

MINUTES OF PERRYSBURG CITY COUNCIL

MEETING HELD DECEMBER 15, 2015

Mayor Olmstead called the meeting to order at 6:32 p.m. Present were Council Members Todd Grayson, John Kevern, Jim Matuszak, Tim McCarthy, Rick Rettig and Barry VanHoozen (6). Also present were Bridgette Kabat, City Administrator, David Creps, Clerk of Council, and Karlene Henderson, Law Director.

Mr. Grayson noted that in the minutes of the December 1, 2015 meeting it stated that Mr. Matuszak seconded the motion regarding the \$700,000 budget amendment for future fire services but it was actually Mr. McCarthy who seconded the motion. Mr. Grayson moved to approve the minutes of the December 1, 2015 meeting as amended and to dispense with their reading. Mr. Rettig seconded, and the minutes were unanimously approved.

SPECIAL REPORTS

The Perrysburg High School football team was in attendance. Mayor Olmstead recognized their historic season and honored them with a proclamation and presented them with challenge coins. Trevor Hafner thanked the community for their support.

LETTERS, COMMUNICATIONS, AND CITIZENS' CONCERNS

Deborah Born, 125 E. Front Street, said that John Wellstein should not be appointed to the Planning Commission due to a conflict of interest because his father-in-law wants to develop the riverfront. She also said that Alex Heard should not be appointed to the Historic Landmarks Commission because he is not a citizen of the United States.

Carol Shepard, 270 Southwood Drive, commented about traffic on Interstate 75 and said that the city is gridlocked.

Ray Corrigan said that he is John Wellstein's father-in-law and he has no plans to develop the riverfront.

Steve Wise, Commodore of the Boat Club, said that he met with the Administration regarding the Boat Club's proposal to remove all liability for the building at 111 Water Street from the City. He said that he believes the Mayor's office has taken this discussion as far as they want to, and he asked City Council to take up the discussion to either sell the building at 111 Water Street to the Boat Club or negotiate with them for a long term lease. Bob Hawker, insurance agent for the Boat Club, said that they have general liability insurance with the City named as an additional insured and he checked with Travelers' Insurance and they would be willing to write a policy for one million/three million and \$250,000 on the building with the City named as an additional insured. Mr. Matuszak asked if the insurance could be extended for a period of time past December 31st when the lease expires. Mr. Hawker said that it could be.

Rachel Wesley of the Boat Club read emails from Ryan Miller and Mike and Leslie Schumel regarding the benefits of the Boat Club.

Pat Slee said that demolition of the Boat Club will not open up the area and the City does not own all the property along the riverfront.

Deborah Born, 125 E. Front Street, said that she is a neighbor to the Boat Club and she supports them.

Chip Pflgebraar, 401 W. Front Street, said that the ramps for the public docks are obstructing the right-of-way. He said that the City should be held to the same standard as the residents. Ms. Kabat said she's not sure what Mr. Pflgebraar is referring to and she will have to look into it.

ADMINISTRATIVE REPORTS

Mayor's Report

Mayor Olmstead stated that he has heard the comments about the Boat Club, but if the building comes down the Boat Club is not destroyed. He said that repairs are into six figures and at this point there are two choices: appropriate funds to fix the building or remove the hazard. He said that he has to look at the City as a whole when negotiating terms. He said that he is opposed to selling publicly owned waterfront property to a private group but he does not know where Council stands on this issue. He said that he wants make it clear that the funds of the 23,000 residents of Perrysburg are exposed to liability because this building is not insured. He said that we are truly at a spot where a decision is going to have to be made and no action equals an answer.

Mr. Kevern moved to take a month, set up a committee, and then City Council will give a recommendation. Mr. Matuszak seconded.

Mr. Matuszak said that he does not disagree with the Mayor's concern about the exposure if the building is uninsured that is why he asked the Boat Club's insurance agent about extension of the policy. Ms. Kabat stated that the building is currently uninsured and she will have to look at the insurance document provided by the Boat Club and look into the limits. Mr. Matuszak said that if the building is insured it would give us time to get all the facts on the table such as whether the cost to shore up the retaining wall is included in the estimate to fix the building. Mr. Kevern said that regarding selling the property, the property has pretty much been private for the last eighty years and we are not selling an asset, we are selling a liability. Mayor Olmstead noted that there have been eleven studies since 1962 that talk about opening up the waterfront. Mr. McCarthy said that he can't see his way clear to selling one of the City's most prized assets to a private interest. He said that if the Boat Club does have insurance, perhaps we have a month or two to try and work this out. He said both sides have spent a lot of time and effort and he would like to see this come to a natural conclusion. Mr. Rettig said that this is not a stagnant liability. It is getting worse now that no one is there watching it. He said that this is a valuable piece of Perrysburg especially as an overall extension of the park. He said that he is leaning towards removal of the building because he is hesitant to spend more money to find out what we've known all along - that the lateral movement needs to be fixed. He added that he is not in favor of selling the property. Mr. Grayson said that the Boat Club is a group, not a building. He said that this is a priceless piece of property and there are three options: fund the repairs ourselves, sell the building, or enter into a long term lease. He said he doesn't think the discount plan presented by the Boat Club at the Finance Committee meeting is tenable. Mayor Olmstead stated that the Boat Club was looking for a 99 year lease and the Administration said 40 years. Also, all repairs would have to be up to City standards; it is not an option to have Boat Club members do the work. Mr. VanHoozen said that he would not be in favor of the sale of public property to a private group. There was discussion regarding prevailing wage and whether it

