

MEETING MINUTES OF ST. MARYS CITY COUNCIL

PRESIDING OFFICER:
James J. Harris
Council President

January 24, 2022
6:30 p.m.
Council Chambers

ROLL CALL: Bubb, Randolph, Christman, Willoughby, Fitzgerald, Uhlenhake, Fleagle

Moved by Mr. Bubb, seconded by Mr. Christman, to accept the Minutes of the January 10, 2022, meeting. Motion passed unanimously.

PETITIONS & COMMUNICATIONS:

There were no petitions or communications.

REPORTS OF CITY OFFICIALS, COMMITTEES, ETC.:

The Auditor's Report was presented.

The Treasurer's Report was presented.

The Director of Public Service and Safety's Report was presented.

Mr. Foxhoven added they would be starting interviews for Police Officer applicants. This will be to fill the officer resignation last summer. They hope to have a selection by the end of the month. He also noted the General Services Department incurred 17 hours overtime from the recent snow over the weekend.

COMMITTEE REPORTS

There were no committee meetings to report.

ORDINANCES & RESOLUTIONS:

Ordinance No. 2022-01 was presented to Council for a first reading.

FISCAL OFFICER'S CERTIFICATE

ORDINANCE NO. 2022-01 – An Ordinance Providing for the Issuance and Sale of Notes in the Maximum Aggregate Principal Amount of \$3,605,000, in Anticipation of the Issuance of Bonds, for the Purpose of Paying the Costs of the (A) Acquisition of Certain Property Located on Shipman Road, Being the Same Tax Parcels Identified by the Auglaize County Auditor as H2303500800, H2303501100, H2303600200 and H2303600500 and Related Interests Therein for Future Municipal Purposes Including but Not Limited to Recreation, Together With All Necessary Appurtenances Thereto, (B) Acquisition of Certain Property Located on South Street and Spring Street, Being the Same Tax Parcels Identified by the Auglaize County Auditor as K3204604000, K3204602500, K3204602400, K3204602300 and K3204602200 and Related Interests Therein for Future Municipal Purposes Including but Not Limited to the Construction of a Municipal Office Building, Together With All Necessary Appurtenances Thereto and (C) Acquisition, Construction, Renovation, Equipping and Installation of a Municipal Building, Including the Costs of Design and Engineering for the Municipal Building, Demolition of Existing Structures and the Acquisition of Real Property, Together With All Necessary Appurtenances Thereto, and Declaring an Emergency

Moved by Ms. Willoughby, seconded by Mr. Uhlenhake, to read the Fiscal Officer's Certificate. Motion passed unanimously.

Mr. Ferrall stated the Fiscal Officer's Certificate is a certification of the City Auditor that he has reviewed our funds and believes this is a pertinent way to handle the process.

Moved by Ms. Randolph, seconded by Mr. Christman, to read Ordinance No. 2022-21. Motion passed unanimously.

Mr. Foxhoven introduced Bond Counsel Allison Binkley and Municipal Advisor Brian Cooper that zoomed into the Council meeting. We have been working closely with them the last several weeks going over this process. Mr. Foxhoven stated we currently have three notes (short-term loan). These notes are coming due soon and we would like to roll the three notes into one note until we get more information for our building. The first note was \$2.5 million for the Doseck farm. We borrowed that money internally of \$1.5 million from the solid waste fund and \$1 million came from the electric fund. Through that process, we were able to sell some of the acreage to the school and we paid down the debt in the electric fund. The second note was \$325,000 used to purchase the Palm building, Murphy building, and the old Touchdown Club property. The third note was \$1.2 million used for the demolition of the Palm and Murphy buildings and to cover cost of the design of the new Municipal building.

Brian Cooper addressed Council stating this ordinance is to approve the issuing of new notes to take these obligations to March 2023. There will be an optional redemption feature with these notes that will allow the City to pay them off early. We will match up the issuance of the bonds the City intends to issue for the construction of the Municipal building. We will use the proceeds to get these notes off when those come to market and we are a little further through the construction planning and contracting process. The rate on these notes will be 1.22 percent. Issuing these as a consolidated note with the bank and going through this process will ensure we can use tax-exempt bonds in the future to take out these notes.

