



**CITY OF PERRYSBURG
CITY COUNCIL
AGENDA**

March 18, 2025

1. Call to Order - 6:30 PM
2. Roll Call
3. Pledge of Allegiance
4. Amend and Approve Minutes of Council Meeting of February 18, 2025
 - a. City Council Minutes of February 18, 2025 -- Amended
5. Minutes of Public Hearing - Special Approval Use
6. Minutes of Public Hearing - Code Amendment: Ch. 1245.54
7. Minutes of Public Hearing - Code Amendment: Ch. 1235.04(g)
8. Minutes of Council Meeting of March 4, 2025
9. Special Reports
10. Letters, Communications, and Citizens Communications
11. Administrative Reports
 - a. Mayor
 - b. City Administrator
 - c. Finance Director
 - d. Law Director
12. President of Council Report
13. Committee Reports

a. Finance & Economic Development

Ordinance# 7-2025

AMENDING CITY OF PERRYSBURG, OHIO, CODIFIED ORDINANCE
896.02 REGARDING HOTEL TAX

3rd Reading, vote requested

Resolution# 15-2025

RESOLUTION DECLARING THE NECESSITY OF A REPLACEMENT LEVY
IN EXCESS OF THE TEN MILL LIMITATION PURSUANT TO O.R.C.
§5705.19(V) FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION
AND DISPOSAL OF GARBAGE OR REFUSE

3rd Reading, vote requested

Resolution# 16-2025

A RESOLUTION DECLARING IT NECESSARY TO PROVIDE FOR 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

3rd Reading, vote requested

Resolution# 17-2025

A RESOLUTION DECLARING IT NECESSARY TO IMPROVE CERTAIN PUBLIC PLACES IN THE CITY BY LIGHTING

3rd Reading, vote requested

Ordinance# 12-2025

PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF \$4,000,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF PAYING THE COSTS OF THE ACQUISITION OF AN EXISTING OFFICE BUILDING LOCATED IN THE CITY AT 28442 E. RIVER ROAD, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND ACQUIRING REAL PROPERTY AND INTERESTS THEREIN IN CONNECTION THEREWITH, AND DECLARING AN EMERGENCY

2nd Reading, vote requested

Ordinance# 13-2025

AN ORDINANCE RESCINDING THE COMMUNITY REINVESTMENT AREA AGREEMENT WITH THE TOLEDO HOSPITAL AND PROMEDICA HEALTH CARE SYSTEM, AND DECLARING AN EMERGENCY

1st Reading, no vote required

Resolution# 30-2025

A RESOLUTION AUTHORIZING AN AGREEMENT WITH CLEARGOV FOR THE PURCHASE OF BUDGETING SOFTWARE IN AN AMOUNT NOT TO EXCEED FIFTY-TWO THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$52,500.00); AND DECLARING AN EMERGENCY

***Recommendation to Suspend the Rules,
Waive the Three Readings, and
Pass as an Emergency Measure***

Resolution# 31-2025

A RESOLUTION TO APPROVE THEN AND NOW CERTIFICATES IN THE AMOUNT OF THIRTY-ONE THOUSAND NINE HUNDRED SIXTY DOLLARS AND FORTY CENTS (\$31,960.40), AS ATTACHED IN EXHIBIT A, FOR THE CITY OF PERRYSBURG; AND DECLARING AN EMERGENCY

***Recommendation to Suspend the Rules,
Waive the Three Readings, and
Pass as an Emergency Measure***

b. Safety

c. Recreation

d. Planning & Zoning

Ordinance# 9-2025

AN ORDINANCE AMENDING CODIFIED ORDINANCE §1215.02(110.01)
“MEDICAL MARIJUANA”

1st Reading, no vote required

Ordinance# 10-2025

AN ORDINANCE AMENDING CODIFIED ORDINANCE §1225.08 “LAND USE
AND BASE ZONING DISTRICT TABLE”

1st Reading, no vote required

Ordinance# 11-2025

AN ORDINANCE ADDING CODIFIED ORDINANCE §1235.04(AAA)
“MEDICAL MARIJUANA AND/OR ADULT USE CANNABIS” TO THE CITY OF
PERRYSBURG ZONING CODE

1st Reading, no vote required

e. Personnel

f. Public Utilities

Resolution# 28-2025

A RESOLUTION IN SUPPORT OF STATE ISSUE 2 RENEWAL OF THE
STATE CAPITAL IMPROVEMENT PROGRAM ON THE MAY 6, 2025
STATEWIDE BALLOT

2nd Reading, no vote required

g. Service

14. Other Business

15. Adjournment

Minutes of Perrysburg City Council

Meeting Held February 18, 2025

CALL TO ORDER - 6:30 PM

The meeting was called to order at 6:30 p.m. by Mayor Mackin.

ROLL CALL

Present were Council members Kevin Fuller, Cory Kuhlman, Barry VanHoozen, Rick Rettig, Mark Weber, and Kerry Wellstein (5). Cory Kuhlman arrived at 6:33pm. Tim McCarthy arrived at 6:37pm. Also, present were Joe Fawcett, City Administrator, Samantha Jacobson, Clerk of Council, and Tim Effler, Law Director.

PLEDGE OF ALLEGIANCE

MINUTES OF COUNCIL MEETING OF FEBRUARY 4, 2025

There being no objections, the minutes from the February 4, 2025, City Council meeting were unanimously approved.

SPECIAL REPORTS

None.

LETTERS, COMMUNICATIONS, AND CITIZENS COMMUNICATIONS

Deborah Born asked Council if the money needed for refuse/garbage disposal could come from the General Fund instead of having a Refuse Levy. Mayor Mackin said that there will be further discussion on this topic under Resolution# 15-2025.

ADMINISTRATIVE REPORTS

Mayor

Mayor Mackin recommended that Mr. Fuller be re-appointed to the TMACOG MPO Policy Board. Mr. Kuhlman moved. Seconded by Mr. Rettig. Ayes: (6). Nays: (0). Mr. McCarthy was not present for this vote.

City Administrator

No Report.

Finance Director

No Report.

Law Director

No Report.

PRESIDENT OF COUNCIL REPORT

No Report.

COMMITTEE REPORTS

Finance & Economic Development

Mr. Weber gave his report from the February 11, 2025, meeting, a copy of which is attached hereto and made a part of these minutes.

The next meeting is scheduled for Tuesday, March 11, 2025, at 4:00 p.m.

Ordinance# 7-2025

Mr. Weber introduced **ORDINANCE 7-2025 AMENDING CITY OF PERRYSBURG, OHIO, CODIFIED ORDINANCE 896.02 REGARDING HOTEL TAX**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Ordinance 7-2025 by number and title only.

Resolution# 3-2025

Mr. Weber introduced **RESOLUTION 3-2025 A RESOLUTION AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS AND/OR PARTICIPATE IN STATE OF OHIO OR APPROVED PURCHASING PROGRAMS FOR THE PURCHASE OF VEHICLES AND EQUIPMENT, AS APPROVED WITH THE 2025 BUDGET AS WELL AS THE TRADE-IN OR OUTRIGHT SALE OF VEHICLES AND EQUIPMENT NO LONGER NEEDED FOR MUNICIPAL PURPOSES; AND DECLARING AN EMERGENCY**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 3-2025 by number and title only. Mr. Weber moved that Resolution 3-2025 be passed as an emergency measure. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0).

Resolution# 15-2025

Mr. Weber introduced **RESOLUTION 15-2025 RESOLUTION DECLARING THE NECESSITY OF A REPLACEMENT LEVY IN EXCESS OF THE TEN MILL LIMITATION PURSUANT TO O.R.C. §5705.19(V) FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF GARBAGE OR REFUSE**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 15-2025 by number and title only.

Resolution# 16-2025

Mr. Weber introduced **RESOLUTION 16-2025 A RESOLUTION DECLARING IT NECESSARY TO PROVIDE FOR 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 that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 16-2025 by number and title only.

Resolution# 17-2025

Mr. Weber introduced **RESOLUTION 17-2025, A RESOLUTION DECLARING IT NECESSARY TO IMPROVE CERTAIN PUBLIC PLACES IN THE CITY BY LIGHTING**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 17-2025 by number and title only.

Resolution# 18-2025

Mr. Weber introduced **RESOLUTION 18-2025, A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT THE FUNDS DONATED BY SYD LIFSHIN IN MEMORY OF JOE LAWLESS; 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. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 18-2025 by number and title only. Mr. Weber moved that Resolution 18-2025 be passed as an emergency measure. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0).

Resolution# 19-2025

Mr. Weber introduced **RESOLUTION 19-2025, A RESOLUTION TO APPROVE THEN AND NOW CERTIFICATES IN THE AMOUNT OF SEVENTEEN THOUSAND FOUR HUNDRED THIRTY-FOUR DOLLARS AND FIFTY-EIGHT CENTS (\$17,434.58), AS ATTACHED IN EXHIBIT A, FOR 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. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 19-2025 by number and title only. Mr. Weber moved that Resolution 19-2025 be passed as an emergency measure. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0).

Resolution# 20-2025

Mr. Weber introduced **RESOLUTION 20-2025, A RESOLUTION AUTHORIZING AN AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. (ESRI) TO PROVIDE THE CITY WITH UNLIMITED AND UNRESTRICTED ESRI LICENSES AND SOFTWARE; 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. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 20-2025 by number and title only. Mr. Weber moved that Resolution 20-2025 be passed as an emergency measure. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0).

Safety

No report.

The next meeting date is February 24, 2025, at 4:30pm.

Recreation

Mr. Rettig gave his report of the February 11, 2025, meeting, a copy of which is attached hereto and made a part of these minutes.

The next meeting is scheduled for Tuesday, March 11, 2025, at 5:00 p.m.

Resolution# 21-2025

Mr. Rettig introduced **RESOLUTION 21-2025 A RESOLUTION AUTHORIZING AGREEMENTS WITH TOLEDO ZOO-WILD TOLEDO FOR NATIVE SHORT GRASS PRAIRIE INSTALLATION IN RIVERSIDE PARK IN AN AMOUNT NOT TO EXCEED FIFTY-SIX THOUSAND FOUR HUNDRED SIXTY-SIX DOLLARS AND NINETY-EIGHT CENTS (\$56,466.98); 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. VanHoozen. Ayes: (7). Nays: (0). The Clerk read Resolution 21-2025 by number and title only. Mr. Rettig moved that Resolution 21-2025 be passed as an emergency measure. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0).

Planning & Zoning

No report.

The next meeting date is February 25, 2025, at 5:00pm.

Ordinance# 8-2025

Mr. McCarthy introduced **ORDINANCE 8-2025 AN ORDINANCE AMENDING CODIFIED ORDINANCE §1250.31 "CONDITIONS APPLICABLE TO SIGNS IN ALL DISTRICTS"**, 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 8-2025 by number and title only. Mr. McCarthy moved that Ordinance 8-2025 be approved. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0).

Ordinance# 9-2025

Mr. McCarthy introduced **ORDINANCE 9-2025 AN ORDINANCE AMENDING CODIFIED ORDINANCE §1215.02(110.01) "MEDICAL MARIJUANA"**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. (7). Nays: (0). ~~The Clerk read Ordinance 9-2025 by number and title only.~~ A discussion was held, Mr. Kuhlman spoke about the financial gain the City could see if a dispensary opens here. Mr. Weber spoke about a possible state law change

that affects the amount of tax revenue that cities will receive from dispensaries located in their city. Mr. Kuhlman also spoke about how he would like for there to be an option for the dispensaries to be zoned in a Planned Business Park, so they are pushed back from street view. Ms. Wellstein asked if the Administration could prepare information for the members of the public who wish to speak on this topic, so they can have a better understanding of what these ordinances are saying. She requested that members of the school board and members of the public be informed that this discussion is being held as they should be aware and be encouraged to speak on this topic. Ayes: (7). Nays: (0). The Clerk read Ordinance 9-2025 by number and title only.

Ordinance# 10-2025

Mr. McCarthy introduced **ORDINANCE 10-2025 AN ORDINANCE AMENDING CODIFIED ORDINANCE §1225.08 “LAND USE AND BASE ZONING DISTRICT TABLE”**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). ~~The Clerk read Ordinance 10-2025 by number and title only.~~

Ordinance# 11-2025

Mr. McCarthy introduced **ORDINANCE 11-2025 AN ORDINANCE ADDING CODIFIED ORDINANCE §1235.04(aaa) “MEDICAL MARIJUANA AND/OR ADULT USE CANNABIS” TO THE CITY OF PERRYSBURG ZONING CODE**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). ~~The Clerk read Ordinance 11-2025 by number and title only.~~

Personnel

No report.

The Personnel meeting scheduled for February 25, 2025, has been canceled. The next meeting date is March 25, 2025, at 4:00pm.

Public Utilities

No report.

The next meeting date is February 26, 2025, at 4:30pm.

Service

No report.

The next meeting date is February 26, 2025, at 5:30pm.

OTHER BUSINESS

Request an Executive Session to discuss imminent court action

Mr. Fuller moved to go into Executive Session to discuss imminent court action. Mr. Rettig seconded. Ayes: (7). Nays: (0). City Council went into Executive Session at 7:01 p.m.

Mr. Rettig moved to return from Executive Session. Mr. Weber seconded. Ayes: (6). Nays: (0). Mr. Fuller left at 7:15pm. City Council returned from Executive Session at 7:30 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Samantha Jacobson
Clerk of Council

Thomas G. Mackin
Mayor

Minutes of Perrysburg City Council

Meeting Held February 18, 2025

CALL TO ORDER - 6:30 PM

The meeting was called to order at 6:30 p.m. by Mayor Mackin.

ROLL CALL

Present were Council members Kevin Fuller, Cory Kuhlman, Barry VanHoozen, Rick Rettig, Mark Weber, and Kerry Wellstein (5). Cory Kuhlman arrived at 6:33pm. Tim McCarthy arrived at 6:37pm. Also, present were Joe Fawcett, City Administrator, Samantha Jacobson, Clerk of Council, and Tim Effler, Law Director.

PLEDGE OF ALLEGIANCE

MINUTES OF COUNCIL MEETING OF FEBRUARY 4, 2025

There being no objections, the minutes from the February 4, 2025, City Council meeting were unanimously approved.

SPECIAL REPORTS

None.

LETTERS, COMMUNICATIONS, AND CITIZENS COMMUNICATIONS

Deborah Born asked Council if the money needed for refuse/garbage disposal could come from the General Fund instead of having a Refuse Levy. Mayor Mackin said that there will be further discussion on this topic under Resolution# 15-2025.

ADMINISTRATIVE REPORTS

Mayor

Mayor Mackin recommended that Mr. Fuller be re-appointed to the TMACOG MPO Policy Board. Mr. Kuhlman moved. Seconded by Mr. Rettig. Ayes: (6). Nays: (0). Mr. McCarthy was not present for this vote.

City Administrator

No Report.

Finance Director

No Report.

Law Director

No Report.

PRESIDENT OF COUNCIL REPORT

No Report.

COMMITTEE REPORTS

Finance & Economic Development

Mr. Weber gave his report from the February 11, 2025, meeting, a copy of which is attached hereto and made a part of these minutes.

The next meeting is scheduled for Tuesday, March 11, 2025, at 4:00 p.m.

Ordinance# 7-2025

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Resolution# 3-2025

Mr. Weber introduced **RESOLUTION 3-2025 A RESOLUTION AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS AND/OR PARTICIPATE IN STATE OF OHIO OR APPROVED PURCHASING PROGRAMS FOR THE PURCHASE OF VEHICLES AND EQUIPMENT, AS APPROVED WITH THE 2025 BUDGET AS WELL AS THE TRADE-IN OR OUTRIGHT SALE OF VEHICLES AND EQUIPMENT NO LONGER NEEDED FOR MUNICIPAL PURPOSES; AND DECLARING AN EMERGENCY**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 3-2025 by number and title only. Mr. Weber moved that Resolution 3-2025 be passed as an emergency measure. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0).

Resolution# 15-2025

Mr. Weber introduced **RESOLUTION 15-2025 RESOLUTION DECLARING THE NECESSITY OF A REPLACEMENT LEVY IN EXCESS OF THE TEN MILL LIMITATION PURSUANT TO O.R.C. §5705.19(V) FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF GARBAGE OR REFUSE**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 15-2025 by number and title only.

