesticide and fertilizer use except those that are 100% organic.

9. **Loud Noises and Assemblies.** As the community garden is located adjacent to a residential zone, loud noises and assemblies are strictly prohibited. ZION may obtain prior consent from the City for assemblies planned for specific days and times at the site which directly relate to community garden activities.

10. **Parking.** ZION shall be responsible to advise all gardeners and staff that parking is not permitted at the Oberlin Fire Station and that all municipal parking regulations regarding street parking shall be followed. If space is available, gardeners and staff may park at the Hamilton Recreation Complex. No vehicles are allowed to park or drive on Legion Field without prior approval of the City Manager or designee.

11. The community garden shall be open to all authorized persons, without discrimination of any kind, including that based on race, color, religion, sex, sexual orientation, disability, familial status or national origin. ZION shall be responsible for communicating to Oberlin residents the availability of the garden plots and the process by which residents may apply for a plot. This communication shall be reasonably calculated to notify residents from across Oberlin of the availability of plots. ZION shall ensure that availability is announced in the Oberlin News-Tribune.

12. **Water.** Maintenance and annual testing of any required backflow prevention equipment shall be the responsibility of ZION. The City will provide an initial credit of \$50 on the Legion Field water account for the term of this agreement. Thereafter, ZION shall be responsible for the monthly charges as metered for water consumed at Legion Field used for gardening. If, at the end of this agreement there remains a balance due, ZION will remit payment to the City within 30 days, if a credit balance exists, such balance will not carryforward to any future term(s) and will not be payable to ZION. If ZION decides to have a portable toilet on site, a portable toilet is

permitted, but it shall be serviced and maintained by Zion, or its agents, in accordance with sanitary and prudent practices relating to same.

13. ***Soil disturbance.*** No soil disturbing activities of any kind shall take place within thirty feet of the centerline of Evans Ditch without the advance written permission of the Public Works Department.

14. ***Reporting.*** During the term of this agreement and any subsequent extensions, ZION shall provide the City with a comprehensive report concerning the activities (including an accounting for all costs associated with the maintenance and operation of the community garden, including but not limited to all fees collected. The report shall be provided to the City Manager no later than December 31 each year that this Agreement or any extensions hereof shall be in force. The City shall have the right to request, and ZION shall provide, such further records, reports and documentation that City shall request in order for City to be assured that the community garden was managed, to the satisfaction of the City, in a reasonable, efficient, and appropriate manner or otherwise in accordance with the terms of this Agreement.

15. ***Removal and restoration of property.*** Upon termination or expiration of this Agreement or any extension hereof, ZION shall immediately remove all personal property and equipment from the property and, if requested by City, shall restore the land to its condition as it was immediately prior to the first commencement of ZION's occupation of the land..

16. ***Independent contractor.*** Nothing contained within this agreement shall create or constitute either an employee-agent relationship or partnership between the City and ZION, it being the intent of this agreement that ZION be acting on behalf of the City as an independent contractor during the course of their occupancy of the property.

17. ***Indemnification.*** ZION agrees to hold harmless, defend and indemnify the City from any claim, cause of action, damage, loss, or other liability to any person or property arising out of or relating in any way to the occupation of ZION of the property or relating to any activities occurring there during the term of this agreement. Further, ZION agrees to obtain, and keep in effect throughout the term of this contract, public liability and property damage insurance naming City as an additional insured in such amounts and such form as are approved by City. Said insurance shall not be cancelled or terminated without at least thirty (30) days advance written notice to City.

