At 5:08 p.m., Mayor Condrey called the City Council meeting to order in Council Chambers, Lower Level of the City Building.

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

At 5:08 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. Ms. Nenni seconded. Motion carried. Ayes: Ms. Nenni, Mr. Moon, Mr. Mulligan, Ms. Condrey.

At 5:33 p.m. Mr. Mulligan moved to return to regular session. Ms. Nenni seconded. Motion carried. Ayes: Mr. Moon, Mr. Mulligan, Ms. Condrey, Ms. Nenni.

Ms. Vitori joined the meeting at 5:33 p.m.

Mayor Condrey presented the following proclamation to Health Commissioner Jackie Phillips-Carter and the Health Department Staff.

PROCLAMATION
National Public Health Week
April 5–11, 2021

Whereas, the week of April 5-11, 2021, is National Public Health Week, and the theme is “Building Bridges to Better Health”. Since 1995, the American Public Health Association, through its sponsorship of National Public Health Week, has educated the public, policymakers and public health professionals about issues important to improving the public’s health; and

Whereas, U.S. life expectancy dropped from 2014 to 2017 in the longest sustained decline since the Great Recession and only in 2018 began to increase again; further, studies consistently show the United States has a lower life expectancy than comparable countries; and

Whereas, there is a significant difference in health status, such as obesity, poor mental health and drug use, among people living in rural areas compared with people living in urban areas, and this variance increases because rural residents are often more likely to face social determinants that negatively impact health, such as poverty, transportation barriers and lack of economic opportunity; and

Whereas, public health professionals help communities prevent, prepare for, withstand and recover from the impact of a full range of health threats, including disease outbreaks such as the COVID-19 pandemic, measles, natural disasters and disasters caused by human activity; and

Whereas, public health action, together with scientific and technological advances, has played a major role in reducing and, in some cases, eliminating the spread of infectious disease, and in establishing today’s disease surveillance and control systems; and

Whereas, six in 10 U.S adults have a chronic disease and four in 10 have two or more; and health risks such as alcoholism, obesity and tobacco use are the primary reason for 7 of every 10 deaths annually in the United States. The COVID-19 pandemic has illuminated and exacerbated racial inequities and a growing number of local, state governments and public health leaders have declared racism a public health crisis.

NOW, THEREFORE, I, Nicole Condrey, Mayor of the City of Middletown, by virtue of the authority vested in me by the laws of City of Middletown, Ohio, do hereby proclaim the week of April 5-11, 2021, as National Public Health Week 2021

In Middletown, Ohio and call upon the people of Middletown to observe this week by helping our families, friends, neighbors, co-workers and leaders to better understand the value of public health and supporting great opportunities to adopt preventive lifestyle habits in light of this year’s theme, “Building Bridges to Better Health.”

Downtown Middletown Inc. (DMI) Representative Mica Glaser Jones introduced the new Downtown Middletown app. Ms. Glaser Jones explained that in 2011, DMI became a 501c3 Nonprofit Incorporated and in 2016 became a Main Street Certified Program. DMI’s Mission is “Building Community. Fostering Pride. Revitalizing Your Downtown”; and their transformational strategy is “We want Middletown to be a Vibrant Community, by Driving Growth and Increasing Downtown’s Sustainability.”
Downtown Middletown Inc. uses a four-point approach.  
**Economic Vitality**
Capital, Incentives, and Other Economic and Financial Tools
**Design**
Enhancing Physical and Visual Assets
**Promotion**
Creating a Positive Image; Supporting Economic Hub of Activity
**Organization**
Partnerships, Community Involvement, and Resources for the District

Ms. Glaser Jones compared the 2019 to the 2020 promotion efforts.

**2019 - 50+ Events**
15,000+ visitors to Downtown
2019 Total Volunteer Hours
-3847.79 for the year - IRS Value $97,849.22 ($25.43/hr)

**2020 - Covid-19**
2020 Total Volunteer Hours
-1166.9 total for the year - IRS value $31,739.68 ($27.20/hr)

Mr. Glaser Jones reported on the following events and promotions that took place in 2020.

