

RECORD OF PROCEEDINGS
CITY OF BOWLING GREEN CITY COUNCIL

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held

MONDAY, JUNE 5, 2017

20

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, Gordon, Jeffers, McOmber, Rowland, Seeliger and Zanfardino responded. Also present were Mayor Richard Edwards, Municipal Administrator Lori Tretter, City Attorney Michael Marsh, Public Works Director Brian Craft, Utilities Director Brian O'Connell, Planning Director Heather Saylor, and Parks and Recreation Director Kristin Otley.

Council Member Zanfardino moved, Seeliger seconded, to approve the minutes of the regular meeting held May 15, 2017 as distributed. Council President Aspacher declared motion carried.

CORRESPONDENCE

Clerk noted that a listing of budget transfers for the month of June was received from Finance Director Brian Bushong and distributed to Council prior to the meeting for approval. Council Member Rowland moved, Seeliger 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.

SPECIAL RECOGNITIONS – MAYOR EDWARDS

There were no special recognitions at this evening's meeting.

LOBBY VISITATIONS

Barbara Keller, 971 Deer Ridge Run, addressed City Council suggesting that the City consider repurposing one of the elementary schools as a Senior Center if the school district proceeds with plans to build a centralized elementary school building. She also suggested utilizing one of them for a City building.

OFFICIAL REPORTS

Mayor Dick Edwards reported to Council that several complaints were received recently regarding the deplorable conditions and appearance of the house at 1014 E. Wooster Street. Mayor Edwards indicated that several attempts have been made to contact the owner and the occupants of the property. He assured Council that every effort will be made to correct the situation.

Mayor Edwards also noted that several residents of the City have contacted him about joining with other Mayors throughout the county on a bi-partisan basis to speak out about climate change in preparation for global warming. Mayor Edwards indicated that he would be investigating the possibility of joining the Climate Mayors national movement.

Mayor Edwards reported that the Wooster Green Steering Committee met recently for the purpose of refining concept plans. The Mayor noted that a logo designed by Amy Karlovec depicting a landscape scene with a blue sky, a bank of clouds and trees with an abstract walkway with the words "A Gathering Place" written beneath was adopted by the committee.

The Mayor requested confirmation of the appointment of Sheila Brown for a three-year term to the Human Relations Commission and Will Airhart for a six-year term on the Planning Commission. Council Member McOmber moved, Rowland seconded, to approve the appointments as presented by the Mayor. On unanimous voice vote, Council President Aspacher declared motion carried.

Municipal Administrator Lori Tretter explained that included in this evening's legislation is an ordinance establishing Community Reinvestment Area #6 which would be located in the proposed expansion to the Wood Bridge Business Park. According to the State, the Community Reinvestment Area program is an economic development tool that provides real property tax exemptions for property owners who renovate existing or construct new buildings. This piece of legislation establishes an area where such agreements can be offered. Any specific agreements will come before Council for approval. Tretter explained that there are numerous benefits to establishing designated Community Reinvestment Areas and considering agreements. Solid, stable employers in the community provide jobs for citizens and contribute to the fabric of the community. These companies and their employees are valued community members who pay income taxes. Before a CRA Agreement is approved, the City schools have an opportunity to meet with the company and negotiate an agreement for compensation for the time when the property taxes are abated. Since the City started working with the post-1994 CRAs, this process has been beneficial to the local public schools. Once a building and a company is in town and its abatement period is finished, the property taxes are paid which elevates all areas impacted by property taxes. The current Wood Bridge park is in a CRA and the businesses that received incentives to locate there many years ago contribute significantly to the City's economic health. Tretter pointed out that this process is used by many communities—and Bowling Green is often in competition with other locations for where companies want to invest their money. Additionally, to qualify for state economic development incentives, it is usually required that the City offer an incentive as well. CRA agreements are one of the less costly ones to the city budget. It is important that Bowling Green remains competitive in its economic development efforts.

Planning Director Heather Saylor had no report.

Parks and Recreation Director Kristin Otley updated Council on upcoming programs and events and noted that ribbon cutting will be held for the pool splash creatures at 1:00 p.m. on Wednesday, June 7.

City Attorney Michael Marsh had no report.

Utilities Director Brian O'Connell reported that public meeting will be held at the Simpson Building on Thursday, June 8, from 4-6 p.m. regarding the Conneaut waterline project.

Public Works Director Brian Craft updated Council on current projects and noted that the traffic signal upgrade at the Poe/Fairview intersection is nearing completion. Craft also reported that the Napoleon Road repaving project will begin June 19 and last for approximately 30 days.

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 a resolution adopting the Estimate of Revenues for the year 2018.

