

## **MINUTES OF PERRYSBURG CITY COUNCIL**

### **MEETING HELD NOVEMBER 6, 2018**

Mayor Mackin called the meeting to order at 6:48 p.m. Present were Council Members Deborah Born, Haraz N. Ghanbari, Jim Matuszak, Tim McCarthy, Jonathan Smith, Barry VanHoozen, and Becky Williams (7). Also present were Bridgette Kabat, City Administrator, and David Creps, Clerk of Council.

Mr. Matuszak moved to approve the minutes of the October 16, 2018 meeting as written and to dispense with their reading. Ms. Williams seconded. Ayes: (7). Nays: (0).

#### **SPECIAL REPORTS**

Paul Belazis, 503 W. Front Street, was present to give an update on the Perrysburg Heights Community Association. He said that they appreciate the City's support over the years and they hope it will continue in 2019. Mayor Mackin thanked Mr. Belazis for the impressive work that they are doing.

#### **LETTERS, COMMUNICATIONS, AND CITIZENS' CONCERNS**

Kitty Gibson, 29639 Duxbuy, expressed her gratitude for the repairs of the railroad crossings and for the improvements to the SR25/Findlay Street intersection.

Jeff Mandell, 567 Foxview Court, discussed the amount of engineering services the City contracts to firms outside of Perrysburg. He asked that City Council start looking closer to home for engineering services.

Mike Karafa, on behalf of his father who resides at 529 Garfield Drive, brought up the lack of drainage near his father's property and said that the water does not drain to the catch basins. Ms. Kabat asked that Mr. Karafa leave his contact information so the Administration can contact him about this issue.

Senator Randy Gardner was in attendance to present Mr. Ghanbari with a Senate Commendation in honor of his induction into the Ohio Veterans Hall of Fame.

#### **ADMINISTRATIVE REPORTS**

##### **Mayor's Report**

Mayor Mackin recommended that Laura Alkire be appointed as the City's Law Director. Mr. Matuszak moved to appoint Laura Alkire as Law Director. Seconded by Mr. Ghanbari. Ayes: (7). Nays: (0).

##### **City Administrator's Report**

Ms. Kabat noted that the first Tuesday in January is New Year's Day. Mr. Smith moved that the City Council meetings for the month of January, 2019 be moved to the second and fourth Tuesdays. Seconded by Ms. Williams. Ayes: (7). Nays: (0).

##### **Finance Director's Report**

No report.

### **Law Director's Report**

None.

### **President of Council Report**

Mr. Matuszak reminded City Council that the first reading of the proposed 2019 budget will be at the next Council meeting.

### **COMMITTEE REPORTS**

#### **Finance and Economic Development Committee:**

No report.

Next meeting: Tuesday, November 13, 2018 at 5:30 p.m.

#### **Service Committee:**

No report.

Next meeting: Monday, November 19, 2018 at 5:00 p.m., which is a change from the regular date.

#### **Safety Committee:**

Mr. Ghanbari gave his report of the October 23, 2018 meeting, a copy of which is attached hereto and made a part of these minutes.

Next meeting: Tuesday, November 27, 2018 at 6:00 p.m.

Mr. Ghanbari introduced **ORDINANCE 120-2018 AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH WARNER MECHANICAL CORPORATION FOR ADDITIONAL PIPING FOR THE AIR COMPRESSION SYSTEM AT THE NEW FIRE STATION IN THE AMOUNT OF FOUR THOUSAND TWO HUNDRED SEVENTY-FOUR DOLLARS (\$4,274.00)** and moved to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. Matuszak. Ayes: (7). Nays: (0). The Clerk read Ordinance 120-2018 by number and title only. Mr. Ghanbari moved that Ordinance 120-2018 be approved. Seconded by Ms. Born. Ayes: (7). Nays: (0).

Mr. Ghanbari introduced **RESOLUTION 22-2018 AUTHORIZING THE CITY TO ADOPT THE FEDERALLY APPROVED WOOD COUNTY HAZARD MITIGATION PLAN AND DELARING AN EMERGENCY** and moved to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. Matuszak. Ayes: (7). Nays: (0). The Clerk read Resolution 22-2018 by number and title only. Mr. Ghanbari moved that Resolution 22-2018 be approved as an emergency. Seconded by Mr. Matuszak. Mr. Ghanbari said the existing Wood County plan is expired that is why he's asked that it be approved as an emergency. Ayes: (7). Nays: (0).

#### **Recreation Committee:**

No report.

Next meeting: Tuesday, November 13, 2018 at 6:30 p.m.

**Planning and Zoning Committee:**

Mr. McCarthy said that the Committee has not met since the last Council meeting so he had no formal report. He explained that as part of the Kaizen process to speed up requests to the Planning and Zoning Division, legislation regarding the rezoning requests that were the subject of the public hearings held earlier in the evening are on the agenda. He said that he is not ready to introduce the Ohio Cat rezoning at this time, his intention is to vote against it, and he feels it should go back to the Committee for further discussion.

Next meeting: Monday, November 19, 2018 at 6:00 p.m., which is a change from the regular date and time.

