

Minutes of Perrysburg Service Committee

Meeting Held May 29, 2024

CALL TO ORDER - 5:30 PM

The meeting was called to order at 5:30 p.m. by Chairperson Kerry Wellstein.

ROLL CALL

Committee members present were Kevin Fuller, Mark Weber, and Kerry Wellstein. Also present were Joe Fawcett, City Administrator, Rob Ross, Director of Public Service, and Brian Thomas, City Engineer. Tim Effler, Law Director, arrived at 5:37 p.m.

CITIZEN'S CONCERNS

None.

APPROVAL OF 4/24/24 MEETING MINUTES

There being no objections, the minutes of the April 24, 2024 meeting were approved.

LITTER & RECYCLING BOARD APPOINTMENT - JESSE STOCK

The Committee reviewed the application of Jesse Stock, a candidate for appointment to the Litter and Recycling Board. The Committee agreed that based on Mr. Stock's experience, he would be a great asset to the Board. Mr. Ross said he does not personally know Mr. Stock, but he comes highly recommended, and we're lucky to have him. The Committee agreed 3-0 to recommend approval of the appointment.

DOWNTOWN REVITALIZATION

Mr. Fawcett said "In January, we brought you a project scope, timeline, and cost estimate to revitalize our downtown – much of which has been discussed for many years. The current project scope exclusively focuses on the 100 and 200 blocks of Louisiana Avenue. Since that time, however, and as a direct result of feedback received during the public open house on January 31, 2024, the City has been reviewing the possibility of adding the 300 block to the overall project scope." He said by doing so, it would increase the number of parking spaces from 13 to 41, it would address ADA concerns with the sidewalk and the railroad crossing, and it would include improvements to the traffic signal at Indiana and Louisiana. These upgrades would also create a consistent look for downtown. Mr. Fawcett said the traffic signal is already on the radar to be replaced. He explained that the City has been notified by Columbia Gas that they will be undertaking an improvement project on the west side of Louisiana in the 100 and 200 blocks starting this winter with a March 2025 completion date. He said that based on this, they have looked at the timing of the downtown project in greater detail and are recommending that if the 300 block is added to the overall project, that the project begin in the 300 block of Louisiana in 2025, and then the 100 and 200

blocks, which will take a full construction season, be completed in 2026. That way, if Columbia Gas runs past their March completion date, it would not affect the City project. He said that if approved, they would like to add the design to the existing contract with the Edge Group and then bid all three blocks together. The engineer's estimate for the 300 block is \$1.778 million, which includes \$1.2 million for construction and \$120,000 for design engineering and the balance is soft costs. The current contract with Edge Group is for \$341,500, and it would be amended to \$467,450. Mr. Fawcett said we are still waiting to hear from the State of Ohio regarding one time funding. Mr. Fuller asked if we are successful in getting money from the state if it would go towards the cost of construction, and Mr. Fawcett said it would. Ms. Wellstein said that the ad hoc committee looked over the 300 block plan, and they liked it, especially the additional parking spaces that would be available when the 100 and 200 blocks are under construction. Mr. Weber said the grassy area is working so well for the Farmers' Market. Mr. Thomas explained that it would be like the 100 and 200 blocks. Mr. Weber asked if the right of way goes all the way to the door of the businesses, and Mr. Fawcett said he does not believe so and there would be no ramps in this portion. Mr. Weber asked about the trees on the east side of the street by the library. Mr. Fawcett said the trees by the library will stay. Mr. Weber said the timeline makes sense. Mr. Fuller asked if the Farmers Market could stay in this area if we do it in phases. Mr. Weber said that the Farmers Market is going to stay in this general area even during construction, it is not going to Levis or Country Charm. Mr. Fuller said that with the 100 and 200 blocks, the improvements addressed issues that we had to deal with anyway. He asked if it was the same in the 300 block. Mr. Thomas said that the 300 block was paved a little later than the 100 and 200 blocks, but the traffic signal at Indiana and Louisiana was the next one we were going to look at, and the street lights are just as bad as the 100 and 200 blocks. Mr. Fawcett added that the curb ramps would also be brought up to current standards. Mr. Fawcett said the biggest difference between this plan and what we would normally do is the additional parking. He said the overall impact to the businesses is minimal because they have access from the parking lots. Mr. Fuller said that this is a big item to consider especially since it wasn't on the agenda. Mr. Effler said that the appropriation side of this still needs to go to the Finance Committee, so the legislation would not go to City Council until the second meeting in June for a first reading, and they would request that it be approved as an emergency with the second reading at the July 2, 2024 City Council meeting. Ms. Wellstein said she has to recuse herself from anything to do with the project. Mr. Weber asked the Law Director if this included the 300 block, and Mr. Effler said that it would be an amendment to the contract, and the construction contract will probably be for the entirety of the project. The Committee agreed 2-0 to forward this to City Council, with Ms. Wellstein recusing herself.

