

**SPECIAL CITY COUNCIL MEETING/BUDGET HEARING MINUTES
OCTOBER 23, 2017**

The meeting was called to order by President Rausch at 6:45 p.m.

MEMBERS PRESENT: Nevin Taylor, Deb Groat, Tracy Richardson, JR Rausch, Alan Seymour, Mark Reams & Henk Berbee.

CITIZENS PRESENT: Janet Stonebarger, Jerry Bell, JoBeth Grisham, Wayne Lowry, Debra Kelly, Dennis Blumenshein, Dale Scheiderer, Annette Potter, JL Notestine, David Coch, Katie Crocco, Krystal Westendorf, Jamie Ruane, Virginia Golan, Tony Eufinger, Amelia Costanzo, Steve Stolte, Jay Evans, June Evans, Amy Potter-Grimm, Loren Wagenaar, Margaret Lowry, Bob Lowry, Kathy Swithers, Liza Kronk, Cheryl Beach, Wes Osterhout, Pearl Drumm, Elig Drumm, Steve Drumm, Carrie Dean, Joe Brozowski, Wendy Lewis, Kathleen Albanese, Tim Schacht, Bill Abata, Connie Abata, Tricia Cossette, Skip Weiler and Patrick Grabill.

OTHERS PRESENT: Acting City Manager Chief Golden, Finance Director Justin Nahvi, City Law Director Tim Aslaner, Chief Riley, City Engineer Jeremy Hoyt, IT Director Aaron Story, HR Director Brian Dostanko, Economic Development Eric Phillips, City Planner Chad Flowers and Acting Clerk Rebecca Dible.

Administration Comments: None

Council Comments: Mrs. Richardson commented that she is excited to see the widening of SR 31 in the budget, finally! Also, when she saw 4.2 million allocated for the expansion of Millwood Blvd., she actually had an adrenaline rush; but now we know it is a part of the TIFF, in case anyone had questions about that.

Citizen Comments: None

ADJOURNMENT: There being no further business to come before Council, the session was adjourned at 6:52 p.m.

CITY COUNCIL MINUTES OCTOBER 23, 2017

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

MEMBERS PRESENT: Nevin Taylor, Deb Groat, Tracy Richardson, JR Rausch, Alan Seymour, Mark Reams & Henk Berbee.

OTHERS PRESENT: Acting City Manager Chief Golden, Finance Director Justin Nahvi, City Law Director Tim Aslaner, Chief Riley, City Engineer Jeremy Hoyt, IT Director Aaron Story, HR Director Brian Dostanko, Economic Development Eric Phillips, City Planner Chad Flowers and Acting Clerk Rebecca Dible.

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APPROVAL OF MINUTES: The minutes for the meeting on October 9, 2017 were approved as presented.

ADMINISTRATIVE REPORT:

Chief Golden Reported:

Events & Recreation

Union County Chamber of Commerce Candidate and Issue Forum

Thursday, October 26 from 8:00-9:00 a.m. at Marysville Municipal Court & Police facility.

The forum will focus on the following election items:

- City/Village Council Candidates
- School Board Candidates
- City/Village Issues
- County Issues
- School Issues

For more information, or to register for this event, contact the Union County Chamber of Commerce.

Scarysville

Saturday, October 28 from 10:00 a.m. - 12:00 p.m.

Children are invited to dress up in their costumes and visit Uptown merchants for candy and other Halloween goodies.

Monster Mash

Living Hope Church will hold its Halloween Festival (in conjunction with Scarysville) at Partners Park on Saturday, October 28 from 11:00 a.m. - 1:00 p.m. This event hosts multiple kid-themed Halloween games and will have free hot dogs, water and hot chocolate.

City Police personnel will be Uptown during the Scarysville and Monster Mash events to try and alleviate any safety concerns citizens may have.

Trick-or-Treat

Tuesday, October 31 from 6:00-8:00 p.m.

The Great Pumpkin Drop

Sunday, November 5 from 1:00-5:00 p.m. at Fire Station 271 (16300 County Home Rd.)

Proceeds from the event will benefit Marysville Blessings in a Backpack.

