

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

**ROLL CALL**

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

**PUBLIC HEARING  
2021 Fiscal Year  
CDBG Plan**

Mindy Mueller, Community Development Professionals, presented the 2020-2021 Annual Action Plan. The City receives an annual allocation of funds from the U.S. Department of Housing and Urban Development (HUD). These funded activities align to the City's goal of creating a livable and sustainable community. These funds are used to create strong, sustainable, inclusive communities and affordable housing.

## Entitlement Grants

- Community Development Block Grant (CDBG) – used for a wide range of community development needs. The 2021-22 award amount is \$758,985
- HOME Investment Partnerships (HOME) – used to create affordable housing for low-income households. 2021-22 award amount is estimated to be \$326,505.

## Community Development Block Grants

- Meets national objectives:
  - ✓ Benefit low to moderate income
  - ✓ Prevent slums or blight
  - ✓ Address urgent community needs
- Used for eligible spending activities
- Not less than 70% of spending must benefit low to moderate income persons

## HOME

- Consortium with Butler County
  - Eligible activities:
    - ✓ Rehabilitation of owner-occupied housing;
    - ✓ Assistance to home buyers;
    - ✓ Acquisition, rehabilitation, or construction of rental housing;
    - ✓ Tenant-based rental assistance
- Benefit low-mod income households

Ms. Mueller discussed the planning process.

- 2020-2025 Consolidated Plan – five-year community-based (place-based) plan approved in 2020.
- Program Year Annual Action Plan – implements strategies and identifies activities to address priorities identified in the Consolidated Plan.
- Year 2 Action Plan covers May 1, 2021 - April 30, 2022

## Citizen participation

- 30-Day Comment Period (4/26/21 – 5/26/21)
- All written comments (or oral at the public hearing) must be addressed in the final submitted plan.
- Copies of the plan available on the City's website during comment period or hard copy as requested.

Public Hearings – March 30 and April 20, 2021

## Consolidated Plan Priorities

- Youth activities/centers
- Social services
  - Mental health
  - Substance use disorder treatment
- Removal of blight
- Street resurfacing/beautification/park improvements
- Focus on LMI Neighborhood(s)

## Requests for proposals

- Advertised/disseminated – Feb 10, 2021
- Due March 12, 2021
- Eight subrecipient proposals received
  - Requests totaled \$428,700
  - Public Services = \$286,200
  - Public Facilities = \$50,000
  - Housing = \$70,000

- CBI Middletown                   \$80,000
- HOME                                 \$7,500
- PWC                                  \$50,000
- Legal Aid                            \$15,000

- SELF \$20,000
- Central Connections \$50,000
- Cedar Brook Acres \$166,200
- Middletown Visitor's Bureau \$40,000

The recommended activities for PY21 include:

- Focus on LMI Neighborhood(s)
    - Continue emergency home repair
    - SELF \$20,000
    - PWC \$50,000
  - Support for affordable housing (HOME funds = \$294,705)
  - Community improvements \$434,688
    - Beautification/Street resurfacing/park improvement
    - Community improvements \$434,688
    - Acquisition of Blighted Properties
    - Demolition of Blighted Structures
    - Incentives/subsidies for building multi-family work force housing
    - Incentives/subsidies for infill construction and homeownership for low to moderate income residents
  - Continue fair housing activities
    - HOME \$7,500
    - Legal Aid \$15,000
- Community activities- CBI \$40,000  
Workforce development- CBI \$40,000

2021 Annual Action Plan CDBG Budget	
Emergency Repair Assistance (SELF/PWC)	\$70,000
Fair Housing (H.O.M.E./Legal Aid)	\$22,500
Community Center Activities	\$40,000
Workforce Development (CBI)	\$40,000
LMI Community Improvements	\$434,688
Administration	\$151,797
TOTAL =	\$758,985
Down payment Assistance (HOME)	\$294,505
Administration (HOME)	\$32,000

There was additional discussion regarding using some of these funding to address the issue of homelessness and the continuum of housing for low income persons. Affordable housing is an important component as people move from the shelter to independence. There was additional discussion about the down payment assistance program.

At 5:47 p.m. Ms. Condrey opened the public hearing and called for those who wished to speak in favor of the Fiscal Year CDBG plan. Hearing none; she called for those who wished to speak in opposition to the Fiscal Year CDBG plan. Hearing none; the hearing was closed at 5:48 p.m.

