

RECORD OF PROCEEDINGS

Minutes of

CITY OF BOWLING GREEN CITY COUNCIL

Meeting

OPTIONAL BLANK PAGE, FORM NO. 13146

Held

MONDAY, APRIL 20, 2015

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The regular meeting of the Bowling Green City Council, held in the Council Chamber, 304 North Church Street, Bowling Green, Ohio was called to order at 7:10 p.m. by Council President Aspacher. The meeting began with the Pledge of Allegiance.

On roll call, Council Members Aspacher, Gavarone, Jeffers, McOmber, Rowland and Zanfardino responded. Council Member Gordon was not present. Also present were Mayor Richard Edwards, Municipal Administrator John Fawcett, City Attorney Michael Marsh, Public Works Director Brian Craft, Planning Director Heather Saylor, and Interim Parks and Recreation Director Robert Callecod. Utilities Director Brian O'Connell was not present.

Council Member Rowland moved, Jeffers seconded, to approve the minutes of the regular meeting held April 6, 2015 as distributed. Council President Aspacher declared motion carried.

CORRESPONDENCE

Clerk Kay Scherreik noted that a listing of budget transfers for the month of April was received from Finance Director Brian Bushong and distributed to Council prior to the meeting for approval. Council Member McOmber moved, Zanfardino seconded, to approve the transfers as presented. On unanimous voice vote, Council President Aspacher declared motion carried. A copy of the transfers is attached and made a part of these minutes.

Clerk noted for the record that copies of the Budget Summary Report for the month of March 2015 was distributed to Council prior to this evening's meeting.

OFFICIAL REPORTS

Mayor Dick Edwards announced that Police Chief Brad Conner is back on duty after a leave of absence. Mayor Edwards thanked interim chief Tony Hetrick for his service in Chief Conner's absence.

Mayor Edwards presented an honorary citation to Mark Bowlus who is the founder of the BiG Fab Lab currently occupying approximately 16,000 square feet at the Woodland Mall. Mayor Edwards indicated that the BiG Fab Lab is an open-access 24/7 workshop that will serve people in the Northwest Ohio region providing the equipment, classes, private storage and studio space and personal assistance to a membership community that allows them to prototype and develop any idea they can imagine. BiG Fab Lab is targeting people, schools, and businesses who have an interest in hands-on skills in a variety of crafting, design, manufacturing areas, and business incubation. Retail space is also available so that members can test market and sell their creations!

Mayor Edwards noted that he had the opportunity to participate in the annual Dance Marathon at the University which benefits Children's Miracle Network. Funds raised this year amounted to \$341,480.

Mayor Edwards announced that Arbor Day will be observed this coming Friday at 1:30 p.m. at St. Aloysius. He also noted that the annual Tree City USA conference will be held in Toledo next week.

Mayor Edwards reported that he is continuing to work on putting together a task force to work with Council's Public Lands and Buildings Committee on use of the green space. He hopes to have that task force in place by the next Council meeting.

Municipal Administrator John Fawcett reported that the City is currently conducting a study concerning fair housing. The study, known as the "Analysis of Impediments to Fair Housing Choice (AI)," is required by the U.S. Department of Housing and Urban Development (HUD) as a condition for receiving federal housing and

community development funds. The goals of the study are to identify whether barriers to fair housing choice exist in the City of Bowling Green in the rental and real estate markets and the mortgage lending, insurance, and appraisal industries. Further, the study examines private and public policies and practices that may intentionally or inadvertently lead to housing discrimination. People living inside the Bowling Green city limits are being asked to take part in this survey.

Fawcett reminded Council Members of the State of the City is being held on Thursday, at 7:30 a.m. at the Wood County Library and invited interested citizens to attend as well.

Planning Director Heather Saylor reported that the City is currently running 25% ahead of 2014 in the issuance of construction permits. She also noted that there have been eleven single family housing starts in 2015 versus three in 2014.

