

CITY COUNCIL MINUTES
July 22, 2019

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

The pledge of allegiance was led by Mayor Rausch.

The invocation was given by Mayor Rausch.

MEMBERS PRESENT: Deborah Groat, Scott Brock, J. R. Rausch, Alan Seymour, Mark Reams, and Henk Berbee. Nevin Taylor excused.

OTHERS PRESENT: *City Manager Terry Emery, Finance Director Justin Nahvi, Law Director Tim Aslaner, Police Chief Floyd Golden, Public Service Director Mike Andrako, City Engineer Jeremy Hoyt, IT Director Aaron Story, Economic Development Eric Phillips, Clerk of Council Rebecca Dible, Journal Tribune Mac Cordell, Trevor Berger, Joe Thomas, Nieca Nowels, Scott Zwiezinski, Josh Bochkor, Tom Wisemiller, Mike Lynch, Jermaine Ferguson, Aaron Carpenter, and Jeff Groat.*

APPROVAL OF MINUTES:

Mr. Berbee moved to approve the July 8, 2019 minutes as presented; affirmative voice vote was unanimous.

ADMINISTRATIVE REPORT:

Mr. Emery reported the following:

Events & Recreation

A Healthy Day in the Park

A Healthy Day in the Park will be held Saturday, August 3 at American Legion Park from 1- 4 pm. Free admission to the pool, free healthy food, and several health and wellness vendors with activities and demonstrations for all ages!

Movie in the Park

Movie in the Park, featuring The Little Mermaid, will be held Saturday, August 3 at the Municipal Pool. Movie starts at dusk.

Mr. Andrako reported the following:

Public Service Department

Aldersgate Playground

P&G workers continue to prep the site for the installation of the Aldersgate Playground. Installation will begin next Monday and should be complete by the end of the week.

Pool Closure

Work is being done on the pool slide and pump today and tomorrow which requires the pool to be closed for these days. We hope to have the work completed and the pool opened by Wednesday.

Uptown Crosswalks

Street crews are working on restoring the brick crosswalks in the Uptown along with performing pavement repairs in preparation for the Bicentennial event. All work will be completed prior to the event taking place.

Mr. Hoyt reported the following:

Construction Updates

- **2019 Paving Program** - approximately half of the milling is complete with the majority of the concrete work being complete. Portions of the SAMI will be installed by the end of the week. At this time, the trail east of Main Street to McCarthy Park is the only paving that is complete.
- **West 5th Street Improvements** - the storm sewer on the north side has been started and curb installation is expected to start within the next two (2) weeks.
- **Columbus Avenue Stormwater Improvements** - the drainage culvert has been installed under the railroad tracks and is connected to the Coleman's Crossing storm sewer. Storm sewer installation towards Columbus Avenue is ongoing.
- **Plum Street** - all utility work will be completed by the end of the week. Concrete curb installation is expected to start this week.
- **Morey Park** - the irrigation is expected to be completed by the end of the week. Grass seed is expected to be planted within the next two (2) weeks.

REPORT OF CLERK OF COUNCIL: Mrs. Dible reported that a liquor transfer request from Marysville Restaurant Inc. to Hui Mei LLC was received in reference to Sakura Asian Bistro located at 465 N. Main Street. A new liquor permit request was received for Mad Dogs and Beer Inc for a new business called Mad Dogs located at 108 S. Main Street. Neither Chief Golden nor Council had objections.

PARKS & RECREATION REPORT: The meeting for July was cancelled due to lack of business.

PLANNING COMMISSION REPORT: None

DESIGN REVIEW BOARD REPORT:

Mr. Lynch reported the following:

OLD BUSINESS

1. **Home Improvement Reimbursement Grant Application:** An application for building improvements located at 515 W. 7th Street in the R-2 (Medium Density Residential) zoning district.
Approved. 5 Yes; 0 No
2. **Exterior Plan/Landscape Plan:** An application for a proposed existing remodel commercial mutli-unit business (Honda Powerhouse MotorSports) located at 770 Coleman's Crossing in a TOC (Traffic Oriented Commercial) zoning district.
Approved. 5 Yes; 0 No
3. **Exterior Plan/Landscape Plan:** An application for a proposed new commercial mutli-unit business (JKH Eastern Enterprises) located at 1180 & 1188 W. 5th Street in a B-1 (Service Business) zoning district.
Approved. 6 Yes; 0 No

