

## OREGON CITY COUNCIL REGULAR MEETING

At City Hall,

5330 Seaman Road, Oregon OH

January 27<sup>th</sup>, 2025

### MINUTES OF OREGON CITY COUNCIL

#### Regular Meeting of January 27<sup>th</sup>, 2025

**CALL TO ORDER:** Council President Terry Reeves called the meeting to order at 7:00 P.M.

**MEMBERS PRESENT:** Council Members Beth Ackerman, Paul R. Drake III, Steve Hornyak, Kathleen Pollauf, Terry Reeves, Steven R. Salander, and Dennis Walendzak were present.

**ALSO PRESENT:** Mayor Michael J. Seferian, City Administrator Joel Mazur, Law Director Melissa Purpura, Public Service Director Paul Roman, Chief of Police Brandon Begin, Assistant Chief of Police Ryan Spangler, Fire Chief Clayton O'Brien, Asst. Fire Chief Mark Mullins, Finance Director Nick Roman, and Council Clerk Cassy Rawson.

**MINUTES:** Mr. Hornyak moved to approve the minutes from the January 13<sup>th</sup>, 2025, regular Council meeting. Mr. Drake seconded the motion, and there were no objections.

Members of the Oregon Economic Development Foundation were present to speak about various items pertaining to their organization and its impact on the city.

Omar Smaidy, 2949 Camelot Drive, stated his appreciation for the members of the OEDF for speaking that evening.

Mr. Hornyak stated he shared the OEDF's meeting schedule with Council as its planned currently through the rest of the year. He shared his appreciation for the members of the OEDF and their time.

Mr. Walendzak thanked members of the OEDF for their investments into the community.

Mrs. Ackerman thanked members with the OEDF. She stated City Council is there to represent the taxpayers and the accountability they demand. They believe in development and are not against business. She would like to ensure things are the way they are supposed to be and move forward with future development. She would like to residents that everything is done by the book. They have been through multiple directors, and she does not have answers for why the latest director was let go. She would like the required documentation, per their agreement, to be timely and above board with all members.

Mayor Seferian stated that actions speak louder than words. The OEDF has been accountable to all expenditures. The priorities were achieved and although the finances were late, all city funds were accounted for. The OEDF would have to authorize an audit which he doesn't feel is necessary.

Mr. Salander thanked the members of the OEDF for attending that night. He appreciates the businesses that have come to the community and is encouraged by possible future development. Questions are a good thing, and he feels they are all on the same page.

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P.J Kapfhammer, 3646 Navarre Avenue, stated he has done business with individuals in the room and is part of the community. He started a business 25 years ago and couldn't get financing. Genoa Bank financed him, and he has used their services ever since. He thanked members of the OEDF for donating their time to make the city better.

Vicki Laurell, 3516 Fieldbrooke Lane, stated she had a presentation planned about accounting but knows that the members of the OEDF know a lot about accounting. She was responsible for a large budget with the schools and there is nothing worse than an audit from the Federal Government. They wouldn't be there if everyone was doing their jobs, and they cannot afford to lose business coming in. She supports the foundation, but they need to follow procedures concerning money.

### PERSONS AND DELEGATIONS:

Mrs. Pollauf moved to add Item #008-2025, #009-2025, #010-2025, and #011-2025, to that night's agenda. Mr. Walendzak seconded the motion, and there were no objections.

#### Items for Passage:

#### Presented by Mayor Seferian and Police Chief Brandon Begin:

##### Item #008- 2025

Chief Begin stated this item was discussed at length within the Safety Committee meeting that evening. Flock Cameras will assist with crime investigations and act as a crime deterrent. Flock cameras take photos of license plates which stay on file for 30 days. The cameras are not for monitoring. Police only look at files for investigative purposes.

Mr. Drake asked Chief Begin if there is an option of facial recognition.

Chief Begin stated they do not use that due to privacy concerns. It is strictly for logging license plates.

Mr. Hornyak stated for clarification as they have spoken about this over the years; this is not for traffic enforcement. This is a reporting service.

