

RECREATION COMMITTEE

AUGUST 14, 2018

The meeting was called to order at 6:31 p.m. by Chairperson Deborah Born. Committee members present were Deborah Born, Jim Matuszak, and Jonathan Smith. Also present was Jon Eckel, Public Service Director.

PRAC STUDENT VACANCY

Connor Patrick was present to be considered for appointment to PRAC as a student representative. Mr. Patrick said he is a lifelong resident of Perrysburg, and he would like to give back to the community. Ms. Born said that the Committee received his application and she believes he is a great candidate. The Committee agreed 3-0 to recommend approval of the appointment.

WOOD COUNTY PARK GRANT

Mr. Eckel said that every year the City applies for a grant from the Wood County Park District. He distributed a handout showing what projects we would like to request funding for, and a history of the grants received. He explained that there are three levels of grants available. In the 0-\$5,000 category, we would like to request funds to replace the four seat buck-a-bout at Eisenhower Park for \$2,974.78. In the \$10,000 and above level, we would like to request funds to replace playground equipment that includes a climbing tunnel and slide at Three Meadows Park in the amount of \$10,463.23. In this same category, we would also like to request \$33,033.50 to construct a pergola sun structure with outside furniture at the Senior Center. Mr. Matuszak asked where the structure would go at the Senior Center. Mr. Eckel said the garden on the east side of the building would be removed and a concrete slab would be installed. Mr. Matuszak said that he believes the senior citizens have outgrown the Senior Center, and he asked if they are moved to an alternate site if the structure could also be moved. Mr. Eckel said that is hard to answer because the design has not been finalized. He said that the estimate provided is based on a design by architect Mike Barthhold, but the Wood County Park District will work with you if after awarding a grant you want to change the design. Mr. Smith asked if we will be moving forward on these items without the grants. Mr. Eckel said all three will be in the budget, but he does not know if we would move forward with all three. The Committee agreed 3-0 to approve the grant applications.

LOWER RETAINING WALL – HOOD PARK

Ms. Born read a prepared statement, a copy of which is attached hereto and made a part of these minutes. Mr. Smith asked where it states that Redi-Rock is not an acceptable material based on the Secretary of Interior guidelines. Jon Orser, 125 E. Front Street, said that the guidelines aren't going to specifically say Redi-Rock. Mr. Smith said he spoke to John Sandor, Technical Preservation Specialist for the National Park Service,

U.S. Department of the Interior, in detail, and Mr. Sandor said Redi-Rock is not banned. He said that the procedures are broad to allow flexibility and typically affected properties have to be specifically listed or be built more than 40-50 years ago. Mr. Smith said the current wall at Hood Park would not be considered historic. Mr. Orser said that new construction in the Historic District must be approved by the Historic Landmarks Commission (HLC). Mr. Matuszak said that the HLC approved the house on East Second Street and it is obvious that it doesn't fit in the Historic District, so maybe they don't always make the right decision. Jim Hagen, 10741 Avenue Road, asked what the problem is with Redi-Rock at Hood Park. He said that it is already along the river and the HLC approved it. He said that Ms. Born said at the last meeting that Redi-Rock is not an approved material, and now Mr. Orser is saying that there is not a list of specific materials. Mr. Orser said that the guidelines do not specifically ban materials, but say they are not recommended in certain circumstances depending on the situation. Mr. Hagen asked Ms. Born what she proposes. Ms. Born said that she did her homework, and she already stated that she supports fixing what is there which was damaged by Klumm Brothers in 2015 and 2016. Becky Williams, 421 E. Sixth Street, went to the podium, but Mr. Orser said she was not allowed to speak because it would violate Sunshine Laws because Ms. Williams is a Councilwoman and if she participates in the meeting, then her participation makes it a Council meeting because a quorum of four Council members would be present. Mr. Matuszak asked, that since we do not currently have a Law Director, that the Administration get a legal opinion regarding City Council members who are not on the committee speaking at committee meetings. Mayor Mackin was present and said that we already have a legal opinion on the subject, and he will send it to City Council. Mayor Mackin thanked the members of the Historic Landmarks Commission, several of which were in the audience. He also requested that Ms. Born provide all documents that she has referenced to argue this subject by Friday so that they can be distributed to all City Council members and put in the public domain. He said that is a reasonable amount of time given the documents already exist. Mr. Orser stated that the records the Mayor is requesting are already in the Codified ordinances. Mayor Mackin stated that Ms. Born has referenced pictures and videos that she has. HLC member Mark Weber, 836 Cherry Street, said that there is a lot of limestone in the area, and he feels Redi-Rock fits in well. Mr. Smith said that he talked to Richard Baranowski, Local History Librarian, and Mr. Baranowski also said there is a lot of limestone in the area and Redi-Rock emulates limestone. Mr. Matuszak requested the criteria that the HLC used to approve this request. He said that he would like to see how the Administration applied the rules to their decision. Ms. Born added she would like this information by Friday. Brody Walters, Planning and Zoning Administrator, said that he made the recommendation to use Redi-Rock. He said that one of the determining factors with historical materials is determining if the size and scale are appropriate. He said that Redi-Rock was selected by examining local landmarks and also based on its performance characteristics. Ms. Born recommended tabling the issue for more information. Mr. Smith recommended moving the issue onto City Council. Mayor Mackin said that the Administration hopes it moves forward, and the Service Committee has already recommended approval by a 2-1 vote. Mr. Matuszak said that

