

## 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 De Anna Kuzma, President of Council, 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

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

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### GUEST PRESENTATION

*Jamie Beier Grant, Ottawa County Improvement Corporation*

*Teresa Smith, Toledo-Lucas County Port Authority*

Talked in regards to a PACE district, which a property assessed energy district. This is targeted towards businesses that are making energy efficiency improvement investments in their companies to have a unique way to finance those investments. If the PACE district was set up the company would be able to take the investment and add it as an assessment on their tax duplicate for a certain period of time. They would use that assessment to pay for those investments. She stated that they have a project with a local manufacturing company that is interested in using this type of financing. She stated that there is no additional work for the city to do to establish as a PACE district.

Mrs. Smith stated that the Toledo Port Authority started doing PACE financing about 5 years ago. She stated that put 7 million into bond reserves and 3 million in a revolving fund. She stated that they have done more than 110 buildings. They can lend as little as \$25,000 and as much as 9 million dollars. Mrs. Smith passed out copies of her power point to council. She stated that this is a tool that provides capital to businesses to help them improve the energy efficiency of their building. They can finance installation, windows, lights, power generation, and. They do long term fixed rate financing up to 15 years at 5 to 5 ½ %. Mrs. Smith stated with this funding it uses existing special assessment legislation. So the ordinances that are in place for special improvements is where this financing comes in under. In order to put the assessment onto the property there needs to be an Energy Special Improvement District. This is where the municipality comes into play. There needs to be local representation of a district in the market. The way that it get started is that you have a sponsoring project that petitions the city council that states the company wants the city to place assessment on their property. Mrs. Smith stated that the Port Authority uses their bond dollars to finance the projects. She stated that the Port Authority stated that they take on all the risks. This is a very unique tool that provides a resource to a business that is based on the value of the building not the debt load.

Mr. Tarolli asked if government entities could use this also. Mrs. Smith stated that yes any government entity could benefit and it would be straight 15 year, bi-annual payment. She stated that it would be the same thing for non-profits. Mrs. Smith stated that they only lend to the property owner but there have been situations where they worked with the property owner and the renter to come to an agreement. Mrs. Smith stated that the maximum they would do is 35%. She also stated that it doesn't depend on how many employees. She stated that require as part of the process for a company applying is they have to produce an energy cost saving analysis.

Mrs. Smith stated that this is not a limited offer from the Port Authority. She stated that all the legislative paper work is completed and then submitted to council. Mr. Below asked Mr. Wilbur and Mr. Hatfield their thoughts. Mr. Wilbur stated that it sounds good and the risk stays with them and not the city. Mr. Hatfield said off of just face value he does not see any issues with it. Mr. Below asked if Mrs. Smith could speak about some eligible upgrades that the city could do. She stated that they financed the largest roof top solar for GM Powertrain and a solar ray for the Toledo Water Treatment plant.

Mr. Tarolli asked if they would ever extend to residential. Mrs. Smith stated that they are actually piloting a residential program right now. She stated that are doing installation, HVAC and windows in areas where the value is upside down. They are offering 10 year financing at 3.5% to help these neighbors.

Mrs. Smith stated that once the PACE district is set up that the petitions are presented to City Council quarterly. In the establishment of the energy district a non-profit organization. This would be the conduit that the funds are pushed through.

Ms. Phillips stated that we have some buildings downtown that are owned by people who do not live here and currently do not have a business located in them; Can anything be done for these? Mrs. Smith stated that they will look as to how the debt can be repaid. She stated that she can work on a vacant building so as long as there is a lease of someone coming or a strong borrowing. She stated that she worked on a business that sat for 2 years because no one would lease it due to the different systems in the building.

Mr. Hatfield asked if the sponsor project follows through can the municipality be the sponsor project. Per Mrs. Smith yes it can be the sponsor project. Mr. Holman stated that the money is coming from the Port Authority bond fund. Do you have a bond rating on that? Mrs. Smith stated that they are rated A-. Mr. Below asked if they could provide a draft of the legislation.

*Mark Albert, Community Hub Kiosk demonstration*

Mr. Albert gave a demonstration showing the kiosks functionality. He stated that he has been working with Mayor Wheeler over the past couple of months in regards to the digital kiosks. They were asked to bring a demo kiosk and the one that was brought is actually an indoor kiosk. The ones that are proposed to the city are actually outdoor and measure 7 to 8 feet tall and the screen is lower than the indoor.

The units can have as much information that you want on it. Once the agreement is signed they will work with Mayor Wheeler and council to decide what information is placed on the kiosk. The following are examples of things that can be placed on the kiosk:

- Job opportunities from local businesses - applications can be sent to email when it is entered
- Transportation information
- Real Estate for sale – allows agents to put real estate that is for sale.