Resolution# 16-2025

Mr. Weber introduced **RESOLUTION 16-2025 A RESOLUTION DECLARING IT NECESSARY TO PROVIDE FOR 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 that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 16-2025 by number and title only.

Resolution# 17-2025

Mr. Weber introduced **RESOLUTION 17-2025, A RESOLUTION DECLARING IT NECESSARY TO IMPROVE CERTAIN PUBLIC PLACES IN THE CITY BY LIGHTING**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 17-2025 by number and title only.

Resolution# 18-2025

Mr. Weber introduced **RESOLUTION 18-2025, A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT THE FUNDS DONATED BY SYD LIFSHIN IN MEMORY OF JOE LAWLESS; 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. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 18-2025 by number and title only. Mr. Weber moved that Resolution 18-2025 be passed as an emergency measure. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0).

Resolution# 19-2025

Mr. Weber introduced **RESOLUTION 19-2025, A RESOLUTION TO APPROVE THEN AND NOW CERTIFICATES IN THE AMOUNT OF SEVENTEEN THOUSAND FOUR HUNDRED THIRTY-FOUR DOLLARS AND FIFTY-EIGHT CENTS (\$17,434.58), AS ATTACHED IN EXHIBIT A, FOR 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. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 19-2025 by number and title only. Mr. Weber moved that Resolution 19-2025 be passed as an emergency measure. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0).

Resolution# 20-2025

Mr. Weber introduced **RESOLUTION 20-2025, A RESOLUTION AUTHORIZING AN AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. (ESRI) TO PROVIDE THE CITY WITH UNLIMITED AND UNRESTRICTED ESRI LICENSES AND SOFTWARE; 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. Kuhlman. Ayes: (7). Nays: (0). The Clerk read Resolution 20-2025 by number and title only. Mr. Weber moved that Resolution 20-2025 be passed as an emergency measure. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0).

Safety

No report.

The next meeting date is February 24, 2025, at 4:30pm.

Recreation

Mr. Rettig gave his report of the February 11, 2025, meeting, a copy of which is attached hereto and made a part of these minutes.

The next meeting is scheduled for Tuesday, March 11, 2025, at 5:00 p.m.

Resolution# 21-2025

Mr. Rettig introduced **RESOLUTION 21-2025 A RESOLUTION AUTHORIZING AGREEMENTS WITH TOLEDO ZOO-WILD TOLEDO FOR NATIVE SHORT GRASS PRAIRIE INSTALLATION IN RIVERSIDE PARK IN AN AMOUNT NOT TO EXCEED FIFTY-SIX THOUSAND FOUR HUNDRED SIXTY-SIX DOLLARS AND NINETY-EIGHT CENTS (\$56,466.98); 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. VanHoozen. Ayes: (7). Nays: (0). The Clerk read Resolution 21-2025 by number and title only. Mr. Rettig moved that Resolution 21-2025 be passed as an emergency measure. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0).

Planning & Zoning

No report.

The next meeting date is February 25, 2025, at 5:00pm.

Ordinance# 8-2025

Mr. McCarthy introduced **ORDINANCE 8-2025 AN ORDINANCE AMENDING CODIFIED ORDINANCE §1250.31 "CONDITIONS APPLICABLE TO SIGNS IN ALL DISTRICTS"**, 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 8-2025 by number and title only. Mr. McCarthy moved that Ordinance 8-2025 be approved. Seconded by Mr. VanHoozen. Ayes: (7). Nays: (0).

Ordinance# 9-2025

Mr. McCarthy introduced **ORDINANCE 9-2025 AN ORDINANCE AMENDING CODIFIED ORDINANCE §1215.02(110.01) "MEDICAL MARIJUANA"**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. (7). Nays: (0). A collective discussion was held about Ordinance 9-2025, Ordinance 10-2025 and Ordinance 11-2025. Mr. Kuhlman spoke about the financial gain the City could see if a dispensary opens here. Mr. Weber spoke about a

possible state law change that affects the amount of tax revenue that cities will receive from dispensaries located in their city. Mr. Kuhlman also spoke about how he would like for there to be an option for the dispensaries to be zoned in a Planned Business Park, so they are pushed back from street view. Ms. Wellstein asked if the Administration could prepare information for the members of the public who wish to speak on this topic, so they can have a better understanding of what these ordinances are saying. She requested that members of the school board and members of the public be informed that this discussion is being held as they should be aware and be encouraged to speak on this topic. Ordinance 9-2025 was not read by number and title.

Ordinance# 10-2025

Mr. McCarthy introduced **ORDINANCE 10-2025 AN ORDINANCE AMENDING CODIFIED ORDINANCE §1225.08 “LAND USE AND BASE ZONING DISTRICT TABLE”**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). Ordinance 10-2025 was not read by number and title.

Ordinance# 11-2025

Mr. McCarthy introduced **ORDINANCE 11-2025 AN ORDINANCE ADDING CODIFIED ORDINANCE §1235.04(aaa) “MEDICAL MARIJUANA AND/OR ADULT USE CANNABIS” TO THE CITY OF PERRYSBURG ZONING CODE**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). Ordinance 11-2025 was not read by number and title.

Personnel

No report.

The Personnel meeting scheduled for February 25, 2025, has been canceled. The next meeting date is March 25, 2025, at 4:00pm.

Public Utilities

No report.

The next meeting date is February 26, 2025, at 4:30pm.

Service

No report.

The next meeting date is February 26, 2025, at 5:30pm.

OTHER BUSINESS

Request an Executive Session to discuss imminent court action

Mr. Fuller moved to go into Executive Session to discuss imminent court action. Mr.

Rettig seconded. Ayes: (7). Nays: (0). City Council went into Executive Session at 7:01 p.m.

Mr. Rettig moved to return from Executive Session. Mr. Weber seconded. Ayes: (6). Nays: (0). Mr. Fuller left at 7:15pm. City Council returned from Executive Session at 7:30 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Samantha Jacobson
Clerk of Council

Thomas G. Mackin
Mayor

Minutes of Perrysburg Public Hearing

Meeting Held March 4, 2025

CALL TO ORDER - 6:05 PM

The public hearing was called to order at 6:05 pm by Mayor Mackin.

ROLL CALL

Present were Council Members Kevin Fuller, Cory Kuhlman, Tim McCarthy, Rick Rettig, Mark Weber, and Kerry Wellstein (6). Barry VanHoozen was absent. Also, present were Brody Walters, Planning and Zoning Administrator, Joe Fawcett, City Administrator, Amber Rathburn, Finance Director, Samantha Jacobson, Clerk of Council, and Tim Effler, Law Director.

DISCUSSION

SPECIAL APPROVAL USE - FORTE MUSIC SCHOOL

Mr. Walters spoke to Council about the building located at 210 E. South Boundary. Mr. Lupu has planned to use this building for a music school as well as other activities such as art, yoga, and karate classes. Mr. Walters explained that in order for this development to proceed they would need special approval to open. Mr. Walters said the Planning Commission recommended approval for the Special Approval Use at the January 30, 2025 meeting by a 6-0 vote. There were no further questions or comments from City Council or the public.

ADJOURNMENT

There being no further business, the public hearing was adjourned at 6:10 p.m.

Respectfully submitted,

Samantha Jacobson
Clerk of Council

Thomas G. Mackin
Mayor

Minutes of Perrysburg Public Hearing

Meeting Held March 4, 2025

CALL TO ORDER - 6:15 P.M.

The public hearing was called to order at 6:15 pm by Mayor Mackin.

ROLL CALL

Present were Council Members Kevin Fuller, Cory Kuhlman, Tim McCarthy, Rick Rettig, Mark Weber, and Kerry Wellstein (6). Barry VanHoozen was absent. Also, present were Brody Walters, Planning and Zoning Administrator, Joe Fawcett, City Administrator, Amber Rathburn, Finance Director, Samantha Jacobson, Clerk of Council, and Tim Effler, Law Director.

DISCUSSION

CODE AMENDMENT - CHAPTER 1245.54 **(ISSUANCE OF CERTIFICATES OF APPROPRIATENESS)**

Mr. Walters spoke about this Code Amendment, which specifies the exterior color of any listed property located in the Historic District. Mr. Weber asked if other cities codes were looked at to see how strict they were regarding paint color. Mr. Walters said that the cities that were looked at had a stricter code than what we are proposing. Mr. McCarthy asked how strict they were, and Mr. Walters stated they specified exact colors that could and could not be used. We are aiming more for a color pallet, so homeowners have more choice. Mr. Kuhlman suggested that we provide a color guide on our website, so homeowners can choose from the already approved colors. Mr. Walters said the Planning Commission recommended approval of the code amendment at the January 30, 2025 meeting by a 6-0 vote. There were no further questions or comments from City Council or the public.

ADJOURNMENT

There being no further business, the public hearing was adjourned at 6:24 p.m.

Respectfully submitted,

Samantha Jacobson
Clerk of Council

Thomas G. Mackin
Mayor

Minutes of Perrysburg Public Hearing

Meeting Held March 4, 2025

CALL TO ORDER - 6:20 P.M.

The public hearing was called to order at 6:26 pm by Mayor Mackin.

ROLL CALL

Present were Council Members Kevin Fuller, Cory Kuhlman, Tim McCarthy, Rick Rettig, Mark Weber, and Kerry Wellstein (6). Barry VanHoozen was absent. Also, present were Brody Walters, Planning and Zoning Administrator, Joe Fawcett, City Administrator, Amber Rathburn, Finance Director, Samantha Jacobson, Clerk of Council, and Tim Effler, Law Director.

DISCUSSION

CODE AMENDMENT - CHAPTER 1235.04(g) **SPECIAL APPROVAL USES (AUTO WASH)**

Mr. Walters spoke about this Code Amendment, which specifies the distance between car washes located in the City. The proposed language states that the location of an auto wash must not be within 1/2 mile of an existing auto wash located in the City of Perrysburg. Mr. Kuhlman asked if Mr. Walters could provide a map of the existing car washes and where one might be able to be built based on existing washes. Mr. Fuller asked about a potential issue that could happen when it comes to businesses that happen to have a car wash on the premises, but that is not the business's main source of income, such as a car dealership and a gas station. He asked if this would be counted as a car wash when figuring out the 1/2 mile parameter. Mr. Walters said that he would look into this and come back with more information. Mr. Walters said the Planning Commission recommended approval of the code amendment at their January 30, 2025, meeting by a 6-0 vote. There were no further questions or comments from City Council or the public.

ADJOURNMENT

There being no further business, the public hearing was adjourned at 6:30 p.m.

Respectfully submitted,

Samantha Jacobson
Clerk of Council

Thomas G. Mackin
Mayor

Minutes of Perrysburg City Council

Meeting Held March 4, 2025

CALL TO ORDER - 6:30 PM

The meeting was called to order at 6:32 p.m. by Mayor Mackin.

ROLL CALL

Present were Councilmembers Kevin Fuller, Cory Kuhlman, Tim McCarthy, Rick Rettig, Mark Weber, and Kerry Wellstein (6). Barry VanHoozen was absent. Also, present were Joe Fawcett, City Administrator, Amber Rathburn, Finance Director, Samantha Jacobson, Clerk of Council, and Tim Effler, Law Director.

PLEDGE OF ALLEGIANCE

MINUTES OF COUNCIL MEETING OF FEBRUARY 18, 2025

There being no objections, the minutes from the February 18, 2025 City Council meeting were unanimously approved.

SPECIAL REPORTS

None.

LETTERS, COMMUNICATIONS, AND CITIZENS COMMUNICATIONS

None.

ADMINISTRATIVE REPORTS

Mayor

Mayor Mackin stated that he recently was on the Words to that Effect (WTTE) podcast and spoke about legacy and the City of Perrysburg. The podcast episode will be released on Thursday, March 6, 2025.

City Administrator

No report.

Finance Director

No report

Law Director

No report.

PRESIDENT OF COUNCIL REPORT

Mr. Fuller spoke about the recent pamphlet that depicted hateful speech, and made a statement on behalf of all of City Council standing firmly against hate speech, bigotry, and all forms of discrimination.

COMMITTEE REPORTS

Finance & Economic Development

No report.

The next meeting date is March 11, 2025, at 4:00pm.

Ordinance# 7-2025

Mr. Weber introduced **ORDINANCE 7-2025 AMENDING CITY OF PERRYSBURG, OHIO, CODIFIED ORDINANCE 896.02 REGARDING HOTEL TAX**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0). The Clerk read Ordinance 7-2025 by number and title only.

John Kranjec, 12200 Williams Road, owner of Belamere Suites: Spoke to Council as a hotel owner. Mr. Kranjec feels as though the increased hotel tax would affect his business, by preventing him from raising rates in order to improve his business. He also stated that the Short Term Rentals (STR) in Perrysburg do not pay any hotel taxes, and he feels that this is not fair to the hotel owners who have to pay these taxes. Mr. Weber informed Mr. Kranjec that the City is considering including STR's in this new tax. Mr. Kranjec believes that the increased tax could deter business from his hotel and wants Council to re-consider. The Council members are considering everything said by Mr. Kranjec, the 3rd reading and vote will take place at the next Council meeting.

Resolution# 15-2025

Mr. Weber introduced **RESOLUTION 15-2025 RESOLUTION DECLARING THE NECESSITY OF A REPLACEMENT LEVY IN EXCESS OF THE TEN MILL LIMITATION PURSUANT TO O.R.C. §5705.19(V) FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF GARBAGE OR REFUSE**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0). The Clerk read Resolution 15-2025 by number and title only.

Resolution# 16-2025

Mr. Weber introduced **RESOLUTION 16-2025 A RESOLUTION DECLARING IT NECESSARY TO PROVIDE FOR 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 that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0). The Clerk read

Resolution 16-2025 by number and title only.

Resolution# 17-2025

Mr. Weber introduced **RESOLUTION 17-2025, A RESOLUTION DECLARING IT NECESSARY TO IMPROVE CERTAIN PUBLIC PLACES IN THE CITY BY LIGHTING**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0). The Clerk read Resolution 17-2025 by number and title only.

Ordinance# 12-2025

Mr. Weber introduced **ORDINANCE 12-2025 PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF \$4,000,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF PAYING THE COSTS OF THE ACQUISITION OF AN EXISTING OFFICE BUILDING LOCATED IN THE CITY AT 28442 E. RIVER ROAD, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND ACQUIRING REAL PROPERTY AND INTERESTS THEREIN IN CONNECTION THEREWITH, AND DECLARING AN EMERGENCY**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. McCarthy. Ayes: (6). Nays: (0). The Clerk read Ordinance 12-2025 by number and title only.

Safety

Mr. Rettig gave his report from the February 24, 2025, meeting, a copy of which is attached hereto and made a part of these minutes.

The next meeting is scheduled for Monday, March 24, 2025, at 4:30 p.m.

Resolution# 22-2025

Mr. Rettig introduced **RESOLUTION 22-2025 A RESOLUTION REQUESTING THE OHIO DEPARTMENT OF TRANSPORTATION TO ESTABLISH SPEED LIMITS ON ECKEL JUNCTION ROAD 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 and to dispense with the second and third readings. Seconded by Mr. Fuller. Ayes: (6). Nays: (0). The Clerk read Resolution 22-2025 by number and title only. Mr. Rettig moved that Resolution 22-2025 be passed as an emergency measure. Seconded by Mr. Fuller. Ayes: (6). Nays: (0).

Resolution# 23-2025

Mr. Rettig introduced **RESOLUTION 23-2025 A RESOLUTION DECLARING CERTAIN POLICE EQUIPMENT NO LONGER NEEDED FOR PUBLIC USE OR UNFIT FOR PUBLIC SERVICE; 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. Fuller. Ayes: (6). Nays: (0). The Clerk read Resolution 23-2025 by number and title only. Mr. Rettig moved that Resolution 23-2025 be passed as an emergency measure. Seconded by Mr. Fuller.

Ayes: (6). Nays: (0).

Recreation

No report.

The next meeting date is March 11, 2025, at 5:00pm.

Planning & Zoning

No report.

The next meeting date is March 25, 2025, at 5:00pm.

