

**CITY COUNCIL MINUTES**  
**March 23, 2016**

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

**MEMBERS PRESENT:** Nevin Taylor, Deb Groat, J.R. Rausch, Alan Seymour, Henk Berbee. Tracy Richardson and Mark Reams were excused.

**OTHERS PRESENT:** City Manager Terry Emery, Finance Director Jenny Hutchinson, Law Director Tim Aslaner, Chief Golden, Chief Riley, Public Service Director Michael Andrako, IT Director Aaron Story, City Planner Chad Flowers, Clerk of Council Kris Jones.

**REPORTERS PRESENT:** Taylor Evans-Journal Tribune, Amy Rogan- ThisWeek

**CITIZENS PRESENT:** Buck Wince, Janell Alexander, Tim Schacht, Eric Phillips

**APPROVAL OF MINUTES:** The minutes for the meetings on March 10, 2016 were approved.

**ADMINISTRATIVE REPORT:** The Administrative team reported the following:

**Mr. Emery reported the following:**

**City Manager reported the following:**

**Good Friday Holiday**

City offices are closed Friday, March 25, in observance of Good Friday

**Edgewood Elementary Visit**

City Manager Terry Emery had the privilege of speaking to Edgewood Elementary students about problem solving during their school assembly on Tuesday, March 22.

**Wastewater Refunding Bonds**

The City of Marysville recently refunded \$68.275 million of the 2006 and 2007 Wastewater Improvement Bonds. Initial estimates reported total savings of approximately \$9.8 million (6.91%) with an average annual savings of \$307,094. Administration is extremely proud to report tonight that final pricing significantly exceeded initial projections. Yesterday's refunding resulted in a total savings of \$19.0 million (11.19%) with an average annual savings of \$594,444. One reason attributed to the increased savings was the recent upgrade in the credit rating that Standard & Poors assigned to the Wastewater Treatment System Revenue Refunding Bonds. The rating increased to "A" from "A-" and the stable outlook was affirmed. The upgrade reflects a combination of improved financial performance, as measured by all-in debt service coverage (DSC) and liquidity, and the application of their revised criteria. The rating further reflects the combination of a very strong wastewater system and a strong financial profile.

The City of Marysville should be extremely proud of this news. Tough decisions in the past were made to raise rates in order to meet coverage. It was not an easy time and Administration thanks City Council for supporting our recommendations to increase rates. As was discussed during those times, one day an opportunity would arise to refund and reduce the debt service requirement. We are happy to report that opportunity has finally occurred. Thank you!

**Mrs. Hutchinson reported the following:**

**Income Tax Assistance**

The City of Marysville's Finance staff are available Monday through Friday, 8 am to 5 pm to provide City Income Tax assistance. In addition, special after-hours, assistance will be available on Saturday, April 9 (9am- 12pm), Wednesday, April 13 (5-7pm) and Thursday, April 14 (5-7pm).

Assistance is available at the Customer Service Counter located in City Hall. For further Income Tax information or assistance, customers may call the Income Tax Division at (937) 645-7350 or visit the Income Tax office at City Hall.

**Mr. Andrako reported the following:**

**Howl @ the Moon**

Howl @ the Moon takes place this Saturday, March 26 at 8:30pm. Participants will meet at Bark Park and walk along the Jim Simmons Trail to the prairie and back. Chad Morse will discuss plants that are harmful for your pet to eat.

**Pickleball Courts**

Pickleball Courts are now being proposed as a use for the funds budgeted to make improvements to Eljer Park and will be used as a match to the ODNR NatureWorks grant that the City has requested authorization to apply for. Pickleball is a sport that has quickly gained popularity, and is especially popular with Seniors. The YMCA has a league who currently use the City's tennis courts. The proposed courts will be specific to Pickleball and meet the current demands for additional court space.

**REPORT OF CLERK OF COUNCIL:** We received a liquor license transfer from Daniels W B & L LLC located at 326 E. Fifth Street to Leons Garage LLC located at 326 E. Fifth Street. They are transferring a D1, D2 and D3. D1: Beer only for on premises consumption or in original sealed containers for carry out only until 1:00am. D2: Wine and mixed beverages for on premises consumption or in original sealed containers for carryout only until 1:00am. D3: Spirituous liquor for on premises consumption only until 1:00am. Chief Golden had no objection, and neither did Council.

