

**NORWALK CITY COUNCIL**  
**MINUTES**

June 13, 2017  
7:30 p.m.

Municipal Court  
Norwalk, Ohio

**WORK SESSION**

---

Council President Steve Euton called the meeting to order. The following Council members were present: Steve Euton, Chris Mushett, Samantha Wilhelm, Chris Castle, Steve Schumm, Dave Wallace, and Deb Lucal. Kelly Beck was absent for personal reasons.

Mayor Rob Duncan, Law Director Stu O'Hara, Finance Director Diane Eschen, Parks and Recreation Superintendent Joe Lindenberger, Safety Service Director Dan Wendt, and Public Works Director Josh Snyder were also in attendance.

---

Carol Knapp, Executive Director of the Huron County Development Council and NEDC Director Heather Horowitz gave a presentation about Community Reinvestment Areas (CRA).

Mr. Mushett asked whether residential property owners would still pay a pilot to schools for new construction or remodeling. Mrs. Knapp said no.

Mr. Euton said this may be a substantial option to give existing businesses an opportunity to grow or expand. He asked if a blighted home is restored and sold is the tax break passed on to the new owner. Mrs. Knapp said that would depend on how the original guidelines are set.

Mr. Mushett asked if the CRA was terminated do the previous agreements complete the terms of their agreement. Mrs. Knapp said yes.

Mayor Duncan said the Administration considers this to be a good idea. He said it provides options. He added that the school district would see the value of the improvement of neighborhoods and overall quality of life in the City.

Mr. Euton asked the Clerk to obtain a copy of the presentation and forward it to Council members.

Mr. Mushett asked if it would be the recommendation of the Administration to do commercial, residential, and industrial. Mayor Duncan said yes, but with the stipulation that residential be owner occupied.

Mr. Wendt said that if there wasn't an owner occupied stipulation and someone were to buy 10 homes, restore and sell them the new owners would then not pay taxes for the first 15 years of owning the home. Mrs. Knapp said that would depend on how the agreement was written.

Mrs. Knapp briefly discussed the County-wide land bank.

Mr. Euton asked if the City would be able to waive County property taxes without their approval. Mrs. Knapp said yes.

Mr. Wallace asked why the City would want to extend the tax abatement to buyers of renovated properties. Mrs. Knapp said the City would have the flexibility to name the terms of the agreement. Mrs. Horowitz added that the incentive to stabilize the population is one reason to extend the opportunity to buyers.

Mr. Castle said the City would have the power to structure the agreement to meet its needs. He said it could be a great incentive for new buyers and Council and the Administration need to be thoughtful in the way they put together the agreement.

Mr. Mushett questioned how the land bank would affect blighted properties. Mrs. Knapp said there would be no taxes on the property until it is sold.

Mayor Duncan recommended that the City go forward with the CRA. He said Council and the Administration need to have a sincere discussion to decide terms. Mrs. Knapp asked if it would be alright for her to go ahead and get the process started with the demographic information and housing study. Mr. Euton clarified that there would be no cost to the City. Mrs. Knapp said the service is free. Council members agreed to begin the process.

---

Item No. 17-057

A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT FUNDING FROM THE STATE OF OHIO DEPARTMENT OF NATURAL RESOURCES FOR THE PURPOSE OF CREATING A SPLASH PAD AND TO ENTER INTO A COMMUNITY RECREATION PROJECT – PASS THROUGH GRANT AGREEMENT WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES

Mr. O'Hara said this resolution is to authorize the Mayor to accept the \$200,000 grant from the State to fund the splash pad construction. He added that this is a reimbursement grant and the City will have to front the money. Mr. Lindenberger said construction is expected to begin in September or October of 2017 and the splash pad would open in the summer of 2018. He said the estimated total cost is \$249,000 and added that they received a \$50,000 donation from another organization.

Mr. Wallace asked what the potential is for overrun. Mr. Lindenberger said he has no intention to go over the estimated cost. Mr. Snyder said there is a possibility to purchase the unit through group purchasing and he will keep Council posted on the status of that.