**PRESENTATION  
Arbor Day Proclamation**

Ms. Condrey presented the following proclamation to Park Board members Steve Lewis, Adam Johnson and Park Board liaison Ali Manning.

**PROCLAMATION**

**Whereas**, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees. This holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska. Arbor Day is now observed throughout the nation and the world; and

**Whereas**, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife. Trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

**Whereas**, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community. Trees, wherever they are planted, are a source of joy and spiritual renewal.

**NOW, THEREFORE, I**, Nicole Condrey, Mayor of the City of Middletown, Ohio, do hereby proclaim April 30<sup>th</sup>, 2021, as



in the City of Middletown, and I urge all citizens to support efforts to protect and nurture our trees and urban forest not just for the beauty they provide but for the benefits they give our residents and community.

Adam Johnson, Park Board Chairman and long-time resident, stated that he would like to see a more diverse recreation programming the City's parks. He looks forward to the completion of the Park's Master Plan and working with the City to accomplish that goal. He and Ms. Manning finished their first class of the Tree Commission Academy. The Ohio Division of Forestry created the Tree Commission Academy (TCA) to provide formal training to volunteer tree commissioners, public managers, and elected officials in Ohio. It is a series of 4 classes that helps local volunteers and decision-makers understand the basics of urban forestry and their role in public resource management. The objective of the TCA is to produce comfortable, confident, and knowledgeable "graduates" capable of helping their community effectively meet its urban forestry mission.

Park Board member Steve Lewis expressed his condolences to the family of Anita Scott Jones and provided information about the Brood X: 17- year Cicada Invasion (May/June). He explained that the wingless nymphs emerge after spring rains soften the soil and soil temperatures reach 64°. They will climb a tree trunk and split their exoskeleton in a final molt to transform into winged adults. Males are responsible for the noise as they flex their tymbal muscle causing circular ridged membranes to vibrate. The adult stage only lasts a few weeks as they mate and then lay eggs on narrow tree branches. Some of the benefits include:

- Prune mature trees
- Aerate the soil
- Dead insects serve as nitrogen for growing trees
- Some fishermen claim they make a wonderful bait

Disadvantages include:

- Threat of damage to young trees
- Increase of mole activity in yards due to an abundant food supply
- Some dogs may have digestive issues if they eat too many they find on the ground

Earth Day/Arbor Day Celebration scheduled for April 24<sup>th</sup> from 8:00 a.m. - 12:00 p.m.

Keep Middletown Beautiful and city staff are coordinating volunteers with neighborhoods to continue the successful series of annual projects and neighborhood clean ups in Middletown

Focusing on:

- Neighborhood litter clean up
- Sign and cover painting
- Coordinated ROW tree trimming
- River clean up
- Park clean ups

Contact Jeff Michel: [jeffmi@cityofmiddletown.org](mailto:jeffmi@cityofmiddletown.org) to sign up.

Ali Manning explained that Tree City USA is an Arbor Day Foundation program in cooperation with the U.S. Forest Service, Urban Community Forestry, and National Association of State Foresters.

14<sup>th</sup> year as a Tree City USA and 3<sup>rd</sup> Growth Award

Four Standards for Tree City USA Recognition

Standard 1: A Tree Board or Department

Standard 2: A Tree Care Ordinance

Standard 3: A Community Forestry Program with an annual budget of at least \$2 per capita

Standard 4: An Arbor Day observance and proclamation

**PRESENTATION  
RINKA Towne Mall  
Galleria Property**

Steve Morales, Elliot Young and Evan Crossman of RINKA Design presented the final redevelopment plan for the Towne Mall Galleria Property.

Vision Statement

The vision for the Towne Mall Redevelopment is to transform and maximize the activation of the mall into a regional community and entertainment destination. Gathering areas, green spaces, and mixed-use planning will be used to create a unique and vibrant destination for visitors and residents alike.

The takeaways from the visioning session include:

For the initial program:

- Convert existing mall into activated and walkable destination
- Variety of small and medium retailers, food & beverage
- Regional development uses - hockey & indoor speedway
- 200 medium density residential development / apartments

For the proposed program:

- Community recreation - outdoor ice rink - splash pads - performance spaces
- Active outdoor amenities - walkable streetscape - bikeshare
- Transit hub
- Office space

Likes included:

1. Modern, steel aesthetic
2. Active, walkable experience

3. Warm Lighting
4. Green Space
5. Street Trees
6. Family Friendly Activities
7. Unique Hockey Destinations
8. Public Transit Incorporation
9. Urban Density
10. Bike Share
11. Pedestrian Activation
12. Live Music
13. Splash Pads