**February**
- First Friday – 2nd Annual I “HEART” Middletown Window Decorating Contest
- Girl Scout Cookie Walk and Wine Pairing

**March**
- First Friday – Margaritaville
- 13 March – COVID-19 SHUTDOWN

**April**
- Easter Egg Hunt – Social Distancing
- Middletown Strong Sign Program

**May**
- Middletown Zoo – Social Distancing
- Lift Up Middletown – Meals Partnership (frontline and workers)
- WWOW At Home Edition

**June**
- Unity and Diversity Posters (George Floyd event)

**July**
- First Friday – Progressive Picnic – Social Distancing
- Pride Day

**September**
- PAC First Friday / Partnered

**October**
- Sip Bite & Buy Program / City Economic Development Department partnership

**November**
- Loss of Kara Goheen – Social Media Director
- Small Business “Season” Saturday

**December**
- First Friday Merry Middletown
- Mid-day Madness Shopping (12/11)
- Dashing Through Downtown (12/23)

Ms. Glaser Jones demonstrated the Downtown Middletown mobile app. It has many great features such as:

**Events**
- Highlight Special and First Friday Events Downtown

**Map**
- Interactive Map with Business Details and Pins
- First Friday and Special Event Waypoints and Check Ins

**Activity Feed**
- Businesses Can Share Updates with Users

**Dining Feature Articles**
- Feature Articles About Everything Food, Drink, & DORA

**Discover Feature Articles**
- Articles Highlighting Hidden Gems Downtown

**Experience Feature Articles**
- Articles Giving a Personal Touch to All the Awesome Things to Do

**User Accounts**
- For Everyone! Downtown Users & Businesses Can Create Accounts, Earn Points, & Badges!

**Custom Built for Downtown Middletown**
- Industry Standard Usage Analytics
- Available on Apple App and Google Play Stores
DMi’s new mobile app supports their 4-point approach. Economic Vitality- Streamlines communication and supports entrepreneurs with forum discussions and profiles; and Design- Creates inclusive atmosphere with community-oriented network; and Promotion- Supporting ‘buy local experience’ with direct to consumer activity updates, feature articles, and content. Positive and fun feature maps; and Organization- Leverages engagement with push notifications, gamification, and emails.

IZEN COMMENTS
Kent Keller II
Kent Keller II, Wellington Road, Middletown, OH commented that a month ago the City Manager stated public servants should be held to a higher standard. The City has some employees that are not being held to a higher standard. Matt Eisenbraun is in a management position and he plead guilty to failure to report a crime and disorderly conduct which carries a penalty of up to 6 months in jail. Mr. Eisenbraun talked to investigators at the Middletown Police Department. In the report it states that during the interview in October Matt acknowledged that Dan Dickten, his subordinate, had access to Start Skydiving’s account with Ashley’s credentials and should have stopped it. Mr. Eisenbraun stated that it represented a really low time for him, in essence, I didn’t do my job, a low point in professionalism, unfortunately. It seems like Mr. Eisenbraun still holds his job and wasn’t given any time off. This fiasco didn’t cost him a single penny. Where is the line where City employees are reprimanded or held accountable? Where is the line? Is it a felony, a misdemeanor 2 or 3? It seems like there are two sets of rules, some employees get away with things, while the lowly worker bees don’t. Maybe there is a handbook or some guidelines. I would like to see a clear line about what is acceptable for a City employee to get away with. He plead guilty to messing around with a Middletown business on taxpayer time. He didn’t apologize to the plaintiff or the taxpayers. I hope this is not being swept under the rug. The City needs to lay out a clear line about what you need to do get fired.

Scott Wright
Scott Wright, 2910 Rusmar Court, Middletown, OH complained about the terrible condition of the road in front of his home.