Ordinance# 9-2025

Mr. McCarthy introduced **ORDINANCE 9-2025 AN ORDINANCE AMENDING CODIFIED ORDINANCE §1215.02(110.01) "MEDICAL MARIJUANA"**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. (7). Nays: (0). Ordinance 9-2025 was not read by number and title. A collective discussion was held about Ordinance 9-2025, Ordinance 10-2025 and Ordinance 11-2025. Mayor Mackin started the discussion by asking Kent Jones, a citizen of Perrysburg, who lives south of Roachton Road, to speak on the topic. Mr. Jones who has Multiple Sclerosis (M.S.), has been prescribed medical marijuana for pain he experiences from having M.S. Mr. Jones stated that there are probably other citizens like him who use medical marijuana and would benefit from having a local dispensary so they do not have to travel to another city. Mr. Jones also mentioned that he believes dispensaries to be very secure and safe, he explained that they have identity verification to prevent underage people from entering.

Heather Hogrefe, a teacher at Penta Career Center and a Perrysburg citizen, 226 E. Indiana Ave. Ms. Hogrefe, spoke on the topic next, she said as a teacher, she is around teenagers often and states how building a dispensary in Perrysburg would send a mixed-message to the kids of Perrysburg, as the schools have them participate in the D.A.R.E. program, where they promise not to partake in drug or alcohol use, building a dispensary in the City would in a way, be telling the children that drug use is okay.

Ms. Wellstein spoke further about Perrysburg students and the younger people in our community. She stated that she is concerned about the availability of marijuana that a dispensary would bring to the City. She spoke about how young kids would be able to easily access the products through the use of a fake ID or having an older person purchase a product for them. Ms. Wellstein shared research she found on the potency of the THC products that are available at dispensaries now, some products contain up to 80-90% THC, the high levels of THC can be detrimental to young adults' development.

Mr. Kuhlman spoke about how he feels as though the City should not have arbitrary regulations, and he thinks that we should not prevent a legal business from operating

within the City. Mr. Kuhlman spoke about his hesitation to fully support this topic because the possible tax revenue to the City is now not guaranteed because of proposed law changes at the state level.

Aaron Harder, 1244 Sutton Place, spoke similarly about letting the people of Perrysburg choose to partake in marijuana use or not. He spoke about how people will likely continue to use marijuana in the City but instead have to travel outside the City to get it or have to use an unlicensed distributor. He spoke on the medical side of the topic as well, he stated that medical marijuana is a less addictive pain remedy option for patients over opioids and other highly addictive pain medications.

Ordinance# 10-2025

Mr. McCarthy introduced **ORDINANCE 10-2025 AN ORDINANCE AMENDING CODIFIED ORDINANCE §1225.08 “LAND USE AND BASE ZONING DISTRICT TABLE”**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). Ordinance 10-2025 was not read by number and title.

Ordinance# 11-2025

Mr. McCarthy introduced **ORDINANCE 11-2025 AN ORDINANCE ADDING CODIFIED ORDINANCE §1235.04(aaa) “MEDICAL MARIJUANA AND/OR ADULT USE CANNABIS” TO THE CITY OF PERRYSBURG ZONING CODE**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Kuhlman. Ayes: (7). Nays: (0). Ordinance 11-2025 was not read by number and title.

Personnel

No report.

The next meeting date is March 25, 2025, at 4:00pm.

Public Utilities

Mr. Fuller gave his report from the February 26, 2025, meeting, a copy of which is attached hereto and made a part of these minutes.

The next meeting is scheduled for Wednesday, March 26, 2025, at 4:30 p.m.

Resolution# 24-2025

Mr. Fuller introduced **RESOLUTION 24-2025 A RESOLUTION DECLARING CERTAIN WASTEWATER TREATMENT PLANT EQUIPMENT CURRENTLY USED BY THE DEPARTMENT OF PUBLIC UTILITIES AS NO LONGER NEEDED FOR MUNICIPAL PURPOSES; 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: (6). Nays: (0). The Clerk read Resolution 24-2025 by number and title only. Mr. Fuller moved that Resolution 24-2025 be passed as an emergency measure. Seconded by Mr. Rettig. Ayes: (6). Nays:

(0).

Resolution# 25-2025

Mr. Fuller introduced **RESOLUTION 25-2025 A RESOLUTION AUTHORIZING AN AGREEMENT WITH PVS TECHNOLOGIES, INC. FOR THE PURCHASE OF FERROUS CHLORIDE FOR THE WASTEWATER TREATMENT PLANT (WWTP) AT A PRICE OF SEVENTY-FIVE CENTS (\$0.75) PER GALLON; 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: (6). Nays: (0). The Clerk read Resolution 25-2025 by number and title only. Mr. Fuller moved that Resolution 25-2025 be passed as an emergency measure. Seconded by Mr. Rettig. Ayes: (6). Nays: (0).

Resolution# 28-2025

Mr. Fuller introduced **RESOLUTION 28-2025 A RESOLUTION IN SUPPORT OF STATE ISSUE 2 RENEWAL OF THE STATE CAPITAL IMPROVEMENT PROGRAM ON THE MAY 6, 2025 STATEWIDE BALLOT**, and moved that the rules be suspended to allow for its reading by number and title only. Seconded by Mr. Rettig. Ayes: (6). Nays: (0). The Clerk read Resolution 28-2025 by number and title only.

Service

Ms. Wellstein gave her report from the February 26, 2025, meeting, a copy of which is attached hereto and made a part of these minutes.

The next meeting is scheduled for Wednesday, March 26, 2025, at 5:30 p.m.

Resolution# 26-2025

Ms. Wellstein introduced **RESOLUTION 26-2025 A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A TMACOG TRANSPORTATION ALTERNATES PROGRAM (TAP) GRANT FOR THE CONSTRUCTION OF A MULTIUSE PATH; 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: (6). Nays: (0). The Clerk read Resolution 26-2025 by number and title only. Ms. Wellstein moved that Resolution 26-2025 be passed as an emergency measure. Seconded by Mr. Weber. Ayes: (6). Nays: (0).

Resolution# 27-2025

Ms. Wellstein introduced **RESOLUTION 27-2025 A RESOLUTION AUTHORIZING A PURCHASE AGREEMENT WITH SIGNAL SERVICE INC. IN AN AMOUNT NOT TO EXCEED SIXTY-ONE THOUSAND NINE HUNDRED THIRTY-NINE DOLLARS AND ZERO CENTS (\$61,939.00) FOR THE PURCHASE OF TRAFFIC SIGNAL POLES/MAST ARMS AND RELATED EQUIPMENT FOR THE DOWNTOWN STREETSCAPE PROJECT; 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: (6).

Nays: (0). The Clerk read Resolution 27-2025 by number and title only. Ms. Wellstein moved that Resolution 27-2025 be passed as an emergency measure. Seconded by Mr. Weber. Ayes: (6). Nays: (0).

OTHER BUSINESS

Mr. Weber introduced **RESOLUTION 29-2025 A RESOLUTION AUTHORIZING THE APPOINTMENTS ON BEHALF OF THE CITY OF PERRYSBURG TO THE WOOD COUNTY TRANSPORTATION IMPROVEMENT DISTRICT PURSUANT TO OHIO REVISED CODE §5540.02(C)(1)(c) 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. McCarthy. Ayes: (5). Nays: (0). The Clerk read Resolution 29-2025 by number and title only. Mr. Weber moved that Resolution 29-2025 be passed as an emergency measure. Seconded by Mr. McCarthy. Ayes: (5). Nays: (0). Mr. Fuller did not vote due to a conflict of interest in this Resolution.

Executive Session - To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance.

Mr. Fuller moved to go into Executive Session to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance. Mr. Kuhlman seconded. Ayes: (6). Nays: (0). City Council went into Executive Session at 7:48 p.m.

Mr. Kuhlman moved to return from Executive Session. Mr. Weber seconded. Ayes: (6). Nays: (0). City Council returned from Executive Session at 8:03 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:04 p.m.

Respectfully submitted,

Samantha Jacobson
Clerk of Council

Thomas G. Mackin
Mayor

Minutes of Perrysburg Finance and Economic Development Committee

Meeting Held March 11, 2025

CALL TO ORDER - 4:00 PM

The meeting was called to order at 4:00 p.m. by Chairperson Mark Weber.

ROLL CALL

Committee members present were Mark Weber, Cory Kuhlman and Tim McCarthy. Also present were Joe Fawcett, City Administrator, Amber Rathburn, Finance Director, Khayla Trego, Deputy Finance Director, and Glenn Grisdale.

APPROVAL OF FEBRUARY 11, 2025 MEETING MINUTES

There being no objections, the minutes of the February 11, 2025 meeting were approved 3-0.

PROMEDICA CRA

Mr. Grisdale told the committee that Promedica has requested that the CRA be rescinded. No objections, the Committee agreed 3-0 to forward to Council.

TIRC REPORT

Mr. Grisdale reported to the Committee that Perrysburg has a total of 12 businesses with current CRA agreements. The companies with CRAs have generally met or exceeded their performance thresholds regarding property investment, job creation, and / or payroll. All school donation agreements are current or have been invoiced and expected to pay.

CLEARGOV BUDGETING AND TRANSPARENCY SOFTWARE

Ms. Rathburn spoke about new budgeting software. ClearGov is a cloud-based system that will integrate into the existing Finance software to make the system more efficient and transparent, as this software will publish the budget to the City's website. Mr. Weber asked if the budget will be kept updated as legislation is passed throughout the year. Ms. Rathburn said it would. Mr. Kuhlman asked if they knew of any other agencies that are currently using this software. Ms. Trego said that Toledo MetroParks uses it, and they will look for other examples. No objections, the Committee agreed 3-0 to forward to Council.

THEN AND NOWS

Ms. Rathburn presented the Then and Now purchases with a total of \$31,960.40. No objections, the Committee agreed 3-0 to forward to Council.

CREDIT CARD ACCEPTANCE

Ms. Rathburn explained to the Committee that the City would like to start accepting

credit card payments in person at the Police Division, Planning and Zoning and Income Tax Office. There have been many request for the option to pay with credit card.

FINANCE DIRECTOR'S REPORT

Expenditures > \$5,000

Ms. Rathburn asked the Committee members if they had any questions about the expenditures. Mr. Kuhlman asked about the disaster recovery line item, Ms. Rathburn said that this is apart of the ThinkGaurd resolution. He also asked about the arbitration cost item, Ms. Rathburn said that this was a reimbursement that was ordered. Mr. Weber asked if the line item expending the Air Compressor was a rental or if the City purchased it, Ms. Rathburn said that the City purchased it. There were no further questions from the Committee regarding the February report of payments over \$5,000.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:24 p.m.

Respectfully submitted,

Mark Weber, Chairman
Finance and Economic Development Committee

The next meeting is scheduled for Tuesday, April 8, 2025 at 4:00 p.m.

TO: Mayor Mackin
President Fuller
Members of City Council

FROM: Timothy W. Effler, Law Director

RE: Ordinance 7-2025

DATE: February 18, 2025



Subject Matter/Background

The City enacted Codified Ordinance 896 entitled “Hotel Tax” pertaining to the taxation of the Hotel/Transient Accommodations industry. The City currently has a 3% Hotel Tax under Section 5739.08(B). The City believes that it would be in the best interest of the City to establish an additional tax under 5739.08(A) for the purpose of providing revenue with which to meet the needs of the City for the use of the general fund of the City and for the advancement of safety and economic development services throughout the community.

Through this Ordinance, Council is amending Codified Ordinance 896 to allow for the addition of a three percent (3%) excise tax on transactions by which lodging by a hotel/motel is furnished to transient guests, pursuant to Section 5739.08(A) of the Ohio Revised Code

Legal Review

This legislation has been reviewed and is appropriately before you.

Recommendation

First Reading – 2/18/2025

Second Reading – 3/4/2025

Third Reading and Vote – 3/18/2025

ORDINANCE 7-2025

AMENDING CITY OF PERRYSBURG, OHIO, CODIFIED ORDINANCE 896.02 REGARDING HOTEL TAX

WHEREAS, City of Perrysburg, Ohio, enacted Codified Ordinance 896 entitled “Hotel Tax” pertaining to the taxation of the Hotel/Transient Accommodations industry; and,

WHEREAS, Section 5739 of the Ohio Revised Code grants municipal corporations the authority to levy lodging excise tax; and,

WHEREAS, Section 5739.08(A) of the Ohio Revised Code permits a municipal corporation to levy an excise tax not to exceed three percent (3%) on transactions by which lodging by a hotel/motel is furnished to transient guests; and,

WHEREAS, it would be in the best interest of the City of Perrysburg, Ohio to establish such an additional tax for the purpose of providing revenue with which to meet the needs of the City for the use of the general fund of the City, for the advancement of safety and economic development services throughout the community; and,

WHEREAS, it is appropriate to amend Codified Ordinance 896 to allow for the addition of a three percent (3%) excise tax on transactions by which lodging by a hotel/motel is furnished to transient guests, pursuant to Section 5739.08(A) of the Ohio Revised Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1: Codified Ordinance 896.02, which currently reads as follows:

896.02 IMPOSITION AND USE OF TAX.

- (a) For the purpose of providing revenue with which to meet the needs of the City for the use of the general fund of the City, for the advancement of the cultural development of the community, for promotion and publicizing of the City of Perrysburg as a desirable location for conventions, trade shows and similar events, to encourage the patronage and business of cultural, educational, religious, professional, sports and other organizations to utilize the City of Perrysburg and its facilities for such events, all for the benefit of the citizens of the City of Perrysburg, an excise tax of three percent (3%) is hereby levied on transactions by which the lodging by a hotel or transient accommodations is or is to be furnished to transient guests.

- (b) For the purpose of the proper administration of this chapter and to prevent evasion of the tax it is presumed that the lodging furnished by hotels to transient guests is subject to the tax until the contrary is established.
- (c) Prior to September 1, 2024, for any revenue collected from the tax levied before September 1, 2024, an amount equal to sixty percent (60%) of the revenue from the tax levied pursuant to this chapter shall be deposited in a separate fund which shall be used solely to make contributions to convention and visitors bureaus operating within Wood County for the advancement of the cultural development of the community, for promotion and publicizing of the City of Perrysburg as a desirable location for conventions, trade shows and similar events, to encourage the patronage and business of cultural, educational, religious, professional, sports and other organizations to utilize the City of Perrysburg and its facilities for such events, and to provide community event planning and management of community events within the City of Perrysburg, all for the benefit of the citizens of the City of Perrysburg. The balance of such revenue shall be deposited in the General Fund.
- (d) Effective September 1, 2024, for any revenue collected from the tax levied on or after September 1, 2024, an amount equal to fifty-five percent (55%) of the revenue from the tax levied pursuant to this chapter shall be deposited in a separate fund which shall be used solely to make contributions to convention and visitors bureaus operating within Wood County for the advancement of the cultural development of the community, for promotion and publicizing of the City of Perrysburg as a desirable location for conventions, trade shows and similar events, to encourage the patronage and business of cultural, educational, religious, professional, sports and other organizations to utilize the City of Perrysburg and its facilities for such events, and to provide community event planning and management of community events within the City of Perrysburg, all for the benefit of the citizens of the City of Perrysburg. The balance of such revenue shall be deposited in the General Fund.
- (e) Effective January 1, 2025, for any revenue collected from the tax levied on or after January 1, 2025, an amount equal to fifty percent (50%) of the revenue from the tax levied pursuant to this chapter shall be deposited in a separate fund which shall be used solely to make contributions to convention and visitors bureaus operating within Wood County for the advancement of the cultural development of the community, for promotion and publicizing of the City of Perrysburg as a desirable location for conventions, trade shows and similar events, to encourage the patronage and business of cultural, educational, religious, professional, sports and other organizations to utilize the City of Perrysburg and its facilities for such events, and to provide community event planning and management of community events within the City of Perrysburg, all for the benefit of the citizens of the City of Perrysburg. The balance of such revenue shall be deposited in the General Fund.