NEW BUSINESS

4. **Home Improvement Reimbursement Grant Application:** An application for building improvements located at 1991 Creekview Drive in the R-2 (Medium Density Residential) zoning district.
Approved. 6 Yes; 0 No
5. **Home Improvement Reimbursement Grant Application:** An application for building improvements located at 412 Parkway Drive in the R-1 (Low Density Residential) zoning district.
Approved. 6 Yes; 0 No
6. **Home Improvement Reimbursement Grant Application:** An application for building improvements located at 550 Poppy Lane in the R-2 (Medium Density Residential) zoning district.
Approved. 6 Yes; 0 No
7. **Home Improvement Reimbursement Grant Application:** An application for building improvements located at 1500 Rebecca Drive in the R-2 (Medium Density Residential) zoning district.
Approved. 6 Yes; 0 No
8. **Home Improvement Reimbursement Grant Application:** An application for building improvements located at 1041 Sherwood Avenue in the R-1 (Low Density Residential) zoning district.
Approved. 6 Yes; 0 No
9. **Home Improvement Reimbursement Grant Application:** An application for building improvements located at 211 Todd Court in the R-2 (Medium Density Residential) zoning district.
Approved. 6 Yes; 0 No
10. **Certificate of Appropriateness in the Historic Design Review District:** An application for new facade improvements at 125 S. Main St. in the U-C (Uptown Commercial) zoning district.
Approved. 6 Yes; 0 No
11. **Certificate of Appropriateness in the Historic Design Review District:** An application for new facade improvements at 116 & 120 S. Main St. in the U-C (Uptown Commercial) zoning district.
Approved. 6 Yes; 0 No
12. **Certificate of Appropriateness in the Historic Design Review District:** An application for new facade improvements at 121 1/2 & 123 N. Main St. in the U-C (Uptown Commercial) zoning district.
Approved. 6 Yes; 0 No
13. **Certificate of Appropriateness in the Historic Design Review District:** An application for new signage at 124 N. Main St. in the U-C (Uptown Commercial) zoning district.
Approved. 6 Yes; 0 No

14. Certificate of Appropriateness in the Historic Design Review District: An application for new signage at 327 E 5th St. in the U-C (Uptown Commercial) zoning district.
Approved. 6 Yes; 0 No
15. **Exterior Plan/Landscape Plan:** An application for a new proposed commercial parking lot (Honda Marysville Dealership) located at parcel # 2900230531000 in a SD-1 (Special District One) zoning district.
Approved. 6 Yes; 0 No
16. **Exterior Plan/Landscape Plan:** An application for a proposed new residential multi-family development (Redwood Living) located at 17700 St Rt. 4 in a new proposed Planned Unit Development.
Approved. 6 Yes; 0 No
17. **Exterior Plan/Landscape Plan:** An application for a proposed new commercial business (Friendship Kitchen) located at Cooks Pointe Blvd (Sub Area D2) in a Planned Unit Development.
Approved. 6 Yes; 0 No
18. **Exterior Plan/Landscape Plan:** An application for a proposed new assisted living facility development (Monarch Assisted Living, LLC) located at parcel #2900190930000 London Avenue in a BR (Business-Residential District) zoning district.
Approved. 6 Yes; 0 No

PUBLIC SAFETY/SERVICE REPORT: The agenda items for the July meeting were not discussed due to lack of quorum.

FINANCE COMMITTEE REPORT:

Mr. Taylor reported that of the four agenda items from the meeting, two of the items were before Council as legislation that evening. He also explained the financial status of the City and he and Mr. Nahvi explained the potential impact of House Bill 62.

HEARING OF CITIZENS: None

RESOLUTIONS:

2nd Reading TO ACCEPT THE CITY OF MARYSVILLE IAFF LOCAL 3032 COLLECTIVE BARGAINING
Public Hearing AGREEMENT JULY 1, 2019 – JUNE 30, 2022

Administration Comments:

Council Comments: Mayor Rausch commended Terry Emery, Chief Riley, and Human Resources for their hard work in relation to the CBA, noting that no Fact Finder had been required.

