At 5:00 p.m., Mayor Condrey called the City Council meeting to order in Conference Room 2C, Second Floor of the City Building.

ROLL CALL
City Council Members present: M. Nenni, T. Moon, J. Mulligan, N. Condrey.

Mr. Moon moved to excuse the absence of Ms. Vitori. Ms. Nenni seconded. Motion carried. Ayes: Ms. Nenni, Mr. Moon, Mr. Mulligan, Ms. Condrey.

EXECUTIVE SESSION
At 5:07 p.m. Mr. Mulligan moved to adjourn to 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. Mr. Moon seconded. Motion carried. Ayes: Mr. Moon, Mr. Mulligan, Ms. Condrey, Ms. Nenni.

At 5:31 p.m. Mr. Mulligan moved to return to regular session. Ms. Nenni seconded. Motion carried. Ayes: Mr. Mulligan, Ms. Condrey, Ms. Nenni, Mr. Moon.

At 5:32 p.m., Mayor Condrey called the City Council meeting to order in Council Chambers, Lower Level of the City Building.

ROLL CALL

PUBLIC HEARING
Zone Change
812 South Main

Ms. Combs explained that Map Amendment Case #2-20 is a request by property owner Jacqueline Phillips for a map amendment to rezone the property located at 812 South Main Street, Middletown, OH 45044 ( Parcel ID: 0651012100000065) from R-4 Atrium to R-3 Medium Density Zoning District with a Historic District Overlay (R-3-HD). The City Historic Commission recommended approval to the City Council for the property to be included in the South Main Street Historic District. The property is a total of approximately 0.21 acres. Planning Commission’s recommendation for the rezoning will be forwarded to City Council for final review and decision. The property owner requests to rezone her property located at 812 South Main Street, located just south of her home located at 808 South Main Street. Rezoning the property to R-3 Residential is so that the base zoning district matches the parcel on which her home is located once a lot consolidation is finalized. On October 15, 2020 the City Middletown Historic Commission voted to recommend to the City Council the local historic landmark designation of the property located at 812 South Main Street to expand the City’s South Main Street Historic District. The City Council voted to approve the South Main Street Historic District expansion at their regular meeting held on November 17, 2020. The historic designation became effective on December 18, 2020. A map amendment (zone change) is a requirement of the historic designation process. Planning Commission’s recommendation for the rezoning is forwarded to City Council for final review and decision. The Planning Commission recommended approval of the map amendment request at their regular meeting held on December 9, 2020 due to the request meeting both the Map Amendment & Historic Designation review criteria outlined in the Middletown Development Code. Per the City’s Master Plan, the property is located in the “Urban Core Development Opportunity” and the property is identified as “neighborhood preserve and enhance”. Per the Middletown Development Code legal notice requirements, public notice was provided to all owners within 200 feet of the property and notice was published in the Journal News. No comments were received regarding the map amendment or historic district expansion proposal.

At 5:39 p.m. Ms. Condrey opened the public hearing and called for those who wished to speak in favor of or against the map amendment to rezone the property located at 812 South Main Street. Hearing none, she called for those who would like to speak in opposition to the map amendment. Hearing none the public hearing was closed at 5:39 p.m.

PUBLIC HEARING
Zone Change
500, 502 & 504
The Alameda

Ms. Combs explained that Map Amendment Case #3-20 is a request by property owners Phillip Brad and Debbie Childers for a map amendment to rezone the properties located at 500, 502, and 504 The Alameda, Middletown, OH 45044 ( Parcel IDS: Q65410100000014, Q65410100000013, and Q65410100000012) from R-3 Medium Density Zoning District to R-3 Medium Density Zoning District with the HD Historic District Overlay (R-3-HD). The property is a total of approximately 0.53 acres. The Historic Commission recommended approval of the expansion of the Highlands Historic District to include these properties to the City Council. The Planning Commission’s recommendation for the rezoning will be forwarded to City Council for final review and decision. The property owners, Phillip Brad and Debbie Childers, requested that their properties be historically designated by the Middletown Historic Commission and be added to the Highlands Historic District. On September 17, 2020 the City Historic Commission voted to recommend to the City Council the local historic landmark designation of the properties located at 500, 502, and 504 The Alameda, Middletown, OH 45044 to expand the City’s Highlands Historic District. The City Council voted to approve the Highlands Historic District expansion on November 17, 2020. The historic designation became effective on
December 18, 2020. A map amendment (zone change) is a requirement of the historic designation process. The Planning Commission recommended approval of the map amendment at their regular meeting held on December 9, 2020 due to the request meeting the map amendment & Historic Designation review criteria outlined in the Middletown Development Code. Once Planning Commission reviews the map amendment, their recommendation is forwarded to City Council for final review and decision. The 2005 Master Plan identifies this property as a part of the “Midd Central Development Area” and the property is identified as “neighborhood preserve and enhance”. Per the Middletown Development Code legal notice requirements, public notice was provided to all property owners within 200 feet of the properties and notice was published in the Journal News. No comments were received regarding the map amendment or historic district expansion proposal.

