



MIDDLETOWN CITY COUNCIL AGENDA
TUESDAY, April 19, 2022

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

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

PRESENTATION – Proclamation honoring the life of William “Kip” Moore

PRESENTATION – Arbor Day Proclamation

PUBLIC HEARING: Preliminary Development Plan & Map Amendment: A request by applicant DR Horton, on behalf of the property owner Oaks Community Church Inc., for Preliminary Development Plan approval for a new subdivision that currently proposes 50 single family homes with public streets. The properties are located at 105 McKnight Drive and 3000 McGee, Middletown, OH 45044, Parcel IDs: Q6541012000046 and Q6541012000047. Per the Butler County Auditor, the properties are a total of 16.64 acres. 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.

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 November 2, 2021
- b) Receive and file the following board and commission minutes:
Airport Commission- January 24 & February 22, 2022
Board of Health- March 8, 2022
- c) Confirm the appointments of Nathan Cahall to the position of Assistant City Manager in the City Manager’s Office; and Samantha Zimmerman to the position of Finance Director in the Department of Finance; and Chelsea Spurlock to the position of Human Resources Specialist in the City Manager Department, Division of Human Resources.

MOTION ITEM

- a) To authorize the City Manager to enter into a contract with Granite Inliner to complete the rehabilitation of approximately 2,430 LF of the East Interceptor Sewer in an amount not-to-exceed \$1,151,123.

LEGISLATION

1. **Ordinance No. O2022-33**, an ordinance establishing a procedure for and authorizing a contract with Software Solutions, Inc. for accounting and utility billing software and declaring an emergency.



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2. **Resolution No. R2022-11**, a resolution declaring the necessity of repairing certain sidewalks and driveway aprons in the City of Middletown, requiring that abutting property owners repair the same and declaring an emergency.
3. **Ordinance No. O2022-34**, an ordinance establishing a procedure for and authorizing an amendment to a professional services contract with Brown & Caldwell for owners advisor services related to the Downtown CSO Storage Basin Project. (Second Reading)
4. **Ordinance No. O2022-35**, an ordinance authorizing the City Manager to enter into a grant agreement with Community Building Institute of Middletown for leadership programming. (Second Reading)
5. **Ordinance No. O2022-36**, an ordinance establishing a procedure for and authorizing a contract between the City and Duke Energy Ohio, Inc. for the sale of City owned property. (Second Reading)
6. **Ordinance No. O2022-37**, an ordinance amending Section 1226.02 (Common Review Requirements) and Section 1226.04 (Planned Development District Review) of the Middletown Codified Ordinances. (Second Reading)
7. **Resolution No. R2022-12**, a resolution authorizing the filing of an application with the Department of Transportation, United States of America, for a grant under the Federal Transit Administration Act of 1991, as amended. (Second Reading)
8. **Resolution No. R2022-13**, a resolution authorizing the filing of applications for CY 2023 with the Ohio Department of Transportation for grants under the Ohio Public Transportation Grant Program. (Second Reading)
9. **Resolution No. R2022-14**, a resolution approving and adopting the 2022 Middletown Comprehensive Plan. (Second Reading)
10. **Ordinance No. O2022-38** an ordinance establishing a procedure for and authorizing an amendment to a contract with Grid One Solutions to assist the Water Maintenance Division with MTU installation and declaring an emergency.
11. **Ordinance No. O2022-39**, an ordinance amending Ordinance No. O2022-13 (which authorized the City Manager to enter into a contract with Freya's Hen House, a non-profit organization, to provide a short-term warming shelter for the homeless) and declaring an emergency.
12. **Ordinance No. O2022-40**, an ordinance establishing a procedure for and authorizing a contract with Vickers Demolition for emergency demolition of 2218 Central Avenue and declaring an emergency.



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13. **Resolution No. R2022-15**, a resolution to make adjustments to appropriations for current expenses and other expenditures of the City of Middletown, Counties of Butler and Warren, State of Ohio, for the period ending December 31, 2022 and declaring an emergency. (Water Fund) (No action requested until May 3, 2022)
14. **Resolution No. R2022-16**, a resolution to make adjustments to appropriations for current expenses and other expenditures of the City of Middletown, Counties of Butler and Warren, State of Ohio, for the period ending December 31, 2022 and declaring an emergency. (Water & General Fund) (No action requested until May 3, 2022)
15. **Resolution No. R2022-17**, a resolution to make adjustments to appropriations for current expenses and other expenditures of the City of Middletown, Counties of Butler and Warren, State of Ohio, for the period ending December 31, 2022 and declaring an emergency. (Airport Improvement Fund) (No action requested until May 3, 2022)
16. **Ordinance No. O2022-41**, an ordinance approving a zoning map amendment rezoning two parcels located at 105 McKnight Drive and 3000 McGee Avenue from Public and Institutional (PI) District to Planned Development (PD) District, and approving a preliminary development plan for the subject property. (First Reading)

NEW BUSINESS

EXECUTIVE SESSION- Under the authority of O.R.C. 121.22 (G) (1) – to consider the employment, dismissal, discipline, and compensation of a public employee; and under the authority of O.R.C. 121.22 (G) (4) – preparing for and reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment; and under the authority of O.R.C. 121.22 (G) (8) – to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, provided that both of the following conditions apply:

(1) The information is directly related to a request for economic development assistance that is to be provided or administered under any provision of Chapter 715., 725., 1724., or 1728. or sections 701.07, 3735.67 to 3735.70, 5709.40 to 5709.43, 5709.61 to 5709.69, 5709.73 to 5709.75, or 5709.77 to 5709.81 of the Revised Code, or that involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project.

(2) A unanimous quorum of the public body determines, by a roll call vote, that the executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.