

MIDDLETOWN, OHIO

February 20, 2018

At 5:30 p.m., Mayor Mulligan called the City Council meeting to order in Council Chambers, Lower Level of the City Building.

ROLL CALL

City Council Members present: S. Bohannon, J. Mulligan, A. Vitori, L. Mulligan, T. Moon.

Staff Present: Nadine Begley, Sarah Fox, City Manager Doug Adkins.

PUBLIC HEARING

2018 ANNUAL ACTION PLAN

Mr. Fuchs explained that the City of Middletown, as directed by the U.S. Department of Housing and Urban Development (HUD), is submitting its Program Year 2018 Annual Action plan as part of the 5 year Consolidated Plan outlining the City's priorities for the Community Development Block Grant (CDBG) program. He discussed the current HUD funded Community Development Block Grant (CDBG), HOME, Neighborhood Stabilization Program (NSP), and the Neighborhood Stabilization Program 3. He discussed the non-HUD funding including the Neighborhood Initiative Program, ongoing grant from 2014 for residential demolition in target areas, nuisance abatement funds and City funds used for tall grass/trash abatement, code abatement, and the securing of dangerous buildings. He explained that leveraging all of these HUD and non-HUD funds in our neighborhoods provides the greatest impact for positive change and healthy neighborhoods free of blighted, crime ridden, and obsolete housing. He discussed the CDBG reporting requirements and the HUD Citizen participation requirements.

Consolidated Plan

Completed for a 5 year period. This document reports overall objectives and goals for the next 5 years for utilizing CDBG funds. Submitted in 2015.

Annual Action Plan

Completed each year and lists specific activities and objectives that are going to be underway the next program year (May 1 – April 30).

CAPER

Completed each year and states what activities and goals were completed the past program year.

HUD Citizen Participation Requirements

Consolidated Plan and Annual Action Plan

- 30 Day Comment Period (Currently running from February 12, 2018 through March 13, 2018).
- All written comments (or oral at the public hearing) must be addressed in the final submitted plan.
- Copies of the plan were placed at the library, senior center, Community Revitalization Department, and on the City's website.

Public Hearings

- Two required per year and must be at different times.
- This is the 1st hearing. The 2nd is completed with the CAPER (around June)

Mr. Fuchs discussed the Program Year 2018 CDBG Activities for the year including:

- Emergency Repair Services (PWC)
- Public Services
- Demolition
- Code Enforcement
- Public Facilities & Improvements
- Fair Housing
- Housing Opportunities Made Equal (H.O.M.E.)
- Investigates violations of fair housing, educates Realtors and landlords on the law, and distributes fair housing information to organizations in the area.
- Legal Aid Society of Southwest Ohio, LLC.
- Provides legal representation for tenant/landlord disputes, represents clients with any violations of fair housing laws, and assists clients with foreclosure prevention.

Mr. Fuchs discussed the 2018 Annual Action Plan CDBG Budget

➤ Emergency Repair Assistance	\$50,00
➤ Fair Housing (H.O.M.E.)	\$5,000
➤ Legal Aid of Southwest Ohio, LLC	\$15,000
➤ Community Center	\$70,700
➤ Code Enforcement	\$330,345
➤ Demolition	\$65,000
➤ Administration	<u>\$129,052</u>
➤ (Estimated) TOTAL =	\$665,097

Mr. Fuchs explained that our Program Year starts May 1st and under the regulations, we are required to have the Action Plan submitted to HUD no later than 45 days prior to that date. The past several years, they have delayed the submission until grant numbers are officially known. However, we want to complete our due diligence and have everything ready to go once they release those numbers. If the grant amount changes, the budget will change accordingly.

Anything greater than a 50% change in a line item will require a public meeting and Council approval.