Citizen Comments:

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

Mr. Rausch YES;	Mr. Seymour YES;	Mr. Reams YES;
Mr. Berbee YES;	Mrs. Groat YES;	Mr. Brock YES.

2nd Reading TO IMPLEMENT SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE,
Public Hearing ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT
AREA IN THE CITY OF MARYSVILLE, OHIO, DESIGNATING A HOUSING OFFICER TO
ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT
HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL

Administration Comments:

Council Comments: Mayor Rausch noted that in the legislation, section IV referred to the maximum terms and percentages of the tax exemptions. He noted a matrix would be utilized to determine the appropriate exemption for each situation. Mr. Reams stated he would like to see section IV(A)&(B) of the legislation clarify that residential units could not contain more than two dwelling units.

Citizen Comments:

Mr. Reams moved to amend the legislation as shown in Attachment A, and the question put, stood:

Mr. Seymour YES; Mr. Reams YES; Mr. Berbee YES;
Mrs. Groat YES; Mr. Brock YES; Mr. Rausch YES.

2nd Reading TO IMPLEMENT SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO
Public Hearing REVISED CODE, BY ESTABLISHING AND DESCRIBING THE BOUNDARIES
OF A COMMUNITY REINVESTMENT AREA IN THE CITY OF MARYSVILLE,
OHIO, BY DESIGNATING A HOUSING OFFICER TO ADMINISTER THE
PROGRAM, AND BY CREATING A COMMUNITY REINVESTMENT
HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL

Administration Comments:

Council Comments: Mr. Brock stated that for long term development in the City, this was critical legislation and the long-term benefits outweigh the cost.

Citizen Comments:

Back for third reading, title only on Monday, August 12, 2019.

ORDINANCES:

1st Reading TO AUTHORIZE SUPPLEMENTAL APPROPRIATIONS FOR THE CITY EVENTS &
Title Only RECREATION FUND (FUND 208) FOR AQUATIC EDUCATION PROGRAMMING AND
MODIFY THE 2019 ANNUAL BUDGET

Administration Comments: Mr. Nahvi stated this legislation had been an agenda item at the July Finance Committee meeting and it would modify the budget to properly account for the \$10,000 grant received from ODNR for the new Passport to Kayaking Program which would be targeted at teenagers.

Council Comments: Mr. Berbee commended City staff for applying for grants to benefit citizens.

Back for second reading, public hearing on Monday, August 12, 2019.

1st Reading
Title Only

TO AUTHORIZE SUPPLEMENTAL APPROPRIATIONS TO FUND A SCHOOL RESOURCE OFFICER AND MODIFY THE 2019 ANNUAL BUDGET

Administration Comments: Mr. Nahvi stated this legislation had been an agenda item at the July Finance Committee meeting and it was in reference to the two year agreement regarding the funding of SROs with the schools.

Council Comments: Mr. Reams stated the agreement was reflective of the great partnership between the City and the schools. Mayor Rausch stated the funding of SROs was now back to 50% funding by the City and school respectively. Mr. Brock expressed that the SRO presence was important and it was equally important that the Division of Police have enough presence on the street and the ability to backfill these positions, which the legislation addressed.

Back for second reading, public hearing on Monday, August 12, 2019.

1st Reading
Title Only

TO ACCEPT THE DEDICATION OF THE KEYSTONE CROSSING SUBDIVISION, SECTION 2 PUBLIC INFRASTRUCTURE

Administration Comments: Mr. Hoyt spoke to the typical process of accepting the public infrastructure.

Council Comments:

Back for second reading, public hearing on Monday, August 12, 2019.

2nd Reading
Public Hearing

TO ACCEPT THE CONVEYANCE OF CERTAIN REAL PROPERTY, SITUATED IN THE STATE OF OHIO, COUNTY OF UNION AND CITY OF MARYSVILLE, PARCEL NO. 290005026.0020 AND PARCEL NO. 290005026.0010, WITH INTENDED USE AS A BMX TRACK

Administration Comments: Mr. Andrako asked Council to consider waiving third read to allow construction to begin quickly enough to allow for an abbreviated BMX season in 2019. In response to Mr. Seymour's inquiry, Mr. Andrako explained the typical BMX season was from April to October.

Council Comments: Mr. Reams conveyed enthusiasm regarding the legislation on behalf of the Parks & Commission.

