

RECORD OF PROCEEDINGS
Minutes of Rossford City Council Meeting
Held July 25, 2016

The meeting was called to order by Mayor Neil Mackinnon followed by the Pledge of Allegiance.

ROLL CALL: Staczek, Oberdorf, Marquette, Ruse, Wagner, and Minarcin all present.

APPROVAL OF MINUTES: Minutes of July 11, 2016 regular council meeting were presented to council. Mr. Oberdorf moved and Mr. Staczek seconded the motion to approve the minutes. All ayes. Motion carried.

APPROVAL OF AGENDA: Agenda for regular council meeting of July 25, 2016 was presented to council. Mr. Minarcin moved and Mr. Wagner seconded the motion to table Ordinance #2016-21. All ayes. Motion carried. Mr. Minarcin moved and Mr. Wagner seconded the motion to approve the agenda as amended. All ayes. Motion carried.

COMMITTEE REPORTS

Parks & Recreation committee report from July 11, 2016 was presented by Mr. Oberdorf (see written report).

REPORT OF MAYOR AND/OR ADMINISTRATOR

Mr. Scott said there is a possibility of a Memorial Run in town on October 8th for Karen Schwartz, said the Recreation Center will be closed on August 18th and 19th for the repair of the fire suppression system and that a blood drive will be held on August 13th at the Recreation Center. He said Colony Rd. work continues and now will be closed until September, that work on the Lime City Bridge began on July 18th and will cause that road to be closed for 60 days, and that we are having our engineer review estimates for repairs to Bates Rd. for work to be done next year. A portion of that road is in Rossford and we have been asked to share the cost by the township. He said a new test will be given on August 20th for a public works position and that Medic 30 has been returned to service after 10 months. The Wood County commissioners have requested to hold a town hall meeting at city hall on September 12th from 6:15 to 6:45 pm. just prior to our regular council meeting. RITA collected \$3.6M of income taxes in 2015 at a cost of \$62,764 which is 1.71% of the total collections. They will also be sending a letter to all residents regarding refunds of tax money paid due to the reciprocity ordinance. Mr. Marquette asked what is being done about regular tax payments that are delinquent and was told by Mrs. Freeman that RITA has sent a letter to all delinquents giving them 30 days to make arrangements to satisfy the delinquency. Mr. Staczek asked Mr. Scott to ascertain what section of Bates Rd. repairs is in Rossford.

CORRESPONDENCE

Notice was received from Ohio Division of Liquor Control that application for a new permit by James F. Ferrell has been cancelled and no hearing will be held regarding Rossford's objection.

At this time Mr. Oberdorf moved and Mr. Staczek seconded the motion to excuse Mrs. Eckel. All ayes. Motion carried.

ORDINANCES

#2016 – 30 - AN ORDINANCE AUTHORIZING AMENDING THE CONTRACT WITH MANNICK SMITH GROUP ON THE 2015 STREET PAVING PROGRAM AND DECLARING AN EMERGENCY.

Mr. Staczek moved and Mr. Ruse seconded the motion to read by title only. All ayes. Motion carried. Mr. Scott said this is part of the Crossroads repaving project and is additional engineering expense due to

project being delayed till spring from last fall and for some Mr. Marquette moved and Mr. Minarcin seconded the motion to suspend with the second and third readings. Audience comments were requested and none received. Vote on the motion all ayes. Motion carried. Mr. Marquette moved and Mr. Minarcin seconded the motion to declare an emergency. All ayes. Motion carried. Mr. Marquette moved and Mr. Minarcin seconded the motion to adopt. All ayes. Motion carried.

#2016 – 31 - AN ORDINANCE AUTHORIZING AMENDING THE CONTRACT WITH THE SHELLY COMPANY ON THE 2015 STREET PAVING PROGRAM AND DECLARING AN EMERGENCY.

Mr. Oberdorf moved and Mr. Staczek seconded the motion to read by title only. All ayes. Motion carried. Mr. Scott said this is for the overage on repaving and represents about 6.5% of the total cost namely for additional paving in the intersections and laterals and some additional curbing. This is being paid with TIF funds from the Crossroads. Mr. Oberdorf moved and Mr. Staczek seconded the motion to suspend with the second and third readings. Audience comments were requested and none received. Vote on the motion all ayes. Motion carried. Mr. Oberdorf moved and Mr. Staczek seconded the motion to declare an emergency. All ayes. Motion carried. Mr. Oberdorf moved and Mr. Staczek seconded the motion to adopt. All ayes. Motion carried.