At 5:36 p.m., Mayor Mulligan opened the public hearing and asked if there were any attendees to speak in favor of the proposed Program Year 2018 Annual Action Plan. Hearing none, he called for any attendees to speak in opposition to the proposed Program Year 2018 Annual Action Plan. Hearing none, he closed the public hearing at 5:37 p.m.

CITIZEN COMMENTS

Ms. Rita Tibbs, 220 N. Marshall Road, explained that the weeds have grown up around the retention basin by Rosedale School. For years it was nicely mowed and there were no issues but the last several years it has not been mowed and the grass gets high. The area becomes marshy and the mosquitos become unbearable.

CITY MANAGER

Best Places to Work

Mr. Adkins announced that the City of Middletown was named one of the Best Places to Work for 2018 and explained that over the last few years, we have worked to get things back on track internally and to raise employee morale.

Master Plan

Mr. Adkins reported that work on the Master Plan would begin with staff on February 26 and continue with the public committee in March. A final report should be ready for Council approval by the end of the year.

Community Paramedicine

He discussed community paramedicine and explained that the Atrium Medical Center, members of the Middletown Fire and Police Department, Middletown Health Department, and Primary Health Solutions are working together to help people better manage chronic illness and to lessen their dependence on acute services, such as EMS calls for service and emergency room visits. The City of Monroe also joined in this discussion.

Transit Services

Mr. Adkins reported that he is continuing to meet with Warren County officials about providing transit services up into the Dayton area to get people to Middletown to work.

Housing Plan

Mr. Adkins reported that he is meeting with three members of the CARE Group on February 28th to discuss how best to receive community input and share information about the housing plan.

Charter Review Committee

Mr. Adkins explained that there was one more name to be added to the list of Charter Review Committee members. Juan Helvey works at Dedicated Motivated, is newly married, a homeowner and wants to get involved in the community.

Avionics Program

Mr. Adkins explained that the City has received a request from Cincinnati State to partner to develop an avionics program in conjunction with the new airport layout plan. An avionics program deals with the electronic components of the airplane instruments, and jobs in this field are in demand. Cincinnati State is looking to begins courses this summer. The program will require an investment of approximately \$100,000 to get the infrastructure in place at the airport; Council concurred to support the project.

CONSENT AGENDA

Approve City Council Minutes: February 6, 2018
Confirm Personnel Appointments:
 Colton Elliott- Maintenance Worker, Public Works and Utilities, Sewer Maintenance Division
 Cody Frazier- Maintenance Worker, Public Works and Utilities, Water Maintenance Division
 Leslie Landen- Part-time Special Counsel, Department of Law
 Sarah Sargent- Dispatcher, Public Safety, Police
 David Vazquez- Treatment Plant Operator, Public Works and Utilities, Wastewater Treatment
Receive and File Board and Commission Minutes: Park Board- January 8, 2018
Confirm Board and Commission Appointments:
Airport Commission- Thomas Anderson
Charter Review Committee- Jeff Repper, Lauren Matus, Rick Pearce, Joseph Newlin, John Langhorne, Greg Martin and Juan Helvey
Accept Board and Commission Resignations:
 Dustin Hurley: Civil Service Commission and the Middletown Visitors Bureau Board
To accept the low bid from EJ USA, Inc. of East Jordan, MI, in the amount of \$1,502.85 each for fire hydrants for an estimated usage of 20 hydrants over the year.
 To approve a contract with the following various vendors for the purchase of supplies for the Water Maintenance Division:

Section 1 – Brass	Ferguson Waterworks - Hamilton, OH	\$16,098.00
Section 2 – Repair Clamps	Viking Supply, Inc. – Hebron, KY	\$14,208.10
Section 3 – Valve Boxes, Sleeves	Fortiline – West Chester, OH	\$21,951.22
Section 4 – Gate Valves	Everett J. Prescott – West Carrollton, OH	\$ 6,682.64
Section 5 – Sewer Rings and Lids	Ferguson Waterworks – Hamilton, OH	\$ 9,032.00
Section 6 – Miscellaneous	Ferguson Waterworks – Hamilton, OH	\$ 2,106.00