**REPORT OF PLANNING COMMISSION/DESIGN REVIEW BOARD:** *Tim Schacht reported the following from Design Review Board from meeting on March 9, 2016:*

1: Certificate of Appropriateness: An application to construct a 12' x 24' building addition to the existing funeral home structure at property located at 703 E. Fifth Street in the BR (Business Residential) zoning district- approved.

2: Exterior Plan/Landscape Plan: An application to construct a new Burger King restaurant at property located at 1575 Cobblestone Way in the B-1 (Service Business district) zoning district- there were a few conditions; 1) work with City staff regarding the traffic study in that area. 2) there were some planting issues with a utility line that ran next to the property line. Those were resolved and the application was approved.

3: Exterior Plan/Landscape Plan: An application to construct a new Hotel at property located on Watkins Road (Newly annexed into the city) in the TOC (Traffic Oriented Commercial) zoning district- this item was tabled since this has not been through annexation and zoning. There were a lot of comments to them for them to get the hotel up to our design standards.

*Janell Alexander reported the following from Planning Commission meeting on March 7, 2016:*

1. Property Owner: Westport Homes Applicant: James T. Watkins, Watcon Consulting Engineers Location: Weaver Ridge (Parcel #2900300521030) of Weaver Road Request: Approval of Preliminary Plat for Weaver Ridge- the residents from Adena Pointe that attended expressed concern that there is currently flooding on their properties adjacent to the new development and questioned if the Engineering Department was aware of the flooding that already existed. There is a shared retention pond, which the residents wanted to make sure the rules were the same, as far as trees, and use of the pond. They wanted to make sure the entrance and exits to both developments are clearly defined. It was recommended for approval by all six members.

2. Property Owner: Chestnut Crossing Developers, LLC. Applicant: William Maggard, Nexcore Group LLC Location: NE Corner of Walnut Street and Professional Parkway (Extension) Request: Zoning Map amendment to rezone 6.5 acres (Parcel #2900030720000) from Medium Density Single Family Residential (R-2) / High Density Single Family Housing (R-3) to Hospital Medical District (HMD)- She said there was not a lot of discussion and it was recommended for approval by all six members.

3. Property Owner: Adena Point Investments LLC Applicant: Jason Wisniewski, Fischer Development Company Location: Weaver Road (Adena Pointe Subdivision) Request: Approval of Sketch Plan for Adena Pointe Planned Unit Development (PUD) – there were six divergence that the developer were requesting. They are working on the final stages of the development and they want to introduce a new product. They would like to shrink the property size down and introduce starter homes. The prices for these homes would range from \$100,000-\$150,000. They are not introducing any additional homes or having any less homes, it will be the same number of homes. The Developer is saying that by shrinking the property sizes they are giving more shared space. The concerns of the residents were the devaluation of their properties; the shared space that it there currently has a park and green space, the home owners association is not taking care of it, the residents are having to mow and weed the area. With starter homes, they are concerned that the homes will turn over more quickly and it will become a rental area. The last item from the developer was that they wanted to use a lesser quality pavement. Mr. Taylor said he would be against this and asked for Planning Commission to let Council know when this will be back on the agenda so they can attend.

4. Amendment to section 1129.06: Proceedings of the Board of Zoning Appeals- this was approved unanimously. It is just allowing the Board of Zoning Appeals to set their own meeting dates and times because of the conflict on Monday night.

#### **HEARING OF CITIZENS:**

#### **RESOLUTIONS**

3<sup>rd</sup> Reading TO AUTHORIZE THE CITY MANAGER TO APPLY FOR THE OHIO NATUREWORKS  
Title Only GRANT PROGRAM

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

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

#### **ORDINANCES**

3<sup>rd</sup> Reading ACCEPTING THE DEDICATION OF THE WALKER VILLAS CONDOMINIMUM PUBLIC  
Title Only UTILITY INFRASTRUCTURE

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

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

1<sup>st</sup> Reading Title Only TO APPROVE A ZONING MAP AMENDMENT TO REZONE 6.5 ACRES (PARCEL # 2900030720000) FROM MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL (R-2)/HIGH DENSITY SINGLE FAMILY HOUSING (R-3) TO HOSPITAL MEDICAL DISTRICT (HMD)