Interim Parks and Recreation Director Robert Callecod reported that a fundraising event for improvements at the Wintergarden/St. John's Woods nature center will be held at Stone's Throw on April 29. Fifteen percent of the total proceeds from that day will be donated to the campaign. Callecod also noted that a dedication of the Black Swamp Preserve will be held Wednesday, April 22, at 11:30 a.m.

City Attorney Michael Marsh had no report.

Utilities Director Brian O'Connell was not present.

Public Works Director Brian Craft updated Council on current roadway projects and noted that a preconstruction meeting will be held for the 2014 paving program with the contractor, Shelly Company.

NEW LEGISLATION

The following new legislation was recommended by the Administration and presented to Council for introduction:

Council Member McOmber, for the Finance Committee, introduced an ordinance providing supplemental appropriations for the current expenses and other expenditures of the City of Bowling Green, Ohio, during the fiscal year beginning January 1, 2015 and ending December 31, 2015.

Council Member McOmber, for the Finance Committee, introduced an ordinance authorizing the Municipal Administrator to sell and/or otherwise dispose of a Fire Division vehicle & miscellaneous equipment not needed for municipal purposes.

Council Member Aspacher, for the Public Utilities Committee, introduced an ordinance authorizing the Utilities Director to approve and execute short-term power purchases and sales with American Municipal Power, Inc.; and execute the "Energy Purchase Power Supply Schedule" to the Master Service Agreement with American Municipal Power, Inc. for medium-term power purchases for a term not to exceed five years for the Water Treatment Plant and Wastewater Treatment Plant.

Council Member Aspacher, for the Public Utilities Committee, introduced an ordinance authorizing the Utilities Director to advertise for bids and enter into a contract or contracts for lime sludge disposal services for the Water Treatment Plant.

COUNCIL COMMITTEE REPORTS

Council Member Jeffers reported that the Planning, Zoning and Economic Development Committee held public hearings prior to this evening's meeting to discuss three ordinances which will be voted upon later in the meeting.

LOBBY VISITATIONS

Barbara Ruland, Executive Director Downtown Bowling Green reported that the 23rd Annual Art Walk will be held this Saturday from 10 a.m. till 5 p.m. in the downtown area. She also noted that May 12-14 there will be a "Plant the Downtown" event held to beautify the downtown area for the upcoming summer season.

Loren Phillips, 324 S. Grove Street, addressed Council regarding invoices he received for snow removal at his property. Mr. Phillips felt the amount of snow was too small to warrant removal by the City's contractor. He noted that he fully supports the City keeping the sidewalks clean, but felt that there needed to be some common sense applied.

Council President Aspacher responded that he has heard similar complaints from other residents and encouraged Mr. Phillips to continue to communicate with the City as the City is doing its best to protect public safety.

David Love, 312 Pearl Street, addressed Council regarding proposed Ordinance #8412 which changes the building height in the B-5 zoning district from 25 feet to 35 feet. Love suggested that with the number of people speaking out on the issue that Council postpone the vote in order to gain more public input on the subject.

Margaret Montague, 211 Willowood, thanked Council Members Aspacher and Gavarone for holding the ward meeting last week and providing citizens with the opportunity to discuss pertinent issues.

Jan Veitch, 115 Williams, read a letter she previously shared at the Planning Commission regarding the proposed change to the building height in the B-5 zoning district noting that she agrees with a possible change to 30 feet rather than the proposed 35 feet, and indicated that the height of a B-5 building should intrude on a residential property as little as possible.

READING OF LEGISLATION

Clerk read Ordinance #8416 providing supplemental appropriations for the current expenses and other expenditures of the City of Bowling Green, Ohio, during the fiscal year beginning January 1, 2015 and ending December 31, 2015, for first reading.