Veterans Ceremony

The Veterans Remembrance Committee will hold a ceremony honoring veterans on November 5, 2017 at 2:00 pm. This ceremony will be held outside the Union County Court House at the Veterans plaza.

Jeremy Hoyt Reported:

Public Service Department, Maintenance & Operations

City Park Restrooms

Parks & Grounds crews will begin winterizing restrooms this week. The splash pad at Partners Park will also be closing this week.

Engineering Department

Paving Program

The 2017 Paving Program is complete and City Staff is currently performing street ratings in preparation for the 2018 program.

Innovation Park

Waterline is being installed at the Innovation Park and should be wrapped up by the end of the week. Roadway grading and subgrade preparation will occur next week.

Mr. Berbee asked if the sewer and storm-lines are in yet, to which Mr. Hoyt confirmed that they are.

Mr. Berbee also asked about the paving and Mr. Hoyt said his guess is mid-November and definitely prior to Thanksgiving.

Waterline Replacement

We have instructed our waterline replacement contractor to fill in all of their existing water service pits in preparation for the upcoming Halloween festivities.

Mr. Rausch asked if resurfacing will occur after the water is complete, and Mr. Hoyt responded that it will be patchwork for now and they hope Court & 8th Street will be completed prior to the weather turning too cold. 6th Street may need temporary measures taken until it is completed and that there is a meeting set up with the company's Bond Council. Mr. Taylor confirmed that because we are meeting with their Bond Council, we have funds set aside to not leave car-swallowing holes in our roads. Mr. Hoyt explained that their deadline is October 31st and after that, they can be charged \$500/day until the work is complete to which Mr. Taylor indicated he hopes we will hold them to this. Mrs. Richardson stated that she hopes \$500 a day will be incentive to encourage them to do the work. She also extended a thank you to Terry and Mike who went out of their way to hold a meeting to reach out to the residents in Mill Valley regarding the stormwater project, as it was greatly appreciated.

REPORT OF CLERK OF COUNCIL: None

REPORT OF PLANNING COMMISSION AND DESIGN REVIEW BOARD: *Tim Schacht Reported:*

The Planning Commission met on October 2nd and they had one zoning request regarding the northwest corner of SR 38/London Ave and Boerger Rd. This request had been tabled at the September meeting awaiting a traffic study. After seeing the traffic study the, Planning Commission has approved the request to Council. Mayor Rausch asked if the vote was unanimous and Mr. Schacht replied that he believed it was. Mr. Schacht said the Planning Commission had three related items of new business per Design Review Board Standards. These items were DRD1, DRD2 and DRD3 which included new wording to better explain to contractors what natural materials the Board would like to see on buildings. All three items were approved. There was also one discussion item with regards to Uptown Zoning. The Design Review Board met on October 11th. The first agenda item was an application for an exterior plan landscape plan for an existing McDonalds on SR 31 which was approved. The second item was also an exterior plan landscape plan for building improvement for an existing McDonalds on Charles Lane which was also approved. Councilwoman Richardson asked if the McDonalds on Charles Lane was expanding their drive through as well. Mr. Schacht replied that they were as well as both McDonalds were rebranding themselves to have a more modern look. Mrs. Richardson asked if they were keeping their indoor “play-play” and Mr. Schacht stated that they are.

FINANCE COMMITTEE REPORT: *Councilman Berbee Reported:*

Income is ahead of projection, expenses are below projection so this is a positive sign. There were a few recent changes regarding personnel requests by different departments which will be reflected in the tonight’s proposed budget presentation. All in all, the City is in good financial shape.

PUBLIC AFFAIRS REPORT: *Councilwoman Groat Reported:*

The first item before the Committee was to consider a Tree Program in honor of our Bicentennial. So that by 2019 we purchase 200 trees in honor of our 200th year. Although this program is not in a completed state, it was brought before the committee in order to be a part of the budgetary process. This program was Mr. Ream’s idea, Public Affairs loves the idea and Mr. Andrako and Mr. Hoyt will put together this program. The second item was to consider an amendment to the asset purchase agreement which they worked out with the County and the Committee is very comfortable with this.