Rep. Thomas Hall
State Representative Thomas Hall provided an update from the 53rd District. He reported that the committees that he serves on include Infrastructure and Rural Development, Transportation and Public Safety, Higher Education and Career Readiness and Technology and Innovation. He stated that they already have 5 bills and 1 resolution that have been introduced and are moving through the process. They are House Bills 99, 144, 176, 225, 230 and Resolution HCR5. Representative Hall has met with the City Manager and the Economic Development Director to get a feel for what is happening in Middletown and how he can help.

Ray Miller
Ray Miller, 4401 Brandon Lane, Middletown, OH congratulated the City Council members and stated that since this administration came in, the City is a better place to live and he is proud to be part of the community. A few weeks ago, there was a traffic accident and a tree ended up in his yard. A crew came and within an hour, you couldn’t even tell that it had happened. They did a wonderful job.

COUNCIL COMMENTS
Ms. Nenni
Ms. Nenni thanked the presenters from Downtown Middletown Inc. for all of their volunteer work and the work in getting the new app launched. The First Friday Ecost was a lot of fun, I downloaded the app and put it to practice. We got a lot of volunteers signed up for Keep Middletown Beautiful’s Earth Day activities. On April 24th everyone will be encouraged to clean up their own neighborhood.

Mr. Moon
Mr. Moon thanked Mr. Burton and commented that Fairfield is getting an excellent Finance Director.

Ms. Condrey
Ms. Condrey commented that the Community Building Institute is managing the Robert Sonny Hill Leadership Academy for middle school students. This program is funded by a grant from AK Steel. The students will be meeting with City Council in a workshop prior to the May 4th City Council meeting and then participating in the business meeting.

CITY MANAGER
Mr. Palenick provided an update on the Parks Master Plan the presentation and survey. Since the first public survey in December, we have developed concepts and methods of approach for the park system. This is based on stakeholder input and conclusion from various rigorous information gathering and analysis. We would like to present the ideas and receive feedback from the community. This information is available on the City’s website home page and on the City’s social media platforms. The Middletown Transit System is conducting a rider survey, the public is encouraged to provide feedback. Information is available on the City’s webpage and the social media. Mr. Palenick reported that the City Tax Office is offering extended tax hours. The Tax Department will be open Saturday, April 10th from 8am to 12pm, Tuesday, April 13th from 8 a.m. to 6 p.m., Wednesday, April 14th from 7 a.m. to 6 p.m. and Thursday, April 15th from
CONSENT AGENDA

7 a.m. to 7 p.m. Mr. Palenick expressed his appreciation to Finance Director Burton for his valuable service to the City. The City of Fairfield’s gain is certainly Middletown’s loss. We wish him the best.

Approve the City Council Minutes of December 15, 2020, January 5, 19, February 2, 2021
Receive and file the following board and commission minutes:
Architectural Review Board- October 13, 2020, March 2, 2021
Historic Commission- December 17, 2020, February 18, 2021
Planning Commission- January 13 & February 10, 2021
Board of Health- February 9, 2021

Confirm the personnel appointments of Ashley Kothman to the position of Water Treatment Operator in the Department of Public Works & Utilities, Division of Water Treatment; Ronald Koelblin Jr. to the position of Assistant Public Works Superintendent in the Public Works Department; Susan Cohen to the position of Assistant City Manager in the City Manager’s Office; Ashley Combs to the position of Development Services Director in the Development Services Department; Thomas Glivin, Jacob Moore, and Matthew Fornshil to the position of Firefighter-Paramedic in the Department of Public Safety, Division of Fire; Jamie Patterson to the position of Patrol Officer in the Department of Public Safety, Division of Police; Rachel Combs to the position of Human Resources Manager in the Department of Administrative Services, Division of Human Resources; and Lisa Robyn Rawlins to the position of Housing Code Specialist in the Department of Public Safety, Division of Police Administration.

Receive and file Oaths of Office for Amber Martin, Renee Athey and William Ross Green
Approve a contract with Bansal Construction, of Fairfield, OH, for the traffic pole replacement at University Boulevard and Central Avenue in the amount of $25,410.73.
Approve the Final Record Plat for Renaissance I Section 7.

