

CITY COUNCIL MINUTES

December 4, 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, Sean Lehoist- Thisweek

CITIZENS PRESENT: Tina Knotts, Mary Hada, Dennis Schulze, Steve Stolte, Rochelle Twining, John Morehart

APPROVAL OF MINUTES: The minutes for the meeting on November 20, 2014 were approved as submitted.

ADMINISTRATIVE REPORT:

Mayor Gore reported the following:

Finance Department:

The City was recently notified that the Auditor of State (AOS) will not conduct the annual financial audit for the period January 1, 2014 through December 31, 2016. A Request for Proposal (RFP) was issued with six firms responding. After a review by the AOS and City, Plattenburg CPA was selected. Annual cost for the audit is \$29,850, which is approximately \$12,000 less than the AOS fee.

Maintenance & Operations:

Brush collection has resumed. Tree and shrub clippings should be placed at the curb for pick-up on the scheduled refuse collection day. Leaves raked to the curb will be collected through the end of the year.

Engineering

Partners Park:

The project is winding to a close with the following minor items remaining:

- Bomanite placement within the splash pad
- Landscaping
- Site cleanup
- Addressing any punch list items

Pedestrian Bridge:

Now that all the concrete has been placed (including the decking and approach slab), this project is also winding to a close with the following minor items remaining:

- Activating the site lighting
- Site cleanup
- Addressing any punch list items

Administration:

Marysville was recently ranked the 3rd top power suburb in America by SelfStorage.com. The order of the cities is as follows:

1. Clarksville, IN
2. Greenfield, IN
3. Marysville, OH
4. Haines City, FL
5. West Fargo, ND
6. Webster Groves, MO
7. Forest Hills, MI
8. Chelsea, MA
9. Gallatin, TN
10. Bloomingdale, IL
11. Hilliard, OH
12. Mint Hill, NC

Additional ranking details can be found at www.moving.selfstorage.com

Fire Chief Riley will be on WQTT 1270 AM radio station Friday, December 5th in the morning from 9:00-9:30 am for “Marysville Matters.” Topic of discussion will be Winter Fire Safety Tips

The Elks Club will be hosting the Christmas Parade on Sunday, December 7th. The parade steps off from Marysville High School at 2:00 pm, traveling down Elwood to Main Street.

Care Train of Union County will hold their annual live auction on Saturday, December 13th from 9:00 am to 3:00 pm at McAuliffe’s ACE Hardware. For additional information, visit www.caretrain.org.

Mayor Gore reported that HB5 passed, and when he gets updated information he will pass it along to the Council members. Mayor Gore invited Senator Burke and House Representative Pelanda to come speak at the next council meeting, December 18, 2014 on why they feel HB5 is good for the citizens of Marysville.

REPORT OF CLERK OF COUNCIL: None.

REPORT OF ECONOMIC DEVELOPMENT: John Morehart (Board President of the CVB) thanked the City and Council for their support to the CVB. Mr. Morehart gave updates on events supported by CVB. The 7th Annual Covered Bridge had one of its best years in the history of the event. The Big Darby Plains Scenic Byway is supported by cultural attractions, namely our covered bridges Mr. Morehart and Ms. Knotts handed out packets of information to Council.

HEARING OF CITIZENS: None.

RESOLUTIONS: None.

ORDINANCES:

The ordinance “AUTHORIZING THE ISSUANCE OF NOTES IN THE AMOUNT OF NOT TO EXCEED \$1,665,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF PAYING THE COST OF ACQUIRING CERTAIN IMPROVEMENTS OF A SEWAGE COLLECTION SYSTEM, AND RETIRING NOTES PREVIOUSLY ISSUED FOR SUCH PURPOSE; AND APPROVING RELATED MATTERS” was presented for third reading, title only.

Mr. Berbee 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		

The Ordinance “TO AMEND SECTION 931.02(E) OF THE CODIFIED ORDINANCES OF THE CITY OF MARYSVILLE, BULK WATER RATE” was presented for third reading, title only.

Mr. Rausch 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		

The ordinance “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)” was presented for third reading, public hearing.

Citizen Comments: Dennis Schulze, who represents Chestnut Developers, said this project is dependent upon getting the tax breaks before they can start building. Mr. Schulze was against the rezoning ordinance because he feels there are better places that this project should go.

Rochelle Twining, the Director of Community Action, spoke in favor of the project. She said she is well aware of the need for Senior Housing in Marysville. She urged Council to pass the ordinance to provide affordable Senior Housing.

Mary Hada, with the NRP Group, gave a power point presentation regarding the rezoning and the project (see attached).

Council Questions or Comments: Mr. Taylor asked Ms. Hada why they did not pursue this project as a PUD? Ms. Hada said timing, PUD takes more time and there are more expenses involved with a PUD. They only had time for the rezoning process not the PUD process.

Mr. Reams asked about the Purchase Agreement Stipulation (referenced on page 4 of the attached). Ms. Hada said yes, if we purchase the land there is a restriction that only Senior Housing can be built. She said the NPR Group just did this same project in Salem, Ohio where if they did not break ground within 24 months that the zoning would revert back to commercial.