HEARING OF CITIZENS:

Joe Brzozowski addressed council regarding the condition of the streets and how the sewer covers always seem to be in line with the tire tracks. Because of the wear on the asphalt road, it causes the covers to protrude even more. He asked that we look into pouring concrete around the covers instead of asphalt as he has seen them do in Delaware. Jeremy Hoyt responded that the City will look into this. Kathleen Albanese addressed council as she had been asked to come and speak regarding senior services, specifically urging Marysville citizens to vote yes for the engineering and senior services issue as it is very positive for the community. Ms. Albanese also spoke on behalf of a resident of the Bluebird Community who is requesting a crosswalk from the community to the hospital facilities across the street, as many citizens use wheelchairs and such to cross the street at this location. Mr. Taylor and Mr. Rausch confirmed with Mr. Hoyt that this would be looked into.

Mr. Hoyt spoke to Council regarding two consent items, explaining that both are in relation to the State Route 31 widening project. The first item is to purchase right of ways that are needed in order to construct the widening and the second item deals with temporary construction easements. He is asking that these items be added via consent as ODOT needs this by November 16th in order for the SR 31 project to stay on schedule. Mr. Aslaner asked that an emergency clause be passed in order to meet the deadlines.

Mr. Taylor moved to add both resolutions to the agenda, and the question put, stood:

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

RESOLUTIONS:

One Reading A RESOLUTION OF COMMITMENT TO SUSTAINABLE2050
Only

Administration Comments: Amelia Costanzo with MORPC gave a presentation and asked for Council for their consideration.

Council Comments: Councilman Berbee asked Ms. Costanzo what the application process is, to which she responded they ask for a Resolution of participation and for the appointment of a contact. Councilwoman Richardson stated that this was discussed at the Public Service meeting and the Public Service Director, Mike Andrako has been a part of the team in the past and they discussed him also doing this in the future.

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

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

1st Reading TO AUTHORIZE THE CITY MANAGER TO APPLY FOR AND ENTER INTO AGREEMENTS
Title Only RELATED TO THE AWARD OF OHIO PUBLIC WORKS COMMISSION FUNDING AND
 DECLARING AN EMERGENCY

Administration Comments: Mr. Hoyt explained that this is a request from the Ohio Public Works Commission we received with a short deadline, as we need to finalize the funding packages by October 27th. This is for the West 5th Street improvements project.

Council Comments:

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

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

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

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

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

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

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

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

1st Reading TO AUTHORIZE THE CITY MANAGER TO ENTER INTO REAL ESTATE PURCHASE
Title Only CONTRACTS TO PURCHASE PARCELS OF REAL ESTATE ALONG SR 31 ASSOCIATED WITH
THE SR 31 WIDENING (PHASE 1) PROJECT, WHICH ARE TO BE USED FOR PUBLIC
PURPOSES AND DECLARING AN EMERGENCY

Administration Comments: Jeremy Hoyt stated that the monies for this is already in the 2017 budget and this can be discussed in more detail that tomorrow night's Public Service Meeting.

Council Comments: Mr. Reams asked if the project would be delayed if this legislation does not get passed until the next Council meeting. Mr. Hoyt explained that as long as it passed at the November 13th Council meeting, it would be fine, as they are trying to get everything cleared before Thanksgiving. Mr. Aslaner stated that the negotiation process has begun, but they do not plan to enter into contracts before the next Council meeting.

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

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

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

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

1st Reading TO AUTHORIZE THE CITY MANAGER TO ENTER INTO REAL ESTATE PURCHASE
Title Only CONTRACTS TO PURCHASE CONSTRUCTION EASEMENTS ALONG SR 31 ASSOCIATED
WITH THE SR 31 WIDENING (PHASE 1) PROJECT, WHICH ARE TO BE USED FOR PUBLIC
PURPOSES AND DECLARING AN EMERGENCY

Administration Comments:

Council Comments:

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

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

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

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

ORDINANCES:

1st Reading AN ORDINANCE ADOPTING A CAPITAL BUDGET FOR 2018
Title Only

Administration Comments: Mr. Nahvi explained that this ordinance along with the next three combined are the adoption of the 2018 budget. He extended a thank you to everyone on senior staff, department heads, Mr. Emery for drafting this budget as well as to the Finance Committee for helping to review this current draft.