Council Member Jeffers, for the Planning, Zoning and Economic Development Committee, introduced a resolution implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code establishing and describing the boundaries of the Bowling Green Community Reinvestment Area Number 6 in the City of Bowling Green, and designating a Housing Officer to administer this program.

Council Member Jeffers, for the Planning, Zoning and Economic Development Committee, introduced an ordinance accepting annexation of approximately 60.102 acres of land in Center Township, Wood County, Ohio, from R J Carpenter Family Limited Partnership, petitioners.

Council Member Jeffers, for the Planning, Zoning and Economic Development Committee, introduced an ordinance accepting annexation of approximately 43.03 acres of land in Center Township, Wood County, Ohio, from Susan J. Ragan, Trustee of Harold F. Miller Living Trust, petitioner.

Council Member Jeffers, for the Planning, Zoning and Economic Development Committee, introduced an ordinance accepting annexation of approximately 0.50 acres of land in Plain Township, Wood County, Ohio, from Sandra K. Miller, petitioner.

Council Member Jeffers, for the Planning, Zoning and Economic Development Committee, introduced an ordinance establishing interim zoning of M-3 Business Park zoning for the property recently annexed to the City located on E. Wooster Street as petitioned for by R J Carpenter Family Limited Partnership.

Council Member Jeffers, for the Planning, Zoning and Economic Development Committee, introduced an ordinance establishing interim zoning of M-3 Business Park zoning for the property recently annexed to the City located on E. Poe Road as petitioned for by Susan J. Ragan, Trustee of Harold F. Miller Living Trust.

Council Member Jeffers, for the Planning, Zoning and Economic Development Committee, introduced an ordinance establishing interim zoning of R-2 Single Family Residential zoning for the property located at 16471 Brim Road and recently annexed to the City as petitioned for by Sandra K. Miller.

Council Member Aspacher, for the Public Utilities Committee, introduced an ordinance accepting a utility easement from Bowling Green Lodge, LLC.

Council Member Aspacher, for the Public Utilities Committee, introduced an ordinance authorizing the Utilities Director to execute a real estate purchase agreement and complete the terms therein for the acquisition of a 4.0 acre parcel of land located at 21134 Hull Prairie Road, and declaring an emergency.

Council Member Aspacher, for the Public Utilities Committee, introduced an ordinance authorizing the Municipal Administrator and the Utilities Director to execute a Construction Agency Agreement with the Wood County Port Authority and to request qualifications for engineering services and advertise for bids and enter into a contract or contracts for utility and right-of-way improvements for the expansion of the Wood Bridge Business Park, and declaring an emergency.

COUNCIL COMMITTEE REPORTS

Council Member McOmber reported that the Committee-of-the-Whole met earlier this evening to continue discussions of the shortfall in the General Fund. McOmber indicated that removed from consideration was the option of raising the income tax. McOmber also indicated that it was tentatively decided to aim to raise the lowest amount of money needed which is in the \$800,000 range. Discussed were the three remaining options that are still on the table which are redistributing the income tax, adding a tree trimming assessment on property taxes, and either privatizing or charging a fee for trash collection service. McOmber noted that there seems to be more support for charging a fee for trash collection service rather than privatizing. McOmber announced that the Committee-of-the-Whole will meet again at 6:00 p.m. on Monday, June 19, and allow for a minimum amount of public input at the beginning of the meeting and then hopefully settle on a plan at that time. Council President Aspacher commented that the discussions regarding the General Fund have been productive and expressed his appreciation to Council Member McOmber for his leadership on this issue.

Council Member Zanfardino suggested that the City look into filing a motion to intervene with FERC for the Nexus pipeline project. Zanfardino indicated that he and Council Member Gordon met with Andrew Kear and that that meeting strengthened his belief that there is merit to filing a motion because of the risks involved that were not acknowledged in the environmental impact statement. Zanfardino noted that he believes that a motion to intervene gives the City a legal leg to stand on if something catastrophic were to happen. Zanfardino explained that to his understanding a resolution from City Council would be required. Zanfardino acknowledged that there are still lingering questions regarding the costs involved.

Council Member Gordon agreed with Zanfardino and said that he believes there is sense of urgency in this matter and that a price tag cannot be put on protecting the City's water supply.

Council President Aspacher suggested that Gordon and Zanfardino continue to look into the process of filing the motion and recommended that they keep in touch with the City Attorney regarding their findings.

READING OF LEGISLATION

Clerk read Resolution #3668 adopting the Estimate of Revenues for the year 2018, for first reading.

Clerk read Resolution #3669 implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code establishing and describing the boundaries of the Bowling Green Community Reinvestment Area Number 6 in the City of Bowling Green, and designating a Housing Officer to administer this program, for first reading.

