

RECORD OF PROCEEDINGS
Minutes of Rossford City Council Meeting
Held March 22, 2010

The meeting was called to order by Mayor William Verbosky Jr. and was opened with the Pledge of Allegiance.

ROLL CALL: Richards, Oberdorf, Marquette, Hermes, Scott, and Duricek all present.

APPROVAL OF MINUTES: Approval of regular council meeting minutes of March 8, 2010. Mr. Richards moved and Mr. Oberdorf seconded the motion to approve the minutes. All ayes. Motion carried.

APPROVAL OF AGENDA: Agenda for regular council meeting of March 22, 2010 was presented to council. A Marina committee and Treasurer's report were added to the agenda. Mr. Richards moved and Mr. Duricek seconded the motion to accept the agenda as amended. All ayes. Motion carried.

COMMITTEE REPORTS

Marina committee report from March 15th was presented to council by Mr. Scott (see written report attached). Mr. Hermes asked if it was a statement of fact about the \$100,000/\$35,000 for marina revenue fees. Mr. Scott said he has not yet researched. Mrs. Eckel asked if the committee had any comment on the one month free idea in exchange for a season permit. Mr. Scott said no opinion was expressed but that the discussion would be furthered with Mr. Ciecka and Mr. Jones. Mr. Ciecka asked if anyone knew when the waterlines in the Colony were upgraded. Mr. Richards does not believe any upgrades were done. Mrs. Eckel believes there was a study done for water pressure in the Colony in the 90's.

City Treasurer Michaels submitted a report dated March 22nd for the month of February (see written report attached). Mr. Michaels said that in researching back to 2000 he could find no withdrawals from the marina fund. Mayor Verbosky said it is no secret that income tax revenue is down not only for us but other cities and that until the job situation turns around we will not know how much of a deficit we will have. He said the \$250,000 collected in estate tax in 2009 was a one time thing and way over our usual budgeted amount of \$60,000. Mr. Marquette said he valued the treasurer report and asked how much of a reserve Mr. Michael is recommending and where the money would come from. Mr. Michaels said he would recommend a 3-6 month reserve and the money would come from a current excess in the general fund. Mayor Verbosky said that the April real estate and income tax collection will give us a good idea of how the rest of 2010 goes. Mr. Hermes said he would like the finance committee to look at the reserve idea and will look at in the next finance meeting as well as the duties of the treasurer. He said keeping money in a reserve fund would be nice but that we will be spending that money to cover the projected deficit. Mr. Marquette encouraged the treasurer to attend the finance meetings.

Mr. Richards moved and Mr. Duricek seconded the motion to accept the committee report as given. All ayes. Motion carried.

REPORT OF MAYOR AND/OR ADMINISTRATOR

Mayor Verbosky gave council a copy of a memo that was sent by the Ohio Legislative Service Commission to State Rep. Gardner regarding several casino issues. Mr. Heban has been asked to look at fully and make any recommendations. He also asked Mr. Ciecka to follow-up with Steve Herwatt in Toledo regarding the water and JEDZ issues. He said that ordinances #2010-17 and #2010-18 came out of the planning commission recommendation and pertains to the Whitson property (Lime City Rd. next to Interstate Lanes) and the Stansley property (pond). He told council he attended the Wood County Annual Health Board meeting on the 11th along with our board member Betty Woods and that he has copies of the annual report if anyone wants. He said we are fortunate to have an active health district and that Wood County ranks 8th out of 88 counties in Ohio health wise. Mr. Ciecka has been appointed as an alternate designee to the Board of Health. He asked council members to help man the city booth at the RBA Fair on April 10th.