Mr. Albert stated that there are four levels of security. The first level of security involves the police chief, fire chief and the City. They can type in the message right to the system editor and within 60 seconds of entering the information it is posted to the kiosks. For example, a missing child with a picture can be published. The information can't be removed by anyone other than that level of security. The second level is the National Weather Service. If there is any kind of weather warning, it will take over the kiosk and notify anyone. It will not take over anything the first level of security has done. The third level of security is user. If the first two levels are not utilizing the system the user is free to use the system. The fourth level of security is the sponsor full page ads.

Mr. Albert stated that they with sponsoring ads they offer exclusivity; they do not offer exclusivity to restaurants or any family fun. They do not allow bar advertising unless they have 50% more of food, political advertising, no levy and any non-family places. The advertisements show on a full screen for 30 seconds. Ms. Phillips asked if the information is monitored 24/7. He stated that the office is open 24/7 and if there is an issue it will send a message to the office stating that there is an issue.

Mr. Albert stated that the design can be anything that is decided. He stated that any business can be listed on the kiosks on the main page by clicking on sponsors. These are not full page ads and are not exclusive. The business can upload picks and/or coupons. The consumer can have the coupon sent to their phone to be able to use.

The great thing about the kiosks is they are paid for. The kiosks are leased to the City and the city gets the lease payment 20 days before the payment is due from us. This payment comes from the advertisements that are sold. He stated that the units are completely stainless steel with built in air conditioner and heater. They are completely under warranty. Ms. Phillips asked where the units will be located. Mr. Albert stated that there will be nine locations total. He stated that he does not remember all the locations but there will be one at the post office, at Jet Express, at the front of Magruder Hospital, city park, the beach, one by McCarthy's and one on Jefferson. He stated that the locations are not set in stone that the final decision comes from the city but the minimum is 5 and the maximum is 9. Mrs. Sarty asked if the people that what to put information such as real estate or employment opportunities can they put it on themselves or does Community Hub put it on. Mr. Albert stated that it is entirely up to the city if the company

does or if the city does. He stated that if the Community Hub does the input there will be a fee.

Mrs. Hickman asked how many sponsors are needed to pay for the kiosks and what the price of the advertisement will be. He stated that the advertisements can range from \$149-\$199 a month with 3 months off due to being a tourist community. He stated that they need approximately 30-49 sponsors.

Mr. Below stated that he invited Nicky from the Port Clinton Chamber of Commerce to see the demo. Mrs. Adams asked if the sponsors will be on all nine kiosks screens or if it was different sponsors for every kiosk. He stated that it will be the same one all the kiosks. He stated that the contract is for 12 months and sponsors have the option of renewing after the 12 months. Mr. Below asked if one of the buttons that can be customized could be like a city map directory. Mr. Albert stated that Community Hub would be able to do that for the city.

Ms. Phillips asked who holds the insurance policy. Mr. Albert states that the City is asked to get an insurance policy and then Community Hub actually will reimburse the city for the cost of the premiums. Mrs. Sarty stated that sometimes the city floods by the beach and park and if that would be an issue with placing a kiosk in that area. He stated that the kiosks are water proof and it should not affect them. Mrs. Hickman asked about the wiring and the mounts for the kiosks. She would like to know who is responsible and how much it would cost. He stated that the city is responsible for making sure electric is run to the units and a concrete base for the units. He stated that Community Hub will assist the city with putting in the bases. Mr. Albert stated that the kiosks are hot spots and have a range of 500 feet.

Mr. Albert stated that anyone can get to anything on their personal device if connected to the hot spot but will not be able to search anything on the kiosk itself. Mrs. Hickman asked if Community Hub is having trouble finding sponsors will they reach out to other communities for sponsors. He stated that they will reach out to other places but they will be larger places such as OSU or Cleveland Cavaliers. Mrs. Gillman asked if we could give different users access to different things. He stated that it is the digression of the city. Mr. Albert stated that the city owns the outside framing of the kiosk.

Mr. Below stated that there is a proposal on the table with the city from Community Hub and is being reviewed at the next Finance Committee. He asked if anyone has any concerns regarding the kiosks. No one spoke up and stated that they had any issues.

He stated that there is an option to add cameras to the kiosk but it is a very large cost for the city. He stated that it is a five year contract that the city would be entering. Mr. Wilbur stated that he does not have a copy of the contract. Mr. Freedman asked after the five year contract is up and there is newer technology will the city be able to upgrade. Mr. Albert stated that yes they will be updated as new technology comes out.

**PUBLIC COMMENT**

*Deb Kroft*

She stated that she sent out an email to all of council and the law director. The email contains information that the City of Sandusky is implementing for their buildings within the city. She stated that any empty building has to register and pay a \$400 registration fee by the end of the year with the city. The fire chief will they go into the building and make sure that it is up to code. They will have to fix anything that is out of code. Every year the registration fee doubles.