#### **Ordinance 008-2025**

**Authorizing The Mayor, Finance Director, And Chief of Police To Enter Into An Agreement And To Issue A Purchase Order To Flock Group Inc. 1170 Howell Mill Road, Suite 210, Atlanta, Georgia 30318, For The Purchase Of Twelve (12) Flock Safety Falcon License Plate Recognition Cameras To Be Used By Oregon Police Division; And Declaring An Emergency**

Mrs. Pollauf moved for passage of Ordinance 008-2025, and Mr. Salander seconded the motion. Roll call on passage was 6 yeas and 0 nays. Ordinance 008-2025 passed as an emergency measure.

##### Item #009- 2025

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Chief Begin stated they are seeking approval to enter into an agreement and submit a purchase order with Cenovus Energy to provide traffic control services during their shutdowns and refuelings.

### **Ordinance 009-2025**

**Authorizing The Mayor, Finance Director, And Chief of Police To Enter Into An Agreement And To Accept A Purchase Order From Cenovus Energy To Provide Traffic Control Services Through The Oregon Police Division Under The Terms Listed On An As-Needed Basis; And Declaring An Emergency**

Mrs. Pollauf moved for passage of Ordinance 009-2025, and Mr. Salander seconded the motion. Roll call on passage was 7 yeas and 0 nays. Ordinance 009-2025 passed as an emergency measure.

Presented by Mayor Seferian and Public Service Director Paul Roman:

Item #010- 2025

Mr. Roman stated this ordinance is needed to enter into right-of-way easement agreements with three property owners as part of the Navarre Avenue Safety Improvement Project. The largest value item is with Kingston Court Apartments due to recent improvements. They are negotiating with three more property owners and will bring those to Council soon.

### **Ordinance 010-2025**

**Authorizing The Mayor, Finance Director, And Director Of Public Service To Issue Purchase Order(s) To PVS Chemicals, 10900 Harper Avenue, Detroit, Michigan 48213 For The Purchase Of Liquid Ferrous Chloride For The Wastewater Treatment Plant; And Declaring An Emergency**

Mr. Walendzak moved for passage of Ordinance 010-2025, and Mr. Drake seconded the motion. Roll call on passage was 7 yeas and 0 nays. Ordinance 010-2025 passed as an emergency measure.

Presented by Mayor Seferian and City Administrator Joel Mazur:

Item #011- 2025

Mr. Mazur stated that this Resolution would designate the City of Oregon as a America 250-Ohio Community. Congress established The U.S Semiquincentennial Commission. Its purpose is to plan the 250<sup>th</sup> anniversary of the County. Passing this Resolution would make the city eligible to apply for certain grants. He spoke with members from Jake and Cooper's Bark Park and that project looks to be the best fit for this grant. He will draft a grant application in hopes of getting that awarded to us.

### **Resolution 011-2025**

**A Resolution Of The City Of Oregon, Lucas County, Ohio, Supporting The Ohio Commission For The United States Semiquincentennial (AMERICA 250-OH)**

Mr. Walendzak moved for passage of Resolution 011-2025, and Mr. Salander seconded the motion. Roll call on passage was 7 yeas and 0 nays. Resolution 011-2025 passed.

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### Liquor Permit TREX:

Mr. Drake asked Mrs. Purpura if this TREX is for liquor or beer and wine.

Mrs. Purpura stated beer and wine.

Mrs. Pollauf moved to direct the Clerk of Council to check the box that no hearing would be required for the liquor permit TREX for **Ohio Springs INC DBA Sheetz**.

Mr. Hornyak seconded the motion, and there were no objections.

**MAYOR'S REPORT:** Mayor Seferian asks Council's concurrence to accept the resignation of Jared Rivera from the Oregon Fire Department effective December 9<sup>th</sup>, 2025.

Mrs. Pollauf moved to concur with the resignation of Jared Rivera from the Oregon Fire and Rescue Department. Mr. Salander seconded the motion and there were no objections.

Mayor Seferian asks Council's concurrence to accept the appointment of Michael Halka to the position of part-time recruit within the Oregon Fire Department effective January 28<sup>th</sup>, 2025.

Mrs. Pollauf moved to concur with the appointment of Michael Halka to the Oregon Fire and Rescue Department. Mr. Salander seconded the motion and there were no objections.

Mayor Seferian asks Council's concurrence to accept the appointment of Ryan Shaffer to the position of Firefighter 2 (Paramedic) within the Oregon Fire Department effective January 28<sup>th</sup>, 2025.

Mrs. Pollauf moved to concur with the appointment of Ryan Shaffer to the Oregon Fire and Rescue Department. Mr. Salander seconded the motion and there were no objections.