Dislikes included:

1. "Historic" "Old Town" aesthetic
2. Old/dated architecture
3. Big box retail
4. Corporate office style plaza
5. Narrow streetscapes
6. Unclear/Unsafe Paths
7. Monotonous programming

Design drivers include:

- Optimizing the arrival experience- reconfigure site access for optimal user arrival
- Providing walkable destinations- create a pedestrian focused streetscape that create a well-connected experience.
- Repurpose the existing structure- repurpose the existing mall structure to promote a new pedestrian experience.
- Create outdoor gathering space- provide family friendly outdoor community gathering and recreational destinations.
- Mixed use Retail- curate retail, food and beverage and entertainment destinations to promote mixed use activation.

They discussed Towne Mall's position in the regional and local vicinity and provided maps highlighting local transportation and local programming. The provided several diagrams highlighting several points including the existing site's boundary, zoning and land use. Several conceptual renderings were also presented. The partnership between the City and the Warren County Port Authority provides important incentives and opportunities for this redevelopment.

**COUNCIL COMMENTS**

**Mr. Moon**

Mr. Moon commented that he was happy that the City was able to recognize Dr. Anita Scott Jones earlier today. Anita is gone way too soon and she probably did more for Middletown in her 21 years here than some others will do in a lifetime. The Middletown community is better because of her. I will miss her, she was a friend. He expressed his heartfelt condolences to her family.

**Mr. Mulligan**

Mr. Mulligan commented that Anita was a special person and that he had the privilege of serving on City Council and another non-profit board with her. Her warmth and enthusiasm was much appreciated and I will treasure many happy memories of her. He expressed his condolences to her family.

**Ms. Nenni**

Ms. Nenni expressed her condolences to the family of Dr. Anita Scott Jones. She had such a positive effect on the City of Middletown and its community members.

**Ms. Vitori**

Ms. Vitori expressed her condolences to the family of Dr. Anita Scott Jones. Anita was a big spirited woman and a woman of faith and anytime that I was with her, I always felt calmer about any storm that might be brewing. She brought such a passion and love for the City and everyone in it. She should serve as an inspiration to us all to do what we can to make Middletown a better place. This weekend is Kara-palooza, an event dedicated to the spirit of another great positive influencer gone way too soon- Kara Goheen. The Sound the Alarm event, a partnership between the American Red Cross and the Middletown Fire Department, will provide free smoke detectors to residents and provide installation at no charge. The Parks Master Plan survey is still available.

**Ms. Condrey**

Ms. Condrey announced that City Council will be meeting with the students of the Robert Sonny Hill Leadership Academy in a workshop prior to the business meeting on May 4<sup>th</sup>.

**CITY MANAGER**

Mr. Palenick announced the Middletown Police Department will host a drive-thru prescription drug drop off event on April 24<sup>th</sup> from 10 a.m. until 2 p.m. here at the City Building. This is a free event designed to help residents safely dispose of any prescription medications that they want to get rid of. The Middletown Fire Department in partnership with the American Red Cross will provide free smoke detectors to residents and provide installation at no charge during the Sound the Alarm event on Saturday, May 8<sup>th</sup> from 9 a.m. until 3 p.m. Mr. Palenick provided information about the Oakland Historic District to City Council by email and encouraged them

to review it and let him know if they had any questions.

**CONSENT AGENDA**

Approve the City Council Minutes of February 16, 2021.  
Confirm the personnel appointments of Dustin Alcorn to the position of Maintenance Worker in the Department of Public Works and Utilities, Storm Water Maintenance Division; and Jennifer Lyons to the position of Permit Specialist in the Development Services Department.  
Receive and file an oath of office for Jamie Patterson.  
Receive and file the Board of Health minutes of March 9, 2021.  
Proclaim April Fair Housing Month  
Confirm the following board and commission appointments:  
Middletown Visitors Bureau-Kevin Kimener and Michell Cook  
Income Tax Review Board- Jeff Nye  
Building & Housing Board of Appeals- Kevin Puckett

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

**MOTION AGENDA**

Authorize the City Manager to enter into a professional services contract with Brown and Caldwell for owner's advisor services associated with the Downtown CSO Storage Basin Project.