Council Member Rowland moved, Jeffers seconded, to suspend the rules and give Resolution #3669 its second and third reading. On roll call vote, Council Members Gordon, Jeffers, McOmber, Rowland, Seeliger, Zanfardino, and Aspacher voted yes. Council President Aspacher declared motion carried, and rules suspended.

Clerk read Resolution #3669 for second and third reading by number and title only.

Council Member Jeffers moved, Rowland seconded, to adopt Resolution #3669. On roll call vote, Council Members Jeffers, McOmber, Rowland, Seeliger, Zanfardino, Aspacher, and Gordon voted yes. Council President Aspacher declared motion carried, and Resolution #3669 adopted.

Clerk read Ordinance #8596 accepting annexation of approximately 60.102 acres of land in Center Township, Wood County, Ohio, from R J Carpenter Family Limited Partnership, petitioners, for first reading.

Clerk read Ordinance #8597 accepting annexation of approximately 43.03 acres of land in Center Township, Wood County, Ohio, from Susan J. Ragan, Trustee of Harold F. Miller Living Trust, petitioner, for first reading.

Clerk read Ordinance #8598 accepting annexation of approximately 0.50 acres of land in Plain Township, Wood County, Ohio, from Sandra K. Miller, petitioner, for first reading.

Clerk read Ordinance #8599 establishing interim zoning of M-3 Business Park zoning for the property recently annexed to the City located on E. Wooster Street as petitioned for by R J Carpenter Family Limited Partnership, for first reading.

Clerk read Ordinance #8600 establishing interim zoning of M-3 Business Park zoning for the property recently annexed to the City located on E. Poe Road as petitioned for by Susan J. Ragan, Trustee of Harold F. Miller Living Trust, for first reading.

Clerk read Ordinance #8601 establishing interim zoning of R-2 Single Family Residential zoning for the property located at 16471 Brim Road and recently annexed to the City as petitioned for by Sandra K. Miller, for first reading.

Council Member Jeffers announced that a public hearing will be held for Ordinance #8599, #8600 and #8601 on Monday, July 17, 2017, at 6:45 p.m. in the Council Chamber.

Clerk read Ordinance #8602 accepting a utility easement from Bowling Green Lodge, LLC, for first reading.

Clerk read Ordinance #8603 authorizing the Utilities Director to execute a real estate purchase agreement and complete the terms therein for the acquisition of a 4.0 acre parcel of land located at 21134 Hull Prairie Road, and declaring an emergency, for first reading.

Council Member Aspacher moved, McOmber seconded, to suspend the rules and give Ordinance #8603 its second and third reading. On roll call vote, Council Members McOmber, Rowland, Seeliger, Zanfardino, Aspacher, Gordon, and Jeffers voted yes. Council President Aspacher declared motion carried, and rules suspended.

Clerk read Ordinance #8603 for second and third reading by number and title only.

Council Member Aspacher moved, Zanfardino seconded, to adopt the emergency clause for Ordinance #8603. On roll call vote, Council Members Rowland, Seeliger, Zanfardino, Aspacher, Gordon, Jeffers, and McOmber voted yes. Council President Aspacher declared motion carried, and the emergency clause adopted.

Council Member Aspacher moved, McOmber seconded, to adopt Ordinance #8603. On roll call vote, Council Members Seeliger, Zanfardino, Aspacher, Gordon, Jeffers, McOmber, and Rowland voted yes. Council President Aspacher declared motion carried, and Ordinance #8603 adopted.

Clerk read Ordinance #8604 authorizing the Municipal Administrator and the Utilities Director to execute a Construction Agency Agreement with the Wood County Port Authority and to request qualifications for engineering services and advertise for bids and enter into a contract or contracts for utility and right-of-way improvements for the expansion of the Wood Bridge Business Park, and declaring an emergency, for first reading.

Clerk read Ordinance #8589 authorizing an exchange of real estate with the First Presbyterian Church of Bowling Green and the subsequent donation of real estate to the Wood County Committee on Aging for the ultimate use as a new senior citizens center and related facilities, for second reading.

Clerk read Ordinance #8590 amending and adopting Section 75.01 and creating and adopting Section 75.18 of the Codified Ordinances of the City of Bowling Green, Ohio, regarding low-speed, under-speed or utility vehicle or mini-truck, for second reading.

Council Member Zanfardino moved, Gordon seconded, amend Ordinance #8590 by substitution to remove the words "low-speed" from the ordinance. On roll call vote, Council Members Zanfardino, Aspacher, Gordon, Jeffers, McOmber, Rowland, and Seeliger voted yes. Council President Aspacher declared motion carried, and Ordinance #8590 amended by substitution.