18. Any notice that is to be given to ZION or to City pursuant this agreement shall be mailed by U.S. Mail, postage pre-paid, or personally delivered to the attention of the following individuals at the following addresses:

To the City of Oberlin:

Office of the Oberlin City Manager
Oberlin Municipal Building
85 South Main Street
Oberlin, Ohio 44074

To ZION:

Office of Zion CDC
81 Locust St.
Oberlin, Ohio 44074

19. This agreement was approved by the City Council of City by Ordinance No. 17-14 AC CMS, effective March 20, 2017, a copy being attached hereto and incorporated herein by reference, and by ZION by action of its Board of Directors at a duly convened directors' meeting held on 2 MAY, 2017, as evidenced by the certified copy of the minutes of said meeting, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, we have hereunto signed this agreement at Oberlin, Ohio, on the day and year set forth hereinbefore.

CITY OF OBERLIN, OHIO

By: 
Robert Hillard, City Manager

ZION COMMUNITY
DEVELOPMENT CORPORATION

By: 
Its: 

APPROVED AS TO FORM:


Jon D. Clark, Oberlin Law Director

ZION COMMUNITY DEVELOPMENT CORPORATION-BOARD MEETING
MAY 2, 2017 AT 5:30 P.M.

Members Present; Interim Exec. Director-David Sonner, Glory Holt, Steve Hammond, Jean Mckibben, Michael Sabiers.

Members Absent-Fred Bell, Dennis Mavrich, Robert Smith

5:30 Meeting Began

Welcome- Interim Ex. Director; David Sonner

Prayer/Reading; Steve Hammond

Michael Sabiers-Made a motion to approve the October 26, 2016 minutes.

Steve Hammond-seconded that motion.

All members present approved the October minutes with (yes).

Interim Ex. Director's Report as follows:

David Sonner is especially pleased with the generosity of the many people, from Oberlin and from elsewhere, who donated to the matching funds for the Community Foundation of Lorain County's \$10,000 Challenge Grant. As of last week, contributions have exceeded the required amount- we are almost at \$11,000.00! The next step will be following up with the Community Foundation to request the \$10,000.00. This coming week, David, and Carol Spiros, who has kept track of every Challenge Grant contribution, will prepare and submit the request for the grant money.

Zion CDC received \$2,000.00 from the Bill Long Foundation, for which we are grateful.

We are pleased to announce that the 305 Lincoln Street Project is complete, and is beautiful.

Zion CDC borrowed \$25,000.00 from Northwest Bank to purchase 138 Lincoln Street property. The property is already in contract to sell to USDA-qualified buyer, Virginia Gunn for \$88,000. That transaction should be completed in two weeks or so. The rehabilitation work has already begun.

The \$20,000.00 Loan that we Borrowed to help complete the 305 Lincoln Street Project, has been repaid in full.

Zion CDC was active in the Spring Clean-up program on April 28, 2017.

Resolution: To approve the one-year lease agreement with the City Of Oberlin, Ohio for the Legion Field property:

Moved by Steve Hammond, and Seconded by Jean Mckibben that the Lease Agreement be accepted. The resolution was approved unanimously.

A notarized copy of the Agreement will be delivered to Diane Ramos, City of Oberlin, HR Dept..

Finance Committee Presented a report to the board, The board took the financial report under advisement. (Financial Report to be filed separately).

Garden News: Sonner recommended that we commend Carol Spiros, and the 3 Garden Helpers from the LCCC, They are as follows; Jessica McCune; Nicole Snyder, and Sylvia Taylor. They are doing an outstanding job.

Nomination and Election of Officers: Steve Hammond moved to nominate Mike Sabiers to be elected as President Jean Mckibben to be elected as Vice President, Glory Holt re-elected as Secretary, and Dennis Mavrich re-elected as Treasurer.
The motion was approved unanimously

New Business: Upcoming events-
Zion CDC will have a table at the Juneteenth Celebration.
Next Board Meeting is scheduled for 6/13/2017 at 5:30 p.m. @ OPL.

Meeting Adjourned at 6:39 P.M.

Respectfully Submitted by Glory Holt, Board Secretary

I CERTIFY THAT THIS IS A TRUE AND CORRECT
COPY OF THESE MINUTES.

BY: Glory D. Holt
TTS: SECRETARY, ZION CDC
DATE: 22 MAY 2017