MINUTES OF PERRYSBURG CITY COUNCIL

MEETING HELD MAY 18, 2021

Mayor Mackin called the meeting to order at 6:30 p.m. Present were Council Members Deborah Born, Cory Kuhlman, Jan Materni, Tim McCarthy, Jonathan Smith, Barry VanHoozen, and Mark Weber (7). Also present were Bridgette Kabat, City Administrator, Kate Sandretto, Law Director, and David Creps, Clerk of Council.

Mr. Smith moved to approve the minutes of the City Council meeting held on May 4, 2021 as written and to dispense with their reading. The motion was seconded by Ms. Materni. Ayes: (7). Nays: (0).

SPECIAL REPORTS

Keith Michalski, 16103 Normandy South, of KCS Contracting was present to protest legislation approved at the May 4, 2021 City Council meeting which awarded a contract to the Lathrop Co. for improvements to Fire Station 38. Mr. Michalski said that he feels it's a union versus non-union argument. He addressed the issues that were raised at the City Council meeting regarding KCS including their credit report and tax liens. He said the credit report has not been updated. It shows sales of just over one million and actually sales are over eleven million a year. It also shows six employees, but they actually have over 50 employees. He said that the old tax liens have been paid and released, and he is current on all taxes. He said that he has letters from his four top suppliers, and he is in good standing with all four. He said that he cannot discuss Parke Brothers because there is a confidentiality agreement requirement of both parties. He said that KCS was already offsite when the inspection of the Andover Place apartments was done, and the pictures presented were not from the Building Inspector. He said that KCS had to litigate two projects and although there were countersuits, KCS prevailed and settled. Mr. Michalski explained that what is at stake is the designation that KCS is not responsible. He said that will be used against his company on future projects, and he cannot allow that to happen. Mayor Mackin thanked Mr. Michalski and said he appreciates his dutifulness and the documentation he provided. He said that the documentation will be given to legal counsel for their review and they will take it under advisement.

LETTERS, COMMUNICATIONS, AND CITIZENS' CONCERNS

None.

ADMINISTRATIVE REPORTS

Mayor's Report

Mayor Mackin reported that the Administration is reviewing the CDC guidelines and Governor's orders, and reviewing how best to open up City buildings consistent with the guidelines.

Mayor Mackin reported that Larry Dillin will be coming off the Levis Architectural Review Committee. Mr. Dillin asked that Kim Klewer and Frank Butler who also serve on the Levis ARC be recognized for their commitment and service to the community. Mayor Mackin said that Mr. Klewer and Mr. Butler were intricately involved with Mr. Dillin in the creation of Levis Commons, which is a great addition to the City, and would not have happened but for their vision and diligence.

City Administrator's Report

No report.

Finance Director's Report

No report.

Law Director's Report

No report.

President of Council Report

No report.

Finance and Economic Development Committee:

Mr. Weber gave his report of the May 11, 2021 meeting, a copy of which is attached hereto and made a part of these minutes.

Next meeting: Tuesday, June 8, 2021 at 5:30 p.m.

Mr. Weber introduced **ORDINANCE 33-2021 DETERMINING TO PROCEED WITH THE IMPROVEMENT OF CERTAIN PUBLIC PLACES IN THE CITY BY LIGHTING** 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 Ordinance 33-2021 by number and title only. Mr. Weber moved that Ordinance 33-2021 be passed. Seconded by Mr. McCarthy. Ayes: (7). Nays: (0).

Mr. Weber introduced **ORDINANCE 34-2021 LEVYING SPECIAL ASSESSMENTS FOR THE PURPOSE OF LIGHTING STREETS, ALLEYS, WAYS AND OTHER PUBLIC PLACES IN THE CITY OF PERRYSBURG** 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 Ordinance 34-2021 by number and title only. Mr. Weber moved that Ordinance 34-2021 be passed. Seconded by Mr. McCarthy. Ayes: (7). Nays: (0).

Mr. Weber introduced **ORDINANCE 35-2021 DETERMINING TO PROCEED WITH THE REMOVAL AND SPECIAL TREATMENT OF SHADE TREES AND CONTROLLING THE BLIGHT AND DISEASE OF SAME AND FOR PLANTING, MAINTAINING, TRIMMING AND REMOVING SHADE TREES IN AND ALONG THE STREETS AND WITHIN PUBLIC RIGHTS-OF-WAY OF THE CITY OF PERRYSBURG** 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 Ordinance 35-2021 by number and title only. Mr. Weber moved that Ordinance 35-2021 be passed. Seconded by Mr. McCarthy. Ayes: (7). Nays: (0).