Mr. Smith introduced **ORDINANCE 121-2018 AMENDING THE ZONING MAP OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, TO REZONE PARCELS Q61-100-130000008003, Q61-100-130000004000, Q61-100-130000003000, Q61-100-130000002000, AND Q61-100-130000001000 FROM PBP (PLANNED BUSINESS PARK) TO I2 (GENERAL INDUSTRIAL) AND DECLARING AN EMERGENCY** and moved to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Ms. Born. Ayes: (7). Nays: (0). The Clerk read Ordinance 121-2018 by number and title only. Mr. Smith moved that Ordinance 121-2018 be approved as an emergency. Seconded by Mr. Matuszak. Mr. McCarthy said that although this property was previously zoned I2, it was given that zoning because it was zoned that way while it was in the Township. He said that we have struggled with the Eckel Road area because of annexations and bringing the properties into compliance with our zoning laws. He said that the question that needs to be asked is, what is your vision for this property for people driving by on the highway. Mr. Smith said he understands Mr. McCarthy's concerns, but he sees this as less of an impact than the Planned Business Park zoning, and he believes it's appropriate. Mr. VanHoozen said that he heard an earlier comment that if Ohio Cat does not locate on the property than the zoning would revert back to PBP. Mr. Walters said that conditional zoning is not permitted and if the rezoning request is approved, it will remain as I2 regardless if Ohio Cat locates there. Ms. Born said that if the rezoning request is not approved, Ohio Cat will leave town. Mr. Walters said that it is his understanding that they have an alternate site outside the City. Mr. Matuszak stated that private industry says it is not better suited as Planned Business Park because the property has not been developed. Ayes: Born, Ghanbari, Matuszak, Smith, and VanHoozen (5). Nays: McCarthy and Williams (2).

Mr. McCarthy introduced **ORDINANCE 122-2018 AMENDING THE ZONING MAP OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, TO REZONE 24859 N. DIXIE HIGHWAY FROM I2 (GENERAL INDUSTRIAL) TO C4 (HIGHWAY COMMERCIAL)** and moved to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Ms. Williams. Ayes: (7). Nays: (0). The Clerk read Ordinance 122-2018 by number and title only. Mr. McCarthy moved that Ordinance 122-2018 be approved as an emergency. Seconded by Mr. Smith. Ayes: (7). Nays: (0).

Mr. McCarthy introduced **ORDINANCE 123-2018 AMENDING THE ZONING MAP OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, TO REZONE A PORTION OF PARCEL Q61-100-601000043000 FROM A1 (AGRICULTURAL) TO R3 (SINGLE FAMILY RESIDENTIAL)** and moved

to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Ms. Williams. Ayes: (7). Nays: (0). The Clerk read Ordinance 123-2018 by number and title only. Mr. McCarthy moved that Ordinance 123-2018 be approved as an emergency. Seconded by Mr. Smith. Ayes: (7). Nays: (0).

**Personnel Committee:**

Ms. Williams gave her report of the October 25, 2018 meeting, a copy of which is attached hereto and made a part of these minutes.

Next meeting: Tuesday, November 27, 2018 at 5:00 p.m.

**Public Utilities Committee:**

Mr. Smith gave his report of the October 24, 2018 meeting, a copy of which is attached hereto and made a part of these minutes.

Next meeting: Wednesday, November 28, 2018 at 6:00 p.m.

Mr. Smith moved to grant a sewer appeal to Bryan Williams, 10739 Sun Trace Drive, in the amount of \$1,039.44. Seconded by Ms. Williams. Ayes: (7). Nays: (0).

Mr. Smith moved to grant a sewer appeal to Perry Retail Association LLC, 27140 Oakmead Drive, in the amount of \$3,121.61. Seconded by Ms. Williams. Ayes: (7). Nays: (0).

Mr. Smith stated that Ordinance 130-2018 is on the agenda and it deals with changes to the Code to allow the switch to monthly water and sewer billing. He said that he would like this to go back to the Committee for further review, but he would like City Council to show their support for moving to monthly billing so the Department of Public Utilities can begin to make these changes and notify customers. Mr. Smith made a motion in support of moving from quarterly to monthly water and sewer bills. Seconded by Ms. Williams. Ms. Born said that she feels they should stay quarterly because people don't want a monthly bill and it is a lot of busy work for the City. Ayes: Ghanbari, Matuszak, McCarthy, Smith, VanHoozen, and Williams (6). Nays: Born (1).

Mr. Smith introduced **ORDINANCE 124-2018 AUTHORIZING AN AGREEMENT WITH HAZEN AND SAWYER TO DEVELOP A STORMWATER MASTER PLAN FOR GRASSY CREEK WATERSHED AREA IN AN AMOUNT NOT TO EXCEED TWO HUNDRED FIFTY-EIGHT THOUSAND DOLLARS (\$258,000.00) AND DECLARING AN EMERGENCY** and moved to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0). The Clerk read Ordinance 124-2018 by number and title only. Mr. Smith moved that Ordinance 124-2018 be approved as an emergency. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0).