Council Member McOmber moved, Gavarone seconded, to suspend the rules and give Ordinance #8416 its second and third reading. On roll call vote, Council Members Gavarone, Jeffers, McOmber, Rowland, Zanfardino, and Aspacher voted yes. Council President Aspacher declared motion carried, and rules suspended.

Clerk read Ordinance #8416 for second and third reading by number and title only.

Council Member McOmber moved, Rowland seconded, to adopt Ordinance #8416. On roll call vote, Council Members Jeffers, McOmber, Rowland, Zanfardino, Aspacher, and Gavarone voted yes. Council President Aspacher declared motion carried, and Ordinance #8416 adopted.

Clerk read Ordinance #8417 authorizing the Municipal Administrator to sell and/or otherwise dispose of a Fire Division vehicle & miscellaneous equipment not needed for municipal purposes, for first reading.

Clerk read Ordinance #8418 authorizing the Utilities Director to approve and execute short-term power purchases and sales with American Municipal Power, Inc.; and execute the "Energy Purchase Power Supply Schedule" to the Master Service Agreement with American Municipal Power, Inc. for medium-term power purchases for a term not to exceed five years for the Water Treatment Plant and Wastewater Treatment Plant, for first reading.

Clerk read Ordinance #8419 authorizing the Utilities Director to advertise for bids and enter into a contract or contracts for lime sludge disposal services for the Water Treatment Plant, for first reading.

Clerk read Ordinance #8413 amending the Zoning District Map of the City of Bowling Green, Ohio, for the approximately 8.41 acres of land located on South Main Street from B-2 General Commercial and M-1 Light Industrial to R-3 Multiple Family Residential, Moderate Density zoning classification, for second reading.

Clerk read Ordinance #8415 authorizing the Utilities Director to enter into a wholesale water supply contract with the City of Waterville.

Clerk read Ordinance #8410 establishing interim zoning of A-1 Agricultural for approximately 0.86 acres of land located at 14099 Mitchell Road, recently annexed as petitioned for by Douglas and Joyce Hinesman, for third reading.

Council Member Jeffers moved, Zanfardino seconded, to adopt Ordinance #8410. On roll call vote, Council Members McOmber, Rowland, Zanfardino, Aspacher, Gavarone, and Jeffers voted yes. Council President Aspacher declared motion carried, and Ordinance #8410 adopted.

Clerk read Ordinance #8411 amending the Zoning District Map of the City of Bowling Green, Ohio, for the properties generally known as 518-522 East Wooster Street from B-2 General Commercial to B-5 Transitional Central Business District zoning, for third reading.

Council Member Jeffers moved, McOmber seconded, to adopt Ordinance #8411. On roll call vote, Council Members Rowland, Zanfardino, Aspacher, Gavarone, Jeffers, and McOmber voted yes. Council President Aspacher declared motion carried, and Ordinance #8411 adopted.

Clerk read Ordinance #8412 amending and adopting Section 150.16 of the Codified Ordinances of the City of Bowling Green, Ohio, changing the maximum building height in the B-5 zoning classification from 25 feet to 35 feet, for third reading.

Council Member Jeffers moved, Rowland seconded, to amend Ordinance #8412 by substitution to change the proposed 35 feet maximum to 30 feet maximum building height in the B-5 zoning classification.

Council Member McOmber commented that he is in favor of the amendment and felt that citizens made articulate arguments in the public hearing that there is a need for some flexibility to raise the height requirements in this zoning classification but feels that 35 feet is too high.

Council Member Zanfardino agreed with Council Member McOmber that 30 feet is a good compromise and would allow a developer to add some sort of a pitched roof if the design called for that.

Council Member Gavarone asked Planning Director Heather Saylor if she thought that 30 feet would be sufficient to satisfy the wishes of developers in the B-5 district. Saylor responded that while she is not an expert in the construction of buildings, she felt that any flexibility that could be offered for architecture would be helpful.

Council Member Rowland indicated that she supports the amendment for 30 feet and noted that if there is a developer that feels they need to exceed the 30 foot maximum, they can always file for a variance with the Zoning Board of Appeals.