#2016 – 32 - AN ORDINANCE AUTHORIZING THE AMENDMENT OF THE ZONING MAP OF THE CITY OF ROSSFORD AND ADOPTING A NEW ZONING MAP OF THE CITY OF ROSSFORD

Mr. Staczek moved and Mr. Minarcin seconded the motion to read by title only. All ayes. Motion carried. Mayor Mackinnon said this is the property on Lime City Rd. that the city acquired last year through annexation. This ordinance is just to change the zoning and not a vote on a potential truck driving school which will require a site plan approval. Mr. Oberdorf said he would like this to go through three readings. Mr. Wagner said there is a lot of opposition to this and he has concerns about the cost of the infrastructure and who will cover the cost and that we should give this plenty of time for people to voice their concerns. Mr. Ruse would like to see a better copy of the map and Mr. Scott said he will obtain one. Mr. Staczek said he is concerned that once again we are doing spot zoning and also questioned why we jumped over commercial use to light industrial. He said he has a lot of concerns to look at and that we need a master plan for this area. Mr. Heban suggested we invite the developer to the next meeting. Mr. Oberdorf said by passing this we would only be changing the zoning. Mr. Ruse said that if we change the zoning and then someone comes in with a site plan that meets our requirements there is little we can do to deny. He has been a strong proponent of not doing spot zoning for over twenty years. He thinks maybe it's time for a land use study and a traffic study on Lime City Rd. Mayor Mackinnon said we acquired this area not just to grow city acreage but to get development and there is no value in it staying zoned agricultural. Mr. Wagner said we need to look at the return on investment and that investing millions in infrastructure for just 15 employees is not worth it. This was given a first reading only.

#2016 – 33 - AN ORDINANCE AUTHORIZING THE AMENDMENT OF THE ZONING MAP OF THE CITY OF ROSSFORD AND ADOPTING A NEW ZONING MAP OF THE CITY OF ROSSFORD

Mr. Staczek moved and Mr. Wagner seconded the motion to read by title only. All ayes. Motion carried. Mayor Mackinnon said this is the Harmon Business Park development and we did check that the roads can handle truck traffic and that infrastructure needed will come from TIF funds not city funds and if we approve this tonight they can start tomorrow. Mr. Oberdorf said this is a good project and sees no reason to draw it out and that he is more comfortable with this than the previous project. Mr. Wagner said his concern was truck traffic on the Parkway but he has been advised by Mr. Ruse it can handle truck traffic. Mr. Ruse said he concurs with the development but he cannot support making a zoning change on the first reading. Mr. Oberdorf asked him what concerns he has and Mr. Ruse said he wants to see how this zoning change would tie into other uses out there, how it compares to the zoning around it, and we need to allow time for public comment. Mayor Mackinnon said they have five companies ready to start construction. Mr. Ruse asked what infrastructure is coming out of TIF funds and what we have agreed to pay for. Mayor Mackinnon said tap fees, roads, utilities. Mr. Ruse asked what the developer has agreed to pay for. Mr. Marquette asked if this is the same thing we did for Bass Pro and Mr. Heban said yes and that the

preliminary plan calls for two roads and a development agreement that council would have to approve and they have asked for TIF funds to be used for infrastructure. Mr. Wagner asked if street lighting was asked for and Mayor Mackinnon said not that he is aware of but he would have no problem with this. Mr. Wagner asked what they could do now and Mr. Heban said they could still submit a site plan to the planning commission for approval. Mr. Ruse said it is his principle not to change zoning on the first reading. Mr. Oberdorf said he has mixed feelings on this but that if a council person wants time for consideration we should do so. Mr. Minarcin asked if we have passed zoning changes on the first reading previously and Mr. Oberdorf said he can't answer that. Mr. Heban said he can't remember either. Mr. Staczek said he understands both sides. Mr. Ruse said he is not asking council to extend this, he supports the development but he is just saying he will not vote for a zoning change on the first reading. Mr. Oberdorf suggested we give Mr. Ruse time on this. Mr. Marquette said he thinks this project is different than the last and we change zoning all the time and that we will have other things on this project to vote on later. He looks at this as a sign of good faith. Mr. Marquette moved and Mr. Minarcin seconded the motion to suspend with the second and third reading. Audience comments were requested and Bob Densic, 107 Birch Dr. said that the suspension of the second and third reading should be used only for items of an extraordinary nature and that this deserves time for input and comments. Mayor Mackinnon said the Harmon Group is top notch in economic development in 18 states and that they made an honest and upfront commitment to Rossford and that it is not right to delay a \$75M industrial park. Vote on the motion was Marquette, Oberdorf, Staczek, Minarcin aye and Wagner and Ruse nay. Motion fails 2-4 as five votes are needed to suspend with second and third reading. This was given a first reading only.