Is hereby amended and revised to read:

896.02 IMPOSITION AND USE OF TAX.

- (a) For the purpose of providing revenue with which to meet the needs of the City for the use of the general fund of the City, for the advancement of the cultural development of the community, for promotion and publicizing of the City of Perrysburg as a desirable location for conventions, trade shows and similar events, to encourage the patronage and business of cultural, educational, religious, professional, sports and other organizations to utilize the City of Perrysburg and its facilities for such events, all for the benefit of the citizens of the City of Perrysburg, an excise tax of three percent (3%) is hereby levied on transactions by which the lodging by a hotel or transient accommodations is or is to be furnished to transient guests, pursuant to ORC 5739.08(B); and furthermore, effective May 1, 2025, an additional excise tax of three percent (3%) is hereby levied on transactions by which lodging by a hotel or transient accommodations is or is to be furnished to transient guests pursuant to ORC 5739.08(A).
- (b) Although the above levies are separate and distinct for the purposes of determining distribution, the combined amount of six percent (6%) is hereby referred to as the "Hotel Tax."
- (c) The tax applies and is collectable at the time the lodging is furnished regardless of the time when the price is paid.
- (d) For the purpose of the proper administration of this chapter and to prevent evasion of the tax it is presumed that the lodging furnished by hotels to transient guests is subject to the tax until the contrary is established.
- (e) All revenues levied and collected pursuant to the provisions of this chapter shall, upon deposit, be re-appropriated and distributed as follows:
 - (1) One Hundred percent (100%) of the excise tax collected pursuant to ORC 5739.08(A) shall be deposited in the City's General Fund to be used for any lawful purpose.
 - (2) Fifty percent (50%) of the excise tax collected pursuant to ORC 5739.08(B) shall be deposited in a separate fund which shall be used solely to make contributions to convention and visitors bureaus operating within Wood County for the advancement of the cultural development of the community, for promotion and publicizing of the City of Perrysburg as a desirable location for conventions, trade shows and similar events, to encourage the patronage and business of cultural, educational, religious, professional, sports and other organizations to utilize the City of Perrysburg and its facilities for such events, and to provide community event planning and management of community events within the City of Perrysburg, all for the benefit of the citizens of the City of Perrysburg.

- (3) The remaining fifty percent (50%) of the excise tax collected pursuant to ORC 5739.08(B) shall be deposited in the City's General Fund to be used for any lawful purpose.
- (f) The tax imposed by this chapter shall be paid by the transient guest to the vendor, and each vendor shall collect from the transient guest the full and exact amount of the tax payable on each taxable lodging.
- (g) If the transaction is claimed to be exempt, the transient guest must furnish to the vendor, and the vendor must obtain from the transient guest, written proof of exempt status. If no such proof of exemption is obtained it shall be presumed the tax applies.

SECTION 2. It is found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 3. This Ordinance shall be in full force and effect at the earliest time permitted by law.

President of Council

Mayor

PASSED: _____

ATTEST: _____

APPROVED: _____

TO: Mayor Mackin
President Fuller
Members of City Council

FROM: Timothy W. Effler, Law Director

RE: Resolution 15-2025

DATE: February 18, 2025



Subject Matter/Background

A Resolution for a replacement 1.0 mill levy to constitute a tax outside the otherwise applicable ten-mill statutory limitation, for the purpose of providing for the collection and disposal of garbage, recyclables, and other refuse; at a rate not exceeding 1.0 mills for each one dollar of valuation, which amounts to \$0.10 for each one hundred dollars of valuation for two (2) years. Such a levy would be placed upon the tax lists of the current tax year, commencing in 2025 and terminating in 2027, with collection first in 2026, in compliance with O.R.C. § 5705.19(V), if a majority of the electors voting thereon vote in favor thereof. This resolution was approved by the Finance Committee 3-0 to forward to City Council.

Financial Review

There is no funding needed for this resolution.

Legal Review

This resolution has been reviewed and is appropriately before you.

Recommendation

First Reading – 2/18/2025

Second Reading – 3/4/2025

Third Reading and Vote – 3/18-2025

RESOLUTION 15-2025

RESOLUTION DECLARING THE NECESSITY OF A REPLACEMENT LEVY IN EXCESS OF THE TEN MILL LIMITATION PURSUANT TO O.R.C. §5705.19(V) FOR THE PURPOSE OF PROVIDING FOR THE COLLECTION AND DISPOSAL OF GARBAGE OR REFUSE

WHEREAS, the City of Perrysburg, Ohio provides for the collection and disposal of garbage or refuse for certain non-commercial residential properties within the City, and the revenue necessary to provide for such collection and disposal comes from tax millage; and,

WHEREAS, the amount of taxes which may be raised within the ten-mill limitation by levies on the current tax duplicate is insufficient to provide adequately for this collection and disposal of garbage or refuse; and,

WHEREAS, the revenue necessary to provide for the collection and disposal of garbage or refuse is provided by a 1.0 mill levy pursuant to O.R.C. § 5705.19(V), which has been in place since November 7, 2023, but is subject to expire and is subject to renewal at the next general election.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, TWO-THIRD (2/3) OF ALL MEMBERS ELECTED THERETO CONCURRING:

SECTION 1. It is necessary pursuant to Ohio Rev. Code §5705.19(V) to levy a tax in excess of the ten mill limitation for the benefit of the City of Perrysburg and its citizens, and specifically for the purpose of collecting and disposal of garbage or refuse.

SECTION 2. The proposed tax levy is a replacement of an existing levy of 1.0 mill outside of the ten mill limitation, which was approved by voters on November 7, 2023, and which constitutes a tax of 1.0 mill for each dollar of valuation and amounts to One Dollar (\$1.00) for each One Thousand Dollars (\$1,000.00) of valuation.

SECTION 3. The proposed tax levy, if approved, shall remain in effect for two (2) years, commencing in 2025 with collection first in 2026.

SECTION 4. The question of replacing the levy shall be submitted to the electors of the City of Perrysburg, Wood County, Ohio, at the general election to be held at the usual voting places within the City on the November 4, 2025.

SECTION 5. This replacement levy, if a majority of the electors voting thereon vote in favor thereof, shall be extended on the tax list of the City of Perrysburg, Wood County, Ohio.

SECTION 6. The Director of Finance for the City of Perrysburg, Wood County, Ohio, shall be and is directed to certify a copy of this Resolution to the Board of Election for Wood County, Ohio, as provided by law, and to notify the Board of Elections to cause notice of election on the question of renewing the levy to be given as required by law.

SECTION 7. It is found and determined that all formal actions of Council concerning or relating to the passage of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 8. This Resolution shall be in full force and effect at the earliest time permitted by law.

President of Council

Mayor

PASSED _____

ATTEST: _____

APPROVED: _____

Timothy W. Effler
LAW DIRECTOR

TO: Mayor Mackin
President Fuller
Members of City Council

FROM: Timothy W. Effler, Law Director

RE: Resolution 16-2025

DATE: February 18, 2025



Subject Matter/Background

Ordinance 43-86 established one district for the purpose of removing or specially treating shade trees therein; for the purpose of controlling the blight and disease of same and for planting, maintaining, treating and removing shade trees in and along the streets and public rights-of-way of the City during the year 1986 and the years thereafter. City Council has determined that the value of the properties in this district are and will be enhanced and improved by this work.

The City's Director of Public Service and Director of Finance have determined that the appropriate annual assessment for such needs shall be .1 mills with an anticipated revenue collection to be Seventy Thousand Dollars (\$70,000.00).

Financial Review

There is no funding needed for this Resolution.

Legal Review

This Resolution has been reviewed and is appropriately before you.

Recommendation

First Reading – 2/18/2025

Second Reading – 3/4/2025

Third Reading and Vote – 3/18-2025

RESOLUTION 16-2025

A RESOLUTION DECLARING IT NECESSARY TO PROVIDE FOR 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

WHEREAS, through Ordinance 43-86, City Council for the City of Perrysburg, Ohio, established one district for the purpose of removing or specially treating shade trees therein; for the purpose of controlling the blight and disease of same and for planting, maintaining, treating and removing shade trees in and along the streets and public rights-of-way of the City during the year 1986 and the years thereafter; and,

WHEREAS, City Council has determined that the value of the properties in this district are and will be enhanced and improved by this work, and

WHEREAS, pursuant to Ordinance 43-86, City Council provided that part of the cost and expense connected with said work in said district shall be levied and assessed by a percentage of the tax value of the property assessed, and

WHEREAS, the City's Director of Public Service and Director of Finance have determined that the appropriate annual assessment for such needs shall be .1 mills with an anticipated revenue collection to be Seventy Thousand Dollars (\$70,000.00).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, THREE-FOURTHS (3/4) OF ALL MEMBERS ELECTED THERETO CONCURRING:

SECTION 1. It is necessary pursuant to Ohio Rev. Code §727.01 to pay the cost and expense of the removal or special treatment of certain shade trees for the purpose of controlling the blight and disease and for planting, maintaining, trimming and removing of other shade trees in and along the streets and within the public rights-of-way of the City.

SECTION 2. This Council finds and determines that (i) the improvement is conducive to the public health, convenience and welfare of this City and the inhabitants thereof and (ii) the lots and lands to be assessed as described in Section 4 hereof are specially benefited by the improvement. This Council further finds and determines that the public places to be improved are so situated in relation to each other that, in order to complete the improvement thereof in the most practical and economical manner, they should be improved at the same time, with the same kind of materials and in the same manner and, therefore, they shall be treated as a single improvement and included in the same legislation.

SECTION 3. Upon the filing of the estimated assessment, the Director of Finance is directed to cause notice of the passage of this Resolution and of the filing of the estimated assessment to be served on the owners of all lots and lands to be assessed, as provided by law.

SECTION 4. The properties to be assessed shall be all the lots bounding and abutting upon such improvement between and including the termini of the improvement and lots that specially benefit from this improvement found within the special district created by Ordinance 43-86.

SECTION 5. The special assessments to be levied in 2025 to pay a portion of the costs of the improvement shall be collected and paid in 2026; provided that the owner of any property assessed may pay the total special assessment for that period within 30 days after passage of the assessing ordinance.

SECTION 6. The City does not presently intend to issue securities in anticipation of the levy and the collection of the special assessments in annual installments and in an amount equal to the total of the unpaid special assessments. The remainder of the entire cost of the improvement, after application of the special assessments, shall be paid from other funds available to the City for that purpose.

SECTION 7. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the adoption of this resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law.

SECTION 8. This Resolution shall be in full force and effect at the earliest time permitted by law.

President of Council

Mayor

PASSED _____

ATTEST: _____

APPROVED: _____

Timothy W. Effler
LAW DIRECTOR

TO: Mayor Mackin
President Fuller
Members of City Council

FROM: Timothy W. Effler, Law Director

RE: Resolution 17-2025

DATE: February 18, 2025



Subject Matter/Background

The City has provided for the lighting of streets, alleys, ways, and other public places in the City and has financed this lighting by special assessments which are levied on all of the lots and lands in the City (except those owned by the United States Government) and which are based on a percentage of the tax valuation of the property assessed.

The City's Director of Public Service and Director of Finance have determined that the appropriate annual assessment for such needs shall be .3 mills with an anticipated revenue collection to be Two Hundred Ten Thousand Dollars (\$210,000.00).

Financial Review

There is no funding needed for this Resolution.

Legal Review

This Resolution has been reviewed and is appropriately before you.

Recommendation

First Reading – 2/18/2025

Second Reading – 3/4/2025

Third Reading and Vote – 3/18-2025

RESOLUTION 17-2025

A RESOLUTION DECLARING IT NECESSARY TO IMPROVE CERTAIN PUBLIC PLACES IN THE CITY BY LIGHTING

WHEREAS, the Council of the City of Perrysburg, Wood County, Ohio, has provided for the lighting of streets, alleys, ways, and other public places in the City and has financed this lighting by special assessments which are levied on all of the lots and lands in the City (except those owned by the United States Government) and which are based on a percentage of the tax valuation of the property assessed; and,

WHEREAS, it is deemed reasonable, appropriate, and advisable in 2025 to provide lighting in public places throughout the City, to provide the electricity necessary to do so, and to continue financing this through special assessments; and,

WHEREAS, the City's Director of Public Service and Director of Finance have determined that the appropriate annual assessment for such needs shall be .3 mills with an anticipated revenue collection to be Two Hundred Ten Thousand Dollars (\$210,000.00).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO, THREE-FOURTHS (3/4) OF ALL MEMBERS ELECTED THERETO CONCURRING:

SECTION 1. It is necessary pursuant to Ohio Rev. Code §727.01 to improve the City public places by providing lighting for streets, alleys, ways and other public places (the "improvement").

SECTION 2. This Council finds and determines that (i) the improvement is conducive to the public health, convenience and welfare of this City and the inhabitants thereof and (ii) the lots and lands to be assessed as described in Section 4 hereof are specially benefited by the improvement. This Council further finds and determines that the public places to be improved are so situated in relation to each other that, in order to complete the improvement thereof in the most practical and economical manner, they should be improved at the same time, with the same kind of materials and in the same manner and, therefore, they shall be treated as a single improvement and included in the same legislation.

SECTION 3. Upon the filing of the estimated assessment, the Director of Finance is directed to cause notice of the passage of the Resolution and the filing of the estimated assessment to be served on the owners of all lots and lands to be assessed, as provided by law.

SECTION 4. The properties to be assessed shall be all the lots bounding and abutting upon such improvement between and including the termini of the improvement and lots that specially benefit from this improvement.

SECTION 5. The special assessments to be levied to pay a portion of the costs of the improvement in the years 2025 and 2026 shall be collected and paid each year in two (2) equal semi-annual installments, provided that the owner of any property assessed may at their option pay the amount of such assessment in cash within thirty (30) days after the passage of the assessing ordinance.

SECTION 6. The City does not presently intend to issue securities in anticipation of the levy and the collection of the special assessments in annual installments and in an amount equal to the total of the unpaid special assessments. The remainder of the entire cost of the improvement, after application of the special assessments, shall be paid from other funds available to the City for that purpose.

SECTION 7. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the adoption of this resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law.

SECTION 8. This Resolution shall be in full force and effect at the earliest time permitted by law.

President of Council

Mayor

PASSED _____

ATTEST: _____

APPROVED: _____

Timothy W. Effler
LAW DIRECTOR

TO: Mayor Mackin
President Fuller
Members of City Council

FROM: Timothy W. Effler, Law Director

RE: Ord 12-2025

DATE: February 28, 2025



Subject Matter/Background

Pursuant to Ordinance 12-2024, passed on February 20, 2024, notes in anticipation of bonds in the principal amount of \$4,000,000, dated May 2, 2024, were issued for the purpose of purchasing 28442 E. River Rd., to mature on May 2, 2025.

Through Ordinance 12-2025, Council finds and determines that the City should retire the Outstanding Notes with the proceeds of new Notes and other funds available to the City for the purpose of paying the costs of the acquisition of an existing office building located in the city at 28442 E. River Road.

Legal Review

This legislation has been reviewed and is appropriately before you.

Recommendation

1st Reading – March 4, 2025

2nd Reading and Vote – March 18, 2024

If City Council is in agreement, on March 18, 2025, a motion to suspend the rules, waive the three readings and pass this legislation as an emergency is appropriate.

ORDINANCE 12-2025

PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF \$4,000,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF PAYING THE COSTS OF THE ACQUISITION OF AN EXISTING OFFICE BUILDING LOCATED IN THE CITY AT 28442 E. RIVER ROAD, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND ACQUIRING REAL PROPERTY AND INTERESTS THEREIN IN CONNECTION THEREWITH, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 12-2024 passed on February 20, 2024, notes in anticipation of bonds in the principal amount of \$4,000,000, dated May 2, 2024 (the "Outstanding Notes"), were issued for the purpose described in Section 1, to mature on May 2, 2025; and

WHEREAS, this Council finds and determines that the City should retire the Outstanding Notes with the proceeds of the Notes described in Section 3 and other funds available to the City; and

WHEREAS, this Council has requested that the Director of Finance, as fiscal officer of this City, certify the estimated life or period of usefulness of the Improvement described in Section 1, the estimated maximum maturity of the Bonds described in Section 1 and the maximum maturity of the Notes described in Section 3 to be issued in anticipation of the Bonds; and

WHEREAS, the Director of Finance has certified to this Council that the estimated life or period of usefulness of the Improvement described in Section 1 is at least five (5) years, the estimated maximum maturity of the Bonds described in Section 1 is thirty (30) years and the maximum maturity of the Notes described in Section 3, to be issued in anticipation of the Bonds, is May 2, 2044;

NOW, THEREFORE, BE IT ORDAINED by the Council of The City of Perrysburg, Wood County, Ohio, that:

Section 1. Authorized Principal Amount of Anticipated Bonds; Purpose. It is necessary to issue bonds of this City in the maximum principal amount of \$4,000,000 (the "Bonds") for the purpose of paying the costs of the acquisition of an existing office building located in the City at 28442 E. River Road, together with all necessary appurtenances thereto, and acquiring real property and interests therein in connection therewith (the "Improvement").

