Minutes of Perrysburg City Council

Meeting Held May 7, 2024

CALL TO ORDER - 6:30 PM

The meeting was called to order by Mayor Mackin at 6:35 p.m.

ROLL CALL

Present were Council Members Kevin Fuller, Cory Kuhlman, Tim McCarthy, Rick Rettig, Barry VanHoozen, Mark Weber, and Kerry Wellstein (7). Also present were Joe Fawcett, City Administrator, Tim Effler, Law Director, and Amber Rathburn, Clerk of Council.

PLEDGE OF ALLEGIANCE

MINUTES OF COUNCIL MEETING OF APRIL 16, 2024

There being no objections to the minutes of the April 16, 2024 meeting, they were unanimously approved.

SPECIAL REPORTS

None.

LETTERS, COMMUNICATIONS, AND CITIZENS COMMUNICATIONS

John and Belinda Longmore, 140 East Second Street, said they received a notice about parking improvements on East Second Street. Ms. Longmore said that they are concerned about the loss of greenspace and especially about the maple tree that is going to be removed. She said that the existing spots are not used consistently, so she does not see the need for more parking. Mayor Mackin said that this issue was brought to the Administration's attention last week and discussions have been occurring about it. He asked Ms. Longmore to reach out to him or Joe Fawcett about it.

Sarah Weisenburger, 605 West Front Street, expressed concerns about the changes made by the City of Maumee that are affecting traffic on the Maumee-Perrysburg bridge. She said that she has reached out to the City of Maumee with no success. Mayor Mackin said we will follow-up.

ADMINISTRATIVE REPORTS

Mayor

Request a motion to approve the appointment of Rami Ridi to serve on the Litter Prevention and Recycling Board. This is for a vacancy that expires on 6/1/2025. Rami met with the Service Committee on April 24, 2024, and they unanimously voted to send his appointment forward to City Council for confirmation.

Request a motion to approve the appointment of Jack Schoen to serve on the Litter Prevention and Recycling Board. This is for a vacancy that expires on 6/1/2025. Jack met with the Service Committee on April 24, 2024, and they unanimously voted to send his appointment forward to City Council for confirmation.

Mayor Mackin recommended the appointments of Rami Ridi and Jack Schoen to the Litter Prevention and Recycling Board to fill vacancies that expire on June 1, 2025. Mr. Fuller moved to approve the appointments. Seconded by Mr. Weber. Ayes: (7). Nays: (0).

City Administrator

No report.

Finance Director

Ms. Rathburn reminded City Council about the hearing the following evening regarding an appeal to City Council of a Planning Commission decision.

Law Director

Mr. Effler reported that Ordinance 28-2024 for the budget amendment considered at the April 16, 2024 meeting should have been labeled as Ordinance 29-2024.

PRESIDENT OF COUNCIL REPORT

Mr. Fuller reported that City Council and the Mayor received a letter from the Wood County Sheriff requesting that City Council appoint a representative to the County 911 Review Committee. Mr. Fuller moved to appoint Cory Kuhlman. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0).

COMMITTEE REPORTS

Finance & Economic Development

No report.

The next meeting is scheduled for Tuesday, May 14, 2024 at 4:00 p.m

Safety

Mr. VanHoozen gave his report of the April 22, 2024 meeting, a copy of which is attached hereto and made a part of these minutes.

The next meeting date is to be determined.

Resolution# 57-2024

Mr. VanHoozen introduced **RESOLUTION 57-2024 A RESOLUTION AUTHORIZING THE CITY TO ADOPT THE FEDERALLY APPROVED WOOD COUNTY HAZARD MITIGATION PLAN OF 2024; 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. Rettig. Ayes: (7). Nays: (0). The Clerk read Resolution 57-2024 by number and title only. Mr. VanHoozen moved that

Resolution 57-2024 be approved as an emergency. Seconded by Mr. Rettig. Ayes: (7). Nays: (0).

Resolution# 58-2024

Mr. VanHoozen introduced **RESOLUTION 58-2024 A RESOLUTION AUTHORIZING AN AGREEMENT WITH WOOD COUNTY, OHIO TO FURNISH EMERGENCY MANAGEMENT BETWEEN WOOD COUNTY AND THE CITY 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. Rettig. Ayes: (7). Nays: (0). The Clerk read Resolution 58-2024 by number and title only. Mr. VanHoozen moved that Resolution 58-2024 be approved as an emergency. Seconded by Mr. Rettig. Ayes: (7). Nays: (0).

Recreation

No report.

The next meeting is scheduled for Tuesday, May 14, 2024 at 5:00 p.m.

Planning & Zoning

Mr. McCarthy gave his report of the April 23, 2024 meeting, a copy of which is attached hereto and made a part of these minutes.

The next meeting is scheduled for Tuesday, May 28, 2024 at 5:00 p.m.

