

RECORD OF PROCEEDINGS
Minutes of Rossford City Council Meeting
Held December 11, 2017

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

ROLL CALL: Staczek, Oberdorf, Eckel, Marquette, Ruse, Heban, and Densic all present.

APPROVAL OF MINUTES: Minutes of November 27, 2017 regular council meeting were presented to council. Mr. Oberdorf moved and Mr. Staczek seconded the motion to approve the minutes. All ayes except Mr. Densic who abstained. Motion carried 6-0. Minutes of December 4, 2017 organizational council meeting were presented to council. Mr. Densic moved and Mr. Oberdorf seconded the motion to approve the minutes. All ayes. Motion carried.

APPROVAL OF AGENDA: Agenda for regular council meeting of December 11, 2017 was presented to council. Mr. Densic moved and Mr. Heban seconded the motion to accept the agenda. Motion carried.

COMMITTEE REPORTS

Mr. Oberdorf presented the Recreation committee report from November 13th (see written report). Mrs. Freeman noted the correction for the Rudolph Run from 9:00pm to 9:00am. Mr. Ruse presented the Finance & Insurance committee report from November 27th (see written report).

REPORT OF MAYOR AND/OR ADMINISTRATOR

Mr. Scott reported the following: the tenth anniversary Rudolph Run 5K is scheduled for December 16th, the rooftop HVAC unit will be installed next week at the rec center, and that motion sensors have been installed in the gym to reduce energy cost and manpower. He said leaf pickup will end this Friday, street sweeping is ongoing, and that the new brine dispenser unit is working very well. The police department reports that the firing range work is on schedule and that testing is taking place to hire one new full time officer. Mrs. Freeman said the November financial statements are in council's mailbox and that the November expense being higher than revenue is due to a timing issue and that revenue is actually \$3000 over expenses this year.

Mayor Mackinnon said he had taken part in the live fire drill of the abandoned residence on Glenwood Rd. and said he came away very impressed with our fire department and that we are in good hands. He then invited Mark Zuchowski, our city zoning inspector to talk about zoning and the annexation piece of property that had the zoning request turned down at the last meeting. Mr. Zuchowski said he was surprised by the no vote against the recommendation of the planning commission saying we have a great planning commission with highly skilled members and that going back in history will explain the importance of manufacturing to Rossford, that the end of reciprocation in 1976 by Toledo benefited Rossford based on our manufacturing jobs, our city is still being financed by payroll income tax not property tax, he explained the map and said the proposed property for the zoning change is sandwiched between industrial parcels and that the only way for the city to improve its finances is to add manufacturing and that we just can't leave

this as farmland. Mr. Zuchowski said empty farmland is not a good use and is a burden on the city as is multi-family. Dallas Paul of NAI Harmon said this is a great opportunity for the city to lay the foundation to be the economic driver in NW Ohio for the next twenty years and that there is no asset in the community greater than I75 and the Ohio Turnpike. He said we need to take advantage of the 157,000 cars a day on I75 and probably twice that number on the turnpike and the large amount of vacant land we have, probably the largest amount in Ohio, and that while residential is important but you need a plan for jobs and infrastructure to support and this is an opportunity to expand our industrial/commercial base and that we need jobs before residential will come. Mr. Ruse said a year ago he complained that we did not see a map attached to an ordinance and for this ordinance we did not see a map until tonight. He said we have been waiting for over a year to initiate a land use plan, now we will have an elementary school out there along with a mega church and now we want to put an industrial location into the equation. We have heard mixed messages and conflicting statements over the last year and until he sees a clear direction he sees no reason to reconsider. Mayor Mackinnon said the city is run on taxes and that residential developers are not coming here and won't put a residential development in the middle of an industrial area and that we need jobs. Mr. Oberdorf said Mr. Ruse made some valid points but he thinks if the map had been provided prior to the vote on the original ordinance it might have made a difference. He too would like to see an overall plan but he sees no value to leaving this agricultural and that this is an opportunity to generate jobs and revenue. He said our citizens don't want to be taxed anymore and that he voted against this zoning change originally because he was not privy to the information presented tonight. His primary concern is to make a decision for the benefit of Rossford. Mr. Marquette said once we zone this industrial we will lose control and asked if the owners have a party interested in this land and was told yes. He too said there is information available now that was not available at the last meeting. Mrs. Eckel said just because you may have an industrial neighbor that is not necessarily bad as in her experience most pay attention to what is around them. Mayor Mackinnon asked Mr. Paul if a developer would look at this site with the existing zoning and was told no and that the way to handle residential neighbors is with setbacks, mounding, landscaping etc. Mr. Marquette said the biggest elephant in the room is Lime City Rd. and it is irresponsible to rezone without improving that road. Mayor Mackinnon said we have control of that and that we can force road improvements by the developer but it will never get improved with the way things are now. Mr. Staczek said he agrees with Mr. Ruse and others – where is the plan, what jobs would come, what do they pay what kind of industry. He also complained about members of the planning commission and the zoning board campaigning on this issue. He said we will have to invest millions in road and infrastructure and that while he respects the planning commission and Mr. Zuchowski he has a problem with this maneuver that is happening tonight.