Mr. Smith introduced **ORDINANCE 125-2018 AUTHORIZING AN AGREEMENT WITH R.G. ZACHRICH CONSTRUCTION CO., INC. FOR FOUR HUNDRED THIRTEEN THOUSAND EIGHT HUNDRED DOLLARS AND SIXTY-TWO CENTS (\$413,800.62) FOR THE CONSTRUCTION OF POST-AERATION AND PRIMARY BYPASS PROJECT AT THE WASTEWATER TREATMENT PLANT AND**

**DECLARING AN EMERGENCY** and moved to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0). The Clerk read Ordinance 125-2018 by number and title only. Mr. Smith moved that Ordinance 125-2018 be approved as an emergency. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0).

Mr. Smith introduced **ORDINANCE 126-2018 AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH CT CONSULTANTS FOR PROFESSIONAL DESIGN SERVICES WITH RESPECT TO THE FORT MEIGS ROAD DITCH CLEANING PROJECT AND DECLARING AN EMERGENCY** and moved to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Ms. Williams. Ayes: (7). Nays: (0). The Clerk read Ordinance 126-2018 by number and title only. Mr. Smith moved that Ordinance 126-2018 be approved as an emergency. Seconded by Ms. Williams. Ms. Born said that the Administration wants to widen the road and she won't vote for it because it's not fair to the public. Ms. Williams asked where Ms. Born saw that, and Ms. Born said in the TMACOG 2045 plan. Ms. Williams said that the residents in the area wanted the ditch to be cleaned. Ms. Born said that the Administration also wants to put in a roundabout. Ayes: McCarthy, Smith, VanHoozen, and Williams (4). Nays: Born, Ghanbari, and Matuszak (3).

Mr. Smith introduced **ORDINANCE 127-2018 AUTHORIZING AN AGREEMENT WITH JONES AND HENRY FOR ENGINEERING SERVICES RELATED TO A WATER FEASIBILITY STUDY FOR THE CITY OF BOWLING GREEN CLEAN WATER OPTION AND DECLARING AN EMERGENCY** and moved to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Ms. Williams. Ayes: (7). Nays: (0). The Clerk read Ordinance 127-2018 by number and title only. Mr. Smith moved that Ordinance 127-2018 be approved as an emergency. Seconded by Mr. VanHoozen. Ms. Born said that she does not see the need to do this study until we talk to Toledo regarding extending our contract. Mayor Mackin said that the City of Toledo has already indicated that they will not be renewing or extending our contract. Mr. Matuszak clarified that they were only voting on Phase 1. Ms. Kabat said that is correct. The \$75,000 will be split three ways. Mr. Matuszak asked if our risk is limited to \$25,000, and Ms. Kabat said that it is. Mr. Ghanbari said that the Administration previously asked for additional dollars, but rolled back the funding request for Phase 1. Ayes: Ghanbari, Matuszak, McCarthy, Smith, VanHoozen, and Williams (6). Nays: Born (1).

Mr. Smith introduced **ORDINANCE 128-2018 AUTHORIZING AN AGREEMENT WITH ARCADIS U.S., INC. IN AN AMOUNT NOT TO EXCEED FIFTY-NINE THOUSAND FIVE HUNDRED DOLLARS (\$59,500.00) FOR DESIGN WORK FOR THE WATER MAIN REPLACEMENT ALONG HICKORY, LOOMIS, ORCHARD AND COLONY STREETS** and moved to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0). The Clerk read Ordinance 128-2018 by number and title only. Mr. Smith moved that Ordinance 128-2018 be approved. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0).

Mr. Smith introduced **ORDINANCE 129-2018 AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH CT CONSULTANTS, INC. FOR RESIDENT PROJECT REPRESENTATION ON THE PINE/MULBERRY WATER MAIN REPLACEMENT PROJECT AT A PRICE NOT TO EXCEED ONE HUNDRED SIXTEEN THOUSAND TWO HUNDRED AND EIGHT DOLLARS (\$116,208.00)** and moved to allow for its

reading by number and title only and to dispense with the second and third readings. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0). The Clerk read Ordinance 129-2018 by number and title only. Mr. Smith moved that Ordinance 129-2018 be approved. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0).

Mr. Smith introduced **RESOLUTION 23-2018 AUTHORIZING THE CITY ADMINISTRATOR TO ADVERTISE A REQUEST FOR QUALIFICATIONS FOR RESIDENT PROJECT REPRESENTATION FOR THE POST-AERATION AND PRIMARY BYPASS PROJECT AT THE WASTEWATER TREATMENT PLANT AND DECLARING AN EMERGENCY** and moved to allow for its reading by number and title only and to dispense with the second and third readings. Seconded by Mr. McCarthy. Ayes: (7). Nays: (0). The Clerk read Resolution 23-2018 by number and title only. Mr. Smith moved that Resolution 23-2018 be approved as an emergency. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0).

#### **OTHER BUSINESS**

None.

#### **ADJOURNMENT**

Mr. Matuszak moved to adjourn the meeting at 8:18 p.m. Seconded by Mr. Smith. Ayes: (7). Nays: (0).

David D. Creps, Clerk

Thomas G. Mackin, Mayor