



MIDDLETOWN CITY COUNCIL AGENDA  
TUESDAY, July 20, 2021

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**CITY COUNCIL BUSINESS MEETING – 5:30 PM – COUNCIL CHAMBERS – LOWER LEVEL**

**MOMENT OF MEDITATION/PLEDGE OF ALLEGIANCE TO THE FLAG/ROLL CALL**

**PUBLIC HEARING: Planned Development Map Amendment Request Gas Station at the Intersection of Manchester Road and Dixie Highway**

A request by applicant Amarjit Takhar, on behalf of the owner Don Shepard with Healing Word Church, for Preliminary Development Plan approval for a gas station to be constructed on the property located at the Southwest corner of Manchester Road and Dixie Highway, Parcel ID: 07053260230. If approved, as a part of the Planned Development process, the property would be rezoned to "PD Planned Development District" to acknowledge there is a development plan associated with the property. The Planning Commission's recommendation of approval is being forwarded to City Council for final review and decision.

**PUBLIC HEARING: Planned Development Map Amendment Request Innovation Way Apartments - 4340 Union Road**

A request by applicant Austin Carmony, with Kendall Property Group, for Preliminary Development Plan approval for an apartment development that proposes twenty-one (21) three (3) story residential buildings, clubhouse, pool, outdoor recreational area, walking paths to be constructed on a portion (38 acres) of the property located at 4340 Union Road, Franklin, OH 45005. If approved, as a part of the Planned Development process, the property would be rezoned to "PD Planned Development District" to acknowledge there is a development plan associated with the property. The Planning Commission's recommendation of approval is being forwarded to City Council for final review and decision.

**CITIZEN COMMENTS**

**COUNCIL COMMENTS**

**CITY MANAGER REPORTS**

**CONSENT AGENDA.** . . Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote of consent. There will be no separate discussion of these items. If discussion is desired, that item will be removed and considered separately.

- a) Approve the City Council Minutes of May 18, July 6, 2021
- b) Receive and file the following Board and Commission minutes:
  - Library Board- September 15 and December 15, 2020
  - Park Board- January 11, February 1, March 8 and April 12, 2021
  - Board of Zoning Appeals- January 12 and May 5, 2021
  - Airport Commission- February 15, March 15, April 19 and May 17, 2021
  - Historic Commission- March 18, 2021
  - Architectural Review Board- March 23, 2021
  - Middletown Visitors Bureau- April 19 and May 17, 2021
  - Planning Commission- May 12 and June 9, 2021
  - Board of Health- June 8, 2021



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- c) Confirm the personnel appointment of Gabriella Rodriguez to the position of Corrections Officer in the Department of Public Safety, Division of Police; and Tina Blevins to the position of Administrative Assistant in the Department of Development Services.
- d) Confirm the promotional appointment of Heather Deaton to the position of Executive Account Clerk in the Department of Finance, Division of Treasury.

#### MOTION AGENDA

- a) To request approval to purchase the following sole source items totaling \$204,934 for a new Freightliner Chassis and Service Body/Upfit for Water Distribution:
  - 2022 Freightliner Custom Chassis Corp MT55 from FYDA Freightliner Cincinnati, of Cincinnati, OH, in the amount of \$66,978.
  - Service Body/Upfit for the Freightliner Chassis from Utilimaster, of Bristol, IN, in the amount of \$137,956.
- b) To authorize the City Manager to enter into a contract with Automated Systems Engineering (ASE) to design electrical improvements for the Secondary Clarifier Motor Control Center at the Water Reclamation Facility (WRF).

#### LEGISLATION

1. **Ordinance No. 02021-57**, an ordinance authorizing a contract with Perkins/Carmack Construction, LLC for the design and construction of a maintenance building at the Water Reclamation Facility. (Second Reading)
2. **Resolution No. R2021-29**, a resolution declaring the City Council of the City of Middletown, Ohio's intent to proceed with placing a 1-mill property tax levy on the May 2022 election ballot for the purposes of providing funding for the construction of certain fire station improvements for use by the City of Middletown Division of Fire. (Second Reading)
3. **Ordinance No. 02021-58**, an ordinance authorizing the City Manager to enter into a small business grant agreement with Access Envelope, Inc. (Second Reading)
4. **Ordinance No. 02021-59**, an ordinance authorizing the City Manager to enter into a contract with the Ohio Department of Transportation for the 2022 Urban Paving on a portion of State Route 4 from Tytus Avenue to Germantown Road. (Second Reading)
5. **Ordinance No. 02021-60**, an ordinance vacating a portion of public right-of-way located between the properties at 430 and 431 Kenridge Drive. (Second Reading)
6. **Ordinance No. 02021-61**, an ordinance establishing a procedure for and authorizing an extension of a contract with Medicount Management, Inc. for EMS billing services. (Second Reading)
7. **Resolution No. R2021-30**, a resolution authorizing the City Manager to enter into an agreement with the Federal Aviation Administration for the Airport Rescue Grant Program and declaring an emergency. (No action requested until August 3, 2021)



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8. **Ordinance No. 02021-62**, an ordinance approving a request to rezone one parcel located at the southwest corner of Manchester Road and Dixie Highway from R-2 (Low Density Residential) to PD (Planned Development) and approving preliminary development plan. (First Reading)
  
9. **Ordinance No. 02021-63**, an ordinance approving a request to rezone 39.6 acres one parcel located at 4340 Union Road, Franklin, Ohio 45005 from BC-F (Business Center Flex) to PD (Planned Development) and approving preliminary development plan. (First Reading)

**NEW BUSINESS**

**EXECUTIVE SESSION** Under the authority of O.R.C. 121.22 (G) (1) To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official.