**Administration Comments: (Chad Flowers to speak, presentation)**

**Council Comments:**

**Back for second reading, public hearing on April 14, 2016. A scheduled public hearing for Thursday, April 28, 2016 at 7:00 p.m. per Section 1131.08 of the Planning and Zoning Code**

1<sup>st</sup> Reading Title Only TO AMEND SECTION 1129.06, PROCEEDINGS OF THE BOARD OF ZONING APPEALS, OF THE CITY OF MARYSVILLE PLANNING AND ZONING CODE

**Administration Comments:** Mr. Flowers explained that this is just a change to allow Board of Zoning Appeals to move the meeting dates to conform to Council changing their dates.

**Council Comments:** Mr. Seymour questioned the regularly scheduled meeting language in the legislation. He said that giving the chair the choice to make the changes to the meeting means that they can set meetings when they would like. He also asked about the 20 day agenda items for special meetings. Mr. Aslaner explained that at the beginning of the year the meetings are set for the whole year and published. Those would be considered the regularly scheduled meetings. Mr. Seymour asked if we could amend the legislation to list a certain date for the meetings. Mr. Rausch asked Mr. Aslaner to come up with the language for the amendment.

**Back for second reading, public hearing on April 14, 2016. A scheduled public hearing for Thursday, April 28, 2016 at 7:00 p.m. per Section 1131.08 of the Planning and Zoning Code**

1<sup>st</sup> Reading ACCEPTING DEDICATION OF CERTAIN REAL PROPERTY, PARCEL NO. 29000809800  
Title Only SITUATED IN THE STATE OF OHIO, COUNTY OF UNION AND CITY OF MARYSVILLE

**Administration Comments:** Mr. Aslaner explained these last three ordinances are the deeds for the Town Run from PNC that the City had been waiting to receive. He also explained that there will be an agreement that will be a one reading resolution also coming to Council.

**Council Comments:**

**Back for second reading, public hearing on April 14, 2016.**

1<sup>st</sup> Reading ACCEPTING DEDICATION OF CERTAIN REAL PROPERTY, PARCEL NO.  
Title Only 290010008000 SITUATED IN THE STATE OF OHIO, COUNTY OF UNION AND CITY OF MARYSVILLE

**Administration Comments:**

**Council Comments:**

**Back for second reading, public hearing on April 14, 2016.**

1<sup>st</sup> Reading ACCEPTING DEDICATION OF CERTAIN REAL PROPERTY, PARCEL NO.  
Title Only 290008106000 SITUATED IN THE STATE OF OHIO, COUNTY OF UNION AND CITY OF MARYSVILLE

**Administration Comments:**

**Council Comments:**

**Back for second reading, public hearing on April 14, 2016.**

## **PARKS & RECREATION REPORT:**

### **Comments of the City Manager and Council Persons and General Discussion:**

Mr. Berbee reported on the Finance Committee meeting from March 17, 2016. He explained that they discussed the EMS billing rates and recommended raising them to cover the costs, this should be coming before Council at the next meeting.

Mr. Seymour thanked Chief Riley for the presentation on the new fire truck tonight.

Mrs. Groat reported that there will be no Public Affairs meeting this month, they will meet on April 25, 2016. She attended a meeting with the Redwood Group, which built the new condos on Milford Avenue, they would like to extend the property which would require some rezoning. She explained that the residents were not happy with this information and that this was just a courteous meeting to the residents. She also had the pleasure of talking with a 4H group on Sunday. She said she enjoys being able to spend time with children again.

Mr. Taylor congratulated the City of Marysville for saving \$19 million.

Mr. Rausch said he and Chief Riley and Chief Golden had the pleasure of sitting on the board for an Eagle Scout and that this young man will be joining us at a Council meeting so they can congratulate him on his achievements.

Mrs. Groat moved to enter into executive session to discuss the employment of a public employee with no action being taken and Mr. Taylor seconded and the question put, stood:

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

**ADJOURNMENT:** There being no further business to come before Council, the meeting was adjourned to Executive Session at 7:46 p.m. Being no further business to come before Council, the executive session was adjourned at 8:06pm. The meeting was adjourned at 8:06pm.