At 5:42 p.m., Ms. Condrey opened the public hearing and called for those who wished to speak in favor of the map amendment to rezone the properties located at 500, 502 and 504 The Alameda. Hearing none, she called for those who would like to speak in opposition to the map amendment. Hearing none the public hearing was closed at 5:42 p.m.

Ms. Combs explained that Map Amendment Case #4-20 is a request by property owner John H. Smith for a map amendment to rezone the property located near the intersection of Bexley and Ellen Drive, Middletown, OH 45044 (Parcel ID: Q6531045000107) from B-3 Neighborhood Business Zoning District to R-3 Medium Density Zoning District. The property is a total of approximately 0.30 acres. The Planning Commission’s recommendation for the rezoning will be forwarded to City Council for final review and decision. The future proposed residential home is needed in the Middletown community and will increase the value of the lot as well as the surrounding residential properties. If the zone change is approved, the home will exceed the City’s Architectural Standards. The Planning Commission recommended approval of the proposed map amendment at their regular meeting held on December 9, 2020. The Planning Commission recommended approval of the map amendment due to the request meeting the map amendment review criteria outlined in the Middletown Development Code. The Commission agreed that single family housing is a need in the City and they gave their support for the infill housing project. Per the City’s Master Plan, the property is located in the Hook Field Development Opportunity Area and is identified as “neighborhood preserve and enhance.” The proposed map amendment would not cause spot zoning and would be consistent with the R-3 Residential Zoning District located to the South and West of the property. Per the Middletown Development Code legal notice requirements, public notice was provided to all property owners within 200 feet of the property and notice was published in the Journal News. No comments were received regarding the map amendment request.

At 5:45 p.m., Ms. Condrey opened the public hearing and called for those who wished to speak in favor of the map amendment to rezone the property located near the intersection of Bexley and Ellen Drive. Hearing none, she called for those who would like to speak in opposition to the map amendment. Hearing none the public hearing was closed at 5:45 p.m.

COUNCIL COMMENTS

Mr. Moon

Mr. Moon commented that he has dear friends that work in the Capital both for members of Congress and for the Capital Police. I never thought I would see what we all saw on January 6th. I watched in horror as the riot at our Capital, our symbol of freedom, unfolded. Now we know that people died because of it. It seems timely to me that yesterday was Dr. Martin Luther King, Jr. We celebrate his life and still work towards his dream. He has many timeless quotes but one I want to share in light of where we are in our country today, “Returning hate for hate multiplies hate, adding deeper darkness to a night already devoid of stars. Darkness cannot drive out darkness; only light can do that. Hate multiplies hate, violence multiplies violence, and toughness multiplies toughness in a descending spiral of destruction.” I’ve been fortunate enough to sit on this Council for 5 years, in that time we’ve only seen our country’s differences grow. Friends, we must come together for the sake of our country. Violence is not the answer. If we continue to amplify the things that divide us and not our commonalities I fear that our current struggles will only get worse. As Americans, Ohioans and Middletownians our differences pale in comparison to what we have in common.

Ms. Nenni

Ms. Nenni thanked Chief Loll to providing a tour of the City’s fire stations. It will provide the necessary insight to discuss the future of the fire stations at the upcoming City Council Strategic Planning Session. I look forward to the Chief’s planned presentation.

Ms. Condrey

Ms. Condrey expressed her appreciation to those that applied for these map amendments and worked through the process. I applaud their efforts to make the City better and I look forward to seeing the growth and improvement.

CITY MANAGER REPORTS

Mr. Palenick reminded everyone that City Council’s Strategic Planning Session would be held on Friday, January 29th from 4:7:15 p.m. and Saturday, January 30th from 8:30 a.m. - 2:30 p.m. on the fifth floor of the Professional Building located at the Atrium Medical Center. Ms. Condrey welcomed citizens to attend the upcoming strategic planning session.
CONSENT AGENDA

Confirm the following personnel appointments: Walker Ashcraft to the position of Corrections Officer in the Department of Public Safety, Division of Police; and Jennifer Stout to the position of Senior Account Clerk in the Department of Finance, Division of Water and Sewer Administration.

Confirm the promotional appointments of Seth Adams to the position of Fire Apparatus Operator in the Department of Public Safety, Division of Fire.

Confirm the reinstatement of Alexis Manning to the position of Corrections Officer in the Department of Public Safety, Division of Police.

Receive and file Oaths of Office for Kendahl Bowies, Austin Renner, Sarah Valentini.