Confirm the following board and commission appointments:
Board of Appeals: Paul Horn, Dennis Beatty
Middletown Visitors Bureau- Rick Pearce

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

MOTION ITEM

Authorize the City Manager to enter into a contract for services with Community Development Partners for administration of CDBG/HOME funds and reporting services.

Mr. Mulligan moved to authorize the City Manager to enter into a contract for services with Community Development Partners for administration of CDBG/HOME funds and reporting services. Mr. Moon seconded. Motion carried. Ayes: Ms. Condrey, Ms. Vitori, Ms. Nenni, Mr. Moon, Mr. Mulligan.

Waive Charter

Mr. Mulligan moved to suspend the Charter provision that requires reading on two separate days and to declare Ordinance No. 02021-26, Ordinance No. 02021-27, Ordinance No. 02021-28, Ordinance No. 02021-29 and Resolution No. R2021-15 emergency measures to be read one time only. Mr. Moon seconded. Motion carried. Ayes: Ms. Vitori, Ms. Nenni, Mr. Moon, Mr. Mulligan, Ms. Condrey.

Ord. No. 02021-21 Change Zoning Classification

Ordinance No. 02021-21, an ordinance approving a request to change the zoning classification for one parcel located at 1817 Highland Street from R-4 (Attached Residential District) to B-1 (Neighborhood Business District) was read for the second time.

Mr. Moon moved to approve Ordinance No. 02021-21, an ordinance approving a request to change the zoning classification for one parcel located at 1817 Highland Street from R-4 (Attached Residential District) to B-1 (Neighborhood Business District). Ms. Nenni seconded. Motion carried. Ayes: Ms. Nenni, Mr. Moon, Ms. Condrey, Ms. Vitori. Nays: Mr. Mulligan.

Ord. No. 02021-25 Levy Special Assessments

Ordinance No. 02021-25, an ordinance to levy special assessments for the repair of sidewalks, curbs, gutters and driveway aprons in the City of Middletown during the year 2020 against the lots and lands benefitted by said improvements was read for the second time.

Mr. Mulligan moved to approve Ordinance No. 02021-25, an ordinance to levy special assessments for the repair of sidewalks, curbs, gutters and driveway aprons in the City of Middletown during the year 2020 against the lots and lands benefitted by said improvements. Ms. Nenni seconded. Motion carried. Ayes: Mr. Moon, Mr. Mulligan, Ms. Condrey, Ms. Nenni, Ms. Vitori.

Ord. No. 02021-26 Contract with Garland/DBS, Inc.

Ordinance No. 02021-26, an ordinance establishing a procedure for and authorizing a contract with Garland/DBS, Inc. for the repair of the roof at the water distribution facility and declaring an emergency was read.