Mrs. Eckel said our residents have told us by their votes no more taxes and thus our help will come from industry bringing more jobs and while we don't know what kind of jobs we need these new jobs, that companies want sites that are zoned properly already, and that the planning commission studied this and she is a little disgusted that we say there is no plan and defended their right to lobby for this. Mayor Mackinnon said this is one site already surrounded by properties zoned commercial and industrial and cited our track record over the last six years in bringing new things in i.e. IPS, business park, Project RED.

Mr. Oberdorf moved and Mrs. Eckel seconded the motion to reconsider Ordinance #2017-67. Mr. Densic said the city code is silent on a motion to reconsider but that Robert's Rules clearly states that motion to reconsider must occur in the original session or the next concurrent session and that the motion to reconsider is invalid. He said the proper process is for the petitioner to go back to the planning commission and start over again. Mr. Heban disagreed citing municipal code 111.08 that a motion to reconsider can be made no later than the next regular meeting and that the organizational meeting is not a regular meeting. Mr. Heban said because this was a planning commission recommendation that only three council members need to vote to reconsider and a super majority will be needed to override the planning commission. Vote on the motion to reconsider Ordinance #2017-67 was Oberdorf, Eckel, Marquette, and Heban aye. Ruse, Densic, and Staczek nay. Motion passes. The ordinance will be on the next meeting agenda as a third reading.

CORRESPONDENCE

None

ORDINANCES

#2017-68 - AN ORDINANCE TO AMEND THE CODIFIED ORDINANCES OF THE CITY OF ROSSFORD AND TO ADOPT UPDATES TO SECTION 194 INCOME TAXES OF THE ROSSFORD MUNICIPIAL CODE FOR TAX YEAR 2018 AND THEREAFTER, AND DECLARING AN EMERGENCY. THIRD READING

Mr. Oberdorf moved and Mr. Ruse seconded the motion to read by title only. All ayes. Motion carried.

Mr. Ruse moved and Mr. Heban seconded the motion to adopt. All ayes. Motion carried.

#2017-72 - AN ORDINANCE AUTHORIZING THE AMENDMENT OF ROSSFORD MUNICIPAL CODE SECTION 925.04(a) RULES AND REGULATION OF THE ROSSFORD MARINA. SECOND READING

Mr. Oberdorf moved and Mr. Ruse seconded the motion to read by title only. All ayes. Motion carried.

This was given a second reading only.

#2017 – 75 - AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A STORM WATER UTILITY PROGRAM FOR THE CITY OF ROSSFORD AND ENACTING A NEW CHAPTER 935, STORM WATER UTILITY PROGRAM, OF THE ROSSFORD MUNICIPAL CODE, AND DECLARING AN EMERGENCY. SECOND READING

Mr. Densic moved and Mr. Heban seconded the motion to read by title only. All ayes. Motion carried.

Mr. Scott said this should go three readings as still being reviewed. This was given a second reading only.

#2017 – 76 - AN ORDINANCE AUTHORIZING THE CITY OF ROSSFORD TO EXECUTE AN LPA FEDERAL LOCAL-LET PROJECT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE SR-65 RESURFACING PROJECT AND DECLARING AN EMERGENCY. FIRST READING

Mr. Oberdorf moved and Mr. Densic seconded the motion to read by title only. All ayes. Motion carried.