Clerk read Resolution #3666 adopting and authorizing an amended Housing Revolving Loan Fund Program policy & procedures manual, for third reading.

Council Member Gordon moved, Rowland seconded, to adopt Resolution #3666. On roll call vote, Council Members Aspacher, Gordon, Jeffers, McOmber, Rowland, Seeliger and Zanfardino voted yes. Council President Aspacher declared motion carried, and Resolution #3666 adopted.

Clerk read Resolution #3667 adopting and authorizing an amended Community Development Block Grant (CDBG) Housing policy & procedures manual, for third reading.

Council Member Gordon moved, Rowland seconded, to adopt Resolution #3667. On roll call vote, Council Members Gordon, Jeffers, McOmber, Rowland, Seeliger, Zanfardino, and Aspacher voted yes. Council President Aspacher declared motion carried, and Resolution #3667 adopted.

Clerk read Ordinance #8585 authorizing the Municipal Administrator to sell and/or otherwise dispose of miscellaneous equipment not needed for any municipal purpose, for third reading.

Council Member McOmber moved, Jeffers seconded, to adopt Ordinance #8585. On roll call vote, Council Members Jeffers, McOmber, Rowland, Seeliger, Zanfardino, Aspacher, and Gordon voted yes. Council President Aspacher declared motion carried, and Ordinance #8585 adopted.

Clerk read Ordinance #8587 authorizing the Utilities Director to advertise for bids and enter into a contract or contracts for the leasing of municipally owned property for agricultural purposes, for third reading.

Council Member Aspacher moved, Gordon seconded, to adopt Ordinance #8587. On roll call vote, Council Members McOmber, Rowland, Seeliger, Zanfardino, Aspacher, Gordon, and Jeffers voted yes. Council President Aspacher declared motion carried, and Ordinance #8587 adopted.

Council Member Rowland moved, Seeliger seconded, to adjourn. On unanimous voice vote, Council President Aspacher adjourned the June 5, 2017 regular meeting of the City Council at 8:08 p.m., subject to call.



Kay D. Scherrek, Clerk of Council



Michael Aspacher, President of Council



June 5, 2017

TO: Bowling Green City Council
 FROM: Brian Bushong, Finance Director

Transfers requested for the month of June include:

Fund	Dept.	Account	Description	From	To
1010	190	92400	General, Miscellaneous, Transfer To Capital Projects	\$ 3,050.00	
4030	000	69410	Green Space Acquisition Fund, Revenue, Transfer From General		\$ 3,050.00
4030	710	92100	Green Space Acquisition Fund, Recreation Department, Transfer To General	\$ 2,225.00	
1010	000	69440	General, Revenue, Transfer From Capital Projects		\$ 2,225.00
1010	190	92200	General, Miscellaneous, Transfer To Special Revenue	\$ 2,916.67	
2007	000	69410	Payroll Stabilization, Revenue, Transfer From General		\$ 2,916.67
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	92300	Capital Improvement, Capital Improvement, Transfer To Debt Service	\$ 40,053.17	
3025	000	69440	Debt Service, Revenue, Transfer From Capital Projects		\$ 40,053.17
4018	810	92400	Capital Improvement, Capital Improvement, Transfer To Capital Projects	\$ 15,083.33	
4005	000	69440	Equipment Capital Reserve, Revenue, Transfer From Capital Projects		\$ 15,083.33
4029	423	92300	Street Repair, Street Repair, Transfer To Debt Service	\$ 14,945.83	
3025	000	69440	Debt Service, Revenue, Transfer From Capital Projects		\$ 14,945.83
1010	190	92200	General, Miscellaneous, Transfer To Special Revenue	\$ 5,252.58	
2021	000	69410	ODOT Transportation Grant (Taxi), Revenue, Transfer From General		\$ 5,252.58
4055	710	92300	Aquatic Facility Capital Improvement, Recreation Department, Transfer To Debt Service	\$ 22,847.17	

3025	000	69440	Debt Service, Revenue, Transfer From Capital Projects		\$ 22,847.17
5111	651	92500	Electric Revenue, Administrative and General, Transfer To Enterprise	\$ 205,611.00	
5112	000	69450	Electric Capital Reserve, Revenue, Transfer From Enterprise		\$ 205,611.00
5221	651	92500	Water Revenue, Administrative and General, Transfer To Enterprise	\$ 47,725.00	
5222	000	69450	Water Capital Reserve, Revenue, Transfer From Enterprise		\$ 47,725.00
5331	651	92500	Sewer Revenue, Administrative and General, Transfer To Enterprise	\$ 13,805.50	
5332	000	69450	Sewer Capital Reserve, Revenue, Transfer From Enterprise		\$ 13,805.50
Total				\$ 380,348.58	\$ 380,348.58