HEALTH, SANITATION & PUBLIC UTILITIES COMMITTEE

APRIL 22, 2013

The meeting was called to order at 6:03 p.m. by Chairman Todd Grayson. Committee members present were: Todd Grayson, John Kevern and Tim McCarthy. Also present were Law Director Mathew Beredo, Public Service Director Jon Eckel, and Director of Public Utilities Tim Warren.

CITIZENS' CONCERNS

Sara Weisenburger read a prepared statement regarding the upcoming transportation levy. Ms. Weisenburger said that she feels there is a need to educate voters regarding the financial aspect of the levy. She said there are approximately 1,100 Senior Housing beds in Perrysburg with more to come. She said that by not providing transportation for these individuals, we are putting local businesses at a competitive disadvantage. She also said that individuals with disabilities will be provided transportation and if it is not done at the local level, it will done at the Federal level which is still paid for by taxpayers and it will be more expensive. She said that TARTA cost us $1.5 million a year and this levy will be only $450,000 which is a 70% reduction. She encouraged support for the levy on May 7th. Mr. Grayson said that he would add that having one comprehensive service is more efficient than each facility having their own.

LEVY ASSESSMENTS FOR CSSD 208

Mr. Warren said that this is the final step for Cherry Street Sewer Separation District 208. This ordinance authorizes the Finance Director to notify property owners of their cost. The Committee agreed 3-0 to recommend approval of the ordinance.

UPDATE CONCERNING WATER POLLUTION CONTROL LOAN FUND APPLICATION FOR WWTP IMROVEMENTS – PHASE III

Mr. Warren reported that he met with the Ohio EPA to get a good understanding of the hoops we would have to jump through if we were to finance improvements for the Wastewater Treatment Plan through the Water Pollution Loan Fund. He said the OEPA would need to review our plans, recognize the need for the project, and ensure that we have reviewed other options. Mr. Warren said he shared some of that information with them at their meeting, and he believes we will have no problem with it. The OEPA is also interested in the financial aspect as they want to be sure the City will have the ability to repay the loan. Mr. Warren said the City has done rate studies so that aspect is also covered. He said that this loan fund process opens us up to an environmental review process and included in that process is a wetlands and archaeological review. He said that since the work is being done on an existing site, archaeological concerns are unlikely. However, we have to move an existing dike which may get into some flood plain/FEMA issues. He added that there are trees that have grown on site since the 1990 expansion and there is some concern about the Indiana bat which is an endangered species. Mr. Grayson asked if we decide on a different funding source if we avoid the Indiana bat issue. Mr. Warren said we would. He added that the next step in this process would be to send the OEPA information. Mr. Grayson asked if there was any cost involved. Mr. Warren said that there is a time involvement and perhaps a small cost. Mr. Grayson said that he's okay with it as long as the cost is not too high. Mr. Warren noted that this program is administered through the OWDA and we have a couple of loans with them currently. One of those will be paid off in July of 2016 and one of the benefits of this program is we can wait to make payments up to one year after construction so the first payment would not be due until 2017. He said the current rate is 2.49% and it changes monthly, but you are locked in for the term of the loan. This rate is 1¼% below market rate for GO bonds so there is a million and a half dollar difference. Mr. Warren added that it does not allow early pay-off of the debt. Mr. Grayson said that he still has concerns about money coming from the Federal Government. Mr. Warren said that federal funds make up 20% of this program and he could check to see if we could set it up to use only OEPA funds. Mr. Grayson said that it would mean a lot to him. Mr. Kevern asked if Mr. Creps is in the loop on discussions regarding financing this project. Mr. Warren said he has met with Mr. Creps. Mr. Warren said no action is requested at this time, and he will probably come back to the Committee in May or June requesting an ordinance to submit an application. He added that submitting an application still does not lock us in.

AGREEMENT WITH BROOKHAVEN REAL ESTATE VENTURES, LLC TO CONSTRUCT SANITARY SEWER LINES AT THE PROPOSED VILLAGES OF CANTERBURY SUBDIVISION IN ACCORDANCE WITH THE CITY OF PERRYSBURG'S SANITARY INFRASTRUCTURE COST RECOVERY STUDY

Mr. Warren said that the City has a master plan that we have been working off of the last ten years. It defines a way to pay for sewers where they do not currently exist. The premise is that development should pay for development. He said that they have had ongoing discussions with Mark Rich, developer of Canterbury, regarding what is the City's share of these costs and what is the developer's cost. He said the estimated costs are $1.5 million if the City were to pay for it and a little more than $800,000 if the developer pays for it. This is a unique area where Canterbury will be the primary user of the sewer infrastructure. Therefore, the developer will be responsible for roughly $700,000 of the costs and the City will be responsible for roughly $100,000. The City has also agreed to allow this to develop in phases. To develop the first plat about 50% of the infrastructure will be installed so the City would reimburse for 50% of its share. Mr. Warren said that this amount is included in the 2013 Budget. He reviewed other aspects of the agreement with the developer including that since the developer is deviating slightly from the City's Sanitary Infrastructure Cost Recovery Study, the developer is responsible for the costs to have the study revised. It was clarified that the City's share is actually the amount for future development so the City would recoup these costs from future developments. The Committee agreed 3-0 to recommend approval of this agreement. It will be on the agenda for the next Council meeting.

There being no further business, the meeting adjourned at 6:41 p.m.

Respectfully submitted,

Todd Grayson, Chairman
Health, Sanitation, and Public Utilities Committee

Next meeting date: Tuesday, May 28, 2013 at 6:00 p.m.