

COUNCIL MINUTES 2-6-07

Mayor Opelt called the regular meeting of Council to order on Tuesday, February 6, 2007 at 7:30 pm. Brandt offered a prayer followed by the Pledge of Allegiance.

Present for roll call were: Brandt, Barnes, Campbell, Miesmer, Madaras and Partin. Also in attendance were: Russell Eby, Will Malone, Roger Klee, Robert Boyer, Solicitor Mike Marsh, and Chief Molnar.

The minutes from the January 26, 2007 council meeting were approved.

Treasurer's Report: Bills in the amount of \$5,434.08 were submitted for payment. A question was asked about getting an exemption on the real estate tax bill for the Ford Garage. Cartledge stated that she was in the process of applying for an exemption for the real estate taxes on this property. Brandt moved to accept the bills for payment and Madaras seconded the motion. The motion passed unanimously. Cartledge also asked council to approve the not-to-exceed amount of \$6,000 for blanket purchase orders. A purchase order requisition form has been implemented for department supervisors to submit for any purchases over the amount of \$200. The Fiscal Officer will use this form to check appropriations for a purchase and issue a purchase order. Brandt made the motion to approve the not-to-exceed amount of \$6,000 on blanket purchase orders and Campbell seconded the motion. The motion passed unanimously.

Ordinance 1384 – 1st Reading – Declaring an Emergency – An ordinance approving, adopting and enacting American Legal Publishing's Ohio Basic Code, 2007 Edition, As the Code of Ordinances for the Municipality of Pemberville, OH, and Declaring an Emergency. A motion to Suspend the Rules was made by Brandt, seconded by Barnes. Roll Call: Brandt – Yes, Barnes – Yes, Madaras – Yes, Campbell – No, Partin – No, and Miesmer – No. Suspension of Rules motion failed.

Ordinance 1385 – Emergency – To Authorize the Execution of One or More Non-Pool Power Sales Schedule(s) and Declaring an Emergency. A motion was made by Partin to suspend the rules and seconded by Campbell. The motion passed unanimously. A motion to pass the ordinance as an emergency was made by Campbell and seconded by Partin. The ordinance passed unanimously.

Ordinance 1386 – Emergency – An ordinance to make Permanent Appropriations for current expenses and other expenditures of the Village of Pemberville, State of Ohio, during the fiscal year ending December 31, 2007. Brandt made a motion to suspend the rules and Barnes seconded the motion. The motion passed unanimously. Barnes made the motion to pass the ordinance and Campbell seconded. The motion passed unanimously.

Clerk's Report – The website has been updated. Russell Eby has donated his time to make many updates on the www.pemberville.org website. Some of the pages updated were: Park , Pool , Garbage Collection, Street Dept., Council and Pemberville Fair. Russell asked for a list of staff members for the pool. Barnes would like to see a link to download acrobat reader. Eby was also working on a PDF file search on keywords of council minutes.

Mayor's Report: There will be an Urban Wood Utilization Workshop. If anyone is interest, please ask for more information.

Ed Harpel, Old Dawg Barbecue, requested the council to give permission to set up a food/barbecue stand on several weekends during warmer weather. He is asking to setup in the south parking lot near the river. A Special Use Permit Fee was suggested for a business of this type. Mayor Opelt and Chief Molnar will setup a permit for transient vendors and review it with Solicitor Mike Marsh. They will present this to council for their approval.

Tom Blaha, Wood County Economic Development, a representative from the Ohio Economic Development and the Mayor met with Modine this past week. Proposals were made to assist Modine with ideas to lower their operating costs. Modine is planning an appreciation dinner for their employees at the Riverview Banquet Hall. Brandt shared that our Board of Public Affairs recommended second shift production to give substantial savings on power costs due to off-peak hours.

Wood County Committee on Aging met in Bradner. Bradner, Wayne, and Risingsun have joined together to propose a site. Mayor and Council are considering a site in Pemberville, but have not met with those involved. Therefore, the actual site will not be shared yet. Each community will present their site to the Wood County Committee on Aging. Wood County will make their decision on a suitable location. It was asked if the Village will incur costs for this site. The answer was no, the organization that owns the site would carry some costs along with the Wood County Committee on Aging.

Mayor Opelt asked each committee to submit announcements and information for the newsletter. Each submission should be ready for publishing. The Mayor will edit and layout the newsletter for publication.

Brandt: Brandt reported about his meeting with the Board of Public Affairs. A handout was given to the council detailing the results of the meeting. Items were:

- (1) Council requested \$25,000 from the Village Water fund to help pay for the purchase of the property adjacent to the North Water Treatment Plant. The BPA did not want to contribute to the purchase of the land because the wells were protected through a deed restriction, and they were not included in the initial decision making process for buying the property.
- (2) Council requested \$100,000 loan from the Electric Fund to the Village General Fund to pay for a portion of the Ford Garage. The BPA explained that they could not make a loan to the General Fund due to maintaining a minimum balance of \$800,000 in order to meet AMP-Ohio guidelines for fund reserves according to their consultant, John Courtney.