would apply if the building were leased by the Boat Club. There was also further discussion regarding the insurance issue. Mr. McCarthy said that with regards to forming a committee to discuss this, we already have that committee and it is the Finance Committee.

Mr. Kevern withdrew his motion to form another committee. Mr. VanHoozen asked what happens as of January 1st since there will be no lease. Mr. Rettig said that he does not feel City Council will support the sale of the property which takes us back to a lease and the higher costs. He reiterated that this is an increasing liability; it is not stagnant.

Mr. Grayson made a motion to extend the lease with the Boat Club until January 31st contingent upon the extension of insurance and verification of the insurance per the City's requirements. Seconded by Mr. VanHoozen. Mr. Grayson amended the motion to include that the building is not to be occupied during the lease extension. Seconded by Mr. VanHoozen. Ayes: Kevern, McCarthy, VanHoozen (3). Nays: Grayson, Matuszak, Rettig (3). Mayor Olmstead voted yes.

City Administrator's Report

No report.

Finance Director's Report

No report.

Law Director's Report

No report.

President of Council Report

Mr. Kevern said the Appointment Review Committee met and agreed with the Mayor's recommendation for appointments and reappointments. Mr. Kevern moved to approve the following appointments:

<u>Name</u>	<u>Board/Commission</u>	<u>Term Ending</u>
New Appointments:		
John Stout	PRAC	12/31/2018
Jessica Kemp	PRAC	12/31/2017
John Wellstein	Planning Commission	12/31/2019
Reappointments:		
Rick Gilts	PRAC	12/31/2018
Tom St. Meyers	PRAC	12/31/2018
Robert Zak	Street Tree Commission	12/31/2018
John Brown	Board of Zoning Appeals	12/31/2018
Sue Bruning	Litter Prevention and Recycling	12/31/2017
Amanda Owens	Litter Prevention and Recycling	12/31/2017
Alex Heard	Historic Landmarks Commission	12/31/2018
Ted Rogers	Historic Landmarks Commission	12/31/2018
Christopher Carry	Planning Commission	12/31/2019

Seconded by Mr. Grayson. Ayes: (6). Nays: (0).

COMMITTEE REPORTS

Finance Committee:

Mr. Matuszak gave his report of the December 8, 2015 meeting, a copy of which is attached hereto and made a part of these minutes.

Mr. Matuszak introduced **ORDINANCE 113-2015 AUTHORIZING CITY HEALTH INSURANCE COVERAGE AND ADMINISTRATION AGREEMENTS THROUGH NFP BENEFIT ADMINISTRATORS AND RELATED ENTITIES AND DECLARING AN EMERGENCY** and moved that the rules be suspended to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. Grayson. Ayes: (6). Nays: (0). The Clerk read Ordinance 113-2015 by number and title only. Mr. Matuszak moved that Ordinance 113-2015 be approved as an emergency. Seconded by Mr. Grayson. Ayes: (6). Nays: (0).

Mr. Matuszak introduced **ORDINANCE 114-2015 AMENDING BUDGET ORDINANCES TO REVISE THE ESTIMATED REVENUES FOR THE YEAR ENDING DECEMBER 31, 2015 AND DECLARING AN EMERGENCY** and moved that the rules be suspended to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. Grayson. Ayes: (6). Nays: (0). The Clerk read Ordinance 114-2015 by number and title only. Mr. Matuszak moved that Ordinance 114-2015 be approved as an emergency. Seconded by Mr. Grayson. Ayes: (6). Nays: (0).