Section 2. Estimated Bond Terms. The Bonds shall be dated approximately May 1, 2026, shall bear interest at the now estimated rate of 6.00% per year, payable

semiannually until the principal amount is paid, and are estimated to mature in twenty (20) annual principal installments on December 1 of each year and in such amounts that the total principal and interest payments on the Bonds, in any fiscal year in which principal is payable, shall be substantially equal. The first interest payment on the Bonds is estimated to be December 1, 2026. The first principal payment of the Bonds is estimated to be December 1, 2026.

Section 3. Authorized Principal Amount of Notes; Dating; Interest Rate. It is necessary to issue and this Council determines that notes in the maximum principal amount of \$4,000,000 (the "Notes") shall be issued in anticipation of the issuance of the Bonds for the purpose described in Section 1 and to retire, together with other funds available to the City, the Outstanding Notes and to pay any financing costs. The principal amount of Notes to be issued (not to exceed the stated maximum principal amount) shall be determined by the Director of Finance in the certificate awarding the Notes in accordance with Section 6 of this Ordinance (the "Certificate of Award") as the amount which, along with other available funds of the City, is necessary to provide for the retirement of the Outstanding Notes and to pay any financing costs. The Notes shall be dated the date of issuance and shall mature not more than one year following the date of issuance, provided that the Director of Finance shall establish the maturity date in the Certificate of Award. The Notes shall bear interest at a rate or rates not to exceed 7.00% per year (computed on the basis of a 360day year consisting of twelve 30-day months), payable at maturity and until the principal amount is paid or payment is provided for. The rate or rates of interest on the Notes shall be determined by the Director of Finance in the Certificate of Award in accordance with Section 6 of this Ordinance.

Section 4. Payment of Debt Charges; Paying Agent. The debt charges on the Notes shall be payable in lawful money of the United States of America, or in Federal Reserve funds of the United States of America as determined by the Director of Finance in the Certificate of Award, and shall be payable, without deduction for services of the City's paying agent, at the designated corporate trust office of The Huntington National Bank, or at the office of a bank or trust company designated by the Director of Finance in the Certificate of Award after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose or at the office of the Director of Finance if agreed to by the Director of Finance and the Original Purchaser (as defined in Section 6) (the "Paying Agent"). The Director of Finance is authorized, to the extent necessary or appropriate, to enter into an agreement with the Paying Agent in connection with the services to be provided by the Paying Agent after determining that the signing thereof will not endanger the funds or securities of the City.

Section 5. Execution of Notes; Book Entry System. The Notes shall be signed by the Mayor and the Director of Finance, in the name of the City and in their official capacities, provided that one of those signatures may be a facsimile. The Notes shall

be issued in minimum denominations of \$5,000 (and may be issued in denominations in such amounts in excess thereof as requested by the Original Purchaser and approved by the Director of Finance) and with numbers as requested by the Original Purchaser and approved by the Director of Finance. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Director of Finance will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Ohio Revised Code if it is determined by the Director of Finance that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this Ordinance. As used in this Section and this Ordinance:

“Book entry form” or “book entry system” means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the City and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and “immobilized” in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

“Depository” means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of and interest on the Notes, and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

“Participant” means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (a) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the custody of the Depository or its agent for that purpose; (b) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (c) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (d) the Notes as

such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Director of Finance is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

Section 6. Award and Sale of the Notes. The Notes shall be sold at not less than 97% of par plus accrued interest (if any) at private sale to the original purchaser designated by the Director of Finance in the Certificate of Award (the "Original Purchaser") in accordance with law and the provisions of this Ordinance and the Certificate of Award. The Director of Finance shall sign the Certificate of Award referred to in Section 3 fixing the interest rate or rates which the Notes shall bear and evidencing that sale to the Original Purchaser, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the Original Purchaser, to the Original Purchaser upon payment of the purchase price.

The Mayor, the City Administrator, the Director of Finance, the Law Director, the Clerk of Council and other City officials, as appropriate, and any person serving in an interim or acting capacity for any such official, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. Any actions heretofore taken by the Mayor, the City Administrator, the Director of Finance, the Law Director, the Clerk of Council or other City official, as appropriate, in doing any and all acts necessary in connection with the issuance and sale of the Notes are hereby ratified and confirmed. The Director of Finance is authorized, if it is determined to be in the best interest of the City, to combine the issue of Notes with one or more other note issues of the City into a consolidated note issue pursuant to Section 133.30(B) of the Ohio Revised Code.

Section 7. Application of Note Proceeds. The proceeds from the sale of the Notes received by the City (or withheld by the Original Purchaser or deposited with the Paying Agent, in each case on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. The Certificate of Award may authorize the Original Purchaser to (a) withhold certain proceeds from the sale of the Notes or (b) remit certain proceeds from the sale of the Notes to the Paying Agent, in each case to provide for the payment of certain financing costs on behalf of the City. If proceeds are remitted to the Paying Agent in accordance with this Section 7, the Paying Agent shall be authorized to create a fund in accordance with the Certificate of Award for that purpose. Any portion of those proceeds received by the City (after payment of those financing costs) representing premium or accrued interest shall be paid into the Bond Retirement Fund.

Section 8. Application and Pledge of Bond or Renewal Note Proceeds or Excess Funds. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

Section 9. Official Statement, Rating, Bond Insurance, Continuing Disclosure and Financing Costs.

(a) Primary Offering Disclosure – Official Statement. The Mayor and the Director of Finance are each authorized and directed, on behalf of the City and in their official capacities, to (i) prepare or cause to be prepared, and make or authorize modifications, completions or changes of or supplements to, a disclosure document in the form of an official statement relating to the original issuance of the Notes in substantially the form as is now on file with the Clerk of Council, (ii) determine, and to certify or otherwise represent, when the official statement is to be “deemed final” (except for permitted omissions) by the City as of its date or is a final official statement for purposes of paragraph (b) of Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934 (the “Rule”), (iii) use and distribute, or authorize the use and distribution of those official statements and any supplements thereto in connection with the original issuance of the Notes, and (iv) complete and sign those official statements and any supplements thereto as so approved, together with such certificates, statements or other documents in connection with the finality, accuracy and completeness of those official statements and any supplements, as they may deem necessary or appropriate.

(b) Application for Rating or Bond Insurance. If, in the judgment of the Director of Finance, the filing of an application for (i) a rating on the Notes by one or more nationally recognized rating agencies, or (ii) a policy of insurance from a company or companies to better assure the payment of principal of and interest on the Notes, is in the best interest of and financially advantageous to this City, the

Director of Finance is authorized to prepare and submit those applications, to provide to each such agency or company such information as may be required for the purpose, and to provide further for the payment of the cost of obtaining each such rating or policy, except to the extent otherwise paid or reimbursed pursuant to the Certificate of Award, from the proceeds of the Notes to the extent available and otherwise from any other funds lawfully available and that are appropriated or shall be appropriated for that purpose. The Director of Finance is hereby authorized, to the extent necessary or required, to enter into any agreements, in the name of and on behalf of the City, that the Director of Finance determines to be necessary in connection with the obtaining of that bond insurance.

(c) Agreement to Provide Continuing Disclosure. For the benefit of the holders and beneficial owners from time to time of the Notes, the City agrees to provide or cause to be provided such financial information and operating data, audited financial statements and notices of the occurrence of certain events, in such manner as may be required for purposes of the Rule. The Mayor and the Director of Finance are each authorized and directed to complete, sign and deliver the Continuing Disclosure Agreement, in the name and on behalf of the City, in substantially the form as is now on file with the Clerk of Council. The Continuing Disclosure Agreement is approved, together with any changes or amendments that are not inconsistent with this Ordinance and not substantially adverse to the City and that are approved by the Mayor and the Director of Finance on behalf of the City, all of which shall be conclusively evidenced by the signing of the Continuing Disclosure Agreement or amendments thereto.

The Director of Finance is further authorized and directed to establish procedures in order to ensure compliance by the City with its Continuing Disclosure Agreement, including timely provision of information and notices as described above. Prior to making any filing required under the Rule, the Director of Finance shall consult with and obtain legal advice from, as appropriate, the Law Director and bond or other qualified independent special counsel selected by the City. The Director of Finance, acting in the name and on behalf of the City, shall be entitled to rely upon any such legal advice in determining whether a filing should be made. The performance by the City of its Continuing Disclosure Agreement shall be subject to the annual appropriation of any funds that may be necessary to perform it.

(d) Financing Costs. The expenditure of the amounts necessary to pay any Financing Costs in connection with the Notes, to the extent not paid or reimbursed by the Original Purchaser and/or the Paying Agent pursuant to the Certificate of Award, is authorized and approved, and the Director of Finance is authorized to provide for the payment of any such amounts and costs from the proceeds of the Notes to the extent available and otherwise from any other funds lawfully available that are appropriated or shall be appropriated for that purpose.

Section 10. Provision for Tax Levy. During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the tenmill limitation imposed by the Charter of the City, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due.

In each year to the extent receipts from the municipal income tax are available for the payment of the debt charges on the Notes or the Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Notes or the Bonds shall be paid from municipal income taxes lawfully available therefor under the Constitution and the laws of the State of Ohio and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the City to the prompt payment of the debt charges on the Notes or the Bonds.

Section 11. Federal Tax Considerations. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Internal Revenue Code of 1986, as amended (the "Code") or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Notes will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from

certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance, as the fiscal officer, or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Notes, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Notes, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes. The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is specifically authorized to designate the Notes as “qualified tax-exempt obligations” if such designation is applicable and desirable, and to make any related necessary representations and covenants.

Each covenant made in this Section with respect to the Notes is also made with respect to all issues any portion of the debt service on which is paid from proceeds of the Notes (and, if different, the original issue and any refunding issues in a series of refundings), to the extent such compliance is necessary to assure exclusion of interest on the Notes from gross income for federal income tax purposes, and the officers identified above are authorized to take actions with respect to those issues as they are authorized in this Section to take with respect to the Notes.

Section 12. Certification and Delivery of Ordinance and Certificate of Award. The Director of Finance is directed to promptly deliver or cause to be delivered a certified copy of this Ordinance and an executed copy of the Certificate of Award to the County Auditor of Wood County, Ohio.

Section 13. Bond Counsel. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of

legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Notes and securities issued in renewal of the Notes and rendering at delivery related legal opinions, all as set forth in the form of engagement letter from that firm which is now on file in the office of the Clerk of Council. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State of Ohio, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services, that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. To the extent they are not paid or reimbursed pursuant to the Certificate of Award, the Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 14. Municipal Advisor. The services of Sudsina & Associates, LLC, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of financial advice and recommendations in connection with the issuance and sale of the Notes. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State of Ohio, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of-pocket expenses it incurs in rendering those municipal advisory services. To the extent they are not paid or reimbursed pursuant to the Certificate of Award, the Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

Section 15. Satisfaction of Conditions for Note Issuance. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general obligations of the City have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no

statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

Section 16. Compliance with Open Meeting Requirements. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Section 17. Captions and Headings. The captions and headings in this Ordinance are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Sections, subsections, paragraphs, subparagraphs or clauses hereof. Reference to a Section means a section of this Ordinance unless otherwise indicated.

Section 18. Effective Date. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health or safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to issue and sell the Notes, which is necessary to enable the City to timely retire the Outstanding Notes and thereby preserve its credit; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

President of Council

Mayor

PASSED: February __, 2025

ATTEST: _____

APPROVED: February __, 2025

**SUPPLEMENTAL
FISCAL OFFICER'S CERTIFICATE**

To the Council of the City of Perrysburg, Ohio:

As fiscal officer of the City of Perrysburg, Ohio, and supplementing the fiscal officer's certificate of February 16, 2024, I certify in connection with your proposed issue of notes in the maximum principal amount of \$4,000,000 (the "Notes"), to be issued in anticipation of the issuance of bonds (the "Bonds"), for the purpose of paying the costs of the acquisition of an existing office building located in the City at 28442 E. River Road, together with all necessary appurtenances thereto, and acquiring real property and interests therein in connection therewith (the "Improvement"), that:

1. The estimated life or period of usefulness of the Improvement is at least five (5) years.
2. The estimated maximum maturity of the Bonds, calculated in accordance with Section 133.20 of the Revised Code, is thirty (30) years. If notes in anticipation of the Bonds are outstanding later than the last day of December of the fifth year following the year of issuance of the original issue of notes, the period in excess of those five years shall be deducted from that maximum maturity of the Bonds.
3. The maximum maturity of the Notes is May 2, 2044.

Dated: February 27, 2025



Director of Finance
City of Perrysburg, Ohio

TO: Mayor Mackin
President Fuller
Members of City Council

FROM: Timothy W. Effler, Law Director

RE: Ordinance 13-2025

DATE: March 18, 2025



Subject Matter/Background

Ohio Revised Code Section 3735.65 has authorized affected counties, municipalities and townships therein to designate areas as a Community Reinvestment Area.

In 2012 the City established Community Reinvestment Area #4 (The CRA). The City granted The Toledo Hospital and ProMedica Health Care System, Inc., a Community Reinvestment Area tax abatement, beginning in 2012, recertifying Community Reinvestment Area #1 within the boundaries of the City of Perrysburg, Ohio, to promote the City's economic welfare.

The Toledo Hospital and ProMedica Health Care System, Inc., has informed the City that their tax exemption request was approved by the State of Ohio, and requests that their CRA agreement be rescinded.

Financial Review

This Ordinance will have no financial impact on the City of Perrysburg.

Legal Review

This legislation has been reviewed and is appropriately before you.

Recommendation

If City Council is in agreement, a motion to suspend the rules, waive the three readings and pass this legislation as an emergency is appropriate.

ORDINANCE 13-2025

AN ORDINANCE RESCINDING THE COMMUNITY REINVESTMENT AREA AGREEMENT WITH THE TOLEDO HOSPITAL AND PROMEDICA HEALTH CARE SYSTEM, AND DECLARING AN EMERGENCY

WHEREAS, the Community Reinvestment Area Act (the “Act”) under Ohio Revised Code Section 3735.65 has authorized affected counties, municipalities and townships therein to designate areas as Community Reinvestment Areas; and,

WHEREAS, the Council of the City of Perrysburg (the “Council”) approved Ordinance No. 152-2012 on September 18, 2012, recertifying Community Reinvestment Area #1 within the boundaries of the City of Perrysburg, Ohio, to promote the City’s economic welfare; and,

WHEREAS, Council approved a Community Reinvestment Area Agreement via Ordinance 49-2021 with The Toledo Hospital (the “Property Owner”) and ProMedica Health Care System, Inc. (the “Company”) within said CRA zone; and,

WHEREAS, the Property Owner and Company has informed the City that their tax exemption request was approved by the State of Ohio, and requests that their CRA agreement be rescinded.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. The Mayor is hereby authorized to take all actions necessary to terminate the City’s Community Reinvestment Area Agreement authorized by Ordinance 49-2021 with The Toledo Hospital and ProMedica Health Care System, Inc.

SECTION 2. The Mayor and Finance Director shall notify the Ohio Department of Development, County Auditor, and the affected school boards of this termination.

SECTION 3. It is found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 4. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Perrysburg, Wood County, Ohio, to permit the City and the property owner to address the termination in a timely manner, and shall be in full force and effect from and immediately after its passage and approval by the Mayor.