**MR. MAZUR:** Mr. Mazur stated everyone who requested copies of the OEDF financial reports have received them. They have complied with the city's requirements, and he will be approving their invoice for payment. Their contract is renewable each year. He re-wrote the contract and added a date of January 30<sup>th</sup> to receive the financial reports which he does realize is a difficult timeline to meet.

Mary Gregory, Consultant for the OEDF, stated that because the OEDF is a non-profit, they are not a priority with their CPA office. Financial compilations won't be received until a later date. They are doing the best they can on a limited budget. They have a higher turnover of Directors because that is a low paying position demanding a high level of knowledge and skillset.

Mayor Seferian recalled their efforts working with their CPA to get the statements they requested.

Mrs. Gregory stated that the delay was in part due to her learning the position due to the lack of a director. They cannot get financial statements to them as soon as they would like because they operate with a professional CPA that has priorities ahead of them.

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Mrs. Ackerman asked if their CPA does their tax work for free.

Mrs. Gregory stated they give them a discount because they are a non-profit.

Mrs. Ackerman stated they can meet to speak with the 2022 and 2023 financials.

**MRS. PURPURA:** No report.

**MR. ROMAN:** No report.

**MR. HORNYAK:** Mr. Hornyak thanked the members of the OEDF for being there. The investors in their community do important work and he appreciates them being there to speak. He shared information with Council from the OEDF in regard to their governance.

**MRS. POLLAUFG:** Mrs. Pollauf stated they held their first Safety Committee meeting of the year. She thanked the Chiefs for all the information they gave, their hard work, and fact finding.

**MR. WALENDZAK:** No report.

**MRS. ACKERMAN:** Mrs. Ackerman stated she was out of town when the natural gas leak occurred. She asked for more information for the public.

Chief O'Brien stated it was a 24-inch gas line that ruptured. Oregon Clean Energy and Nexus worked together on the scene to fix it. They attempted to get information out publicly; however, the issue was resolved very quickly. An employee at Cenovus heard the rupture and called it in. There was no cause to evacuate the area, and they will work on notifying the public. They are scheduling a post-incident meeting to find out more information.

There will be an Environmental Committee meeting on February 3<sup>rd</sup>, 2025, at 6:00pm, to discuss miscellaneous items. She will have a list of items to speak about soon.

**Mr. SALANDER:** Mr. Salander thanked the Fire Department. There was a citizen who had a water emergency, and he contacted Mr. Henninger and Mr. Roman for assistance. Mrs. Wolfe resolved the situation quickly. He is appreciative of their service.

**MR. DRAKE:** Mr. Drake stated the in and out (Holiday Inn) parking lot off Navarre Avenue is in desperate need of repair.

Mr. Mazur stated they are going to repave that lot in the Spring or Summer. They are renovating the Holiday Inn and Hampton Inn.

**MR. REEVES:** Mr. Reeves stated he would like to set a public hearing for February 10<sup>th</sup>, 2025, at 7:00pm in City Council Chambers, for two (2) Agricultural District Renewal Applications.

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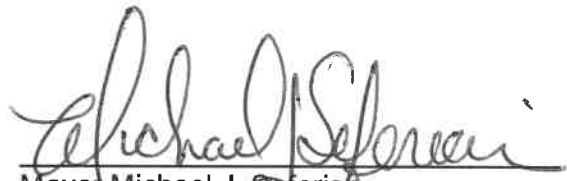
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***A renewal application for an Agricultural District for William E & Donna S Nelson Trustees for 10 acres located at 5202 Cedar Point Road, 25 acres located at 5252 Cedar Point Road, 38.65 acres located at 7025 Navarre Avenue, and 17.38 acres located at 6825 Seaman Road.***

***A renewal application for an Agricultural District for James L & Christine L Beeler for 10 acres located at 4745 Seaman Road, 14.741 acres located at 4419 Seaman Road, 18.305 acres located at 237 S. Stadium Road, and 19.269 acres located at 350 S. Stadium Road.***

**ADJOURNMENT:** There being no further business to come before Council, Mr. Hornyak moved to adjourn the meeting. Seconded by Mrs. Pollauf. There being no objections, the motion carried at 8:37 P.M.

  
Council Clerk Cassy Rawson

  
Mayor Michael J. Seferian