Mr. Matuszak introduced **ORDINANCE 115-2015 AUTHORIZING CERTAIN CASH TRANSFERS WITHIN THE CITY'S BUDGETS AND DECLARING AN EMERGENCY** and moved that the rules be suspended to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. Grayson. Ayes: (6). Nays: (0). The Clerk read Ordinance 115-2015 by number and title only. Mr. Matuszak moved that Ordinance 115-2015 be approved as an emergency. Seconded by Mr. Grayson. Ayes: (6). Nays: (0).

Mr. Matuszak introduced **ORDINANCE 116-2015 AMENDING CITY BUDGET ORDINANCES BY AUTHORIZING CERTAIN ADDITIONS TO APPROPRIATIONS FOR THE YEAR ENDING DECEMBER 31, 2015 AND DECLARING AN EMERGENCY** and moved that the rules be suspended to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. Grayson. Ayes: (6). Nays: (0). The Clerk read Ordinance 116-2015 by number and title only. Mr. Matuszak moved that Ordinance 116-2015 be approved as an emergency. Seconded by Mr. Grayson. Ayes: (6). Nays: (0).

Mr. Matuszak introduced **ORDINANCE 117-2015 AUTHORIZING THE LEASE OF THE RESIDENTIAL UNIT LOCATED AT 221½ WEST INDIANA AVENUE AT THE RATE OF FOUR HUNDRED FIFTY DOLLARS (\$450.00) PER MONTH AND DECLARING AN EMERGENCY** and moved that the rules be suspended to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. Grayson. Ayes: (6). Nays: (0). The Clerk read Ordinance 117-2015 by number and title only. Mr. Matuszak moved that Ordinance 117-2015 be approved as an emergency. Seconded by Mr. Grayson. Ayes: (6). Nays: (0).

Mr. Matuszak moved to remove the \$2 million dollar bond revenue project and related expenditures for Hood Park Improvements from the proposed 2016 budget with the understanding that the Administration would like to replace it with a \$500,000 project. Seconded by Mr. Kevern. Mr. Grayson said that since this is a

bond project it would have to come back to City Council for approval. He said that given the discussion regarding the Boat Club building, he thinks it's a good message to send that there is another option if the building can't be saved. Mr. Matuszak said that not much happens quickly, not because we're inefficient, but because we put a lot of thought into things and err on the side of caution. He said that \$1.2 million was budgeted for Riverside Park last year and we've only spent \$110,000. Mr. Matuszak said that he does not think we'll spend this money next year and we don't handle other line items this way. Mr. McCarthy said that the message Mr. Grayson wants to send is sent with the \$500,000. He said that we need to take all the plans, engage stakeholders including the Boat Club, and pick out the items we want. Mr. Rettig said that regarding sending messages, this City Council has sent a message that fire services are important by a vote of 6-1 last year and 5-0 this year. Mr. VanHoozen said that there was a discussion last year about how to fund capital improvements and the dollars last year were taken from operating costs. He said that these expenditures would have to come through City Council several times so there is a safety net. Mayor Olmstead read an article from the Perrysburg Messenger Journal from November 18, 1938 that discussed the Mayor working on making the riverfront park the finest park in Ohio. He said that we need to send the message that we're not just about talk; we're here to get something done. Ayes: Kevern, Matuszak, Rettig, VanHoozen (4). Nays: Grayson and McCarthy (2).

Mayor Olmstead offered an amendment to the Administration's budget to include a \$500,000 expenditure, backed by a note issue, for the purpose of obtaining the necessary professional services for the design, engineering, and cost estimation, as well as any needed visual material, for a Hood Park improvement project. Mr. Grayson made a motion to support the Mayor's amendment to the budget. Seconded by Mr. McCarthy. Mr. Matuszak said that he is not against what the Mayor wants to do, he just doesn't think we need to borrow the money. He said that by the time we are in a position to spend money we will be doing the budget amendment and can pay for it with cash. Mayor Olmstead said that in the past we have paid off debt early. Mr. Grayson asked if we have cash on hand if we would have to issue bonds. Ms. Kabat said that we would have to assume that the rest of the revenue for the year will come in. Ayes: Grayson, Kevern, McCarthy, Rettig, VanHoozen (5). Nays: Matuszak (1).

Mr. Grayson made a motion to withdraw the motion made at the last City Council meeting regarding a budget amendment for \$700,000 for a fire station contingent upon finding the funds. Mr. Rettig said that it was his understanding that since the money was not found at the Finance Committee meeting this was dead on the vine, but he deferred to the Law Director. Ms. Henderson said that it is not dead yet, but it does not go past voting on the budget tonight. The motion died for lack of a second.

Mr. Grayson made a motion to remove the funding for the roundabout at Eckel Junction Road and Carronade Drive. The motion died for lack of a second.