Allison Binkley added the ordinance authorizes the Auditor to make certain determinations and award the notes to the bank providing a Certificate of Award once the ordinance is passed.

Mr. Foxhoven requested this be passed under suspension of the rules since the notes are coming due and so we can lock in the rate and move forward.

Moved by Mr. Uhlenhake, seconded by Mr. Fitzgerald, to suspend the rules for Ordinance No. 2022-01. Motion passed unanimously.

Moved by Mr. Christman, seconded by Ms. Willoughby, to pass Ordinance No. 2022-01 as an emergency. Motion passed unanimously.

Ordinance No. 2022-02 was presented to Council for a first reading.

ORDINANCE NO. 2022-02 – An Ordinance Enacting Chapter 1327 of the Codified Ordinances of the City of St. Marys Providing for the Establishment of a Design Review Regulations

Moved by Ms. Randolph, seconded by Mr. Fitzgerald, to read Ordinance No. 2022-02. Motion passed unanimously.

Mr. Ferrall explained that we were approached by the theater group and they have been applying for lots of grants. One of these grants is a Target of Opportunity grant from the State of Ohio. It sounds like they are in the running to receive it as reaching the second level. A requirement for that grant is for the City to have a Design Review Board in place for the property that it is to be awarded. That generated us looking into this. A Design Review Board attempts to preserve historic nature of a building. Our purposes would be to keep this limited to the 100 block of Spring Street between Front Street and the river on both sides of the street. If in the future we like the way this works, we may look at expanding the area further on Spring Street. It has to be a historic area of historic buildings in nature. The Design Review Board would function similar to how our current Downtown Façade Board functions. An owner would need to come to the Board and they would review the plans to make the determination if the architectural design meets the criteria. There is no black and white criteria to be met; it would be up to the Board. The Board would be made up of two members of Council, 2 members of the public, and City Administration to decide whether they are willing to issue the certificates. It covers renovation, demolition, and new construction in the specified area.

This ordinance will be read for the three readings. We wanted to start the process so if the grant is awarded to the theater group, we have this in place. There has been talk for a long time about preserving the historical nature of some of the buildings so they are not renovated to look too modern, etc. Mr. Foxhoven added we have been working closely with Poggemeyer Design Group guiding us through this process.

Mr. Fleagle asked if existing buildings that do not meet the criteria, that this does not have any impact on them unless they want to remodel or renovate. He was informed that is correct. Mr. Foxhoven said the buildings have to be 50 years old or older, which includes all of the buildings in the proposed area on Spring Street.

The ordinance will be back for a second reading.

Resolution No. 2022-04 was presented to Council for a first reading.

RESOLUTION NO. 2022-04 – An Emergency Resolution Authorizing the Director of Public Service and Safety to Sell a Used Leaf Picker Machine to the Village of New Knoxville

Moved by Ms. Fleagle, seconded by Ms. Willoughby, to read Resolution No. 2022-04. Motion passed unanimously.

Mr. Foxhoven explained we had two leaf machines and we purchased a new leaf vac last year. We were contacted by the New Knoxville Village Administrator that they were in the market for a leaf machine and were curious if we would be willing to sell our old 2006 machine. The Village Administrator got with our Superintendent of General Services and looked at the machine. They worked out a price of \$13,000. Mr. Foxhoven said the Village of New Knoxville would be meeting on February 9th to supplement the funds and requested this be passed under suspension of the rules. Mr. Harris asked for confirmation that we still have one to use as a backup. It was stated we do.

Moved by Mr. Fleagle, seconded by Mr. Bulp, to suspend Resolution No. 2022-04. Motion passed unanimously.

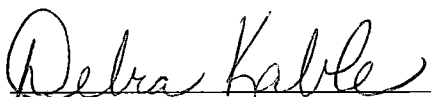
Moved by Mr. Christman, seconded by Mr. Fitzgerald, to pass Resolution No. 2022-04. Motion passed unanimously.


MISCELLANEOUS BUSINESS:

There was no other miscellaneous business.

Moved by Mr. Bulp, seconded by Mr. Uhlenhake, to adjourn the meeting. Motion passed unanimously.

Council adjourned at 6:49 p.m.


Debra Kable, Clerk of Council


James J. Harris
President of Council