Ordinance# 27-2024

Mr. McCarthy introduced **ORDINANCE 27-2024 AN ORDINANCE IMPOSING A MORATORIUM FOR A PERIOD OF 180 DAYS ON THE GRANTING OF ANY PERMIT ALLOWING RETAIL DISPENSARIES, CULTIVATORS, OR ANY PROCESSORS OF CANNABIS WITHIN THE CITY OF PERRYSBURG; AND DECLARING AN EMERGENCY**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0). The Clerk read Ordinance 27-2024 by number and title only. Mr. McCarthy moved that Ordinance 27-2024 be approved as an emergency. Seconded by Mr. VanHoozen. Mr. Kuhlman clarified that the moratorium is because of uncertainty at the state level, not because we are unwilling to work with the cannabis industry. Mr. Fuller said that he feels moratoriums are extreme, and it feels like we're overstepping. He feels it sends out the message that we are not business friendly. Mr. Effler said there has been no approval of licensing standards from the state and this moratorium allows us to give it six months and, hopefully by then the state will have rules in place. He noted that the moratorium can be lifted or extended. Mr. Kuhlman asked if the City will still engage in conversations with businesses interested in locating in the City even with the moratorium in place. The Mayor said that they would. Ayes: Kuhlman, McCarthy, Rettig, VanHoozen, Weber, and Wellstein (6). Nays: Fuller (1).

Ordinance# 30-2024

Mr. McCarthy stated that this rezoning request had a public hearing and was discussed at the March 26, 2024 Planning & Zoning Committee meeting, so City Council is very familiar with the project. Mr. McCarthy gave a brief summary of the committee report from the March meeting, including comments from neighbors. Scott Anderson and Aaron Schoen, the developers of the parcels in question, said that this is a unique property that is the site of a former gas station and is bounded by three roads. Mr. Schoen said that what they are proposing is creative, innovative housing, and it will enhance the US20 corridor. Mr. Anderson said they went from twelve units down to seven, and it would be 30-40% greenspace. He said that this can only be achieved with the RM zoning classification. He said if this request is not approved, he would like feedback from City Council and residents on what they want to go there. Pam Thiel, 202 E. Sixth Street, said that she opposes the zoning change. She said that in 2023 property on West Sixth Street was rezoned multi-family. She said she realizes the goal of the developer is to maximize profits, but this is a legacy neighborhood and she implored City Council to reject the request. David Rex, 891 Shearwood, said that the Code requires multi-family properties to be three acres and if this is approved, contiguous properties may want to continue it. Steve Dane, 315 E. Sixth Street, said that hard work and vision does not make this right. He noted that multi-family is not in the Land Use Plan for this lot. Will Harbauer, 232 E. Fifth Street, said he is not opposed to development there, but he would like it to be single family. Jon Hummel, 505 Elm Street, said this is not a good fit, and asked if they would want it in their neighborhood. Kim Dane, 315 E. Sixth Street, said that she loves her home which Mr. Schoen built, and she suggested that they build three or four single family homes on the parcels. Sarah Weisenburger, 605 W. Front Street, said that she owns a building on Sandusky Street and Mr. Schoen builds beautiful homes, and she would support this. Mr. Baranowski, 414 Locust Street, said that this is in the middle of an old time neighborhood with single family homes and he would like it to stay that way.

Mr. McCarthy introduced **ORDINANCE 30-2024 AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, TO REZONE PROPERTY ON LOCUST STREET FROM R-3 (SINGLE FAMILY RESIDENTIAL) TO RM (MULTIPLE FAMILY RESIDENTIAL)**, 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. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Ordinance 30-2024 by number and title only. Mr. McCarthy moved that Ordinance 30-2024 be approved. Seconded by Mr. Kuhlman. Mr. Fuller asked what the Planning and Zoning office recommended. Mr. McCarthy said that Mr. Walters likes it from a Land Use Plan perspective, he added that the Planning Commission voted 6-1 against the rezoning. Mr. Rettig said that he understands the neighbors concerns, and he was not in favor of the initial plan, but the enhancements made including the additional greenspace changed his mind. He said he also likes the fact that they're local developers. Ms. Wellstein said that she is concerned about setting a precedent, but she is happy such a wonderful developer bought the property. Mr. Weber said that he can't get past the three acre requirement for multi-family, but he commended Mr. Schoen and Mr. Anderson on their hard work. Mr. Kuhlman thanked everyone for their civil discussion. He said that we have meetings like this to think outside of the box, and he

believes the Planning and Code is outdated. Ayes: Fuller, Kuhlman, and Rettig (3). Nays: McCarthy, VanHoozen, Weber, and Wellstein (4). Mayor Mackin said he appreciates everyone being a part of the process.

Ordinance# 31-2024

Mr. McCarthy introduced **ORDINANCE 31-2024 AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, TO REZONE PROPERTY ON LOUISIANA AVENUE FROM R-4 (SINGLE FAMILY RESIDENTIAL) TO R-5 (TWO FAMILY RESIDENTIAL)**, 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. VanHoozen. Ayes: (7). Nays: (0). The Clerk read Ordinance 31-2024 by number and title only. Mr. McCarthy moved that Ordinance 31-2024 be approved. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0).

Personnel

No report.

The next meeting is scheduled for Tuesday, May 28, 2024 at 4:00 p.m.