	<p>Mr. Bohannon moved to approve the issues and actions listed on the Consent Agenda. Mr. J. Mulligan seconded. Motion carried. Ayes: Mr. Bohannon, Mr. Moon, Mr. J. Mulligan, Mr. L. Mulligan, Ms. Vitori.</p>
MOTION AGENDA	To authorize the City Manager to enter into a contract Building Crafts, Inc. to upgrade the Kensington Pump Station. Building Crafts, Inc. was the lowest and best bid and funds are appropriated in the 2018 budget.
UPGRADE KENSINGTON PUMP STATION	Mr. J. Mulligan moved to authorize the City Manager to enter into a contract Building Crafts, Inc. to upgrade the Kensington Pump Station. Building Crafts, Inc. was the lowest and best bid and funds are appropriated in the 2018 budget. Mr. T. Moon seconded. Motion carried. Ayes: Mr. Moon, Mr. J. Mulligan, Mr. L. Mulligan, Mr. Bohannon, Ms. Vitori.
EXTEND DORA APRIL 28, 2018	<p>To extend the DORA Hours for a Food Truck rally, beginning at 11 a.m. on Saturday, April 28, 2018.</p> <p>Mr. J. Mulligan moved to extend the DORA Hours for a Food Truck rally, beginning at 11 a.m. on Saturday, April 28, 2018. Ms. Vitori seconded. Motion carried. Ayes: Mr. J. Mulligan, Mr. L. Mulligan, Ms. Vitori, Mr. Bohannon, Mr. Moon.</p>
AUTHORIZE SALE 1500 WOODLAWN	<p>To authorize the sale of a City-owned vacant lot at 1500 Woodlawn to Larry Risner for \$500.</p> <p>Mr. J. Mulligan moved to authorize the sale of a City-owned vacant lot at 1500 Woodlawn to Larry Risner for \$500. Mr. Moon seconded. Motion carried. Ayes: Mr. L. Mulligan, Ms. Vitori, Mr. Bohannon, Mr. Moon, Mr. J. Mulligan.</p>
AUTHORIZE SALE 306 CRAWFORD	<p>To authorize the sale of three City-owned vacant lots at 306 Crawford to Kenneth Linton for \$1,500.</p> <p>Mr. J. Mulligan moved to authorize the sale of three City-owned vacant lots at 306 Crawford to Kenneth Linton for \$1,500. Ms. Vitori seconded. Motion carried. Ayes: Ms. Vitori, Mr. Bohannon, Mr. Moon, Mr. J. Mulligan, Mr. L. Mulligan.</p>
ADJUST CONTRACT GROUNDS ELITE, LLC	<p>To make an adjustment to the mowing contract with Grounds Elite, LLC for the final year of the contract.</p> <p>Mr. J. Mulligan moved to make an adjustment to the mowing contract with Grounds Elite, LLC for the final year of the contract. Ms. Vitori seconded. Motion carried. Ayes: Mr. Bohannon, Mr. Moon, Mr. J. Mulligan, Mr. L. Mulligan, Ms. Vitori.</p>
COUNCIL COMMENTS	
Mr. J. Mulligan	Mr. J. Mulligan thanked the members of the Charter Review Committee for their willingness to serve on this important committee. He announced that Downtown Middletown Inc. was having their annual meeting at the Historical Society on February 21 st at 10 am. He encouraged his fellow Council members to attend. He congratulated Mr. Adkins and City Staff for being named a 2018 Best Place to Work.
Ms. Vitori	Ms. Vitori thanked the Faith Childcare and Learning Center for inviting her to their Peace of My Heart event. She welcomed the new executive director of the Middletown Visitors Bureau, Mary Huttlinger.
Mr. L. Mulligan	Mr. L. Mulligan remarked DMI had another great First Friday event. He thanked Blast Furnace Pizza for their community outreach efforts and for including him in their video.
Suspend Charter	Mr. Moon moved to suspend the Charter provision that requires reading on two separate days and to declare Ordinance No. 02018-02 and Ordinance No. 02018-03 emergency measures to be read one time only. Mr. J. Mulligan seconded. Motion carried. Ayes: Mr. Moon, Mr. J. Mulligan, Mr. L. Mulligan, Mr. Bohannon, Ms. Vitori.
Ord. No. 02018-02 Development Code	<p>Ordinance No. 02018-02, an ordinance repealing a portion of the existing planning and zoning code (Part Twelve of the Middletown Codified Ordinances), adopting a new development code and renumbering certain chapters of the existing planning and zoning code as part of the new development code and declaring an emergency was read.</p> <p>Mr. J. Mulligan moved to approve Ordinance No. 02018-02, an ordinance repealing a portion of the existing planning and zoning code (Part Twelve of the Middletown Codified Ordinances), adopting a new development code and renumbering certain chapters of the existing planning and zoning code as part of the new development code and declaring an emergency. Ms. Vitori seconded. Motion carried. Ayes: Mr. J. Mulligan, Mr. L. Mulligan, Ms. Vitori, Mr. Bohannon, Mr. Moon.</p>