Mr. Scott said this legislation had come up before and Mr. Ruse had correctly noted we were not eligible for a local let. Mr. Scott said he has taken the classes and has one more class to complete. Mr. Ruse recommended this be given at least one more reading as will be reviewed at next public works committee meeting. This was given a first reading only.

RESOLUTIONS

#2017-25 - A RESOLUTION ACCEPTING A PROPOSAL FROM O'BRIEN ARCHITECTS FOR PROFESSIONAL PLANNING SERVICES FOR THE CITY OF ROSSFORD SUBJECT TO AN AGREEMENT AS TO THE COSTS FOR SUCH SERVICES, AND DECLARING AN EMERGENCY. FIRST READING

Mr. Oberdorf moved and Mr. Heban seconded the motion to read by title only. All ayes. Motion carried. Mayor Mackinnon said O'Brien was one of three firms to respond to our RFQ and the consensus of the committee put together was to hire them. They plan on using a local firm as a partner (Poggemeyer). Mr. Marquette asked what we are looking at them to do and was told a master plan. Mr. Ruse said we will need a complimentary ordinance for an appropriation for this. Mrs. Eckel asked who picked the local partner and was told they did. This was given a first reading only.

COUNCIL REMARKS

Mr. Staczek thanked Chief Drouard and the fire department for their response to his own medical emergency but said the department will need our attention and help in the future citing as an example the water rescue this morning in which our 1976 water rescue boat failed and had to be towed in along with the victim saying that is despicable.

Mr. Oberdorf thanked Mr. Heban for his help and advice during today's meeting.

Mr. Ruse reminded everyone that the next regular council meeting will be Wednesday, December 27th at 6:00pm and said he would like to schedule a public works meeting before that date.

Mr. Densic said he respects the concerns of the citizens regarding the zoning change and said he respectfully disagrees with Mr. Heban on allowing the motion to reconsider despite his respect for him and that this was ruled on once and that there is way to work on this that will satisfy the need for development and the citizens and the place to start is again with the planning commission.

AUDIENCE REMARKS

Sharon Belkofer, 9229 Mandell Rd. Perrysburg, OH said there is still a considerable amount of disbelief that the city is concerned about the township, reminded Dallas Paul that the Arrowhead Park development is not anywhere near residential areas, said she disagrees that there is no interest in residential development in the area requesting rezoning saying that developers had been waiting for the school issue to be resolved, said there are residential homes all around the land already zoned industrial, that there are better tracts of land already shovel ready with better access and that this is not the best option for this land as well as being detrimental to the residential neighbors, that the only reason this was brought to Rossford because Perrysburg Township had turned them down and that the owners are only interested in maximizing the value of the land. She also disagrees with Mr. Zuchowski regarding how good the barrier is between residences and the Fed Ex parcel. She also said agricultural land is still valuable.

Mark Hamen, 746 Creekside Dr. said this sounds like a patchwork approach and that there is no long term plan. He said that planned residential housing needs to be considered and that a fifty year plan needs to be developed.

Phil Cramer, 29219 Lime City Rd. thanked Mr. Ruse, Staczek, and Densic for their comments along with Mrs. Belkofer. He said some residences will lose their front yards by eminent domain if this rezoning takes place and cited possible drainage and infrastructure problems. He also noted the light pollution that takes place due to Fed Ex. Mr. Ruse disagreed with the statement

regarding light pollution saying he personally did the light study before and after Fed Ex, that there is less now than before and that the right developer will try to make the property amenable. Judy Davenport, 304 Eagle Point Rd. said she wished the map was available to be seen on the screens.

Don Belkofer, 9229 Mandell Rd. said the mound put in by Fed Ex does not stop the light from shining in his backyard and that part of the property has not been maintained but he does not know who owns it.

Amy Marshalko, 28015 Lime City Rd., said she agrees with Mr. Marquette that once this property is rezoned the city will lose control over what goes in. She noted as an example the dome behind the house on Deimling Rd. and said the city needs a plan.

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

Neil A. MacKinnon III
Mayor

Robert P. Watrol
Clerk of Council