**Contract with Brown And Caldwell for Downtown CSO Storage Basin Project**

Mr. Mulligan moved to authorize the City Manager to enter into a professional services contract with Brown and Caldwell for owner's advisor services associated with the Downtown CSO Storage Basin Project. Mr. Moon seconded. Motion carried. Ayes: Mr. Moon, Mr. Mulligan, Ms. Condrey, Ms. Nenni, Ms. Vitori.

**Purchase Vector Truck**

Authorize the purchase of a new Vector truck equipped with a hydro-excavator for the sewer maintenance department.

Mr. Mulligan moved to authorize the purchase of a new Vector truck equipped with a hydro-excavator for the sewer maintenance department. Ms. Vitori seconded. Motion carried. Ayes: Mr. Mulligan, Ms. Condrey, Ms. Vitori, Ms. Nenni, Mr. Moon.

**Waive Charter**

Mr. Mulligan moved to suspend the Charter provision that requires reading on two separate days and to declare Ordinance No. 02021-29, Resolution No. R2021-17, Ordinance No. 02021-34 and Resolution No. R2021-18 emergency measures to be read one time only. Ms. Vitori seconded. Motion carried. Ayes: Ms. Condrey, Ms. Vitori, Ms. Nenni, Mr. Moon, Mr. Mulligan.

**Ord. No. 02021-29 Purchase Aviation Fuel from AvFuel**

**Ordinance No. 02021-29**, an ordinance authorizing the purchase of aviation fuel from AvFuel and declaring an emergency was read.

Mr. Mulligan moved to approve Ordinance No. 02021-29, an ordinance authorizing the purchase of aviation fuel from AvFuel and declaring an emergency. Ms. Nenni seconded. Motion carried. Ayes: Ms. Vitori, Ms. Nenni, Mr. Moon, Mr. Mulligan, Ms. Condrey.

**Ord. No. 02021-30 Contract Aclara Tech. Meter Reader System**

**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 second time.

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

**Ord. No. 02021-31 Contract Jacobs Engineering**

**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 second time.

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

**Ord. No. 02021-32 Contract Barrett Paving**

**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 second time.

Mr. Mulligan moved to approve Ordinance No. 02021-32, an ordinance authorizing a contract with Barrett Paving Materials Inc. for the 2021 Local Street Improvement Program. Mr. Moon seconded. Motion carried. Ayes: Mr. Mulligan, Ms. Condrey, Ms. Vitori, Ms. Nenni, Mr. Moon.

