

**PORT CLINTON CITY COUNCIL MINUTES  
REGULAR MEETING**

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The regular meeting of the Port Clinton City Council was held at the Port Clinton City Hall with Lisa Sarty, President Pro-temp, presiding. The meeting opened at 7:30pm. Council recited the Pledge of Allegiance, The Lord's Prayer, and a moment of silence for those serving our Country.

The roll was called and the following council members were present: Gabe Below, Joel Freedman, Beth Gillman, Roseann Hickman, Margaret Phillips, Lisa Sarty and Jerry Tarolli.

Mr. Below moved to approve the regular meeting minutes from October 11<sup>th</sup>, 2016 and October 25<sup>th</sup>, 2016; seconded by Ms. Phillips. With all those in favor, the motion was carried.

The chair noted that certification has been received regarding the compliance with the rules and notification of this meeting.

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<b>GUEST PRESENTATION</b>	None
<b>PUBLIC COMMENT</b>	<i>Gary Phillabaum</i> Presented Chief Hickman with a gift from Amish Country.
<b>MAYOR'S REPORT</b>	Nothing to report
<b>AUDITOR'S REPORT</b>	Not present
<b>TREASURER'S REPORT</b>	Not Present
<b>LAW DIRECTOR REPORT</b>	Nothing to report
<b>SAFETY SERVICE DIRECTOR REPORT</b>	<p>Leaf pick up has begun and they start on the West. Please keep all items out of the leaves. Mr. Colston then gave follow up to council from his meeting with Mr. Wilber and Ann from SME on Monday. Some of the follow up is as follows:</p> <ol style="list-style-type: none"> <li>1. Clarify the areas recommended for remediation and to clarify the approach used by SME to evaluate Waterworks Park. SME approached the park with the residential standard at the beginning due to the mixed use nature of the development the proposal was a modified residential standard. They were developed to inspect the area from 0-2 feet for testing and analysis. The initial modified standard was developed by the prior administration in considering what they anticipated the Rose project to be. She stated that she did meet with some of the Rose developers to find out where buildings would be placed so they could do some testing in those areas.</li> <li>2. Talked about the meeting in November 2015 with Mr. Leone and Mr. Wheeler. Mayor Wheeler asked her what it would take for it to be a recreational area and that is when the conversations started there. Analysis soil samples covered the same depths and areas but the exposure time from residential to recreational changed from 350 to 120 days.</li> <li>3. Based on the SME analysis only two spots needed remediation to soil depth of 2 feet. Ann did not have the exact dimensions with her but will get them to Mr. Colston with the exact amount that was there.</li> <li>4. She stated that if she wanted to draw up a "No Further Action Letter" there is a third area. The areas included areas one, two and five on the area map. Mr. Colston asked if we should rope off the areas. She stated that there is no eminent danger on the Waterworks site.</li> <li>5. Mr. Colston requested of her to have SME to provide a proposal to the city to remediate all three of the areas. He currently does not have that proposal.</li> <li>6. She stated that they went from a four-foot depth to a two-foot depth to help control the remediation.</li> <li>7. There is no harm to construction workers since you are only going two-foot in depth.</li> <li>8. She stated that she gave Mayor Wheeler an 80-yard guess of material on the fly on the phone.</li> <li>9. There is no expiration date on the report.</li> <li>10. Ann stated that SME could proceed to evaluate the property based on residential standards without having to perform any additional testing. Preparing such report</li> </ol>

would involve reanalyzing the data based on residential standards. She stated that there would be cost for this and she will get the quote to Mr. Colston.  
11. Mr. Colston stated that she did give the additional submitted by Mr. Below to Ann for review.

**POLICE CHIEF REPORT** Nothing to report

**FIRE CHIEF REPORT** Not present

**CORRESPONDENCE** Auditors reports from October 2016-month end  
Laws, Rules and Ordinances Committee Meeting minutes dated October 25<sup>th</sup>, 2016  
Information regarding the Main Street Port Clinton Community Christmas on December 3<sup>rd</sup>, 2016, from 2:00pm till 6:00pm. Additional information is available at the Chamber Office.  
Ottawa County Hazard Mitigation Plan will be available for public review and comment from November 8<sup>th</sup> – 21<sup>st</sup>, 2016.  
Mr. Tarolli motioned to approve the correspondence as stated; seconded by Mr. Freedman. With all those in favor, the correspondence was approved as stated.

Mr. Below moved to add Ordinance 25-16 to the agenda for first reading tonight; seconded by Ms. Phillips. Results of a voice roll call are as follows: Below, yes; Sarty, yes; Gillman, yes; Tarolli, yes; Hickman, yes; Phillips; yes; and Freedman, yes. With all those in favor, Ordinance 25-16 was added to the agenda.