Council Comments: Mr. Taylor stated it would be good to schedule a budget work session. Mr. Rausch mentioned that the date of November 13th had been mentioned. Council agreed to schedule a budget work session on November 13th at 5:30pm.

1st Reading
Title Only AN ORDINANCE ADOPTING AN OPERATING BUDGET FOR 2018.

Administration Comments:

Council Comments:

1st Reading
Title Only 2018 ANNUAL APPROPRIATION ORDINANCE

Administration Comments:

Council Comments:

1st Reading
Title Only AMENDING ANNUAL COMPENSATION ORDINANCE FOR ALL CITY EMPLOYEES- 2018

Administration Comments:

Council Comments:

1st Reading
Title Only TO AMEND SECTION 400 (PAY POLICIES) AND SECTION 500 (BENEFITS POLICIES) OF THE CITY OF MARYSVILLE POLICIES MANUAL

Administration Comments: Mr. Dostanko let Council know they are welcome to send this to Committee and they can call or email him directly with any questions they may have regarding the recommendations made by the Civil Service Committee.

Council Comments: Councilwoman Richardson suggested that the proposed amendments go before a committee such as Public Affairs or Finance, as there is a lot to review and believes this would benefit all if it went to Committee first; Mrs. Richardson stated that the big question is how these changes and the associated possible cost will affect the budget. The Finance Committee added a Meeting on Thursday, November 9th at 5pm in order to review the suggested changes before the next Council Meeting on November 13th. Mrs. Groat suggested it be a Finance Committee/Special Council meeting so all Council members could attend as well, which was agreed upon.

1st Reading
Title Only TO AMEND ORDINANCE 18-15, RULES AND REGULATIONS OF THE CIVIL SERVICE COMMISSION

Administration Comments: Mr. Dostanko stated that Council may want to take this to the Finance Committee/Special Council meeting as well and that Civil Service Committee Members could attend as well.

Council Comments: It was decided to add this to the Finance Committee/Special Council Meeting agenda as well. Mr. Taylor asked that these two items be placed first on the agenda in consideration of those in attendance. Mr. Berbee stated he would check with Mr. Nahvi and Mr.

Dostanko to see if we can make these the only two items on the agenda and the Finance Committee would still hold their regularly scheduled meeting on November 16th as well.

1st Reading AN ORDINANCE TO APPROVE A ZONING MAP AMENDMENT TO REZONE +/- 68.31 ACRES
Title Only (PARCEL #2900190480030 & 2900190480010) FROM AND EXISTING PLANNED UNIT
 DEVELOPMENT (PUD) TO A PROPOSED NEW PLANNED UNIT DEVELOPMENT (PUD) ON
 PROPERTY LOCATED AT THE NORTHWEST CORNER OF SR 38/LONDON AVENUE AND
 BOERGER ROAD.

Administration Comments: Mr. Flowers told Council that this application has gone through Planning Commission and in October it was recommended to go before Council. This property was originally approved for a PUD in 2009 for a development, which was never completed. Only the assisted living facility from the original PUD was built. This application is similar to the original and is a request for a housing development containing two types of homes. Mr. Flowers gave an overview of the application addressing housing types, elevations, lot sizes, open spaces, amenities, buffering zones and zoning development text. This plan includes a 25ft. preservation zone, providing additional buffering to the adjoining property owners on Boerger Road. Gary Smith, representing the applicant went into further detail explaining the project to Council including items such as the increased amount of open space and preservation of existing trees.