**MAYOR'S REPORT**

Not present

**AUDITOR'S REPORT**

Mr. Hatfield stated that everyone should have received the month end reports for September 30, 2016. If you have any questions, please let him know.

**TREASURER'S REPORT**

nothing to present

**LAW DIRECTOR REPORT**

nothing to present

**SAFETY SERVICE  
DIRECTOR REPORT**

City clean-up is this weekend at Waterworks Park. If you need assistance getting your items to the clean-up please contact city hall. The construction is going very well downtown and they are moving south.

<b>POLICE CHIEF REPORT</b>	Received notice on October 3 <sup>rd</sup> , 2016, that the city received the COPS grant for three years. On October 24 <sup>th</sup> , 2016 through October 26 <sup>th</sup> , 2016 there will be approximately 20-24 K-9 units in the area for our annual evaluator's course.
<b>FIRE CHIEF REPORT</b>	Not present
<b>CORRESPONDENCE</b>	Laws, Rules and Ordinances Committee meeting minutes from September 27, 2016 Auditor month end reports for September 2016 Ms. Phillips motioned; seconded by Mr. Freedman to approve the correspondence as stated. With all those in favor, the correspondence was approved.
<b>THIRD READINGS</b>	None
<b>SECOND READINGS</b> ORDINANCE 23-16	AN ORDINANCE AMENDING ORDINANCE NO. 6-16 OF THE CITY OF PORT CLINTON AND ADJUSTING ACCOUNTS WITHIN THE CITY OF PORT CLINTON
<b>FIRST READINGS</b>	None
<b>BUSINESS FROM THE FLOOR</b>	Mrs. Gillman – Nothing to report  Mr. Below – Congratulated Chief Hickman on receiving the COPS grant. He stated last week the Planning and Development Committee meant and moved to draft an ordinance to create a CRA for Port Clinton South. He stated that two weeks ago the Finance Committee talked about some tap in fee waivers when Chief Johnson gave them information on the company's intentions and requested assistance from the city.  Mr. Below made a motion; seconded by Mrs. Gillman to direct the City Law Director to draft an ordinance providing sewer tap-in fee waivers for the property included in the proposed CRA, Port Clinton South, for the Finance Committee to review. Results of voice roll call are as follows: Below, yes; Gillman, yes; Tarolli, yes; Phillips, yes; Sarty, yes; Hickman, yes; and Freedman, yes. With all those in favor, the motion was carried.  Mr. Below stated at the last Finance Committee the subject of dispatch was discussed. The committee would like Mayor Wheeler and Mr. Colston to get the total amount that the county would charge for dispatch. Mr. Colston stated that they are currently working on those numbers. At the same meeting they discussed the Waterworks park information that was brought to the last City Council meeting. The committee requests that Mayor Wheeler request seek a briefing of professional information from SME so we have a better understanding of the situation. They are still waiting on that information from Mayor Wheeler. Mr. Colston stated that they had conversations with Ann from SME and the contract expired on September 30, 2016. She will not come speak to council until a new contract is signed. The city is still waiting on the final report from SME.  Mr. Below stated him and Ms. Phillips are holding a town meeting on November 14 <sup>th</sup> , 2016, at 6pm located at the library. Mr. Below stated at the last Planning and Development meeting medical marijuana was discussed. He stated that Mr. Wilbur provided him with a draft ordinance for this tonight and it will be reviewed at the next meeting.  Mr. Tarolli – Congratulated Chief Hickman on getting the grant. The next Emergency Services Committee meeting is scheduled for October 19 <sup>th</sup> , 2016.  Ms. Phillips - There will be a town meeting on November 14 <sup>th</sup> , 2016, at 6pm located at the Port Clinton Library.  Mrs. Kuzma – Proposed that the regularly scheduled City Council meeting on November 8 <sup>th</sup> , 2016 be moved to November 9 <sup>th</sup> , 2016. Mr. Below motioned to accept the new date; seconded by Ms. Phillips. With all those in favor the new date was approved.

Mrs. Hickman – Nothing to report

Mr. Freedman – Stated that he that his understanding is that the numbers that Ann Winegar has used for the SME map that they provided us and those are based off of residential and commercial property. He stated that he has made a couple calls to the EPA and he is waiting for a response back. Mr. Below stated that he would like to see the information that he requested from the consultants that were paid.

Mrs. Sarty – The next scheduled Infrastructure Committee meeting is scheduled for November 1<sup>st</sup>, 2016 at 6:30pm.

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With no further business to discuss Ms. Phillips made a motion to adjourn; seconded by Mrs. Sarty. With all those in favor, the meeting was adjourned at 9:04 p.m.

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April Pipoly  
Clerk of Council

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De Anna Kuzma  
President of Council