

CITY COUNCIL MINUTES

December 18, 2014

The meeting was called to order by President Taylor at 7:00 p.m.

MEMBERS PRESENT: Mrs. Richardson, Mr. Taylor, Mr. Berbee, Mr. Fogt, Mr. Rausch, Mrs. Groat, Mr. Reams.

OTHERS PRESENT: Mayor Gore, City Administrator Terry Emery, Finance Director Jenny Chavarria, Police Chief Floyd Golden, Chief Jay Riley, Law Director Tim Aslaner, Public Service Director Mike Andrako, Assistant Finance Director Nancy Myers, City Engineer Jeremy Hoyt, Clerk Kristina Jones.

REPORTERS PRESENT: Ryan Horns-Journal Tribune

CITIZENS PRESENT: Bart Barok, Mary Hada, Commissioner Hall, Chris Runyan, Ben Vollrath, Jamie Rohrs, Jeff Rohrs, Donald Boerger, Betty Fogt, Jason Jones

APPROVAL OF MINUTES: The minutes for the meeting on December 4, 2014 were approved as submitted.

ADMINISTRATIVE REPORT:

Mr. Taylor recommended Chris Runyan and John Morehart to fill the two open seats on Design Review Board. Council approved his recommendations.

Mayor Gore, Council President Taylor, and Commissioner Hall presented a proclamation to Chief Golden and Sheriff Patton declaring December 22, 2014 Law Enforcement Appreciation day.

Mayor Gore reported the following:

Division of Fire

Chief Riley and his staff are researching replacement options (either new or used) for the fire truck that is currently out of service. We anticipate having a recommendation from Administration for the Finance Committee at their January meeting.

Maintenance & Operations

Street crews are currently salting the overpasses right now to help prepare for the cold temperatures on top of the dusting of snow.

City crews are working to remove sections of the deteriorated median on W. 5th St. The concrete median areas will be replaced with asphalt making them easier to maintain in the future. All lanes of traffic will be maintained during this work.

Work is occurring in the cemetery to extend a road in section "O". The new configuration will allow the section to be more accessible. Also, a row of pines along the northern border of the cemetery that were in declining health were removed this past week. The trees will be replaced with similar trees.

The concrete floor of the Upper Legion Park Pavilion has been removed in anticipation of planned concrete work to be contracted out in the spring. City crews removed the concrete in-house to help reduce contractor costs in 2015.

Engineering

Partners Park: We are currently issuing the post-construction punch list with the Contractor addressing the items in the upcoming week.

Received a large delivery of mulch from Scotts that is utilized on the entire site.

Administration

City offices will be closed Thursday, December 25th in observance of Christmas.

Mr. Emery, Mr. Rausch, Mr. Fogt, Mrs. Richardson, Mr. Berbee and I, along with other community leaders attended the Economic Development 411 at The Ohio State University on December 5, 2014. The summit provided excellent seminars regarding impact of economic development and how we can work together to build an even stronger community.

This morning Mr. Emery and I had the privilege of attending the grand opening event at the new Honda Heritage facility. Also present at the event were Kazuyuki Katayama, the Consul General of Japan assigned to Detroit. The Consul General made a special visit to City Hall during the afternoon and we provided him with a tour of Partners Park and City Hall.

REPORT OF CLERK OF COUNCIL: None.

REPORT OF PLANNING COMMISSION/DESIGN REVIEW BOARD: Mr. Delong gave a brief update on Planning Commission and Design Review Board. He said Planning Commission has approved or recommended for approval 59 items in 2014. Design Review Board has reviewed a total of 36 applications in 2014.

HEARING OF CITIZENS: Jamie Rohrs with Boys Scout Troop 101, introduced himself to Council.

RESOLUTIONS: A resolution to Accept the Emergency Medical Service Contract with Leesburg Township was presented for one reading only.

Administration Comments: Chief Riley said this will allow us to bill the patient directly for services rendered.