Council Comments: Mr. Taylor stated that he has two things that alarm him regarding this development. The first being that he does not believe the current road structure will handle the proposed load of homes and the second being the trees and buffering zones. Mr. Taylor stated that the applicant addressed his concern regarding the trees and then he specifically spoke with Mr. Hoyt regarding Boerger Road, stating that it would also have an impact on 736, which has issues already. Mr. Taylor stated that 736 is not the applicant's problem, he just believes we need to have something in place to address this concern. Mr. Hoyt stated that the City has the right of way purchased for the 736 realignment and this is something we would look for in the future projects plan that would be taken before the Public Service Committee to make this happen. Mr. Hoyt stated that we have also worked with the applicant's engineer regarding topography to try to cut down the hill on 38 in order to improve sight distance and the cost estimate for that is being worked on internally. Mr. Taylor stated that the limited exits are a concern. Mr. Rausch added that he has a near miss about once a month on Boerger and SR 38; He likes where the Senior Living Center is, but they are the citizens that may have trouble seeing over the hill with a slower reaction time. Mr. Smith stated that the PUD layout should encourage different types of traffic at different times of day due to the target markets. Mrs. Richardson asked if this PUD has on the street parking to which Mr. Smith replied that these are public roads, so parking can be accommodated to the City's standards. Mrs. Richardson stated that we need to make sure we have on street parking as well as access for emergency vehicles. She also asked Mr. Smith, as he is also representation for the applicant who is developing The Enclave, if he sees this housing development as competition for The Enclave and wonders if he sees enough demand. Mr. Smith replied that he sees a tremendous amount of demand. He also said that regarding the competition, he sees the potential buyers as similar buyers, but not necessarily the same and he does not foresee demand nor competition being an issue. Mrs. Richardson asked what the baseline price they are expecting for these homes. Mr. Smith stated that the single family homes would be around \$340,000 and the empty-nester ranch would be around \$300,000. He addressed Councilwoman Richardson's question regarding fences, that they would not permit fences. Mr. Smith also explained that the five foot setback was a specific choice for potential buyers who do not want a lot of outdoor space, as Mrs. Richardson stated that it had seemed tight. Mr. Berbee asked where the City comes in with services, stating that we would obviously be

involved in storm systems and asked if we were going to come in with just one water main and one sewer, and who pays for this cost. Mr. Hoyt responded that the streets are public so they would be treated just like streets in Mill Valley or any other public street and his understanding is that it would be public water and public wastewater. Mr. Seymour stated that the old PUD from 2009 had rerouted Boerger Road thru the PUD for it to connect directly to 736 and wondered if that had been a consideration for this case. Mr. Hoyt said his understanding is that this would increase traffic flow past the empty nester homes which had been decided against. Mr. Flowers also stated the gas line easement has a significant impact on the choice as well.

3rd Reading TO AUTHORIZE THE SALE OF PUBLIC SERVICE ITEMS VALUED OVER \$1,000.00
Title Only

Administration Comments:

Council Comments:

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

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

3rd Reading TO AMEND CHAPTER 142, MUNICIPAL INCOME TAX EFFECTIVE JANUARY 1, 2016, TO
Title Only CONFORM WITH AM. SUB. HB 49 WHICH MADE AMENDMENTS TO CHAPTER 718,
MUNICIPAL INCOME TAXES, OF THE OHIO REVISED CODE

Administration Comments:

Council Comments:

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

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

3rd Reading TO APPROVE A ZONING MAP AMENDMENT TO REZONE +/- 286 ACRES (PARCEL #
Public Hearing 2900300470000, 2900300480000, 2900300560000, 2900300600000, AND
2900300670000) ON WEAVER ROAD FROM LIGHT MANUFACTURING (M-1) TO HEAVY
MANUFACTURING (M-2)

Administration Comments: Mr. Flowers informed Council that after hearing the concerns of citizens and Council, the applicant would like to amend the request to include only parcel numbers 2900300480000 and 2900300560000 which would be only +/- 123 acres. Matthew Cull of Kephart Fisher on behalf of the applicant explained that this change would leave a 1,500 foot buffer between M-1 to M-2 to everything to the northwest. The closest residence to M-2 would then be over 1,000 feet to the property line. Other than this one residence, all other residences would be over 7 football fields away from M-2. Mr. Rausch asked if the resident closest to the M-2 would be the resident selling this property, to which Mr. Cull stated it is not. Mr. Flowers reiterated that it is important to remember that this property is located in our industrial area of town, this is in line with our comprehensive plan and that the applicant has worked with the City and with the comments from the community to compromise.