On roll call vote, Council Members Zanfardino, Aspacher, Gavarone, Jeffers, McOmber, and Rowland voted yes. Council President Aspacher declared motion carried, and Ordinance #8412 amended by substitution.

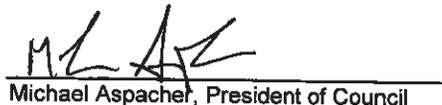
Council Member Jeffers moved, Rowland seconded, to adopt Ordinance #8412 as amended. On roll call vote, Council Members Aspacher, Gavarone, Jeffers, McOmber, Rowland, and Zanfardino voted yes. Council President Aspacher declared motion carried, and Ordinance #8412 adopted as amended.

Council Member Rowland moved, McOmber seconded to excuse Council Member Gordon from this evening's meeting. On unanimous voice vote, Council President Aspacher declared motion carried.

Council Member Zanfardino moved, Gordon seconded, to adjourn. On unanimous voice vote, Council President Aspacher adjourned the April 20, 2015 regular meeting of the City Council at 8:07 p.m., subject to call.



Kay D. Scherreik, Clerk of Council



Michael Aspacher, President of Council



April 20, 2015

TO: Bowling Green City Council

FROM: Brian Bushong, Finance Director

Transfers requested for the month of April include:

Fund	Dept.	Account	Description	From	To
1010	190	92300	General, Miscellaneous, Transfer To Debt Service	\$ 16,765.17	
3025	000	69410	Debt Service, Revenue, Transfer From General		\$ 16,765.17
1010	190	92400	General, Miscellaneous, Transfer To Capital Projects	\$ 2,665.00	
4030	000	69410	Green Space Acquisition Fund, Revenue, Transfer From General		\$ 2,665.00
1010	190	92200	General, Miscellaneous, Transfer To Special Revenue	\$ 3,569.50	
2021	000	69410	ODOT Transportation Grant (Taxi), Revenue, Transfer From General		\$ 3,569.50
2078	170	92300	Municipal Court Special Projects, Municipal Court, Transfer To Debt Service	\$ 6,833.33	
3025	000	69420	Debt Service, Revenue, Transfer From Special Revenue		\$ 6,833.33
4018	810	92400	Capital Improvement, Capital Improvement, Transfer To Capital Projects	\$ 8,333.33	
4005	000	69440	Equipment Capital Reserve, Revenue, Transfer From Capital Projects		\$ 8,333.33
4018	810	92300	Capital Improvement, Capital Improvement, Transfer To Debt Service	\$ 42,111.50	
3025	000	69440	Debt Service, Revenue, Transfer From Capital Projects		\$ 42,111.50
4029	423	92300	Street Repair, Street Repair, Transfer To Debt Service	\$ 17,745.83	
3025	000	69440	Debt Service, Revenue, Transfer From Capital Projects		\$ 17,745.83
4055	710	92300	Aquatic Facility Capital Improvement, Recreation Department, Transfer To Debt Service	\$ 22,774.50	
3025	000	69440	Debt Service, Revenue, Transfer From Capital Projects		\$ 22,774.50

5111	651	92500	Electric Revenue, Administrative and General, Transfer To Enterprise	\$ 101,830.67	
5112	000	69450	Electric Capital Reserve, Revenue, Transfer From Enterprise		\$ 101,830.67
5221	651	92500	Water Revenue, Administrative and General, Transfer To Enterprise	\$ 51,144.17	
5222	000	69450	Water Capital Reserve, Revenue, Transfer From Enterprise		\$ 51,144.17
5331	651	92500	Sewer Revenue, Administrative and General, Transfer To Enterprise	\$ 18,394.17	
5332	000	69450	Sewer Capital Reserve, Revenue, Transfer From Enterprise		\$ 18,394.17
Total				\$ 282,167.17	\$ 282,167.17