Ordinance# 23-2024

Mr. Kuhlman introduced **ORDINANCE 23-2024 AN ORDINANCE AMENDING PERRYSBURG CODIFIED ORDINANCE §266.15-2**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Weber. Ayes: (7). Nays: (0). The Clerk read Ordinance 23-2024 by number and title only. Mr. Kuhlman moved that Ordinance 23-2024 be approved. Seconded by Mr. Weber. Ayes: (7). Nays: (0).

Public Utilities

Mr. Fuller gave his report of the April 24, 2024 meeting, a copy of which is attached hereto and made a part of these minutes.

The next meeting is scheduled for Wednesday, May 29, 2024 at 6:30 p.m.

Ordinance# 32-2024

Mr. Fuller introduced **ORDINANCE 32-2024 AN ORDINANCE AMENDING CODIFIED ORDINANCE §1050.01 "RATE OF CHARGES FOR SEWER INSIDE AND OUTSIDE THE CITY"; AND DECLARING AN EMERGENCY**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Rettig. Ayes: (7). Nays: (0). The Clerk read Ordinance 32-2024 by number and title only.

Ordinance# 33-2024

Mr. Fuller introduced **ORDINANCE 33-2024 AN ORDINANCE AMENDING CODIFIED ORDINANCE §1050.015 "INSIDE CITY COLLECTION RATES FOR SEWER"; AND DECLARING AN EMERGENCY**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Rettig. Ayes: (7). Nays: (0). The

Clerk read Ordinance 33-2024 by number and title only.

Ordinance# 34-2024

Mr. Fuller introduced **ORDINANCE 34-2024 AN ORDINANCE AMENDING CODIFIED ORDINANCE §1060.02 "RATE OF CHARGES FOR WATER INSIDE AND OUTSIDE THE CITY"; AND DECLARING AN EMERGENCY**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Rettig. Ayes: (7). Nays: (0). The Clerk read Ordinance 34-2024 by number and title only.

Service

Ms. Wellstein gave her report of the April 24, 2024 meeting, a copy of which is attached hereto and made a part of these minutes.

The next meeting is scheduled for Wednesday, May 29, 2024 at 5:30 p.m.

Resolution# 60-2024

Ms. Wellstein introduced **RESOLUTION 60-2024 A RESOLUTION AUTHORIZING A PURCHASE AGREEMENT WITH BEST EQUIPMENT CO. FOR THE PURCHASE OF A 2024 LABRIE AUTOMIZER HELPING HAND REFUSE TRUCK FOR THE DEPARTMENT OF PUBLIC SERVICE IN AN AMOUNT NOT TO EXCEED THREE HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED EIGHTY-FIVE DOLLARS AND TWENTY CENTS ($353,585.20); 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. Weber. Ayes: (7). Nays: (0). The Clerk read Resolution 60-2024 by number and title only. Ms. Wellstein moved that Resolution 60-2024 be approved as an emergency. Seconded by Mr. Weber. Ayes: (7). Nays: (0).

Resolution# 61-2024

Ms. Wellstein introduced **RESOLUTION 61-2024 A RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF PERRYSBURG AND PERRYSBURG TOWNSHIP FOR THE RESURFACING OF THE CITY'S PORTION OF HOLIDAY LANE AND GEORGIA ROAD IN AN AMOUNT NOT TO EXCEED TWENTY-SIX THOUSAND SEVEN HUNDRED DOLLARS AND ZERO CENTS ($26,700.00); 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. Weber. Ayes: (7). Nays: (0). The Clerk read Resolution 61-2024 by number and title only. Ms. Wellstein moved that Resolution 61-2024 be approved as an emergency. Seconded by Mr. Weber. Ayes: (7). Nays: (0).

Resolution# 62-2024

Ms. Wellstein introduced **RESOLUTION 62-2024 A RESOLUTION AWARDING A BID AND AGREEMENT TO FREEDOM ROOFING, WINDOWS AND SIDING LLC IN AN AMOUNT NOT TO EXCEED TWO HUNDRED SEVENTEEN THOUSAND SEVENTY-FOUR DOLLARS AND ZERO CENTS ($217,074.00), FOR THE REPLACEMENT OF**

THE COURTHOUSE ROOF; 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. Weber. Ayes: (7). Nays: (0). The Clerk read Resolution 62-2024 by number and title only. Ms. Wellstein moved that Resolution 62-2024 be approved as an emergency. Seconded by Mr. Weber. Ayes: (7). Nays: (0).

Ms. Wellstein stated that she will be absent from the May 21, 2024 City Council meeting.

OTHER BUSINESS

Mr. Kuhlman stated that Marcus Blaze, a 17 year old world wrestling champion, was the 11th seed for the 2024 Olympic trials and finished 3rd. Mr. Kuhlman encouraged everyone to pay attention to what Marcus is doing as he is one of the best in the world. Mr. Rettig added that he is also one of the nicest young men you could meet.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:59 p.m.

Respectfully submitted,

Amber Rathburn	Thomas G. Mackin
Clerk of Council	Mayor