Mr. Fogt moved to pass the legislation and the question put, stood:

Mrs. Groat YES;
Mr. Rausch YES;
Mr. Taylor YES

Mr. Reams YES;
Mr. Fogt YES;

Mr. Berbee YES;
Mrs. Richardson YES;

ORDINANCES:

TO REZONE PARCEL 2900021401040 (173 PROFESSIONAL PARKWAY) FROM B-1(BUSINESS SERVICE) TO R-5 (HIGH DENSITY MULTI-FAMILY) AND PARCELS 2900021401030, 2900021401020 AND 290002140101 (203-243 PROFESSIONAL PARKWAY) FROM OR (OFFICE –RESIDENTIAL) TO R-5 (HIGH DENSITY MULTI-FAMILY)

Citizens Comments: Mary Hada with NRP Group announced she was there to answer questions. Greg Delong read an email from Martin Pratt regarding Planning Commissions opinion on this ordinance. Jeffery Lewis, on behalf of the developer for Chestnut Park, verified that Council did receive the letter from his attorney, Dennis Schultz. He was there to answer any questions Council has.

Council comments: None.

Mr. Rausch moved to pass the legislation and the question put, stood:

Mr. Reams YES;
Mr. Fogt YES;
Mrs. Groat YES

Mr. Berbee NO;
Mrs. Richardson YES;

Mr. Rausch YES;
Mr. Taylor YES;

AN ORDINANCE TO AUTHORIZE AND DIRECT THE CLERK OF COUNCIL TO SIGN A PETITION ON BEHALF OF THE CITY OF MARYSVILLE, OHIO AS THE “PROXIMATE CITY” WITHIN THE MEANING OF SECTION 349.01(M) OF THE OHIO REVISED CODE, TO ADD TERRITORY TO THE JEROME VILLAGE COMMUNITY AUTHORITY, AND DECLARING AN EMERGENCY, was presented for third reading, title only.

Mr. Bart Barok spoke about the updates to the Jerome Village Community Authority. Jerome Village is a 1,600 acre project that Nationwide Realty solely owns. Over the course of the next 8-ten years we will build over 2,300 houses. It is a mixed use development with 1.5 million square feet of commercial property which is already zoned. It has multifamily and two school sites for an elementary and middle school. The handout reflects the master plan, and what the area will look like upon completion. (See attached handout.) In 2015, we are going to start developing our high end houses, or million dollar homes. We are a very diverse developer we have houses starting at \$275,000 up to million dollar and possibly multi-million dollar houses. He thanked the City of Marysville, Council, and Union County Engineers, and stated it has been a pleasure working with everyone.

Mr. Berbee said he knows the sewer is up to capacity, is there going to be enough water going to that particular area. Mr. Hoyt said they are working with Nationwide Realty on coming up with solutions. They have put in a large waterline along Industrial Parkway right by the Fladt Road water tower before the project started. Mr. Hoyt said they have had other conversations on what they can do once they exceed 1,200 homes.

Mr. Berbee said we are looking at accumulative totals, going from 153 to 264 would be little over 100, and then you are going from 136-150-150. At what point would you be large enough to build the school, and there is also going to be a commercial site on 42 with stores. Mr. Barok said he would have to have Dublin City Schools address that questions, Nationwide Realty is just required to have utilities available at the sites. He said the schools have mentioned when there is approximately 500-600 houses built and we are currently only at 260 houses.

Mr. Berbee asked about the commercial site. Mr. Barok said we are probably two to three years away from having utilities at the site. He has been telling people the commercial part would probably be in about five years from now.

Mr. Fogt asked if that commercial site will be in Union County? Mr. Barok said yes it is, a majority of will be Fairbanks School District not Dublin.

Mrs. Richardson asked what will Marysville be the proximate City for in particular, how much of this land that you have shown us, all of it, all 700 homes? Mr. Barok asked from a utilities standpoint? Mrs. Richardson said yes. Mr. Barok said absolutely, both the sewer and water for a 4500 acre block, which our force main and sewer station and water will service. Right now we have a 1600 acre block which is in the Fairbanks Schools. Mr. Barok said building happens where there are utilities. Nationwide Realty has about 47 million dollars invested in the infrastructure, the first 22 million dollars was for the sewer and water. The 47 million dollars that we have invested Nationwide Realty has bought those bonds.

Mr. Taylor thanked Mr. Barok for attending the meeting.