Mr. Weber introduced **ORDINANCE 36-2021 LEVYING SPECIAL ASSESSMENTS FOR THE REMOVAL AND SPECIAL TREATMENT OF SHADE TREES AND CONTROLLING THE BLIGHT AND DISEASE OF SAME AND FOR PLANTING, MAINTAINING, TRIMMIMG AND REMOVING SHADE TREES IN AND ALONG THE STREETS AND WITHIN PUBLIC RIGHTS-OF-WAY OF THE CITY OF PERRYSBURG** 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 Ordinance 36-2021 by number and title only. Mr. Weber moved that Ordinance 36-2021 be passed. Seconded by Mr. McCarthy. Ayes: (7). Nays: (0).

Safety Committee:

No report.

Next meeting: Tuesday, May 25, 2021 at 6:00 p.m.

Recreation Committee:

Ms. Born gave her report of the May 11, 2021 meeting, a copy of which is attached hereto and made a part of these minutes.

Next meeting: Tuesday, June 8, 2021 at 6:30 p.m.

Mr. Smith said that he watched the video of the PRAC meeting, and Aaron Findling, Vice Chair, was actually chairing the meeting. He also clarified comments attributed to him in the report. He said regarding the unleashed dog park, he did not say he hoped the conversation will continue, he said that conversations will be continuing and he hopes to have something soon in regards to the unleashed dog park. Mr. Smith stated that the report says the survey of license plates was done over the course of a week. However, it was actually done in one instance, on April 10^{th}, which was mentioned by Todd France at the PRAC meeting, and it's on the documents Mr. France handed out. Regarding the Code requiring parking lots to be paved, Mr. Smith said that he believes it's important that we hold the City to the same bar we hold everyone else to, and the Code requires all parking lots and driveways to be paved. Mr. Smith said that with regards to the access to Maumee Western Reserve Road, as anyone who has tried to go into Orleans Park knows, it is a slow turn in there due to the bump. He said he has had conversations with the Administration, and the paving project will help with ingress and egress and will make it safer. Ms. Born said her report is a report, not a transcript. Ms. Materni stated that she objected to Ms. Born taking the paving issue to City Council, not to the Finance Committee. Ms. Materni said that she never said Perrysburg taxpayer dollars should be used to provide entertainment for non-residents; what she said was who cares who uses our parks, they should be open to everyone. She said that a survey based on license plates to determine where people are from is wrong because a Perrysburg resident may have recently moved from another location, drive a company car, or lease their vehicle. Regarding the pool, Ms. Materni said she did not have questions regarding staffing. Her comments were that as long as there is limited access to the pool, City residents should be given priority, and she suggested reduced prices on passes. Ms. Materni concluded by stating that Committee reports should be objective based on what is actually said with no personal bias, innuendos, or slights. Ms. Born said that she has no bias towards anyone.

Planning and Zoning Committee:

Mr. McCarthy gave his report of the May 12, 2021 meeting, a copy of which is attached hereto and made a part of these minutes.

Next meeting: Wednesday, June 9, 2021 at 5:30 p.m.

Personnel Committee:

No report.

Next meeting: Thursday, May 20, 2021 at 5:00 p.m. which is a change from the regular date.

Public Utilities Committee:

No report.

Next meeting: Wednesday, May 26, 2021 at 6:30 p.m.

Mr. Smith reported that a representative from H2Ohio will be at the meeting to discuss what the State is doing regarding Lake Erie water quality. Mr. Kuhlman asked if Mr. Smith had heard from Dr. Campbell, and he said he had not. Mayor Mackin asked if Dr. Campbell has been invited to the meeting, and Mr. Smith said he has been.

Service Committee:

No report.

Next meeting: Wednesday, May 26, 2021 at 5:30 p.m.

OTHER BUSINESS

Mr. Kuhlman reminded people to register for Vax-a-Million. Ms. Born asked when they will be able to stop wearing masks in Council Chambers. Mayor Mackin said that the Administration is having discussions about the guidelines.

ADJOURNMENT

There being no objections, the meeting adjourned at 7:40 p.m.

David D. Creps, Clerk   Thomas G. Mackin, Mayor

FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

MAY 11, 2021

The meeting was called to order at 5:30 p.m. by Chairman Mark Weber. Committee members present were Deborah Born, Tim McCarthy, and Mark Weber. Also present were Bridgette Kabat, City Administrator, Kate Sandretto, Law Director, Dave Creps, Finance Director, Amber Rathburn, Deputy Finance Director, and Steve Bronder, Income Tax Commissioner.

APPROVAL OF MINUTES

Mr. Weber said that hearing no objections, the minutes of the April 13, 2021 meeting were approved. Ms. Born said that she was abstaining because they were already approved at the City Council meeting.