Council Comments: Mr. Reams asked if the rezoning would create an M-1 island, which was confirmed. Mr. Seymour stated that although it is an island, because it is over 20 acres, he prefers this to rezoning this parcel to M2 as well. Mr. Taylor stated he still has a couple of concerns: A) traffic on Weaver Road and B) future owner/operator of the property. Mr. Cull stated that they have reached out to two engineers and three traffic consultants to provide a quote, which will take some time. They are still looking at three options. Mr. Rausch asked if it was a fair statement to say that if traffic has to go to Weaver Road that the person who would have the most traffic issues would be the gentleman selling the property, which was confirmed. Mr. Victor Thorn addressed Mr. Taylor's concern of who would be the owner/operator, stating that he has signed every contract for the business and he plans to be around. Mrs. Richardson asked Mr. Thorn why they are asking for two parcels to be rezoned as opposed to one. Mr. Cull responded stating that rezoning only one parcel could hamstring the operation.

Citizen Comments: Tony Eufinger stated that his primary concerns are the access and he also wondered if the applicant would be open to a restrictive covenant for just malting on parcel number two (per the map shown). Mr. Taylor responded that the applicant has stated that they are looking into better scenarios for access and that they have already agreed to a restrictive covenant. Mr. Eufinger stated that he is concerned that once it is zoned to M-2 it would be open to any M-2 business.

Mr. Taylor moved to amend the legislation per the applicant's request and the question put, stood:

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

Council Comments: Mr. Seymour stated that mashing is not prohibited in our code, so rezoning this to M-2 would allow mashing unless we revisit our code. Mr. Rausch asked Mr. Aslaner that even if our code in the future, wouldn't they be grandfathered in. Mr. Aslaner stated he would have to research, but no he does not believe so because they are not mashing now.

Citizen Comments: Joe Brzozowski passed out a rendering of a malting facility in Montana which is located on 3.5 acres which was supposedly the first of its' kind in the United States. Larry Ailers stated his concerns with the possible increase of the traffic on Weaver Road and stated that citizens who lived on Chestnut Street should have been involved in this discussion. June Evans asked if these properties on the outskirts that are outside of the City limits would become inside City limits at some point. Mr. Taylor explained that they would have to ask to become a part of the City and he would not endorse that because he is pro-agriculture. Mr. Rausch explained to Ms. Evans how annexation typically occurs. Ms. Evans also expressed her concern regarding the buffer zone. Mr. Cull stated that the proposed use of this property if the rezoning occurs is probably the best chance of most of this property staying farmland. Tricia Cossette expressed concern of being locked in between trains when trying to drive in that area and asked if the proposed use would bring in additional trains. Mr. Rausch explained that because of the rail spur near this location, the goal would be to use the spur which would prevent this issue. She asked if it would bring more trains through town and Mr. Taylor said it shouldn't. Mr. Rausch also told her that there is a limit on how long trains can sit still on the tracks and if they are surpassing the time limit, CSX can be contacted. Robert Lowery stated that he doesn't believe anyone in the room would like having this type of facility in their back yard and he is concerned about his property value. Mr. Rausch explained that his concerns should be taken before the Design Review Board. Mr. Reams addressed the citizens explaining that the City Law Director has instructed that this public hearing is for rezoning questions, rather than specific questions regarding the proposed used of the land. Mr. Taylor stated that the applicant had informed Council that the proposed facility is expected to be in Section 3. He also stated that Mr. Thorn has been more than cooperative in answering questions

