

**PORT CLINTON CITY COUNCIL MINUTES  
SPECIAL MEETING**

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The special 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 6 pm.

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.

Ms. Phillips made a motion; seconded by Mrs. Sarty to waive any and all irregularities in the calling and conduct of this meeting. With all 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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Mrs. Kuzma stated the purpose of tonight's meeting is the reading of ordinances and resolutions

**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.

Mr. Below made a motion to table Ordinance 25-16 to the December 27<sup>th</sup>, 2016 meeting; Mr. Tarolli seconded the motion. The chair yielded the floor to Mr. Adkins.

Mr. Adkins thanked the council for allowing him the opportunity to speak this evening. He also thanked them for tabling the ordinance until the December 27<sup>th</sup>, 2016 meeting. On behalf of the school district, he stated that they have been brought into the discussion about the CRA quite late. He stated that they are very much in favor of the development in the City of Port Clinton. On behalf of the schools and the schoolchildren, we would like an opportunity to revisit the CRA as it has been written. As you may know, one of the pieces in the CRA, which is unique for us, is the inclusion of new construction on residential non-commercial properties, which is the development on Jefferson Street. It allows for 100% of abatement of property tax for up to 15 years. Our concern as a school district is we are a guarantee school district. With that being said, we are not funded on a per pupil basis. Therefore, for us our funding from the State of Ohio has been set since 2012 based on the amount of students we had enrolled and it has not gone up or down since. If we have more students enroll, our amount of funding does not increase. Our revenue to offset our operations is generated from tax dollars, which the CRA abates. We are very hopeful that the housing development would attract new families to Port Clinton and bring new students into the school district. Our concern would be that with the new students would come additional operating expenses within the school district and they would be giving up their right to collect the revenue to offset the operating expenses. They would have to run levies to the community, which would exclude the residents that moved into the new development.

Mr. Adkins asked council to reconsider the ordinance and exclude residential new construction. At the same time, include in the ordinance the opportunity for the school district, county and city to negotiate with the developers and be included in the conversation. We had the opportunity to meet with the developer and have a great conversation and had the ordinance gone to its third reading they would have never had the opportunity to engage him. Mr. Adkins has assured Mr. Feight along with his representative that the school district will not be the reason the development does not take place but on the same token, the burden cannot be put on the schoolchildren. Therefore, that is why they are requesting that the ordinance be reconsidered.

The other thing that has the school district concerned is the vastness of it. It runs from the end of Jefferson Street down to the tree streets down to Standard Products. Should the standard products site ever be re-zoned as residential, we would have forfeited our right to again have these conversations with developers. Again, they are just asking for

the ability to negotiate with the developer so we can also take care of the interest of our students and school district. He stated that they are open to discussions. He thanked Mrs. Kuzma for the opportunity to speak tonight.

Mayor Wheeler stated in 2012 the enrollment was 1823 students and today the enrollment is 1758. There are 65 students there from 2012 to now and I'm sure there are more teachers then there was in 2012. Why is Mr. Belden stating that it is going to cost the school district so much more money a year? Mr. Adkins stated that they have less teachers currently than they did back in 2012. Mr. Adkins also stated that over this year alone they have picked up almost 70 students. He stated that since they consolidated the schools they reduced their staff quite a bit. State of Ohio estimates that it cost \$6000 a year to educate a child and that is what most districts get per student. Port Clinton School District does not get that. Mayor Wheeler asked what the current student to teacher ratio is? Mr. Adkins was unsure and Mayor Wheeler stated that his calculations are 14:1 and the State average is 18.2:1, so the way it looks on paper we can afford to get more students in there without any increases. Mr. Adkins asked how he purposed that we off set our loss of that? Mayor Wheeler stated that they are still going to the tax money until someone buys the property.

Mr. Below stated that Mr. Hatfield brought up the concept that is common in CRA agreements between school districts and cities, which is rotary sharing, based on the cities income tax sharing. He asked if the school district would be interested in discussing this concept. Mr. Adkins stated that yes they would. They actually discussed it last night at the board meeting. Mr. Adkins stated that those are the kind of things that they are interesting in engaging in. Mr. Below stated that from his understanding a revenue sharing agreement could be negotiated and executed after the passage of an ordinance. Mr. Adkins stated that they would have a problem with the ordinance being signed as it is now. Mr. Below stated in some of the meetings that Mrs. Banko stated that particular property that they are concerned about would not be included in the CRA agreement. He asked Mr. Adkins if she has mentioned it at all because if there is concern council would like to know exactly what they are. Mr. Below asked what the average per student per year Port Clinton School District is compared to the \$6000 that they State states. Mr. Adkins stated that their cost per student is currently \$8000 - \$9000. We have a higher level on students on IEPs and special education.

Mr. Below asked Mr. Adkins to speak on the background as to how the school district became a guarantee school district instead of a per head. Mr. Adkins stated that based on our property values for a school district it was determined at that point the local community could generate enough taxes to offset the cost funding the schools.

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 tabled until the December 27<sup>th</sup>, 2016 meeting.

ORDINANCE 27-16 AN ORDINANCE APPROVING AND ENDORSING THE PORT CLINTON COASTAL ACCESS PLAN AS FUNDED BY THE OHIO DEPARTMENT OF NATURAL RESOURCES OHIO COASTAL MANAGEMENT GRANT AND DECLARING AN EMERGENCY

With no action taken, Ordinance 27-16 was moved to the December 27<sup>th</sup>, 2016 meeting.

ORDINANCE 28-16 AN ORDINANCE AMENDING CERTAIN SECTIONS OF ORDINANCE 05-16 AS AMENDED, REVISING AND FIXING THE SALARIES OF CERTAIN SUPERVISORY POSITIONS CLASSIFIED AS EXEMPT EMPLOYEES OF THE CITY OF PORT CLINTON, OHIO, AND DECLARING AN EMERGENCY

With no action taken, Ordinance 28-16 was moved to the December 27<sup>th</sup>, 2016 meeting.

ORDINANCE 29-16 AN ORDINANCE AMENDING ORDINANCE NO. 06-16 OF THE CITY OF PORT CLINTON AND ADJUSTING ACCOUNTS WITHIN THE CITY OF PORT CLINTON

With no action taken, Ordinance 29-16 was moved to the December 27<sup>th</sup>, 2016 meeting.

RESOLUTION 16-10

A RESOLUTION OF SUPPORT FOR THE CREATION OF A COMMUNITY-WIDE VISION FOR THE PURPOSES OF IMPLEMENTING A COMPREHENSIVE, LONG-TERM PLAN TO PROMOTE COMMUNITY DEVELOPMENT IN THE CITY OF PORT CLINTON AND RECOGNIZING THE CITIZEN-LED VISIONING AND PLANNING INITIATIVE VOICE TO VISION

With no action taken, Resolution 16-10 was moved to the December 27<sup>th</sup>, 2016 meeting.

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With no further business to discuss Ms. Phillips made a motion to adjourn; seconded by Ms. Phillips. With all those in favor, the meeting was adjourned at 6:18 p.m.

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April Pipoly  
Clerk of Council

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De Anna Kuzma  
President of Council