FINANCE DIRECTOR'S REPORT

The Committee reviewed expenditures greater than $5,000 for the month of April. There were questions regarding police training equipment, health insurance claims, and payments to the Convention and Visitors' Bureau. There was a brief discussion about the hotel tax and how it is distributed.

Mr. Creps reported that the balance in the health insurance fund as of April 30, 2021 was $93,276.64 which is down from March. He said that some fairly big claims were paid last month.

Ms. Sandretto stated that the first piece in the street tree assessment and the lighting assessment, the Resolution of Necessity, were approved last month. She said the next step in the process is the ordinance to proceed and the ordinance approving the assessment. Ms. Born asked why we do these assessments instead of the costs coming from the general fund. Mr. Creps said he strongly recommends against eliminating the assessments. He said the Ohio Revised Code allows it and by assessing it, it ensures that these items are the City's responsibility. The Committee agreed 3-0 to forward the ordinances on to City Council.

TAX COMMISSIONER'S REPORT

Mr. Bronder reported that tax collections for the month of April were just shy of $2.2 million dollars. He said that it was not a typical April since the due date was extended. He said that we are up 4% over April of 2020, but that was also not a typical April. He said year to date collections are $7.1 million dollars which is up 4.1% over last year. He said that it will probably be some time after July until we can do a real comparison to 2020.

OTHER BUSINESS

Ms. Born said that Buckeye State Bank coming to Perrysburg is a great thing. She said they also plan to have other businesses at the bank, and she has heard maybe there will be a local coffee house.

There being no further business, the meeting adjourned at 5:47 p.m.

Respectfully submitted,

Mark Weber, Chairman
Finance & Economic Development Committee

Next meeting: Tuesday, June 8, 2021 at 5:30 p.m.

PERRYSBURG CITY COUNCIL

RECREATION COMMITTEE

Report for regular meeting of May 11, 2021

PRESENT: Chairwoman Deborah Born, Counselors Jan Materni and Jonathan Smith

Chairwoman Deborah Born called the meeting to order in Council Chambers at 6:30 P. M. After roll call and the Pledge of Allegiance, the Administration's report of the April 13 meeting was approved 3-0 with the modification requested by Chairwoman Born that she had mentioned that Will Harbauer had been elected Recording Secretary by PRAC.

No citizen concerns were presented.

Old Business:

Mr. Smith reported that he has had a discussion with the Administration about a location for an unleashed dog park. They are working on a location in the City of Perrysburg, possibly Orleans Park. He said hopefully the conversations will continue.

New Business:

Chairwoman Born reported that she had attended the most recent meeting of the Parks and Recreation Advisory Committee (PRAC) at which the Committee had made three recommendations to this Committee, two by motion and one as a suggestion.

The first recommendation (passed by motion) was that the Orleans Park parking lot not be paved. Todd France, an engineer and the Vice-Chair of PRAC (he was chairing the meeting because the Chair was absent) did a survey at his own time and expense over the course of a week during walleye season on parking usage in Orleans Park, Maple Street Hood Park, Fort Meigs river access and Davis Overlook.. Below are his findings over the week in question ("W" means Wood County license plate, "NW" means confirmed Non Wood County plate, "U" means unknown):

Maple Street:	6W, 21NW, 1U
Hood Park:	1W, 0NW, 0U.
Orleans Park (lower):	2W, 18NW, 5U:
Orleans Park (upper)	1W 2NW, 0U
Fort Meigs	0W 2NW, 2U
Davis Overlook	2W, 9NW, 3U

Mr. France also included Buttonwood Park in his survey as a comparison even though it is in Perrysburg Township. For Buttonwood, his numbers were 10W, 65NW, 22U.

Chairwoman Born commented that Buttonwood is by far the most congested access point to the river even though it is not paved because the river is higher at that point and people accessing the river find it convenient, regardless of surface.

The overall conclusion from this data was that most of the people using the parking areas were non-resident adult males. In addition, most of these areas are in the 100 year flood plain which means they are often covered with water and ice during the winter which would require continual annual maintenance.

In conclusion PRAC recommended that the Orleans Park parking lot not be paved, and the money allocated for this be used in some other manner.

PRAC's other two recommendations were to open the public bathrooms in the parks (passed by motion) and for a natural walking path to be built around Three Meadows Pond (not a motion but a suggestion.

Returning to the discussion of paving Orleans Park, Chairwoman Born reported that Mr. France also talked to one of the men using the parking lot and asked if it mattered to him if it was paved. The gentleman responded that since he didn't live here he didn't care one way or the other. Ms. Born stated that she would like a motion to send this issue back to the Finance Committee for further review.