based on the Mayor's comments it sounds like it is going to move forward without a recommendation from the Recreation Committee. He said that if he has the information requested, he will be ready to act on it at the next City Council meeting.

OTHER BUSINESS

Mr. Matuszak said that the weeds at the DDI are very high. Mr. Eckel explained that the City does not take over responsibility for this area until October 1. He said that he talked to ODOT and they said they are going to mow tomorrow.

There being no further business, the meeting adjourned at 7:49 p.m.

Respectfully submitted,

Deborah Born, Chairperson
Recreation Committee

Next meeting: Tuesday, September 11, 2018 at 6:30 p.m.

In 1976, the United States Secretary of the Interior placed three districts in the Perrysburg area on the National Register of Historic places. One was in the City of Perrysburg, two in Perrysburg Township. National designation has no legal authority but it gives local governments the power to pass (if they choose) local ordinances which regulate new construction, exterior alteration, and demolition; these local ordinances can be enforced by the governments that adopt them.

In 1981, the City of Perrysburg adopted such an ordinance and in 1986 substantially revised it to resolve issues which surfaced after the first ordinance was in place. This is basically the ordinance we have today.

As part of the ordinance Council created a Historic District (bounded today by East Boundary Street, the Maumee river, West Boundary Street, and the CSX railroad track. Several individual properties outside the district including Fort Meigs were also included. Council also created a commission to review, approve or reject requests from owners of affected properties. Originally called the Design Review Board, it was later renamed the Historic Landmarks Commission. The Commission was later designated a Charter Board, which means that it cannot be abolished by legislative action, only by vote of the citizens.

It is important for all Perrysburg elected officials and City employees to remember the Historic District Ordinance is a law, and like all laws must be obeyed. It is not something that can be ignored if a majority of Council don't feel like obeying it, nor is it a starting point for negotiation. It could be changed by legislation but until that happens it must be taken as is.

Below are sections of the Ordinance and of the Secretary of the Interior's Standards and Guidelines (referenced in the Ordinance) which are relevant to the issue under discussion. They demonstrate clearly that the proposed project is incompatible with our Ordinance and should be denied.

1245.51 GUIDELINES FOR REVIEWING APPLICATIONS,
REHABILITATION STANDARDS.

(a) Standards of review:...

(6) Deteriorated architectural features shall be repaired rather than replaced whenever possible. If replacement is necessary then the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

(b) Guidelines for Applying Standards of Review:...

(1) Techniques, treatments, and methods consistent with the <Secretary of the Interior's> "Standards for Rehabilitation" are listed as "recommended"...Rehabilitation approaches, materials, and methods which may adversely affect a building's architectural and historic qualities are listed as "not recommended"

Secretary of the Interior's Standards for Rehabilitation:

...2) The historic character of a property shall be maintained and preserved. The removal of Historic materials or alteration of features and spaces that characterize a property shall be avoided.

Masonry:

not recommended:

"Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that as a result the building is no longer historic and is essentially new construction".