<p><b>Res. No. R2021-16</b> <b>Res. of Support</b> <b>Passenger Rail</b></p>	<p><b>Resolution No. R2021-16</b>, 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 second time.</p> <p>Mr. Mulligan moved to approve 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. Ms. Nenni seconded. Motion carried. Ayes: Ms. Condrey, Ms. Vitori, Ms. Nenni, Mr. Moon, Mr. Mulligan.</p>
<p><b>Ord. No. O2021-33</b> <b>Adopt General</b> <b>Reserve Policy</b></p>	<p><b>Ordinance No. O2021-33</b>, an ordinance adopting a General Fund Reserve Policy was read for the second time.</p> <p>Mr. Mulligan moved to approve Ordinance No. O2021-33, an ordinance adopting a General Fund Reserve Policy. Ms. Vitori seconded. Motion carried. Ayes: Ms. Vitori, Ms. Nenni, Mr. Moon, Mr. Mulligan, Ms. Condrey.</p>
<p><b>Res. No. R2021-17</b> <b>Transfer Funds to</b> <b>Port Authority</b></p>	<p><b>Resolution No. R2021-17</b>, a resolution authorizing a transfer of funds to the Middletown Port Authority and declaring an emergency was read.</p> <p>Mr. Mulligan moved to approve Resolution No. R2021-17, a resolution authorizing a transfer of funds to the Middletown Port Authority and declaring an emergency. Ms. Condrey seconded. Motion carried. Ayes: Ms. Nenni, Mr. Mulligan, Ms. Condrey, Ms. Vitori. Abstain: Mr. Moon.</p>
<p><b>Ord. No. O2021-34</b> <b>Contract with WSP</b> <b>WSP USA</b></p>	<p><b>Ordinance No. O2021-34</b>, an ordinance authorizing a contract with WSP USA to provide construction inspection services for the 2021-2022 street levy paving project and declaring an emergency was read.</p> <p>Mr. Mulligan moved to approve Ordinance No. O2021-34, an ordinance authorizing a contract with WSP USA to provide construction inspection services for the 2021-2022 street levy paving project and declaring an emergency. Ms. Vitori seconded. Motion carried. Ayes: Mr. Moon, Mr. Mulligan, Ms. Condrey, Ms. Nenni, Ms. Vitori.</p>
<p><b>Res. No. R2021-18</b> <b>Settlement Agreement</b> <b>Manchester Hotel</b></p>	<p><b>Resolution No. R2021-18</b>, a resolution authorizing the City Manager to enter into a settlement agreement with Manchester Hotel, LLC and Snider Building, LLC and declaring an emergency was read.</p> <p>Mr. Mulligan moved to approve Resolution No. R2021-18, a resolution authorizing the City Manager to enter into a settlement agreement with Manchester Hotel, LLC and Snider Building, LLC and declaring an emergency. Ms. Vitori seconded. Motion carried. Ayes: Mr. Mulligan, Ms. Condrey, Ms. Vitori, Ms. Nenni, Mr. Moon.</p>
<p><b>Ord. No. O2021-35</b> <b>GET Grant Program</b></p>	<p><b>Ordinance No. O2021-35</b>, an ordinance creating the 2021 Growth Expansion Transformation Grant Program for small businesses and declaring an emergency was read with no action requested until May 4, 2021.</p>
<p><b>Res. No. R2021-19</b> <b>Amend Appropriations</b></p>	<p><b>Resolution No. R2021-19</b>, 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, 2021 and declaring an emergency was read with no action requested until May 4, 2021. (Street Levy Fund)</p>
<p><b>Res. No. R2021-20</b> <b>Purchase Property</b></p>	<p><b>Resolution No. R2021-20</b>, a resolution authorizing the purchase of real property from Premier Health and Atrium Medical Center and declaring an emergency was read with no action requested until May 4, 2021.</p>
<p><b>Res. No. R2021-21</b> <b>Fire Station Locations</b></p>	<p><b>Resolution No. R2021-21</b>, a resolution identifying four sites to be used for the relocation of city fire stations and declaring an emergency was read with no action requested until May 4, 2021.</p>
<p><b>Res. No. R2021-22</b> <b>Amend Appropriations</b></p>	<p><b>Resolution No. R2021-22</b>, 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, 2021 was read for the first time. (General Fund and Police Grant Fund)</p>
<p><b>Ord. No. O2021-36</b> <b>Enact Chapter 832</b></p>	<p><b>Ordinance No. O2021-36</b>, an ordinance to enact Chapter 832 (Massage Parlors) of the Middletown Codified Ordinances was read for the first time.</p>
<p><b>Ord. No. O2021-37</b> <b>Authorize Land Swap</b></p>	<p><b>Ordinance No. O2021-37</b>, an ordinance authorizing a land swap and development agreement with Dickie D. Brandon, Trustee of the O.L.C. Revocable Land Trust, Dickie Brandon and Phillip Brandon was read for the first time.</p>
<p><b>NEW BUSINESS</b></p>	<p>Mr. Mulligan suggested that Council consider some proposals to deal with the issue of homelessness. Some of the downtown businesses have seen an uptick in activity.</p> <p>Ms. Condrey commented that it is a City-wide issue and needs to be addressed from a City-</p>

wide perspective. It is a big issue everywhere in our country and there are no immediate answers. The City has been working on it for a while and we need to take action of some sort. Something has to be done.

Ms. Cohen stated that the City is looking to take incremental steps to try and move in the right direction. Council could consider the original proposal that provides a social work aspect as a short-term assistance to our Police Department. There have been many conversations between local government leaders to try and deal with the issues collectively as we move towards better long-term solutions.

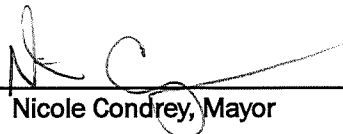
Discussion continued about possibly creating a Special Improvement District (SID) to provide additional police presence, providing education to local business owners on the best way to report problems with homeless persons, using compassionate disruption techniques and other options.

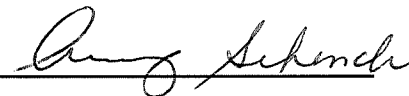
**EXECUTIVE SESSION**

At 7:43 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. Ms. Nenni seconded. Motion carried. Ayes: Ms. Condrey, Ms. Vitori, Ms. Nenni, Mr. Moon, Mr. Mulligan.

**ADJOURNMENT**

At 8:15 p.m., the meeting was declared adjourned until May 4, 2021 at 4:30 p.m. in Council Chambers.

  
\_\_\_\_\_  
Nicole Condrey, Mayor

Attest:   
\_\_\_\_\_