Mr. Rausch moved to pass the legislation and the question put, stood:

Mr. Fogt YES; Mrs. Richardson YES; Mr. Taylor YES;
Mrs. Groat YES; Mr. Berbee YES

Jeremy Hoyt said that the following four ordinances are cleanup items that were recommended by the Utility Rate Working Group. On 931.04, the way our code is set up now the cost for a 1 ½ meter is the same for a 2 inch meter. In talking with the group we figured out a way to lower those to have a different market for them. What we did was we looked at the amount of flow that could go through the meter and the amount of pressure drop and change in the meter, and as a result we were able to lower the capacity fees for small to mid-commercial size projects. A 1 ½ inch water tap fee goes from 39,000 to 32,000 and for wastewater it goes from 52,000 to 42,000, which is about 17,000 worth of savings. We feel it is justified after reviewing all the numbers.

Mr. Reams said it is all based on the actual flow to the properties. Mr. Hoyt said correct, you have no pressure you have no flow, if you have a lot of flow but a small meter it cannot get all through, so it plays hand in hand with each other. It is just an oversight that we saw that we wanted to correct.

Mr. Hoyt said on 931.06(a) this is just basically a clean-up item, our code says it ends at the end of the year. This where we would give a discount if you bought more than 50 taps at one time. Mr. Hoyt said Mr. Barok and his group are about the only ones that have used it, Milford Crossing has used it once. Based on how development is going we decided that we could remove it.

Mr. Hoyt said with regards to 931.06(b) Fire Protection Capacity Fees. Looking at the way our code was setup it was basing these fees off of the meter size we have talked about before. Where fire protection lines are not metered, so it doesn't run through a meter. We reverted it back to how much actual pipe can get through a particular facility. In the end, this is a lot more accurate, it was kind of an oversight we had through the process.

Mayor Gore said this all came out the Utility Rate Working Group that has been together for just 18 months to 2 years, and this is some of their recommendations.

Mrs. Richardson said she heard a drop in revenues being collected in the first legislation and the last one, and her concern is, is it that significant to make these changes now when we have a compelling need for these revenues. Mr. Hoyt said we did not even consider the revenues, it was just the right thing to do. Mr. Hoyt said if someone questioned the fees, it would be difficult to justify the amounts with these changes we can.

Mrs. Richardson asked how long have we had this calculation? Mr. Hoyt said for the first legislation it is just this year, but we have not had anyone purchase this except Jerome Village. For the third legislation, last year we were collecting half of what we were suppose too. This year with the change it would be accurate.

TO AMEND SECTION 931.04, PUBLIC UTILITIES, OF THE CITY OF MARYSVILLE CODIFIED ORDINANCES, was presented for first hearing, title only.

Mrs. Groat moved to waive second reading and the question put, stood:

**Mr. Rausch YES;
Mr. Taylor YES;
Mr. Berbee YES**

**Mr. Fogt YES;
Mrs. Groat YES;**

**Mrs. Richardson YES;
Mr. Reams YES;**

Mr. Reams moved to waive third reading and the question put, stood:

**Mr. Fogt YES;
Mrs. Groat YES;
Mr. Rausch YES**

**Mrs. Richardson YES;
Mr. Reams YES;**

**Mr. Taylor YES;
Mr. Berbee YES;**

Mr. Reams moved to pass the resolution and the question put, stood:

**Mrs. Richardson YES; Mr. Taylor YES; Mrs. Groat YES;
Mr. Reams YES; Mr. Berbee YES; Mr. Rausch YES;
Mr. Fogt YES**

TO AMEND SECTION 931.06(a), PUBLIC UTILITIES, OF THE CITY OF MARYSVILLE CODIFIED ORDINANCES, was presented for first hearing, title only.

Mrs. Richardson moved to waive second reading and the question put, stood:

**Mr. Taylor YES; Mrs. Groat YES; Mr. Reams YES;
Mr. Berbee YES; Mr. Rausch YES; Mr. Fogt YES
Mrs. Richardson YES**

Mr. Rausch moved to waive third reading and the question put, stood:

**Mrs. Groat YES; Mr. Reams YES; Mr. Berbee YES;
Mr. Rausch YES; Mr. Fogt YES; Mrs. Richardson YES;
Mr. Taylor YES**

Mrs. Groat moved to pass the legislation and the question put, stood:

**Mr. Reams YES; Mr. Berbee YES; Mr. Rausch YES;
Mr. Fogt YES; Mrs. Richardson YES; Mr. Taylor YES;
Mrs. Groat YES**

TO AMEND SECTION 931.06 (b), PUBLIC UTILITIES, OF THE CITY OF MARYSVILLE CODIFIED ORDINANCES, was presented for first hearing, title only.