President of Council

Mayor

PASSED _____

ATTEST: _____

APPROVED: _____

Timothy W. Effler
LAW DIRECTOR

TO: Mayor Mackin
President Fuller
Members of City Council

FROM: Timothy W. Effler, Law Director

RE: Res 30-2025

DATE: March 18, 2025



Subject Matter/Background

The City of Perrysburg is in need of budgeting software that will be integrated with existing finance software to provide a transparent cloud-based program. The City is a member of The Interlocal Purchasing System (TIPS), a national cooperative group for purchasing contracts, which offers a cooperative purchasing relationship consistent with Ohio law, including O.R.C. § 9.48.

Through TIPS Contract #230105, the total cost of the two-year agreements for cyber security, data backup, and disaster recovery solution services is \$52,500.00. The total cost for 2025 is \$22,500.00; the total cost for 2026 is not to exceed \$30,000.00.

This Resolution authorizes the Mayor and Director of Finance to enter into two-year agreements with ClearGov for finance software at a total cost not to exceed Fifty-Two Thousand Five Hundred Dollars and Zero Cents (\$52,500.00).

Financial Review

Account: 1110-11755-53215

Legal Review

This legislation has been reviewed and is appropriately before you.

Recommendation

If City Council is in agreement, a motion to suspend the rules, waive the three readings and pass this legislation as an emergency is appropriate, in order to ensure the timely purchase and implementation of the services.

RESOLUTION 30-2025

A RESOLUTION AUTHORIZING AN AGREEMENT WITH CLEARGOV FOR THE PURCHASE OF BUDGETING SOFTWARE IN AN AMOUNT NOT TO EXCEED FIFTY-TWO THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$52,500.00); AND DECLARING AN EMERGENCY

WHEREAS, the City of Perrysburg is in need of budgeting software that will be integrated with existing finance software to provide a transparent cloud-based program; and,

WHEREAS, the City is a member of The Interlocal Purchasing System (TIPS), a national cooperative group for purchasing contracts; and,

WHEREAS, TIPS offers a cooperative purchasing relationship consistent with Ohio law, including O.R.C. § 9.48; and,

WHEREAS, under the TIPS Contract #230105, the total cost of the two-year agreements for budgeting software is Fifty-Two Thousand Five Hundred Dollars and Zero Cents (\$52,500.00); and,

WHEREAS, the total cost for 2025 is Twenty-Two Thousand Five Hundred Dollars and Zero Cents (\$22,500.00); the total cost for 2026 is not to exceed Thirty Thousand Dollars and Zero Cents (\$30,000.00).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. The Mayor and Director of Finance are authorized to enter into a two-year agreement with ClearGov for budgeting software at a cost not to exceed Fifty-Two Thousand Five Hundred Dollars and Zero Cents (\$52,500.00), in accordance with the proposal attached hereto as Exhibit A.

SECTION 2. It is found and determined that all formal actions of Council concerning or relating to the passage of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 3. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Perrysburg, Wood County, Ohio, to ensure timely purchase and

implementation of these services, and shall be in full force and effect from, and immediately after its passage and approval by the Mayor.

President of Council

Mayor

PASSED _____

ATTEST: _____

APPROVED: _____

Timothy W. Effler
LAW DIRECTOR



Service Order

2 Mill & Main; Suite 630; Maynard, MA 01754

Created by	Dennis Maher
Contact Phone	817-205-9980
Contact Email	dmaher@cleargov.com

Order Date	Feb 13, 2025
Order valid if signed by	Mar 21, 2025

Customer Information					
Customer	City of Perrysburg	Contact	Khayla Trego	Billing Contact	Khayla Trego
Address	201 W Indiana Avenue	Title	Ktrego@ci.perrysburg.oh.us	Title	Ktrego@ci.perrysburg.oh.us
City, St, Zip	Perrysburg, Ohio 43551	Email	Deputy Finance Director	Email	Deputy Finance Director
Phone	419-872-8010			PO # (If any)	

This Service Order will be contracted through...	
Procurement Aggregator	ClearGov Contract
TIPS-USA	Vendor ID #5756; Contract #230105

The Services you will receive and the Fees for those Services are...		
Set up Services	Tier/Rate	Service Fees
ClearGov Setup: Includes activation, onboarding and training for ClearGov solutions	Tier 2	\$ 13,500.00
ClearGov Setup: BCM Bundle Discount - Discount for bundled BCM solutions Expires March 21, 2025	Tier 2	\$ (13,500.00)
Total ClearGov Setup Service Fee - Billed ONE-TIME		\$ -
Subscription Services	Tier	Service Fees
ClearGov BCM Operational Budgeting - Civic Edition	Tier 2	\$ 14,100.00
ClearGov BCM Personnel Budgeting - Civic Edition	Tier 2	\$ 12,800.00
ClearGov BCM Capital Budgeting - Civic Edition	Tier 2	\$ 10,400.00
ClearGov BCM Digital Budget Book - Civic Edition	Tier 2	\$ 8,600.00
ClearGov BCM Transparency - Civic Edition	Tier 2	\$ 7,700.00
ClearGov BCM Bundle Discount: Discount for bundled BCM solutions	Tier 2	\$ (23,600.00)
Total ClearGov Subscription Service Fee - Billed ANNUALLY IN ADVANCE		\$ 30,000.00

ClearGov will provide your Services according to this schedule...			
Period	Start Date	End Date	Description
Setup	Apr 1, 2025	Apr 1, 2025	ClearGov Setup Services
Pro-Rata	Apr 1, 2025	Dec 31, 2025	ClearGov Subscription Services
Initial	Jan 1, 2026	Dec 31, 2026	ClearGov Subscription Services

To be clear, you will be billed as follows...		
Billing Date(s)	Amount(s)	Notes
Apr 1, 2025	\$ -	One Time Setup Fee
Apr 1, 2025	\$ 22,500.00	5 Month Pro-Rata Subscription Fee
Jan 1, 2026	\$ 30,000.00	Annual Subscription Fee
Additional subscription years and/or renewals will be billed annually in accordance with pricing and terms set forth herein.		

Billing Terms and Conditions		
Valid Until	Mar 21, 2025	Pricing set forth herein is valid only if ClearGov Service Order is executed on or before this date.
Payment	Net 30	All invoices are due Net 30 days from the date of invoice.
Initial Period Rate Increase	3% per annum	During the Initial Service Period, the Annual Subscription Service Fee shall automatically increase by this amount.
Rate Increase	6% per annum	After the Initial Service Period, the Annual Subscription Service Fee shall automatically increase by this amount.

General Terms & Conditions	
Customer Satisfaction Guarantee	During the first ninety (90) days of the Service Period, Customer shall have the option to terminate the Service, by providing written notice. In the event that Customer exercises this customer satisfaction guarantee option, such termination shall become effective immediately and Customer shall be eligible for a full refund of the applicable Service Fees.
Statement of Work	ClearGov and Customer mutually agree to the ClearGov Service activation and onboarding process set forth in the attached Statement of Work. Please note that ClearGov will not activate and/or implement services for any Customer with outstanding balance past due over 90 days for any previous subscription services.
Taxes	The Service Fees and Billing amounts set forth above in this ClearGov Service Order DO NOT include applicable taxes. In accordance with the laws of the applicable state, in the event that sales, use or other taxes apply to this transaction, ClearGov shall include such taxes on applicable invoices and Customer is solely responsible for such taxes, unless documentation is provided to ClearGov demonstrating Customer's exemption from such taxes.
Appropriations	Customer shall have the option to terminate this ClearGov Service Order in advance of any annual renewal in the event that the applicable appropriating body does not appropriate funds for such upcoming renewal period.
Term & Termination	Subject to the termination rights and obligations set forth in the ClearGov BCM Service Agreement, this ClearGov Service Order commences upon the Order Date set forth herein and shall continue until the completion of the Service Period(s) for the Service(s) set forth herein. Each Service shall commence upon the Start Date set forth herein and shall continue until the completion of the applicable Service Period. To be clear, Customer shall have the option to Terminate this Service Order on an annual basis by providing notice at least sixty (60) days prior to the end of the then current Annual Term.
Auto-Renewal	After the Initial Period, the Service Period for any ClearGov Annual Subscription Services shall automatically renew for successive annual periods (each an "Annual Term"), unless either Party provides written notice of its desire not to renew at least sixty (60) days prior to the end of the then current Annual Term.
Agreement	The signature herein affirms your commitment to pay for the Service(s) ordered in accordance with the terms set forth in this ClearGov Service Order and also acknowledges that you have read and agree to the terms and conditions set forth in the ClearGov BCM Service Agreement found at the following URL: http://www.ClearGov.com/terms-and-conditions . This Service Order incorporates by reference the terms of such ClearGov BCM Service Agreement.

Customer	
Signature	
Name	
Title	

ClearGov, Inc.	
Signature	
Name	Bryan A. Burdick
Title	President

Please e-mail signed Service Order to Orders@ClearGov.com or Fax to (774) 759-3045

Customer Upgrades (ClearGov internal use only)			
This Service Order is a Customer Upgrade	No	If Yes: Original Service Order Date	

Statement of Work

This Statement of Work outlines the roles and responsibilities by both ClearGov and Customer required for the activation and onboarding of the ClearGov Service. ClearGov will begin this onboarding process upon execution of this Service Order. All onboarding services and communications will be provided through remote methods - email, phone, and web conferencing.

ClearGov Responsibilities

- ClearGov will activate ClearGov Service subscription(s) as of the applicable Start Date(s). ClearGov will create the initial Admin User account, and the Customer Admin User will be responsible for creating additional User accounts.
- ClearGov will assign an Implementation Manager (IM) responsible for managing the activation and onboarding process. ClearGov IM will coordinate with other ClearGov resources, as necessary.
- ClearGov IM will provide a Kickoff Call scheduling link to the Customer's Primary Contact. Customer should schedule Kickoff Call within two weeks after the Service Order has been executed.
- If Customer is subscribing to any products that require data onboarding:
 - ClearGov IM will provide a Data Discovery Call scheduling link to the Customer's Primary Contact. Customer should schedule Data Discovery Call based on the availability of Customer's staff.
 - ClearGov will provide Customer with financial data requirements and instructions, based on the ClearGov Service subscription(s).
 - ClearGov will review financial data files and confirm that data is complete, or request additional information, if necessary. Once complete financial data files have been received, ClearGov will format the data, upload it to the ClearGov platform and complete an initial mapping of the data.
 - After initial mapping, ClearGov will schedule a Data Review call with a ClearGov Data Onboarding Consultant (DOC), who will present how the data was mapped, ask for feedback, and address open questions. Depending upon Customer feedback and the complexity of data mapping requests, there may be additional follow-up calls or emails required to complete the data onboarding process.
- ClearGov will inform Customer of all training, learning, and support options. ClearGov recommends all Users attend ClearGov Academy training sessions and/or read Support Center articles before using the ClearGov Service to ensure a quick ramp and success. As needed, ClearGov will design and deliver customized remote training and configuration workshops for Admins and one for End Users - via video conference - and these sessions will be recorded for future reference.
- ClearGov will make commercially reasonable efforts to complete the onboarding/activation process in a timely fashion, provided Customer submits financial data files and responds to review and approval requests by ClearGov in a similarly timely fashion. Any delay by Customer in meeting these deliverable requirements may result in a delayed data onboarding process. Any such delay shall not affect or change the Service Period(s) as set forth in the applicable Service Order.

Customer Responsibilities

- Customer's Primary Contact will coordinate the necessary personnel to attend the Kickoff and Data Discovery Calls within two weeks after the Service Order has been executed. If Customer needs to change the date/time of either of these calls, the Primary Contact will notify the ClearGov IM at least one business day in advance.
- If Customer is subscribing to any products that require data onboarding:
 - Customer will provide a complete set of requested financial data files (revenue, expense, chart of accounts, etc.) to ClearGov in accordance with the requirements provided by ClearGov.
 - Customer's Primary Contact will coordinate the necessary personnel to attend the Data Discovery and Data Review calls. It is recommended that all stakeholders with input on how data should be mapped should attend. Based on these calls and any subsequent internal review, Customer shall provide a detailed list of data mapping requirements and requested changes to data mapping drafts in a timely manner, and Customer will approve the final data mapping, once completed to Customer's satisfaction.
- Customer will complete recommended on-demand training modules in advance of customized training & configuration workshops.
- Customer shall be solely responsible for importing and/or inputting applicable text narrative, custom graphics, performance metrics, capital requests, personnel data, and other such information for capital budget, personnel budget, budget books, projects, dashboards, etc.

TO: Mayor Mackin
President Fuller
Members of City Council

FROM: Timothy W. Effler, Law Director

RE: Resolution 31-2025

DATE: March 18, 2025



Subject Matter/Background

The Finance Department is submitting a list of items requiring a Then & Now Certificate. Such certificate certifies that both at the time of the making of the contract or order and at the date of the execution of this certification, the amount requested was appropriated for such contract or order and is in the treasury or in the process of collection and free from any previous encumbrances. Any time a purchase is made before a purchase order is issued, a then and now situation is created.

Certificates for purchases greater than or equal to \$3,000, that were not already approved on a purchase order, are required to be approved by Council per ORC 5705.41.

Items included in this Then and Now Request include various supplies and services spanning multiple City departments.

The total for all items totals \$31,960.40

Financial Review

The accounts are listed in the Exhibit.

Legal Review

This legislation has been reviewed and is appropriately before you.

Recommendation

If City Council is in agreement, a motion to suspend the rules, waive the three readings and pass this legislation as an emergency is appropriate. An Emergency is requested to ensure proper compliance the State of Ohio Auditors rules for Then and Now.

RESOLUTION 31-2025

A RESOLUTION TO APPROVE THEN AND NOW CERTIFICATES IN THE AMOUNT OF THIRTY-ONE THOUSAND NINE HUNDRED SIXTY DOLLARS AND FORTY CENTS (\$31,960.40), AS ATTACHED IN EXHIBIT A, FOR THE CITY OF PERRYSBURG; AND DECLARING AN EMERGENCY

WHEREAS, the Ohio Revised Code 5705.41(D)(1) provides that if prior certification of funds by the Fiscal Officer was not obtained before the contract or order involving the expenditure of money was made, then the Fiscal Officer may instead certify; and,

WHEREAS, that there was at the time of making such contract or order and at the time of the execution of such certificate, a sufficient sum appropriated for the purpose of such contract and in the treasury or in process of collection to the credit of an appropriate fund, free from any encumbrances; and,

WHEREAS, the Fiscal Officer is accordingly certifying that there were appropriations available and the funds in the treasury or in the process of collection at the time of the contract or order were made (then), and there are still sufficient appropriations and funds in the treasury or in the process of collection at the time the certificate is being issued (now); and,

WHEREAS, the amount of the certificates exceeds \$3,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. It is hereby certified that both at the time of the making of the attached contract(s) or order(s) and at the date of the execution of this certificate, the amount of funds required to pay for this contract(s) or order(s) had been appropriated for the purpose of this contract or order, attached hereto, and is in the treasurer or in the process of collection to the credit of the fund free from any previous encumbrances.

SECTION 2. It is found and determined that all formal actions of Council concerning or relating to the passage of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 3. This Resolution is hereby declared to be an emergency measure

necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Perrysburg, Wood County, Ohio; and so that the certificate meets the timeliness requirements of the Ohio State Auditor; this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor.

President of Council

Mayor

PASSED _____

ATTEST: _____

APPROVED: _____

Timothy W. Effler
LAW DIRECTOR

Then and Now Requests For					
3/11/2025					
Invoice Date	Vendor	Item	Total Cost	Department	Expense Account
1/29/2025	American Fireworks	2025 Fireworks	24,375.00	Admin/Rec	1110-41650-53685
1/10/2025	AWWA	Membership Dues	4,300.00	Water	5331-61814-52600
12/16/2024	PVS Technologies	Ferros Chloride Solution	3,285.40	Sewer	5332-61815-54111
		Total	\$31,960.40		

Minutes of Perrysburg Recreation Committee

Meeting Held March 11, 2025

CALL TO ORDER - 5:00 PM

The meeting was called to order at 5:00 p.m. by Chairperson Rick Rettig.

ROLL CALL

Committee members present were Rick Rettig, and Kerry Wellstein. Barry VanHoozen was absent. Staff members present were Joe Fawcett, City Administrator, and Rob Ross, Director of Public Service. Also, present were Jeff Abke, Director of Development & Alumni Relations for Perrysburg Schools and Charles Brigode, Recreation Director.