Mr. Castle asked if there is a cost difference between constructing the splash pad at Ernsthausen as opposed to somewhere more accessible like Suhr Park. Mr. Snyder said yes, the utilities are all on sight at Ernsthausen. He said that while Suhr Park may have electric and water, it is not sufficient for the magnitude of power required. Mr. Wendt said they explored the possibility for alternate locations with the Ohio Department of Natural Resources and they said it would not be possible to use the grant money at another location. He said the location is mandated.

Council members agreed to place this item on the agenda.

Item No. 17-058

A RESOLUTION AUTHORIZING THE ADVANCE OF MONIES FROM THE GENERAL FUND TO THE SPLASH PAD CONSTRUCTION FUND AND PROVIDING FOR REPAYMENT OF SAID ADVANCE

Mrs. Eschen explained this legislation is to authorize the advancement of funds to the Splash Pad Construction Fund and to authorize the repayment to the General Fund when the grant funds are received.

Council members agreed to place this item on the agenda.

Item No. 17-059

AN ORDINANCE AMENDING AND SUPPLEMENTING THE 2017 ANNUAL BUDGET AND APPROPRIATION ORDINANCE NO. 2016-045 AND DECLARING AN EMERGENCY

Mrs. Eschen said this is a supplemental for \$200,000 to make the total \$250,000.

Mr. Mushett asked if the \$50,000 will be paid back all at once. Mr. Lindenberger said the \$50,000 is a donation, \$25,000 of which they have already received. He said their billing cycle was in June and they can bill them now for the additional \$25,000.

Council members agreed to place this item on the agenda.

Item No. 17-060

AN ORDINANCE AUTHORIZING THE FINANCE DIRECTOR TO PAY RICHLAND ENGINEERING FOR INSPECTION SERVICES FOR THE MILAN AVENUE CORRIDOR PROJECT AND DECLARING AN EMERGENCY

Mrs. Eschen explained that Richland Engineering started engineering services in April and the purchase order was not cut until May.

Mr. Mushett asked if this adds any money to the cost of the project. Mrs. Eschen said no.

Council members agreed to place this item on the agenda.

---

Mayor Duncan suggested cancelling the July 4<sup>th</sup> meeting and having a work session and a regular session at the July 11, 2017 meeting. Mr. Euton said he will address that at the next meeting.

Mrs. Wilhelm brought up the drug-free workplace policy. She asked if an employee is on allergy medication would they have to alert the supervisor. Mr. O'Hara said yes. He said many over-the-counter medications cause drowsiness and can affect your response time. He said that by educating the employees and enforcing the policy the City would be protected in the case of an accident.

Mr. Wallace asked if the Supervisor would be responsible for enforcing the policy. Mr. O'Hara said yes, they could possibly assign other work or send the employee home based on the side effects.

Mr. Wallace said that puts a lot of responsibility on the Supervisor. Mr. O'Hara said Supervisors would need to be properly trained. He said the obligation is on the employee to share the listed side effects only.

Mr. Snyder said that when he supervised at the City of Sandusky they had a similar policy. He said they were formerly trained by Firelands Medical Center.

Mr. Schumm asked what the current status is with the fire station in relation to bids. Mr. Snyder said bidding started July 7 and bids will be opened July 28.

**UNFINISHED BUSINESS** - none

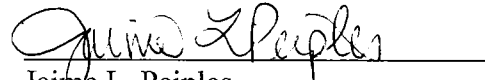
**NEW BUSINESS** – Mr. Euton said there will be a Regular Session June 20, 2017.

Mr. Castle made a motion to move into Executive Session for the discussion of personnel with no business after. Mr. Wallace seconded. Mr. Castle, Mr. Wallace, Mr. Mushett, Mrs. Wilhelm, Mr. Schumm, and Mrs. Lucal voted in favor. Motion carried.

**ADJOURNMENT** There being no further business to discuss, the meeting was adjourned.



Stephen E. Euton  
President



Jaime L. Peiples  
Clerk