RESOLUTIONS

#2016 – 20 - A RESOLUTION TO APPROVE THE MAYOR’S RE-APPOINTMENT OF JOSEPH E. MINARCIN, JR. TO THE ROSSFORD, OHIO TRANSPORTATION IMPROVEMENT DISTRICT; AND DECLARING AN EMERGENCY

Mr. Oberdorf moved and Mr. Staczek seconded the motion to read by title only. All ayes. Motion carried. Mr. Marquette moved and Mr. Oberdorf seconded the motion to suspend with the second and third readings. Audience comments were requested and none received. Vote on the motion all ayes. Motion carried. Mr. Marquette moved and Mr. Oberdorf seconded the motion to declare an emergency. All ayes. Motion carried. Mr. Marquette moved and Mr. Oberdorf seconded the motion to adopt. All ayes. Motion carried.

#2016 -22 - A RESOLUTION TO APPROVE THE MAYOR’S RE-APPOINTMENT OF ROBERT WATROL TO THE ROSSFORD, OHIO TRANSPORTATION IMPROVEMENT DISTRICT; AND DECLARING AN EMERGENCY

Mr. Oberdorf moved and Mr. Staczek seconded the motion to read by title only. All ayes. Motion carried. Mr. Oberdorf moved and Mr. Staczek seconded the motion to suspend with the second and third readings. Audience comments were requested and none received. Vote on the motion all ayes. Motion carried. Mr. Oberdorf moved and Mr. Staczek seconded the motion to declare an emergency. All ayes. Motion carried. Mr. Oberdorf moved and Mr. Staczek seconded the motion to adopt. All ayes. Motion carried.

COUNCIL REMARKS

Mr. Staczek asked if council was going to hold only one meeting in August as allowed by charter. Mr. Oberdorf in the past we did only have one meeting in the summer months. Mr. Marquette said he thinks we need to hold the first meeting in August as in the past there usually was very little on the agenda but with these zoning changes we need to meet.

Mr. Staczek moved and Mr. Oberdorf seconded the motion to cancel the August 8th regular council meeting. Vote on the motion was Staczek and Oberdorf aye, Marquette, Ruse, Wagner, and Minarcin no. Motion fails 2-4.

Mr. Marquette said that we need a better sound and audio/visual system in council chambers. Mr. Scott said he has looked at putting TV screens in the room but it is a costly project that we may look at for next year's budget. Mr. Staczek suggested this be referred to the Technology committee.

Mr. Ruse said he understands that the Harmon project in the Crossroads is an important project but that nothing prevents them from bringing a site plan before the Planning Commission even with the zoning change not approved yet.

AUDIENCE REMARKS

Phil Cramer, 29219 Lime City Rd. spoke of his concerns regarding the proposed zoning change on Lime City Rd. He said the road itself is substandard being only nine feet wide from the center line and having a 12 ton weight limit and would require millions of dollars in improvement. He said there are no water lines out here and everyone is on wells. He also said that road is a major artery for police, fire, and school buses and it is not a good idea to mix school bus traffic with truck training. This plan would only benefit a couple of property owners at the expense of the community. He said it would have a negative impact on property values and if approved they would want sound barriers like were done for Fed Ex. He said he is not in approval of putting safety at risk so that a truck training company can have I75 exposure. Wendell Charles, 103 Cove Lane, said he looked at the Ohio Open Checkbook site and it shows some Rossford checks paid to an unknown recipient. Mrs. Freeman will check this out. Bob Densic, 107 Birch Drive, asked several questions regarding the tax reciprocity issue such as the refund being sent, has money collected by RITA been deposited to the city, and whether we can know who paid. He said the goal is to have the refunds sent automatically without having to be requested by the taxpayer. Mr. Scott said legal is still researching the refund question and Mrs. Freeman said money has been deposited to the city but is not encumbered and that who paid is not public information as it is a tax return.

Mr. Wagner moved and Mr. Minarcin seconded the motion to adjourn. All ayes. Motion carried.

*Neil Mackinnon
Mayor*

*Robert P. Watrol
Clerk of Council*