Mr. Ciecka asked everyone to complete their census. He said he had received a letter on March 12th from the Ohio EPA stating they accepted the city's rationale and that no additional wells will be required at the landfill. He told council that a pamphlet has been mailed regarding the new Waste Management guidelines and that any unused WM yard waste bags from last year will be bought back. He said the marina now has 46 renewals and that the Ohio DNR notified us that our grant request for an extension of the launch ramp by 5 feet has been granted. The Ohio Dept. of Public Safety has awarded a grant to the police department for 3 new in-car computers, the Wood County Economic

Development annual meeting will be held on 3-24 at the Hilton Garden Inn, and that we have received a Parks and Recreation grant from Wood County in the amount of \$11,000 to be used for further exercise stations at Island View Park. Mr. Richards noted that the Home Depot Foundation will provide labor and a grant to reconstruct the concession stand at Vets Park.

CORRESPONDENCE

Council was notified of a letter received from the Division of Liquor Control that all liquor permits expire on June 1 and that if council has any objection to a renewal please notify the clerk and a resolution and police chief statement would have to be sent by May 3rd.

ORDINANCES

#2010 -13 – – AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$906,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PAY COSTS OF ACQUIRING CERTAIN ROADS AND APPURTENANCES AND INTEREST THEREIN FOR PUBLIC USE AS A PART OF THE CITY’S SYSTEM OF PUBLIC STREETS AND DECLARING AN EMERGENCY.

Mr. Richards moved and Mrs. Eckel seconded the motion to read by title only. All ayes. Motion carried. Mr. Hermes moved and Mr. Richards seconded the motion to declare an emergency. All ayes. Motion carried. Mr. Hermes moved and Mr. Richards seconded the motion to adopt. All ayes. Motion carried.

#2010- 14 – AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$205,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE FUNDS TO REDEEM THE OUTSTANDING PRINCIPAL AMOUNT OF THE CITY’S COMMUNITY CENTER CONSTRUCTION BONDS AND DECLARING AN EMERGENCY.

Mr. Duricek moved and Mr. Hermes seconded the motion to read by title only. All ayes. Motion carried. Mr. Hermes moved and Mr. Duricek seconded the motion to declare an emergency. All ayes. Motion carried. Mr. Hermes moved and Mr. Duricek seconded the motion to adopt. All ayes. Motion carried.

#2010 -15 - AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$109,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PAY COSTS OF IMPROVEMENTS TO THE SANITARY SEWER SYSTEM AND DECLARING AN EMERGENCY.

Mr. Duricek moved and Mr. Hermes seconded the motion to read by title only. All ayes. Motion carried. Mr. Hermes moved and Mr. Duricek seconded the motion to declare an emergency. All ayes. Motion carried. Mr. Hermes moved and Mr. Duricek seconded the motion to adopt. All ayes. Motion carried.

#2010-17 – AN ORDINANCE GRANTING A ZONING CHANGE FROM A C-2 CLASSIFICATION TO A PC CLASSIFICATION UNDER CHAPTER 1114 OF THE PLANNING AND ZONING CODE.

Mr. Oberdorf moved and Mr. Richards seconded the motion to read by title only. All ayes. Motion carried. Mayor Verbosky said this and the next ordinance come from the planning commission who have approved. This parcel is a narrow strip of land south of Interstate Lanes and north of the McDonalds. Mr. Marquette said he had read the minutes of the planning commission meeting and he agrees with Mrs. Heban on the need for a gambling restriction on these properties. Mr. Heban said this could be passed contingent to a deed restriction which prohibits gaming. Mr. Duricek thought that existing zoning language would prevent gambling. Mr. Heban said that gambling is allowed under the PC zoning. Mr. Oberdorf said he is concerned with enacting a zoning change without having some ideas of what is going to occur on the property. Mrs. Eckel had a question whether there was a plan for access to the Stansley property from Lime City Rd. Mayor Verbosky said access from the union halls was denied previously and hopefully some access will be obtained through the Whitson property. Mrs. Eckel said that previously we have told the owner to get access and then request a zoning change. She doesn’t want to approve a zoning change that possibly causes more truck traffic on Glenwood Rd. Attorney Lane Williamson who represents both property owners said that at the planning commission meeting they had commented that gambling was not intended for these properties so they have no objection to any language that would prohibit. The intended use of the property is still not known but that a PC classification would cause them to file a site plan to the city for approval when the property sold. The Whitson’s have committed to the Stansley’s to provide them access. Mayor Verbosky asked how long it will take to complete filling in the pond on the Stansley property and was told by Mr. Williamson that it will take 2-3 years and then another year of settling before the soil would be ready to build on. Mr. Marquette asked what use of the property is expected and Mr. Williamson said the idea is for complimentary uses as seen around most interstate interchanges i.e. Whitson property on Findlay is a strip mall center. Mr. Richards thinks most developers in the area have praise for Rossford after working with us for making development possible. He said the Jackson property had a lot more usage detail before the zoning change was agreed to and that he would be more