Mr. Berbee moved to waive second reading and the question put, stood:

**Mr. Berbee YES; Mr. Rausch YES; Mr. Fogt YES;
Mrs. Richardson YES; Mr. Taylor YES; Mrs. Groat YES;
Mr. Reams YES**

Mr. Rausch moved to waive third reading and the question put, stood:

**Mr. Rausch YES; Mr. Fogt YES; Mrs. Richardson YES;
Mr. Taylor YES; Mrs. Groat YES Mr. Reams YES;
Mr. Berbee YES**

Mr. Reams moved to pass the legislation and the question put, stood:

Mr. Fogt YES;	Mrs. Richardson YES;	Mr. Taylor YES;
Mrs. Groat YES;	Mr. Reams YES;	Mr. Berbee YES;
Mr. Rausch YES		

TO AMEND SECTION 925.02(a), PUBLIC UTILITIES, OF THE CITY OF MARYSVILLE CODIFIED ORDINANCES, was presented for first hearing, title only.

Mr. Rausch moved to waive second reading and the question put, stood:

Mrs. Richardson YES;	Mr. Taylor YES;	Mrs. Groat YES;
Mr. Reams YES;	Mr. Berbee YES;	Mr. Rausch YES;
Mr. Fogt YES		

Mr. Fogt moved to waive third reading and the question put, stood: :

Mr. Taylor YES;	Mrs. Groat YES;	Mr. Reams YES;
Mr. Berbee YES;	Mr. Rausch YES;	Mr. Fogt YES;
Mrs. Richardson YES		

Mr. Reams moved to pass the legislation and the question put, stood:

Mrs. Groat YES;	Mr. Reams YES;	Mr. Berbee YES;
Mr. Rausch YES;	Mr. Fogt YES;	Mrs. Richardson YES;
Mr. Taylor YES		

PARKS & RECREATION REPORT: No update.

COMMENTS OF THE MAYOR AND COUNCIL PERSONS AND GENERAL DISCUSSION:

Mayor Gore wished everyone a Merry Christmas. He appreciated the cooperation between the Administrative and Legislative teams this year and is looking forward to the State of the City address on January 22, 2015.

He had invited Mr. Burke and Ms. Pelanda to attend the meeting tonight but they were both unavailable. However, he did let them know the meeting dates for January.

Mayor Gore said he will be out of town from December 26, 2014 to January 4, 2015. Ms. Chavarria will be acting Mayor from December 26, 2014 to December 30, 2014, and Mr. Emery will be acting Mayor from December 31, 2014 to January 4, 2015.

Mrs. Groat said the Ward 3 meeting will be on January 6, 2015 from 6:30-8:00pm at the Marysville Public Library in meeting room B.

Mrs. Richardson talked about opiate addiction. She pointed out that opiates, otherwise known as pain killers, are on the rise. There was an NBC report on Monday that stated opiate addiction in Ohio is on par with alcoholism, (according to recent trend data regarding substance abuse in the State). One really important piece of information for us to understand is in Union County, there have been eight opiate related deaths from 2012 to date and four from this year. So please, keep talking. Have a very merry and blessed Christmas.

Mr. Fogt wished everyone a Merry Christmas and a safe and happy holiday.

Mr. Rausch reported an update from the Ad Hoc Transition Committee. They discussed an annual retreat for possibly February with the purpose to set goals for 2015.

Mr. Berbee gave an update from Finance Committee. He wished everyone Merry Christmas and looks forward to another good year next year.

Mr. Reams wished everyone Merry Christmas, Happy Hanukah, and Happy Festivus.

Mr. Taylor said there is one real reason for the season and sometimes we get wrapped up in the commercial side of it. He wished everyone a blessed Merry Christmas and Happy New Year.

ADJOURNMENT: There being no further business to come before Council, the meeting was adjourned at 8:15p.m.