**THIRD READINGS** None

**SECOND READINGS**  
RESOLUTION 16-8 A RESOLUTION OF APPROVAL OF THE OTTAWA-SANDUSKY-SENECA JOINT SOLID WASTE MANAGEMENT PLAN UPDATE

With no action taken this is moved to November 22<sup>nd</sup>, 2016, for third reading.

**FIRST READINGS**  
ORDINANCE 24-16 AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE GRANTING OF ZONING PERMITS, APPROVALS, AND CERTIFICATES OF OCCUPANCY FOR ANY BUILDING, STRUCTURE, USE OR CHANGE OF USE THAT WOULD ENABLE THE CULTIVATION, PROCESSING, DISTRIBUTION OR RETAIL SALE OF MEDICAL MARIJUANA IN THE CITY FOR A PERIOD NOT TO EXCEED SIX MONTHS IN ORDER TO ALLOW THE CITY COUNCIL AND PLANNING COMMISSION TO REVIEW APPLICABLE STATE AND LOCAL LAWS, TO PLAN FOR REGULATIONS RELATING TO SUCH USES, AND DECLARING AN EMERGENCY.

With no action taken this is moved to November 22<sup>nd</sup>, 2016, for second reading.

RESOLUTION 16-9 A RESOLUTION REAFFIRMING ORDINANCE NO. 18-16 AS AMENDED, WHICH IMPLEMENTED SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHED AND DESCRIBED THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN THE CITY OF PORT CLINTON, OHIO, DESIGNATED A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATED A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL.

Mr. Below moved to waive the three required readings of Resolution 16-9; seconded by Ms. Phillips. Results of a voice roll call are as follows: Below, yes; Sarty, yes; Gillman, yes; Tarolli, yes; Hickman, yes; Phillips; yes; and Freedman, yes. With all those in favor, the three required readings were waived.

Mr. Below stated that this was provided to use from the Auditors office and the Law Directors office back in August as it states in the text. We passed the

Ordinance for the creation and approval of the downtown CRA which was within the Main Street traditional district of downtown and across Lakeshore Drive to provide property tax abatements on approved value of property improvements. In the auditor's office this is a simple fix. This resolution, which is requested by Ohio Development Service Agency, just stating that yes we do want to pursue this. This is the last step to get this approved by the state.

Mr. Below moved to approve Resolution 16-9; seconded by Mr. Freedman. Results of a voice roll call are as follows: Below, yes; Sarty, yes; Gillman, yes; Tarolli, yes; Hickman, yes; Phillips; yes; and Freedman, yes. With all those in favor, Resolution 16-9 was approved.

ORDINANCE 25-16

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN THE CITY OF PORT CLINTON, OHIO, DESIGNATING A HOUSING OFFICER OT ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL.

This is what we are describing as CRA #2 and we just approved CRA #1. This would include remaining significant commercial and industrial areas within the city, providing tax abatements as described before up to the state maximum allowed to make it the most attractive incitement. It would include the purposed F2 12<sup>th</sup> Street development that the Fire Chief has previously spoke about. In the ordinance there is a map that you can see that downtown is the orange, which is hopefully going to be approved shortly now that we have approved the Resolution tonight. The rest would include not only the purposed residential development but it also included Port Clinton Industrial Park, Standard Products Property, everything east of Maple Street on the south side of Perry Street all the way the eastern city limits and also Port Clinton Manufacturing and West.

With no action taken this is moved to November 22<sup>nd</sup>, 2016, for second reading.

**BUSINESS FROM THE FLOOR**

*Mrs. Gillman* – Invited everyone to Bistro 163 this coming Monday for a family dinner. Good Luck to the Varsity Football team at the second week of playoffs.

*Mr. Below* – Thanked the citizens for approving the Port Clinton Fire Levy. Mr. Below and Ms. Phillips will be having a town meeting on Monday, November 14, 2016, at the Port Clinton Library at 6pm. At the November 22<sup>nd</sup>, 2016, there will be a public meeting to discuss the riverwalk plan at 6:30pm

*Mr. Tarolli* – The next Emergency Services Committee Meeting is scheduled November 15, 2016 at 5:30pm.

*Ms. Phillips* – She stated that it is nice to see another building downtown getting repaired. We are not a stagnant city, we are trying.

*Mrs. Hickman* – nothing to report

*Mr. Freedman* – nothing to report

*Mrs. Sarty* – Thanked Mr. Colston for getting some information back to council from Ann at SME. The county did receive their grant for the land bank for two out of the three properties.

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With no further business to discuss Ms. Phillips moved to adjourn. With all those in favor, the meeting was adjourned at 7:52 p.m.