Ord. No. 02018-03
3500 Terry Drive

Ordinance No. 02018-03, an ordinance authorizing the City Manager to grant a utility easement at 3500 Terry Drive in the City of Middletown, Butler County, Ohio, to Duke Energy Ohio, Inc. and declaring an emergency was read.

Mr. J. Mulligan moved to approve Ordinance No. 02018-03, an ordinance authorizing the City Manager to grant a utility easement at 3500 Terry Drive in the City of Middletown, Butler County, Ohio, to Duke Energy Ohio, Inc. and declaring an emergency. Mr. Moon seconded. Motion carried. Ayes: Mr. L. Mulligan, Ms. Vitori, Mr. Bohannon, Mr. Moon, Mr. J. Mulligan.

Res. No. R2018-03
Solid Waste Plan

Resolution No. R2018-03, a resolution approving the Solid Waste Management Plan of Butler County, Ohio and declaring an emergency was read with no action requested until March 6, 2018.

Ord. No. 02018-04
Contract with
Howden Roots LLC

Ordinance No. 02018-04, an ordinance establishing procedure for and authorizing a contract with Howden Roots LLC for the repair and rebuild of a blower at the Wastewater Treatment Plant and declaring an emergency was read with no action requested until March 6, 2018.

Ord. No. 02018-05
2018 Action Plan

Ordinance No. 02018-05, an ordinance authorizing the submission of an application for Federal Assistance, an Action Plan and a Projected Use of Funds, under Title I of the Housing and Community Development Act of 1974, as amended for Program Year 2018 was read for the first time.

Res. No. R2018-04
Amend Appro.

Resolution No. R2018-04, 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, 2018 (Court Special Projects Fund) was read for the first time.

Res. No. R2018-05
Amend Appro.

Resolution No. R2018-05, 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, 2018 (EMS & Law Enforcement Mandatory Drug Fine Funds) was read for the first time.

EXECUTIVE SESSION

At 6:10 p.m., Mr. J. Mulligan moved to adjourn to Executive Session under the authority of O.R.C. 121.22 (G) (2) To consider the purchase of property for public purposes, or for the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage; and under the authority of O.R.C. 121.22 (G) (3) Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action. Ms. Vitori seconded. Motion carried. Ayes: Mr. Bohannon, Mr. Moon, Mr. J. Mulligan, Mr. L. Mulligan, Ms. Vitori. Council returned to regular session at 6:47 p.m.

ADJOURNMENT

At 6:47 p.m., the meeting was declared adjourned until the Council meeting of March 6, 2018, at 5:30 p.m.

Lawrence P. Mulligan, Jr., Mayor

Attest: _____