Mr. Mulligan moved to approve Ordinance No. 02021-26, an ordinance establishing a procedure for and authorizing a contract with Garland/DBS, Inc. for the repair of the roof at the water distribution facility and declaring an emergency. Mr. Moon seconded. Motion carried. Ayes:
<table>
<thead>
<tr>
<th>Res. No.</th>
<th>R2021-15</th>
<th>Resolution No. R2021-15, a resolution authorizing the City Manager to enter into an agreement with the Federal Aviation Administration for CARES Act grant funding and declaring an emergency was read.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ord. No.</td>
<td>02021-27</td>
<td>Mr. Mulligan moved to approve Resolution No. R2021-15, a resolution authorizing the City Manager to enter into an agreement with the Federal Aviation Administration for CARES Act grant funding and declaring an emergency. Ms. Nenni seconded. Motion carried. Ayes: Ms. Vitori, Ms. Nenni, Mr. Moon, Mr. Mulligan. Abstain: Ms. Condrey.</td>
</tr>
<tr>
<td>Ord. No.</td>
<td>02021-28</td>
<td>Ordinance No. 02021-27, an ordinance authorizing a contract with John R. Jurgensen Co. for the 2021-2022 street levy paving project and declaring an emergency was read.</td>
</tr>
<tr>
<td>Ord. No.</td>
<td>02021-30</td>
<td>Ordinance No. 02021-28, an ordinance authorizing a contract with Vickers Demolition, Inc. to demolish the structures located at 2402 Central Avenue commonly known as Lincoln School and declaring an emergency was read.</td>
</tr>
<tr>
<td>Ord. No.</td>
<td>02021-31</td>
<td>Mr. Mulligan moved to approve Ordinance No. 02021-28, an ordinance authorizing a contract with Vickers Demolition, Inc. to demolish the structures located at 2402 Central Avenue commonly known as Lincoln School and declaring an emergency. Ms. Nenni seconded. Motion carried. Ayes: Ms. Nenni, Mr. Moon, Mr. Mulligan, Ms. Condrey, Ms. Vitori.</td>
</tr>
<tr>
<td>Ord. No.</td>
<td>02021-32</td>
<td>Ordinance No. 02021-29, an ordinance authorizing the purchase of aviation fuel from AvFuel and declaring an emergency was read.</td>
</tr>
<tr>
<td>Ord. No.</td>
<td>02021-33</td>
<td>Mr. Mulligan moved to approve Ordinance No. 02021-29, an ordinance authorizing the purchase of aviation fuel from AvFuel and declaring an emergency. Mr. Moon seconded.</td>
</tr>
<tr>
<td>Ord. No.</td>
<td>02021-34</td>
<td>Mr. Moon stated that there had been a double digit increase in fuel sales. Ms. Condrey pointed out that the staff report calls for a second reading emergency. Mr. Mulligan and Mr. Moon withdrew their motions.</td>
</tr>
<tr>
<td>Ord. No.</td>
<td>02021-35</td>
<td>Ordinance No. 02021-30, an ordinance establishing a procedure for and authorizing a contract with Aclara Technologies, LLC for the purchase of replacement equipment for the automated meter reading system was read for the first time.</td>
</tr>
<tr>
<td>Ord. No.</td>
<td>02021-36</td>
<td>Ordinance No. 02021-31, an ordinance authorizing a contract with Jacobs Engineering for the design of two back-up generators and one elevated storage tank for the distribution of water was read for the first time.</td>
</tr>
<tr>
<td>Ord. No.</td>
<td>02021-37</td>
<td>Ordinance No. 02021-32, an ordinance authorizing a contract with Barrett Paving Materials Inc. for the 2021 Local Street Improvement Program was read for the first time.</td>
</tr>
<tr>
<td>Res. No.</td>
<td>R2021-16</td>
<td>Resolution No. R2021-16, a resolution supporting Amtrak’s proposed expansion of passenger rail services in Ohio and for congressional actions needed to authorize and appropriate funds to the expansion was read for the first time.</td>
</tr>
<tr>
<td>Ord. No.</td>
<td>02021-33</td>
<td>Ordinance No. 02021-33, an ordinance adopting a General Fund Reserve Policy was read for the first time.</td>
</tr>
<tr>
<td>Ord. No.</td>
<td>02021-34</td>
<td>Ms. Vitori expressed concern over the increase in violent crime in the City. She asked staff to look at how the City can use American Rescue Plan Act funds to provide resources to the Middletown Police Department. We should be thinking very strategically about safety as we look forward to growth in the City.</td>
</tr>
<tr>
<td>Ord. No.</td>
<td>02021-35</td>
<td>There was a video shown that showcased the $51M in paving to be completed in the City over the next two years.</td>
</tr>
</tbody>
</table>

**EXECUTIVE SESSION**

At 7:00 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; 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. Mr. Moon seconded. Motion carried. Ayes: Mr. Mulligan, Ms. Condrey, Ms. Vitori, Ms. Nenni, Mr. Moon.
At 8:15 p.m., the meeting was declared adjourned until April 20, 2021 at 5:30 p.m. in Council Chambers.

Attest: ____________________________

Nicole Conndey, Mayor