Brandt added that the \$100,000 is invested in CD's currently at 5% return. Quotes received for a bank loan of \$100,000 were approximately 4.3% to 4.6%. Thus, it would be best to pursue a bank loan at that rate. Mike Marsh stated that a bank loan can only run for one year unless it is long-term financing such as a bond issue. This one-year term rule would also apply to a loan between the Electric Fund to the General Fund. Council agreed to issue an ordinance for the next meeting to proceed with a bank loan.

Brandt brought up four options for the Ford Garage. (1.) Tear it down, (2.) Sell it as is, (3.) Keep it for farm market or flea market use, or (4.) Develop for Commercial use. Pertaining to option four, remodeling done by the Village would cost \$400,000. This would cover 20' x 20' or 20' x 40' shop stalls with restrooms in the back area. A detail of the renovations plans was handed out by Brandt.

An explanation was given by Jim Barnes as to why the Village turned down the Ford Garage grant. The Downtown CDBG grant was already in process when the Ford Garage CDBG grant was needed. It was discovered that the desired Ford Garage CDBG grant could not run in the same year as the downtown CDBG grant, thus Council turned down the Ford Garage grant. Since then, the Downtown grant did not come to fruition. There is still potential to get a grant to renovate the Ford Garage. "The Ford Garage has always been For Sale to the right person," said Barnes. Barnes emphasized the importance to preserve the downtown. Campbell shared his concerns with taking on a renovation project of the Ford Garage with Long-Term Debt, since Modine Manufacturing has announced significant layoffs this year. We will also have increased costs for the new restrooms that should be started soon and for the downtown streetscape project. No further discussion or decision was made.

The following proposals were made to Modine Manufacturing to help keep operating costs down:
 Village security would be cheaper for Modine than what they are paying out now.
 Electric cost could be cut if Modine would operate at an off-peak shift.

The Mayor emphasized that any actions to help Modine will be brought before Council for their approval.

Barnes: The Economic Development meeting will be February 12th, 2007 at 7:30pm. This committee is working on a Pemberville promotional DVD and brochure. They want to include photographs of the swimming pool, parades, and events and also add sounds and music. One promotional media will be marketed to those people wanting to move to Pemberville. The other promo set will focus toward business and industry. Costs for the project will be reported at the next council meeting.

Campbell: A new appropriation line item in the SCM&R Fund was requested by Campbell for \$5,000 per year for the Street Department to eventually purchase a new dump truck for about \$25,000. Campbell made the motion to set up the appropriation line item for a dump truck and Brandt seconded the motion. The motion passed unanimously.

The decals for the new truck will have the newer Pemberville logo displayed.

Madaras: The Finance Committee met tonight at 7pm. The Ford Garage loan was discussed and the implementation of a purchase requisition form for the accounting department.

The Joint Park Committee will change their meeting date to March 1st, 2007. A plan will be established for each major area that needs work.

Miesmer: The Planning Committee will be on February 21st, 2007. An amendment will be made for a zoning resolution.

Partin: Lands and Buildings met tonight at 7pm. Bids would be accepted for the street garage restrooms. Spring projects for the village were discussed.

Guests: Russ Eby wanted to add an email submission form onto the Village website. Any email addresses could be emailed to Deb Cartledge and added to her address book.

Roger Klee made various complaints concerning better communication of the meeting agendas, emergency ordinances and other financial matters. He stated the Ford Garage could not be torn down due to design review guidelines (DRGs) on the building. The building could be sold as is.

Campbell mentioned a request by Marilyn Lange to put a speed limit on alleys. He is wanting speed limit signs added and asking for 4-way stop signs at intersections. Mike Marsh stated that the State warrants 4-way stop signs at intersections that have a minimum of 600 cars per day.

Campbell brought to Council the sidewalk assessment that King's had to pay after buying their home at a sheriff's sale. King's attorney was asking council to pay half of the sidewalk assessment because there was an oversight when the title search was done and it did not indicate any sidewalk assessment when the title work was completed. There was a delay by the Village when the sidewalk assessment was filed, but it was submitted in March 2005 and the King's purchased the home in September 2005. Therefore, the Council felt that the Village should not be held accountable for the title search oversight. The sheriff's sale normally will announce "buyer be aware" on items such as assessments. A motion to reimburse all \$1,464 to the Kings was made by Campbell. There was no second. A motion to pay nothing was made by Miesmer, seconded by Partin. Roll Call: Miesmer-Yes, Partin-Yes, Campbell-No, Madaras-Yes, Brandt-Yes, and Barnes-Yes. The motion to pay nothing was approved.

Madaras conveyed a Thank You to Russell Eby for his work on the website.

Mayor Opelt expressed a Thank You to the Village employees for working in sub-zero weather to repair a waterline break.

Miesmer brought up an oversight on the wage ordinance for the Year 2007. The Zoning Inspector position, held by Brian Heestand in the past, was omitted. Last year he was paid \$120 per month for this job. Miesmer made a motion to amend the wage ordinance and reinstate Brian Heestand as the Zoning Inspector at the same wage. Campbell seconded the motion. The motion passed unanimously.

There was no other business to be addressed so the meeting was adjourned at 10pm.