CITIZEN'S CONCERNS

None.

APPROVAL OF FEBRUARY 11, 2025 MEETING MINUTES

There being no objections, the minutes of the February 11, 2025 meeting were approved 2-0.

AL RAVA STATUE AT MUNICIPAL PARK

Mr. Abke spoke to the Committee about having a statue of the former tennis coach, Al Rava, installed in Municipal Park. Mr. Abke said that the funds for the statue have been raised and that the proposed statute has been designed to be very strong and will last for a long time. He said they have kept the family informed throughout the process, and they are looking forward to having a statute. There is no legislation at this time, but the Committee members expressed their strong support for this project.

ANNUAL GREAT AMERICAN PARK CLEANUP

Mr. Ross spoke to the Committee about the Annual Park Cleanup and shared the official dates and times:

***Three Meadows Park:** April 12, 2025, from 9:00am-11:00am.

***Orleans Park:** April 13, 2025, from 1:00pm-3:00pm.

SUMMER 2025 RECREATION PROGRAM REPORT

Mr. Brigode spoke to the Committee about the 2025 Rec. Center season. He talked about the many sports and activities that they are offering, like a Skateboarding Camp, Tee-Ball, Tennis, and Arts and Crafts. In order to save money and cut down on waste the Rec. Program will be asking for t-shirt sizes at sign-up so they only order the sizes they need. Sign up for summer Rec. Programs opens April 1st for residents of Perrysburg and the sign-up date for non-residents opens April 15th.

JOHN DEERE FIELD RAKE FOR THE BALLFIELDS

Mr. Ross talked to the Committee about the current field rake they have at the ballfields. It is over 20 years old and no longer able to withstand any more repairs. Staff at Municipal park requested a replacement. Mr. Ross said the department budgeted \$20,000 for this replacement and the rake they wish to purchase is under budget.

Mr. Ross also thanked Mr. Brigode for all the hard work he does with the Rec. Program.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:19 p.m.

Respectfully submitted,

Rick Rettig, Chairperson
Recreation Committee

Next meeting is scheduled for April 8, 2025 at 5:00 p.m.

TO: Mayor Mackin
President Fuller
Members of City Council

FROM: Timothy W. Effler, Law Director

RE: Ords 9-2025, 10-2025, 11-2025

DATE: February 18, 2025



Subject Matter/Background

Ohio voters approved State Issue 2 on November 7, 2023 adopting proposed legislation authorizing the cultivation, sale and use of cannabis products for recreational purposes. Pursuant to the operation of Article II, Section 1b of the Ohio Constitution, the proposed legislation approved by Ohio voters was incorporated into the Ohio Revised Code as Sections 3780.01 through 3780.99 and became effective on December 7, 2023 with no further action required by the Ohio General Assembly (the "Act"). City Council possesses the inherent power to enact appropriate planning, zoning, and business regulation laws that further the health, safety, welfare, comfort and peace of its citizens, including restricting, prohibiting and/or regulating certain business uses. Pursuant to Section 3780.25 of the Ohio Revised Code, Perrysburg City Council may adopt an Ordinance, by majority vote, to prohibit, or limit the number of adult use cannabis operators within the City. Proposed Codified Ordinance §1235.04(aaa), and the supplemental Ordinances, establish "Medical Marijuana and/or Adult Use Cannabis" under Special Approval Uses through the City of Perrysburg's Codified Ordinances ("Code").

Financial Review

There is no financial impact to this legislation.

Legal Review

This legislation has been reviewed and is appropriately before you.

Recommendation

First Reading – 3/18/2025

Second Reading and Vote – 4/1/2025

ORDINANCE 9-2024

AN ORDINANCE AMENDING CODIFIED ORDINANCE §1215.02(110.01) “MEDICAL MARIJUANA”

WHEREAS, City of Perrysburg, Ohio, Codified Ordinance §1215.02(110.01) establishes the definition for “Medical Marijuana” through the City of Perrysburg’s Codified Ordinances (“Code”); and,

WHEREAS, this Ordinance is being updated to amend the definition of “Medical Marijuana” and to add Adult Use Cannabis; and,

WHEREAS, at their November 7, 2024 meeting, the Planning Commission recommended approval of the proposed Code amendment; and,

WHEREAS, a Public Hearing was held on December 19, 2024 and, at their February 3, 2025 meeting, the Planning and Zoning Committee considered this legislation and unanimously recommended advancement to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. Codified Ordinance §1215.02(110.01) which currently reads as:

1215.02(110.01) “Medical Marijuana” has the same meaning as provided in Section 3796.01(A)(2) of the Ohio Revised Code which is marijuana that is cultivated, processed, dispensed, tested, possessed or used for a medical purpose.

is hereby amended and revised to read:

1215.02 (110.01) Medical Marijuana and/or Adult Use Cannabis: See “Definitions” Section of Chapter 1235.04(aaa), “Medical Marijuana and/or Adult Use Cannabis”.

SECTION 2. It is found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 3. This Ordinance shall be in full force and effect at the earliest time permitted by law.

President of Council

Mayor

PASSED _____

ATTEST: _____

APPROVED: _____

Timothy W. Effler
LAW DIRECTOR

Multiple Family Dwellings							P												
Apartments Above 1st Floor									P			S							
Bed & Breakfast		S	S	S	S	S			S										
Assisted Living Units							P												S
Mobile Homes (1235.04w)																			

	Ag	Residential						Commercial				Office Service	Industrial		Special				Institutional
	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PB	P	S-1	X	INS
Commercial	A-1														P	P			
Agriculture, Construction, Semi-Truck Sales/Service	S												P	P					
Animal Services (outdoor)								S	S	S	P								
Animal Services (indoor)								P	P	P	P								
Automotive Oil & Lube Service Facilities										P	P				P				
Automotive Repair - General											S		P	P					
Automotive Repair - Light											P				P				
Automotive Sales or Lease for New and Used Vehicles - Outdoors											S		S	S	S				
Auto Wash											S				S				
Carry-Outs/Other Business, Alcoholic Beverages									S	S	S				S				
Commercial Recreational Facilities									S	S	P		P		P				
Commercial Schools									P	P	P	P			P				

	Ag	Residential						Commercial				Office Service	Industrial		Special				Institutional
	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PB	P	S-1	X	INS
Commercial	A-1														P	P			
Commercial semi-truck sales/service													P	P					
Drive-in commercial uses											P	S			S				
Entertainment and spectator sport facilities									P	P	P				P	S			S
Grocery Stores									P	P	P				P				
Gym/Fitness Facility (<5,000 GSF)								P	P	P	P	P		S	S				

Gym/Fitness Facility (>5,000 GSF)										P	P				S	S				
Massage Establishment									S						S	S				
Medical Marijuana																				
Motels and hotels										P	P					P				
Neighborhood business less than 10,000 SF								P	P	P	P		S			P				
Office and Banks								P	P	P	P		P			P				
Personal Services								P	P	P	P		S			P				
Printing									P	P	P		P	P	P					
Recreational vehicles/equipment outdoor sales														S	S					
Restaurant carry-out only									P	P	P					P				

	Ag	Residential						Commercial				Office Service	Industrial		Special				Institutional
	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PB	P	S-1	X	INS
Commercial																			
Restaurant drive-in										S	P				P				
Restaurant fast food									S	P	P				P				
Restaurant outdoor café									S	P2	S				P				
Restaurant full service									P	P	P		S		P				
Retail business: less than 60,000 GSF									P	P	P				P				
Retail business: more than 60,000 GSF										S	S				S				
Sale and storage of building materials	S										S		P	P	S				
Self-service storage											S		P	P	P				
Service station									S	S	P				P				
Sexually oriented business													S	S					
Shopping center										P	P								
Hospitality Facilities									S		S				P				
Rooming House		S	S	S	S	S	S		S										
Transient Habitation									S		S				P				
Repair Services, Consumer								P	P	P	P	P			P				
Nursery/green house	S1										P		P	P					

1 Excluding retail sales of any type on premises.

2 With the exception of those commercial centers zoned C-3 that are adjacent to residential properties. In those situations, Chapter 1235 - Special Approval use, specifically, Chapter 1235.04(mm) shall apply.

3 Only within an Urban Village Overlay District (UVO).

	Ag	Residential						Commercial				Office Service	Industrial		Special				Institutional
Office	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PB	P	S-1	X	INS
Medical Offices								S	P	P	P	P			P				S
Medical Urgent Care Facilities											P		P	P	P				S

	Ag	Residential						Commercial				Office Service	Industrial		Special				Institutional
Institutional	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PB	P	S-1	X	INS
Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Cemetery	S	S	S	S													S		S
Child Day Care Centers		S	S	S	S	S	S	S	S	S	S	S	S		S				S
Club, Lodges, Fraternal and Civic Assembly										P	P				P				S
College and Universities																			S
Convalescent and Nursing Homes							S												S
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		S	P	P
Hospital															P				S
Institutional Use													S	S	P			P	S
Mortuaries/Funeral Homes								S	S	S	S				P				
Non-Commercial Recreation Facilities	S	S	S	S	S	S	S						S	S	S	S		P	
Parks and Recreation Facilities	S	S	S	S	S	S	S	S	S			S			S	S		P	
Part-Time Child Day Care Centers		S	S	S	S	S	S	S	S	S	S	S	S		P				S
Postal Service															P				S
Public and Private Schools								S		S	S								S
Public Service Facility	S	S	S	S	S	S	S	S	S	S	P		P	P	P			P	S
Public/Private Utility	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P			P	S
Wireless Telecommunication Facility	S										S		S	S	S			S	S

Ag	Residential						Commercial				Office Service	Industrial		Special				Institutional
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Industrial	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PB P	P	S-1	X	INS
Auto & Metal Salvage, Junk Yards														S					
Excavation of Sand, Gravel, Clay, Stone and Topsoil	S													S					
Food Processing													P	P	P				
Laboratories													P	P	S			P	
Manufacturing, Sale/Storage Building Materials													P	P					
Manufacturing: General														P					
Manufacturing: Light													P	P	P				
Oil & Gas Wells													S	S					S
Outside Storage	S												S	S	**			P	S
Publishing													P	P	P				
Research & Testing													P	P	P			P	
Transport & Trucking													S	S				P	
Warehousing													P	P	P			P	
Wholesale Business											P		P	P	P				
Wind Generator (Turbine)	S	S4											S	S					S

4 Minimum lot size is 30,000 square feet.

** Outside storage is prohibited, unless specifically permitted and maintained in accordance with the established ARC Site Development Standards.

is hereby amended and revised to read:

1225.08 LAND USE AND BASE ZONING DISTRICT TABLE.

[illegible][illegible]

Two-Family Dwelling							P	P		P										
Multiple Family Dwellings								P												
Apartments Above 1st Floor										P				S						
Bed & Breakfast		S	S	S	S	S				S										
Assisted Living Units								P												S
Mobile Homes (1235.04w)																				

	Ag	Residential						Commercial				Office Service	Industrial		Special				Institutional
Commercial	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PB P	P	S-1	X	INS
Agriculture, Construction, Semi-Truck Sales/Service	S												P	P					
Animal Services (outdoor)								S	S	S	P								
Animal Services (indoor)								P	P	P	P								
Automotive Oil & Lube Service Facilities										P	P				P				
Automotive Repair - General											S		P	P					
Automotive Repair - Light											P				P				
Automotive Sales or Lease for New and Used Vehicles - Outdoors											S		S	S	S				
Auto Wash											S				S				
Carry-Outs/Other Business, Alcoholic Beverages									S	S	S				S				
Commercial Recreational Facilities									S	S	P		P		P				
Commercial Schools									P	P	P	P			P				

	Ag	Residential						Commercial				Office Service	Industrial		Special				Institutional
Commercial	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PB P	P	S-1	X	INS
Commercial semi-truck sales/service													P	P					
Drive-in commercial uses											P	S			S				
Entertainment and spectator sport facilities									P	P	P				P	S			S
Grocery Stores									P	P	P				P				
Gym/Fitness Facility (<5,000 GSF)								P	P	P	P	P		S	S				
Gym/Fitness Facility (>5,000 GSF)										P	P			S	S				

Massage Establishment									S						S	S				
Marijuana - Medical Marijuana and/or Adult Use Cannabis - Dispensary									S	S	S									
Motels and hotels										P	P					P				
Neighborhood business less than 10,000 SF								P	P	P	P	S				P				
Office and Banks								P	P	P	P	P				P				
Personal Services								P	P	P	P	S				P				
Printing									P	P	P	P	P	P	P	P				
Recreational vehicles/equipment outdoor sales														S	S					
Restaurant carry-out only									P	P	P					P				

	Ag	Residential						Commercial				Office Service	Industrial		Special				Institutional
	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PB P	P	S-1	X	INS
Commercial										S	P				P				
Restaurant drive-in										S	P				P				
Restaurant fast food									S	P	P				P				
Restaurant outdoor café									S	P2	S				P				
Restaurant full service									P	P	P		S		P				
Retail business: less than 60,000 GSF									P	P	P				P				
Retail business: more than 60,000 GSF										S	S				S				
Sale and storage of building materials	S										S		P	P	S				
Self-service storage											S		P	P	P				
Service station									S	S	P				P				
Sexually oriented business													S	S					
Shopping center										P	P								
Hospitality Facilities									S		S				P				
Rooming House		S	S	S	S	S	S		S										
Transient Habitation									S		S				P				
Repair Services, Consumer								P	P	P	P	P			P				
Nursery/green house	S1										P		P	P					

1 Excluding retail sales of any type on premises.

2 With the exception of those commercial centers zoned C-3 that are adjacent to residential properties. In those situations, Chapter 1235 - Special Approval use, specifically, Chapter 1235.04(mm) shall apply.

3 Only within an Urban Village Overlay District (UVO).

	Ag	Residential						Commercial				Office Service	Industrial		Special				Institutional
Office	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PB P	P	S-1	X	INS
Medical Offices								S	P	P	P	P			P				S
Medical Urgent Care Facilities											P		P	P	P				S

	Ag	Residential						Commercial				Office Service	Industrial		Special				Institutional
Institutional	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PB P	P	S-1	X	INS
Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Cemetery	S	S	S	S													S		S
Child Day Care Centers		S	S	S	S	S	S	S	S	S	S	S	S		S				S
Club, Lodges, Fraternal and Civic Assembly										P	P				P				S
College and Universities																			S
Convalescent and Nursing Homes							S												S
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		S	P	P
Hospital															P				S
Institutional Use													S	S	P			P	S
Mortuaries/Funeral Homes								S	S	S	S				P				
Non-Commercial Recreation Facilities	S	S	S	S	S	S	S						S	S	S	S		P	
Parks and Recreation Facilities	S	S	S	S	S	S	S	S	S			S			S	S		P	
Part-Time Child Day Care Centers		S	S	S	S	S	S	S	S	S	S	S	S		P				S
Postal Service															P				S
Public and Private Schools								S		S	S								S
Public Service Facility	S	S	S	S	S	S	S	S	S	S	P		P	P	P			P	S
Public/Private Utility	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P			P	S
Wireless Telecommunication Facility	S										S		S	S	S			S	S

	Ag	Residential						Commercial				Office Service	Industrial		Special				Institutional
Industrial	A-1	R-1	R-2	R-3	R-4	R-5	RM	C-1	C-2	C-3	C-4	OS	I-1	I-2	PB P	P	S-1	X	INS
Auto & Metal Salvage, Junk Yards														S					
Excavation of Sand, Gravel, Clay, Stone and Topsoil	S													S					

Food Processing														P	P	P				
Laboratories														P	P	S			P	
Manufacturing, Sale/Storage Building Materials														P	P					
Manufacturing: General															P					
Manufacturing: Light														P	P	P				
Oil & Gas Wells														S	S					S
Outside Storage	S													S	S	**			P	S
Publishing														P	P	P				
Research & Testing														P	P	P			P	
Transport & Trucking														S	S				P	
Warehousing														P	P	P			P	
Wholesale Business											P			P	P	P				
Wind Generator (Turbine)	S	S4												S	S					S

4 Minimum lot size is 30,000 square feet.

** Outside storage is prohibited, unless specifically permitted and maintained in accordance with the established ARC Site Development Standards.