Citizen Comments:

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

Mr. Reams YES; Mr. Berbee YES; Mrs. Groat YES;
Mr. Brock YES; Mr. Rausch YES; Mr. Seymour YES.

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

Mr. Berbee YES; Mrs. Groat YES; Mr. Brock YES;
Mr. Rausch YES; Mr. Seymour YES; Mr. Reams YES.

3rd Reading TO REZONE PARCEL NO. 2900230291170 TOTALING 18.76 ACRES, MORE OR LESS,
Public Hearing FROM SPECIAL DISTRICT ONE (SDI) TO A PLANNED UNIT DEVELOPMENT (PUD) ON
PROPERTY LOCATED ON COLEMAN’S CROSSING BOULEVARD BEHIND MEIJER

Administration Comments: Mr. Emery stated that people wanted more choices; they want all types of building products and the City needed to be in a better position to offer these choices. He stated the City had a workforce need and the importance of attracting a workforce that wanted to work and live in Marysville.

Council Comments: Mr. Reams stated that in light of the high number of multi-family units recently approved by Council, he believed more single family homes were needed and that should be the current focus. Mayor Rausch stated it was important to dually protect the City’s Quality of Life and identity; he believed the City needed places for employees to live for businesses to desire locating in Marysville. Mr. Reams agreed, then stated the location of housing needed to make sense and correlate with the City’s Comprehensive plan. Mr. Seymour summarized, stating the City had been strategically planning & revising codes over the last several years, and the choice before Council was to determine if the legislation encouraged smart growth. Mr. Berbee stated although the City was increasing in population, jobs had not been created, rather people were choosing Marysville as an inexpensive place to live. In response to Mr. Berbee’s comment, Mr. Phillips stated the occurrence could be considered a loss, however in order to be a viable community, sometimes a City had to incur a loss to receive a larger gain. Mr. Emery agreed, stating the City needed products to entice young professionals to come to work & live in Marysville, which required flexibility. Mrs. Groat summarized, stating the applicant completed studies and planned to invest millions of dollars to make a profit; she was confident in the legislation and believed it would be a positive investment for the City. Mr. Nahvi agreed, stating that it made sense for the City from a financial perspective. Mr. Brock stated it was a struggle to determine the appropriate balance; as companies look to relocate, the first thing they look at is available workforce. Mr. Brock agreed it was important to attract young professionals while ensuring the City didn’t blindly approve developments. He further stated the location of the proposed PUD was difficult to market and believed the development made sense. Mr. Reams stated determining the appropriate balance for Marysville was of most importance.

Citizen Comments: Mr. Bochkor stated he remained concerned regarding potential snow pileup around the emergency entrance and reminded Council that not all millennials wanted what the surveys state they want.

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

Mr. Brock YES;	Mr. Rausch YES;	Mr. Seymour YES;
Mr. Reams NO;	Mr. Berbee NO;	Mrs. Groat YES.

COMMENTS OF THE CITY MANAGER, COUNCILMEN, AND GENERAL DISCUSSION:

Mrs. Groat announced the Ward-3 Meeting at the Marysville Public Library, Meeting Room B on Tuesday, August 6th 6:30pm-8pm, to which all citizens were invited. On a personal note, she thanked Jeff Groat for his attendance.

Mr. Brock offered congratulations to his bride of 15 years that day, Jennifer Brock.

Mr. Seymour noted the convenience that the repair group would fix the municipal pool on the two coldest days of the season.

Mr. Berbee announced the age to buy tobacco in Ohio would be increased to 21. He also stated his concern regarding marijuana, noting morals were beginning to erode and stressing the importance of making Marysville a safe community.

Mayor Rausch agreed, stating when a fine for illegally possessing marijuana was less than a fine for illegally parking a car, something was wrong. He then stated the Ohio Municipal League announced 70,000 entities filed to do business in Ohio in 2019 and that the City needed some of these businesses to locate in Innovation Park. He also thanked the Design Review Board for administering the Façade Improvement Grant Program as he saw excellent results uptown.

Mr. Emery stated the next few weeks would be busy and an exciting time for the City including the Bicentennial celebration and the Yorii visitors.

ADJOURN: There being no further business to take before Council, Mr. Brock moved to adjourn at 8:16 p.m.; the voice vote in favor was unanimous.