comfortable knowing what we are accommodating to. Mr. Hermes said that a few months ago an Ironwood resident commented about dumping in the pond of contaminants. Mr. Ciecka said this was investigated by the Wood County Health Department and no evidence was found of any improper waste being dumped. Mr. Scott said he attended the planning commission meeting and that the advantage of classifying as a PC is that when the economy turns better this property can be turned over quicker. He sees no objectionable uses in the zoning code under the PC classification. Mayor Verbosky noted that the code does prohibit any sexually oriented business. Mr. Duricek is concerned with possible effect on the Ironwood residents and what could go on this property such as a truck repair facility. Mayor Verbosky noted our sensitivity to the residents when the Fed Ex site was approved and said we would exhibit the same sensitivity for the Ironwood residents when a site plan came to the city for the Stansley property. Mr. Ciecka said that the site plan required for the Mandell Rd. Fed Ex facility was because it was zoned PC. He encouraged council to look at the PC aspects of the zoning code and how it ensures a quality product. Mrs. Eckel thinks that the PC classification is good for the Whitson property but that we need to take a closer look at the Stansley property. Mayor Verbosky asked council members to review the zoning code and direct any questions to Mr. Ciecka for relaying to Mr. Williamson. Mr. Williamson noted that all property owners in Ironwood and on Glenwood Rd. were notified. This was given a first reading only.

#2010-18 - AN ORDINANCE GRANTING A ZONING CHANGE FROM A R1-C CLASSIFICATION TO A PC CLASSIFICATION UNDER CHAPTER 1114 OF THE PLANNING AND ZONING CODE.

Mr. Hermes moved and Mr. Scott seconded the motion to read by title only. All ayes. Motion carried. This was given a first reading only.

COUNCIL REMARKS

Mr. Duricek said he has had a couple of residents ask him why we got rid of the recycling bags and he explained to them that this was the best solution under the new contract. He said he has talked to Rex Huffman and he is trying to schedule a meeting with him regarding the Visitor and Convention Bureau documentation. He will also be scheduling an economic development meeting to discuss that and a couple of other issues.

Mr. Scott said he is aware that Rex Huffman is working on the bylaws for the Visitors and Convention Bureau and that the steering committee has met and would like to present their findings to the Economic Development Committee.

Mr. Hermes scheduled a finance committee meeting for April 12th at 5:30pm. He said he and his family had dinner at the new Jade Garden restaurant and found it very nice. He said the owner is thinking of doing delivery and wondered if we had an official city map. Mr. Ciecka said he can print a PDF version.

Mr. Oberdorf asked if there was a need for an April Committee of the Whole meeting and seeing none Mr. Richards moved and Mrs. Eckel seconded the motion to dispense with the April Committee of the Whole meeting. All ayes. Motion carried.

AUDIENCE REMARKS

Jeff Appelhans, 177 Hannum Ave. asked if the Stansley property should be fenced in. Mr. Ciecka responded that he believed it is. Mayor Verbosky said this will be checked on.

Mr. Richards moved and Mr. Oberdorf seconded the motion to adjourn. All ayes. Motion carried.

William Verbosky Jr.
Mayor

Robert P. Watrol
Clerk of Council