Ms. Materni objected to this action. She acknowledged Mr. France for his work but then stated that the survey was "statistically invalid" because it was only one day in duration (several times during the meeting it had already been stated that the survey was done over a week). She then stated that the Fort Meigs river access area had been flooded during the recent bad winter and it had not been damaged at that time.

Chairwoman Born stated that during the 44 years she has lived in Perrysburg, the Orleans Park parking lot has never been paved. Ms. Materni stated that this was now proposed because of "the zoning" She stated that she did not want a motion but had no objection to Ms. Born's bringing this to the Finance Committee (of which the latter is a member).

Mr. Smith said he supports the paving of Orleans Park because he said it is required by the City code. He said he had had previously discussed paving issues at Rotary Park and felt that those issues applied here as well. He also stated that some proposed future uses of Orleans Park would require paving.

Chairwoman Born stated that she is very opposed to spending $120,000 on parking for what is basically a seasonal activity. There being no objection she plans to take the issue personally to the Finance Committee. Ms. Materni stated that she does not care whether or not the park was primarily used by non-residents because Perrysburg tax payer money should be used to provide entertainment for them.

Mr. Smith commented that another reason for paving the parking lot is the fact that access from Western Reserve Road is sometimes congested and paving the upper portion of the lot may help alleviate this

Chairwoman Born then brought up PRAC's recommendation to open up the park bathrooms. Ms. Materni answered that this is a Service Committee issue and they are working on it.

Chairwoman Born then brought up PRAC's suggestion (proposed by PRAC member Tony Wade) of a natural walking path around Three Meadows Pond. Mr. Smith asked that this idea been reviewed by the Administration.

PRAC Report: Most of this was covered by discussion of PRAC's three proposals. Jessica Kemp has resigned from PRAC so a new member and Chair will be needed.

Other Business: Ms. Materni asked some questions about the staffing for the swimming pool. Chairwoman Born stated that various citizens have asked her why use of the swimming pool is currently limited to city residents. She said she believed it was because of Covid restrictions. Ms. Materni disagreed and said that pool is paid for by Perrysburg tax payer money and Township residents should not be allowed to use it.

Meeting Adjourned 6:57 P. M. Next regular meeting will be Tuesday, June 8 at 6:30 P. M.

Report prepared by
Deborah L. Born
Chairwoman
May 16, 2021

PLANNING & ZONING COMMITTEE

MAY 12, 2021

The meeting was called to order at 5:30 p.m. by Chairman Tim McCarthy. Committee members present were Cory Kuhlman, Tim McCarthy, and Barry VanHoozen. Also present were Kate Sandretto, Law Director, and Brody Walters, Planning and Zoning Administrator.

CITIZENS' CONCERNS

Mr. Walters stated that Greg and Karen Hazelton stopped in prior to the meeting because they had concerns about their property relative to the new land use plan. Mr. Walters said that he was able to address their concerns.

APPROVAL OF COMMITTEE MINUTES

There being no objections, the minutes of the April 15, 2021 meeting were approved.

DISCUSSION ON ARBORVITAE

Ms. Sandretto presented the Committee with a draft of changes to Section 1250.42, Fences, Walls, Structural Screens, Hedges and Screen Plantings based on past discussions with the Committee. She said that she added language indicating that "Fences and walls eight feet or higher not permitted, hedges and screen plantings of any height permitted" along rear lot lines and also along side lot lines to the mid-point, which should accomplish what the Committee is looking to do. The height limitations on ground plantings in front yards would remain the same. Ms. Sandretto's proposal made this change for R1 through R5 zoning districts. The Committee discussed whether this change should be made for other zoning districts. Mr. Walters recommend that it be included for R1 through R5, A1, RM, I1, I2, and INS zoning districts.

There was discussion about whether or not to include the change in commercial districts. Mr. Walters stated that he feels adequate screening for commercial districts can be accomplished with the options available.

The question was also raised about how this would affect residential corner lots because they have two front yards. Ms. Sandretto suggested that, if the property has "two front yards," one yard may have hedges and screen plantings of any height with BZA approval." Kevin Rantanen was present and said that he would rather see the language regarding height limitations for screen plantings be deleted altogether, but he noted that the changes were going in a decent direction. Greg Bade, Planning Commission member, asked if there would be any height limitation on the plantings in side or rear yards. Mr. McCarthy said there would not be, and Mr. Bade was concerned about that.

Ms. Sandretto stated that this would need to go back to the Planning Commission for its recommendation and then a public hearing would have to be held. The Committee agreed 3-0 to recommend that the proposed changes be sent on to the Planning Commission.

There being no further business, the meeting adjourned at 6:15 p.m.

Respectfully submitted,

Timothy C. McCarthy

Tim McCarthy, Chairman
Planning & Zoning Committee

Next meeting: Wednesday, June 9, 2021 at 5:30 p.m.