SECTION 2. It is found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 3. This Ordinance shall be in full force and effect at the earliest time permitted by law.

President of Council

Mayor

PASSED _____

ATTEST: _____

APPROVED: _____

Timothy W. Effler
LAW DIRECTOR

ORDINANCE 11-2024

AN ORDINANCE ADDING CODIFIED ORDINANCE §1235.04(aaa) “MEDICAL MARIJUANA AND/OR ADULT USE CANNABIS” TO THE CITY OF PERRYSBURG ZONING CODE

WHEREAS, Ohio voters approved State Issue 2 on November 7, 2023 adopting proposed legislation authorizing the cultivation, sale and use of cannabis products for recreational purposes; and,

WHEREAS, pursuant to the operation of Article II, Section 1b of the Ohio Constitution, the proposed legislation approved by Ohio voters was incorporated into the Ohio Revised Code as Sections 3780.01 through 3780.99 and became effective on December 7, 2023 with no further action required by the Ohio General Assembly (the "Act"); and,

WHEREAS, pursuant to the Ohio Constitution and local ordinances, City Council possesses the inherent power to enact appropriate planning, zoning, and business regulation laws that further the health, safety, welfare, comfort and peace of its citizens, including restricting, prohibiting and/or regulating certain business uses; and,

WHEREAS, pursuant to Section 3780.25 of the Ohio Revised Code, Perrysburg City Council may adopt an Ordinance, by majority vote, to prohibit, or limit the number of adult use cannabis operators within the City; and

WHEREAS, City of Perrysburg, Ohio, Codified Ordinance §1235.04(aaa) establishes “Medical Marijuana and/or Adult Use Cannabis” under Special Approval Uses through the City of Perrysburg’s Codified Ordinances (“Code”); and,

WHEREAS, at their November 7, 2024 meeting, the Planning Commission recommended approval of the proposed Zoning Code addition; and,

WHEREAS, a Public Hearing was held on December 19, 2024 and, at their February 3, 2025 meeting, the Planning and Zoning Committee considered this legislation and unanimously recommended advancement to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. Codified Ordinance §1235.04(aaa) shall read:

1235.04(aaa) Medical Marijuana and/or Adult Use Cannabis

(1) PURPOSE.

- A. The purposes of this Section are to establish limitations on medical marijuana and adult use cannabis operations within the City and to establish reasonable and uniform regulations to minimize and control the negative secondary effects of adult use cannabis dispensaries within the City, all in order to promote the health, safety, and welfare of the Citizens of the City.

(2) INTENT.

- A. It is the intent of this section to provide appropriate locations and reasonable restrictions for the cultivation and transfer of cannabis allowed by the Ohio Medical Marijuana Control Program and the Ohio Adult Use Cannabis Control Program. This is a unique land use with ramifications not addressed by more traditional zoning district and home occupation regulations. Although some specific uses of cannabis are allowed by the Ohio Medical Marijuana Control Program and the Ohio Adult Use Cannabis Control Program, cannabis continues to be classified as a Schedule 1 controlled substance under Federal law making it unlawful under Federal law to use, manufacture, distribute, or dispense, or possess with intent to manufacture, distribute, or dispense cannabis.
- B. It is the intent of this section to protect the health, safety, and general welfare of persons and property by limiting land uses related to cannabis to districts that are compatible with such uses. Additional regulations in this section are intended to provide reasonable restrictions within districts so that these uses do not compromise the health, safety, and general welfare of persons in the district, or other uses allowed in each district.

(3) DEFINITIONS:

- A. The following words and phrases shall have the following definitions when used in this section.
 - 1. Words and phrases contained in the Ohio Medical Marijuana Control Program ("OMMCP"), HB523 and the Ohio Adult Use Cannabis Control Program ("OAUCCP"), R.C. Chapter 3780 as enacted by the People of the State of Ohio. This subsection contains some words and phrases that are defined in the OMMCP and the OAUCCP. As used in this section, they have the same meaning as provided in the OMMCP and the OAUCCP, except that if at any time the definition of a word or phrase set forth below conflicts with the definition in the OMMCP and the

OAUCCP, then the definition in the OMMCP and the OAUCCP shall apply. These words and phrases are as follows:

- a. "Adult use cannabis" or "cannabis" or "marijuana" means "Marihuana" as defined in Ohio R.C. Chapter 3719.
- b. "Medical marijuana" means that term as defined in Ohio R.C. 3796.01.
- c. "Primary caregiver" means a person who is at least twenty-one years old and who has agreed to assist with a patient's medical use of marijuana and who has never been convicted of a felony involving illegal drugs.
- d. "Qualifying patient" means a person who has been diagnosed by a physician as having a qualifying medical condition.

2. Other words and phrases. The words and phrases in this subsection, as used in this section, shall have the following meanings:

- a. "Medical and/or adult use cannabis dispensary" means a building or part of a building where employees operate with the intent to transfer cannabis between employees and qualifying patients under the OMMCP or eligible adult consumers under the OAUCCP.
- b. "Medical and/or adult use cannabis research and testing facility" means a building or part of a building where a qualified agency conducts research and testing as permitted by the OMMCP and/or the OAUCCP.
- c. "Ohio Medical Marijuana Control Program and OMMCP" mean HB523 of the 131st Ohio General Assembly.
- d. "Ohio Adult Use Cannabis Control Program (OAUCCP)" means R.C. Chapter 3780 as created and approved by the People of the State of Ohio.
- e. For all other definitions of terms associated with the "Ohio Adult Use Cannabis Control Program" or "OAUCCP", reference R.C. § 3780.01 "Definitions".

(4) PROHIBITION ON CERTAIN MEDICAL AND/OR ADULT USE CANNABIS OPERATIONS.

- A. No person shall operate a medical and/or adult use cannabis cultivator or processor in the City. Any person who violates this section shall be guilty of a misdemeanor of the first degree.

(5) LOCATIONS OF MEDICAL AND/OR ADULT USE CANNABIS DISPENSARIES.

- A. No more than two (2) medical and/or adult use cannabis dispensaries may be located in the City, in accordance with the following restrictions:
 - 1. Medical and/or adult use cannabis dispensaries shall only be located in a district classified pursuant to Part Twelve - Planning and Zoning Code.
- B. Buildings used for medical and/or adult use cannabis dispensaries shall require a special approval use in accordance with the process described in this Chapter of the Planning and Zoning Code. Should an approved medical cannabis dispensary desire to add adult use cannabis sales or transition exclusively to adult use cannabis sales, said dispensary shall go through the special approval use process to seek approval for the special approval use to be amended to allow for adult use cannabis sales.
- C. No medical and/or adult use cannabis dispensary shall be located within 500 feet of a parcel on which a school, church, public library, public playground, or public park is located.
- D. No medical and/or adult use cannabis dispensary shall be located within one (1) mile of another legally operating medical and/or adult use cannabis dispensary.

(6) MEDICAL AND/OR ADULT USE CANNABIS DISPENSARY REGULATIONS:

- A. No person may operate or cause to be operated a medical and/or adult use cannabis dispensary without complying with the following requirements:
 - 1. The medical and/or adult use cannabis dispensary shall be operated in accordance with all applicable laws, rules and regulations promulgated by the state.
 - 2. No person under the age of 21 who is not a medical marijuana patient is permitted to access a dispensary's retail area. Dispensaries must have procedures in place to verify identification to prevent unauthorized access.
 - a. Dispensaries must ensure all members of the public present valid, government-issued photographic identification containing the individual's date of birth prior to entering the designated retail area.
 - b. A registered dispensary employee must review the individual's identification and ensure the individual is at least 21 years of age or older.

- c. Medical marijuana patients and caregivers may continue accessing the dispensary pursuant to O.A.C. 3796.
 - d. Registered patients who are under the age of 21 may enter the premises if they present valid patient identification and government-issued photographic identification or one of the other forms of identification provided here.
 - e. Registered patients under the age of 18 are to be accompanied by their registered caregiver.
 - f. A registered dispensary employee must ensure the patient presents valid patient identification.
- 3. No smoking, inhalation, or consumption of cannabis shall take place on the premises.
- 4. Drive-Through Windows and Facilities Prohibited. Medical and/or adult use cannabis dispensaries shall not be permitted to have any accessory drive-through facilities or provide drive-through or “curbside” delivery service.
 - a. A medical and/or adult use cannabis dispensary may be permitted to have a drive thru if such drive thru is required by the Ohio Revised Code or by a rule or regulation set by a State of Ohio regulatory department or agency. Said drive thru will still be reviewed as part of the special approval use review process to ensure it appropriately fits the property where the dispensary is to be located. Shall a medical and/or adult use cannabis dispensary desire to add a drive thru after receiving a special approval use and Use Permit, said dispensary shall go through the special approval use process to ensure the drive thru is designed in a safe and secure manner and have the special approval use be amended as needed to accommodate said drive thru.
- 5. All activities of a medical and/or adult use cannabis dispensary shall be conducted indoors, with the exception of transactions that occur through a drive thru, if a drive thru is required for the State of Ohio to license the dispensary.
- 6. No equipment or process shall be used in any medical and/or adult use cannabis dispensary which creates noise, dust, vibration, glare, fumes, odors or electrical interference detectable to the normal senses beyond the property boundary.

7. Signage: All signage shall be in compliance with the Zoning Code. The following signage standards are applicable to medical and/or adult use cannabis dispensaries:
 - a. Exterior signs, other than those required by the State of Ohio or by Zoning Code, on the building shall not cover the windows of the medical and/or adult use cannabis dispensary.
 - b. Exterior signs shall be posted on the outside of the dispensary and shall only contain the name of the business.
 - c. Neon signs, LED signs, and/or electronic message boards are not permitted in connection with any medical and/or adult use cannabis business establishment.
 - d. Signage shall not contain any language or imagery oriented toward youth.
 - e. The special approval use authorizing the medical and/or adult use cannabis dispensary shall include a signage plan depicting the allowed exterior signs for the dispensary.
8. Security and Video Surveillance. Each medical and/or adult use cannabis dispensary must install and maintain in good working order security, video surveillance, and inventory protection and control systems:
 - a. Medical and/or adult use dispensaries must adhere to the security and surveillance requirements, standards set forth by the State of Ohio.
 - b. Medical and/or adult use cannabis dispensaries must have a Security Plan containing written policies and procedures for security, surveillance, and control to prevent diversion, theft, or loss, meeting the requirements set forth by the State of Ohio and approved by the Chief of Police, prior to approval for a special approval use.
 - i. In the event a dispensary is made aware of any investigations or legal proceedings where a video recording may contain relevant information, they must retain an unaltered copy of the recording until the investigation is closed, or the investigating authority notifies that it is no longer necessary to retain the recording.
9. Lighting. All interior, exterior and site lighting for medical and/or adult use cannabis dispensaries must be installed and

maintained in good working order and of sufficient intensity for security cameras and the safety of customers and employees.

- a. The premises of every adult use cannabis dispensary shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access, including restrooms.

10. The dispensary shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.

11. The use of any vending machine which allows access to adult use cannabis is prohibited. For purposes of this subsection (a)(11), a vending machine is any device which allows access to medical marijuana and/or adult use cannabis without a human intermediary.

B. Medical and/or adult use cannabis dispensaries shall comply with all other regulations of the zoning district in which the medical and/or adult use cannabis dispensary or medical and/or adult use cannabis cultivation facility is located, except when they are in conflict, in which case this section shall prevail.

C. Medical and/or adult use cannabis dispensaries are required to obtain a Use Permit from the Office of Planning and Zoning.

D. Medical cannabis dispensaries shall be operated in compliance with the OMMCP. Adult use cannabis dispensaries shall be operated in compliance with the OAUCCP. Shall a facility serve as a medical and adult use dispensary, said facility shall operate in a manner that complies with both the OMMCP and the OAUCCP.

(7) CULTIVATION OR OTHER MEDICAL AND/OR ADULT USE OF CANNABIS AS A MEDICAL AND/OR ADULT USE CANNABIS HOME OCCUPATION IN RESIDENTIAL DWELLINGS.

A. In a residential dwelling in any zoning district, cannabis cultivation and/or dispensary shall not be permitted as a home-based business. This section does not prohibit an individual from engaging in home grow activities authorized as part of the OAUCCP and as permitted and defined in R.C. § 3780.29.

(8) LOCATION AND REGULATION OF MEDICAL AND/OR ADULT USE CANNABIS RESEARCH AND TESTING FACILITIES.

A. Medical and/or adult use cannabis research and testing facilities shall be designated as “Laboratories” and shall follow all of the rules and regulations set forth in this Chapter and through the Ohio Revised Code.

- B. Medical and/or adult use cannabis research and testing facilities "Laboratories" shall be permitted or subject to a special approval use.
- C. Retail sales are not permitted.
- D. Medical and/or adult use cannabis research and testing facilities shall comply with all other regulations of the zoning district in which the medical and/or adult use cannabis research and testing facility is located, except when they are in conflict, in which case this section shall prevail.

SECTION 2. It is found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Perrysburg and the State of Ohio.

SECTION 3. This Ordinance shall be in full force and effect at the earliest time permitted by law.

President of Council

Mayor

PASSED _____

ATTEST: _____

APPROVED: _____

Timothy W. Effler
LAW DIRECTOR

TO: Mayor Mackin
President Fuller
Members of City Council

FROM: Timothy W. Effler, Law Director

RE: Res 28-2025

DATE: February 28, 2025



Subject Matter/Background

Renewal of State Issue 2 will allow the continuation of the State Capital Improvement Program (SCIP) which is administered by the Ohio Public Works Commission (OPWC). This program was first established in 1987 and over the years, the City of Perrysburg has submitted several grant applications to this program. Here is some general information on this program:

Throughout the duration of this program, the City of Perrysburg has successfully secured grants for 24 distinct projects, amounting to a total of \$5,071,259.70. The receipt of over \$5,000,000 in grant funding demonstrates the significance of this program. Therefore, it is imperative that the City of Perrysburg supports the approval of State Issue 2 to ensure the continued availability of future grant opportunities.

Legal Review

This legislation has been reviewed and is appropriately before you.

Recommendation

1st Reading – March 4, 2025

2nd Reading – March 18, 2025

3rd Reading and Vote – April 1, 2025

RESOLUTION 28-2025

A RESOLUTION IN SUPPORT OF STATE ISSUE 2 RENEWAL OF THE STATE CAPITAL IMPROVEMENT PROGRAM ON THE MAY 6, 2025 STATEWIDE BALLOT

WHEREAS, the State Capital Improvement Program (SCIP) is a state-local government partnership program that funds local infrastructure projects in communities across Ohio; and,

WHEREAS, the program has, for nearly 40 years, provided over \$7 billion for improvements to keep Ohio's roads and bridges safe and in good condition for residents, first responders, and all motorists traveling on Ohio roadways, and to improve local wastewater treatment, water supply, and stormwater infrastructure in all 88 Ohio counties; and,

WHEREAS, the SCIP provides essential grants, loans, and loan assistance to local governments; and,

WHEREAS, the renewal of the SCIP will not raise taxes for Ohioans and the renewal is critical to prevent a gap in infrastructure investment, as the current authorization is set to sunset July 1, 2025; and,

WHEREAS, funding for the State Capital Improvement Program relies on an amendment to Ohio's Constitution about every ten years, and has been overwhelmingly approved by voters three times since its creation in 1987; and,

WHEREAS, the City of Perrysburg has benefitted from SCIP, receiving \$5,071,259.70 in grant funds for 24 road infrastructure projects, which have significantly improved the quality of life and safety for City residents; and,

WHEREAS, infrastructure investment encourages economic development, creates and maintains business, contributes to public health and safety, creates construction jobs and helps keep Ohio competitive.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PERRYSBURG, WOOD COUNTY, OHIO:

SECTION 1. That the City of Perrysburg supports State Issue 2 and urges a YES vote on Issue 2 on May 6, 2025.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the adoption of this resolution were adopted in an open meeting of this Council, and that all

deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law.

SECTION 3. This Resolution shall be in full force and effect at the earliest time permitted by law.

President of Council

Mayor

PASSED _____

ATTEST: _____

APPROVED: _____