Mr. Reams asked Ms. Hada what the timeline was for the project. Ms. Hada said we will submit for the tax credit on February 20, 2015. The preliminary results should come back on May 11, 2015 and the final awards are June 17, 2015.

Mr. Taylor asked Mr. Aslaner, if the council votes to approve the rezoning, is there protection for the neighbors? Mr. Aslaner said that you are not rezoning the land to senior housing you are rezoning it to R5. Mr. Aslaner said he would not recommend conditional zoning. Even if we did try to obtain an agreement to revert the zoning back it would have to be with the owners of the property, not the developer. If Council would want to revert, we would have to meet with the owners of the property and rezone.

Mr. Rausch said he is in support of the senior housing and thinks that this is a good location for the project. He is concerned about rezoning the area to R5 and not going through the PUD process.

Mrs. Richardson said she has not heard anyone state why R5 is bad? She has heard people say why this location is ideal for senior housing, and we should really and truly not be considering what the land use is going to be as far as the project, when we look at rezoning. She wants to know why R5 is bad for that location, she sees OR right across from it, adjacent to it R3, and behind it R2. She asked for someone to tell her why R5 is bad. Mr. Taylor said R5 is a very loose structure for building that is why it was developed.

Mr. Rausch asked Ms. Hada when they purchase the property, or are the tax credits contingent upon financing? Ms. Hada said they have to have site control prior to applying for the tax credits.

Mrs. Richardson said she would like to hear from the hospital and what their thoughts are.

Mrs. Groat moved to table the ordinance to December 18, 2014, 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

Mrs. Groat said she would like to request the hospital representative to come to the meeting on December 18, 2014.

An Ordinance “AUTHORIZING APPROPRIATION TRANSFERS, ADDITIONAL APPROPRIATIONS, REDUCTION IN APPROPRIATIONS, AND MODIFYING THE 2014 ANNUAL BUDGET AND DECLARING AN EMERGENCY” was presented for second reading, public hearing.

Citizen Comments: None.

Council Questions or Comments: Ms. Chavarria said there were two unexpected items that caused this ordinance to be amended. Unfortunately, within the past 2 weeks, one of the Fire Division's fire trucks experienced engine issues and is now out of service. The Fire Chief is currently exploring options to determine if repairing/replacing the engine is the best use of funds considering the age of the truck (22 years). She is requesting a transfer of funds to repair/replace the engine in case that is determined the best scenario.

In addition, an interest payment is due on the non-tax revenue bond that was just issued this year. We weren't originally intending to issue the Bond, but roll the note. However, due to the interest rate market and the stability of the TIF fund, we decided it was the right time to switch to a long term bond. So she is also requesting funds to pay the interest payment.

Mr. Rausch moved to amend the ordinance to adopt the changes to Appendix A 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. Berbee moved to pass the legislation 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

“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 second reading, public hearing.

Citizen Comments: None.

Council Questions or Comments: Mr. Emery said at the December 18, 2014 meeting, there will be a representative from Nationwide Realty to talk about the expansion of the Community Authority and to give an overview.

This will be back for third reading, title only on December 18, 2014.

PARKS & RECREATION REPORT: Mr. Rausch recommended Avanelle Oberlin to be appointed to the Parks & Recreation Commission. The recommendation was approved by Council.

COMMENTS OF THE MAYOR AND COUNCIL PERSONS AND GENERAL DISCUSSION:

Mr. Berbee said the Finance meeting will be December 11, 2014 at 4:00pm. He also congratulated Memorial Hospital on the new facility.

Mr. Reams said the Public Safety Committee is still working on a couple issues; keeping sidewalks clear and street light outages. Instead of meeting this month, we will get an update from the Administration on how things are going with these two issues.

Mrs. Groat said the Public Affairs Committee will meet on December 22, 2014 at 6:00pm.

Mr. Fogt said he is not sure if Public Service will be meeting or not, but it will not be on the normal night if they do meet.

Mrs. Richardson asked Mayor Gore about painting the pedestrian bridge. Mr. Emery said it is weather proofed steel, to make it look rustic.

Mrs. Richardson said last week she spoke about other states that have legalized marijuana. Even though Ohio has not passed legislation, it is wise for us to consider what impact legalizing marijuana would have in our community. Changes to the perception of harm and the increased use impacts our youth more than any other population. Most marijuana use begins in adolescence. The Substance Abuse and Mental Health Administration estimates of the 2.4 million people that began using marijuana in the last year, 78% of them were between the ages of 12-20. The dangers are real, please keep talking about drug abuse.

Mrs. Richardson said we are in the holiday season, please avoid drinking and driving and texting while driving, we want to have a safe and fun holiday.

Mr. Taylor said when you are holiday shopping, please think local. Mr. Taylor said for anyone in the parade this weekend, floats go to the high school and walkers are at the football field. Lineup is at 1:00pm, step off is 2:00pm.

Mayor Gore commented again on HB5 that there is a lot of information coming out, and as they get the information they will pass it along.

Mr. Taylor said on behalf of Elks Lodge 1130, we would like to thank everyone who donated to the ET Christmas kids. They collected over \$1,400.00 Friday and Saturday because people in the community said they care.

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