SUBDIVISION ACCEPTANCE

Mr. Thomas explained that part of the subdivision process includes the City making sure that we're happy with how the infrastructure work has been done. He said that until

we accept the subdivisions, the infrastructure is still the responsibility of the developer. Mr. Thomas said that subdivision acceptance has been handled differently in the past, and it used to go straight to City Council, but it will now be going through the Service and Utilities Committees for review prior to going to the full Council. Mr. Thomas said they are ready to accept Hawthorne Plat 8, Riverford Plat 11, and Sanctuary in the Woods Plat 5. The Committee agreed 3-0 to move these ordinances on to City Council.

BID RESULTS FOR FINAL SECTION OF MULTI-USE PATH ALONG THE RIVER (WOO-MAUMEE RIVER MUP PHASE 3)

Mr. Thomas reported that they rebid the final section of the multi-use path which is the section from Riverside Park to Green Lane. Bids were opened on May 16, 2024. Four bids were received, and there was an issue with one bid, so there were three to consider. The low bidder was Geddis Paving with a bid of \$496,900, which is below the engineer's estimate of \$586,000. Mr. Thomas said that he is requesting a 10% contingency for this project because we could run into issues like soft soil. He said there is still \$163,120 in grant funds remaining that can be used for this. Mr. Thomas said since this is a project where they only have to hold their prices for 60 days, he is requesting it be approved as an emergency. There was discussion about when the construction would take place. Mr. Thomas said the project has a completion date of November 1, 2025, but he will not have a specific schedule until they have a pre-construction meeting. The Committee agreed 3-0 to move this on to City Council.

Mr. Thomas gave an update on the East Second Street repaving. Mr. Thomas said on the south side, the paving will stop at the alley and the curb will run all the way to Elm Street. Ms. Wellstein thanked them for modifying the plan to address citizens' concerns about the tree removal.

AUCTIONING OF 2006 STREET SWEEPER

Mr. Ross requested approval to auction a 2006 Sterling Street Sweeper. Mr. Ross explained that they bought a new one a couple of years ago and no longer use this piece of equipment. He said that they can't get parts for it anymore. The Committee agreed 3-0 to move this along to City Council.

OTHER BUSINESS

Ms. Wellstein suggested that the lights on the trees downtown be left on during the summer on Thursday, Friday, and Saturday nights. She said that she thinks it would add some pizzazz and would provide extra safety, plus she thinks the general public would enjoy it. Mr. Fawcett suggested that they continue the conversation and see if they can come up with a compromise.

Ms. Wellstein said that she has heard what a great job the City did on removing two trees and restoring the residents' yards. She commended Dan Ledyard, the City's urban forester. Mr. Ross said that Mr. Ledyard has been a wonderful addition to their staff, and he will pass the comments along.

Mr. Thomas said there will be another Active Transportation Plan workshop on June 5 at the Schaller Building from 5:00 p.m. - 7:00 p.m. He said that they will share the results of the first workshop and gather more input from citizens. A steering committee meeting will then be held on June 24, 2024.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:33 p.m.

Respectfully submitted,

Kerry Wellstein, Chairperson
Service Committee

The next meeting is scheduled for Wednesday, June 26, 2024 at 5:30 p.m.