he was not required to and dealing with citizens making statements that were out of line. Eddie McClellan stated that he believes the rezoning from M-1 to M-2 should be contingent on the access to the land concerns. Mr. Taylor explained that this will be addressed in the near future and explained why. Mr. McClellan also stated that just because it is zoned industrial, we should keep an open mind to change, so if an industrially zoned area is becoming more residential then it may be beneficial to move away from industrial zoning in that area. Jamie Ruane expressed her concern of the potential uses of the land if it is rezoned to M-1, focusing on the potential chemical hazards of businesses that may come in. She asked Council for reassurance that they have the citizen's best interests at heart. Mr. Taylor explained that the EPA has been contacted in research of the proposed usage and Mr. Rausch explained that the process would not emit toxins as it is a natural product. All Council gave her reassurance that they have the citizen's best interests at heart. Councilwoman Richardson stated that she is concerned about what people are saying. She summed it by stating that Council has a zoning request and they had expressed concern and the applicant came back and asked for a smaller portion to be rezoned. She realizes that the Weaver Road concern is uncertain and she sincerely wished it was more certain. That being said, she has reassurances that everyone is really working together and collaborating, because this applicant is going to be a part of this community. Mrs. Richardson stated that what keeps echoing in her mind is that applicant's statement that this proposed rezoning proposal is the City's best chance at keeping the majority of this land as farmland, and she pleaded with the applicant to please continue to work with Council, staff, and our residents.

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

Mr. Berbee NO; Mr. Taylor YES; Mrs. Groat YES; Mrs. Richardson YES;
Mr. Rausch YES; Mr. Seymour NO; Mr. Reams YES

RECESS: 5 minute recess was given before the Council session reconvened.

3rd Reading TO APPROVE A ZONING MAP AMENDMENT TO REZONE +/- 107 ACRES (PARCELS
Public Hearing 2900031230000, 2900230110000, 29000031220000, 2900031200010, AND
2900230300000) FROM SPECIAL DISTRICT ONE (SD1) TO A PLANNED UNIT
DEVELOPMENT (PUD) ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF
DUNHAM STREET AND COLUMBUS AVENUE FOR A MIXED –USE DEVELOPMENT
(WOODSIDE)

Administration Comments: Jeremy Hoyt explained that after listening to the Council's concern regarding Professional Parkway, the applicant had amended the application showing how they would meet several additional goals. Chad Flowers spoke to Council regarding the need for urban development and how the City needs to meet the housing needs for local employees and young professionals and continue to funnel them into the Uptown. Mrs. Richardson questioned Mr. Flowers asking him if this development would meet that need. She stated that she is concerned the addition of the retail area in this development could mean competition for Uptown. Mr. Flowers responded that this development is about place-making, not about taking away from the heart and soul of Marysville.

Council Comments: Mr. Seymour asked Mr. Hoyt several questions regarding the newly presented offer regarding Professional Parkway and stated that according to this offer, the worst case scenario is that the developer would build half and the City would build half. Mr. Hoyt agreed with this assessment and stated that we would be getting up to a full street that the City would otherwise be paying for entirely. Mr. Seymour stated that he believes this is as good of an agreement as we can get for this development. Mrs. Groat stated that marketing studies are predicting a great increase in

population and very high price points. Eric Phillips stated that with restaurants and amenities, we can compete with Dublin & Delaware if we can keep the young professionals in the area. Mr. Rausch mentioned that it has been estimated that Marysville's population will be 40,000 within 30 years.

Citizen Comments: Katie Crocco stated that Marysville is set to be pulled out of the USDA no-money-down program, so as a realtor, she is going to need temporary housing for clients while they save down payments in order to keep them in the Marysville area. Virginia Golan expressed that Marysville is in need of diverse housing and hopes that Council is open to this. Krystal Westendorf shared that she believes this is an outstanding opportunity for Marysville, as she is a real estate agent, she believes that this would be a way to attract the millennial subculture. Tony Eufinger stated that this would development be an open door to attracting young professionals, who currently live in Columbus and Franklin County. This would be a cheaper option for them and once they have children, prefer single family housing and want a good school district, Marysville would be able to retain their residence.

Mr. Taylor moved to amend the legislation per the applicant's request and the question put, stood:

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

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

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

COMMENTS OF THE CITY MANAGER AND COUNCIL PERSONS AND GENERAL DISCUSSION:

Mayor Rausch expressed his appreciation having a full crowd and stated that he believes that the process worked. He appreciated the citizens coming & expressing their feelings and wants them to know that he wants growth and success for Marysville while keeping the citizen's best interests at heart. There have been some emotional topics discussed and the decorum the residents displayed has been phenomenal.

ADJOURNMENT: There being no further business to come before Council, the session was adjourned at 10:25 p.m.