Confirm the appointments of Matthew Smith and David Beeman to the Middletown Visitors Bureau.

Mr. Mulligan moved to approve the issues and actions listed on the Consent Agenda. Mr. Moon seconded. Motion carried. Ayes: Ms. Vitori, Ms. Nenni, Mr. Moon, Mr. Mulligan, Ms. Condrey.

MOTION AGENDA

Professional Services Contract Jacobs Engineering

Mr. Mulligan moved to authorize a professional services contract in an amount not-to-exceed $185,000 with Jacobs Engineering to develop an asset management plan for the City as well as meet compliance requirements under the America’s Water Infrastructure Act (AWIA).

To request approval to purchase the following items totaling $191,083.52 off the ODAS Contract for a new fire medic and associated equipment:
- Medix fire medic from Penn Care, of Niles, OH, in the amount of $155,136.50
- Power Cot and Chair from Stryker, of Chicago, IL in the amount of $23,058.73
- Graphics package from DanCo Lettering, of Dayton, OH in the amount of $1,988.00
- Camera recording system from Pro-Vision, of Byron Center, MI in the amount of $2,713.00
- Thermal Image Camera from Vogelpohl Fire Equipment, of Erlanger, KY in the amount of $8,187.29

Mr. Mulligan moved to approve the purchase the following items totaling $191,083.52 off the ODAS Contract for a new fire medic and associated equipment:
- Medix fire medic from Penn Care, of Niles, OH, in the amount of $155,136.50
- Power Cot and Chair from Stryker, of Chicago, IL in the amount of $23,058.73
- Graphics package from DanCo Lettering, of Dayton, OH in the amount of $1,988.00
- Camera recording system from Pro-Vision, of Byron Center, MI in the amount of $2,713.00
- Thermal Image Camera from Vogelpohl Fire Equipment, of Erlanger, KY in the amount of $8,187.29

Ms. Nenni seconded. Motion carried. Ayes: Mr. Moon, Mr. Mulligan, Ms. Condrey, Ms. Nenni, Ms. Vitori.

Waive Charter

Mr. Mulligan moved to suspend the Charter provision that requires reading on two separate days and to declare Ordinance No. 02021-04 and Ordinance No. 02021-05 emergency measures to be read one time only. Ms. Condrey seconded. Motion carried. Ayes: Mr. Mulligan, Ms. Condrey, Ms. Vitori, Ms. Nenni, Mr. Moon,

Ord. No. 02021-04 Amend PBO

Ordinance No. 02021-04, an ordinance amending the pay and benefits ordinances, Ordinance No. 02020-69 and Ordinance No. 02020-70, and declaring an emergency was read.

Mr. Mulligan moved to approve Ordinance No. 02021-04, an ordinance amending the pay and benefits ordinances, Ordinance No. 02020-69 and Ordinance No. 02020-70, and declaring an emergency, Mr. Moon seconded. Motion carried. Ayes: Ms. Condrey, Ms. Vitori, Ms. Nenni, Mr. Moon, Mr. Mulligan.

Ord. No. 02021-05

Ordinance No. 02021-05, an ordinance consenting to the appointment of the Board of Directors of the Middletown Port Authority by the Mayor of the City of Middletown, Ohio and declaring an emergency was read.

Mr. Mulligan moved to approve Ordinance No. 02021-05, an ordinance consenting to the appointment of the Board of Directors of the Middletown Port Authority by the Mayor of the City of Middletown, Ohio and declaring an emergency. Ms. Nenni seconded. Motion carried. Ayes: Ms. Vitori, Ms. Nenni, Mr. Mulligan, Ms. Condrey. Abstain: Mr. Moon.
Mr. Moon explained that he abstained because he is a member of the Board of Directors of the Middletown Port Authority.

**Resolution No. R2021-01**
Advancing Taxes

**Resolution No. R2021-02**
2021 Urban Paving Program

**Ordinance No. O2021-06**
Extend Contract for Grounds Maintenance

**Ordinance No. O2021-07**
Zone Change 812 South Main

**Ordinance No. O2021-08**
Zone Change 500, 502 & 504 The Alameda

**Ordinance No. O2021-09**
Zone Change Bexley and Ellen Dr.

**EXECUTIVE SESSION**

At 6:08 p.m. Mr. Mulligan moved to adjourn to executive session under the authority of O.R.C. 121.22 (G) (4) Preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment. Mr. Moon seconded. Motion carried. Ayes: Ms. Nenni, Mr. Moon, Mr. Mulligan, Ms. Condrey, Ms. Vitori.

**ADJOURNMENT**

At 8:15 p.m., the meeting was declared adjourned until February 2, 2021 at 5:30 p.m. in Council Chambers.

Attest: [Signature]

Nicole Condrey, Mayor