Mr. Grayson made a motion to remove the funding for the Fort Meigs Road widening project because we are going to look back years from now and we are going to want another lane and we will have to take property on the other side of the road. The motion died for lack of a second.

Mr. Grayson made a motion to amend line item 332.1815.52267 in the proposed budget from \$50,000 to \$25,000 and to amend line item 332.1815.51700 from \$300,000 to \$275,000. Seconded by Mr. Matuszak. Mr. Grayson said that

historically these reductions would not be an issue and he feels the utilities number is safe given the current energy climate. Ayes: (6). Nays: (0).

Mr. Matuszak introduced **ORDINANCE 109-2015 MAKING APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2016 AND DECLARING AN EMERGENCY** and moved that the rules be suspended to allow for its reading by number and title only and to dispense with the third reading. Seconded by Mr. Rettig. Ayes: (6). Nays: (0). The Clerk read Ordinance 109-2015 by number and title only. Mr. Matuszak moved that Ordinance 109-2015 be approved as an emergency with the administrative changes. Seconded by Mr. Kevern. Ayes: Kevern, Matuszak, McCarthy, Rettig, VanHoozen (5). Nays: Grayson (1).

Economic Development Committee:

No report.

Service-Safety Committee:

No report.

Next meeting: Monday, December 28, 2015 at 5:00 p.m.

Recreation Committee:

No report.

Planning And Zoning Committee:

No report.

Personnel Committee:

Mr. VanHoozen gave his report of the December 14, 2015 meeting, a copy of which is attached hereto and made a part of these minutes.

Mr. VanHoozen introduced **ORDINANCE 118-2015 AMENDING SECTION 266.15-2 (WAGE RANGES FOR EXECUTIVE STAFF, SENIOR ADMINISTRATIVE STAFF AND ADMINISTRATIVE STAFF) OF THE CODIFIED ORDINANCES OF PERRYSBURG AND DECLARING AN EMERGENCY** and moved that the rules be suspended to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0). The Clerk read Ordinance 118-2015 by number and title only. Mr. VanHoozen moved that Ordinance 118-2015 be approved as an emergency. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0).

Mr. VanHoozen introduced **ORDINANCE 119-2015 AMENDING CODIFIED ORDINANCE 266.02-3 REGARDING PROHIBITED TOBACCO USE AND DECLARING AN EMERGENCY** and moved that the rules be suspended to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0). The Clerk read Ordinance 119-2015 by number and title only. Mr. VanHoozen moved that Ordinance 119-2015 be approved as an emergency. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0).

Mr. VanHoozen introduced **ORDINANCE 120-2015 AMENDING CODIFIED ORDINANCE 266.06-4 REGARDING MILITARY LEAVE AND DECLARING AN EMERGENCY** and moved that the rules be suspended to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0). The Clerk read Ordinance 120-2015 by number and title only. Mr. VanHoozen moved that Ordinance 120-2015 be approved as an emergency. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0).

Mr. VanHoozen introduced **ORDINANCE 121-2015 AMENDING CODIFIED ORDINANCE 266.09-1(G) REGARDING OPTICAL REIMBURSEMENT TO CERTAIN CITY EMPLOYEES AND DECLARING AN EMERGENCY** and moved that the rules be suspended to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0). The Clerk read Ordinance 121-2015 by number and title only. Mr. VanHoozen moved that Ordinance 121-2015 be approved as an emergency. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0).

Mr. VanHoozen introduced **ORDINANCE 122-2015 AMENDING CODIFIED ORDINANCE 266.09-2 REGARDING PATERNITY LEAVE FOR CERTAIN CITY EMPLOYEES AND DECLARING AN EMERGENCY** and moved that the rules be suspended to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0). The Clerk read Ordinance 122-2015 by number and title only. Mr. VanHoozen moved that Ordinance 122-2015 be approved as an emergency. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0).

Mr. VanHoozen introduced **ORDINANCE 123-2015 AMENDING CODIFIED ORDINANCE 266.10-2 REGARDING ADDRESS/PHONE NUMBERS OF CERTAIN CITY EMPLOYEES AND DECLARING AN EMERGENCY** and moved that the rules be suspended to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0). The Clerk read Ordinance 123-2015 by number and title only. Mr. VanHoozen moved that Ordinance 123-2015 be approved as an emergency. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0).

Health, Sanitation and Public Utilities Committee:

No report.

Mr. Grayson stated that he greatly enjoyed his time on City Council. Mayor Olmstead thanked Mr. Grayson for his service.

OTHER BUSINESS

None.

ADJOURNMENT

Mr. Kevern moved to adjourn the meeting at 9:20 p.m. Seconded by Mr. Grayson. Ayes: (6). Nays: (0).