

MIDDLETOWN, OHIO**November 6, 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: A. Vitori, S. Bohannon, J. Mulligan, T. Moon, L. Mulligan.

Staff Present: Susan Cohen, Amy Schenck, Sarah Fox.

CITY MANAGER

City Manager Adkins announced that the Council workshop scheduled for November 15th will focus on Airport development and that the discussion about homelessness will be pushed back until a later workshop.

**Oakland
Neighborhood**

City Manager Adkins introduced Dan Mayzum and Dan Barton to provide an update on the Oakland neighborhood. It has been a top priority of City officials to improve the housing in Middletown to attract new residents and expand the tax base. The City has been exploring different strategies as they work to develop the City's new housing plan. Developers Dan Mayzum and Dan Barton explained that the City could create an Urban Renaissance Incentive District to revitalize an entire neighborhood. This special improvement district strategy could transform a low tax-value historic district with the potential for rehabilitation and substantial improvement, and new development infill opportunities in the Oakland area, around the former Carnegie library and the former middle school site. Mr. Barton explained that the proposed incentive district would remove blight, spur residential and commercial development and increase property values and create new jobs through increasing demand in historic districts. It would also return previously tax-exempt land used by the former middle school back to the tax rolls through new housing and other development. Barton said the estimated valuation of the Oakland neighborhood is nearly \$19.6 million. He said the neighborhood would see property valuations increase 100 percent to 150 percent following the removal of blight. In a 20-year projection, Barton said with the new development the neighborhood could see a new valuation of \$78.6 million that could see about \$10 million being generated for future development and an additional \$1.2 million in additional city tax revenues. The Oakland area is bordered by First Avenue to the west of the Middletown Pioneer Cemetery; south from the cemetery on Richmond Street to Parkview Drive; continues north to Young Street, then west on Penfield Avenue around the former AK Steel headquarters property to Curtis Avenue then north to Verity Parkway back to First Avenue. This type of redevelopment has worked in Cincinnati and Dayton neighborhoods.

CITIZEN COMMENTS

David Shortt requested that the City Council rename a section of Reinartz Boulevard between Clark and Charles streets for Middletown's only Medal of Honor winner Pfc. Patrick L. Kessler. Mr. Shortt explained Kessler was posthumously awarded the Medal of Honor on Jan. 4, 1945 by his action involving actual conflict with the enemy and distinguished himself by risking his life, above and beyond the call of duty during the Battle of Anzio in Italy on May 23, 1944, during World War II. The 22-year-old was killed in action two days later on May 25, 1944. He is buried in the World War II section at Woodside Cemetery. Mr. Shortt pointed out that the city can name streets or parks after athletes, politicians and Civil Rights leaders, they should do the same for a Medal of Honor winner. Mr. Shortt said the recognition will help provide a role model and inspiration to local youths. City Manager Doug Adkins recommended that council develop a policy and establish criteria on when and how to rename city parks, streets and other property to ensure consistency. He assured Mr. Shortt that the issue wasn't dead, but that it may take a little time.

CONSENT AGENDA

Approve City Council Minutes from October 2, and October 16, 2018

Receive and File the Board and Commission Minutes:

Library Board- June 19, July 17, and August 21, 2018

Cemetery Board- July 18, 2018

Civil Service Commission- August 16 and October 11, 2018

Board of Health- September 11, 2018

Confirm the Promotional Appointment of Ronald Koelblin to the position of Equipment Operator in the Department of Public Works & Utilities, Division of Street Maintenance

Confirm the following Personnel Appointments:

Austin Mooney to the position of Patrol Officer in the Department of Public Safety, Division of Police

Daryl T. Higgins to the position of Treatment Plant Operator in the Department of Public Works & Utilities, Division of Wastewater Treatment

Approve a contract with Dan Dickten for a period of one year for Airport Director Services

To authorize the purchase of three (3) LIFEPAK 15 EKG monitors and one (1) automated external defibrillator from Physio-Control, Inc. in the amount of \$75,073.69.

To authorize a contract with Capital Electric Line Builders, Inc., of Dayton, Ohio, for Signal Head and LED Panel Replacement at various intersections around the City in the amount of \$65,745.11.

To authorize a contract with Liquid Gone LLC, of Trenton, Ohio, in the amount of \$29,400 for the cleaning of the clarifiers at the Water Treatment Plant.

	<p>Mr. J. Mulligan moved to approve the issues and actions listed on the Consent Agenda. Mr. Moon seconded. Motion carried. Ayes: Mr. Bohannon, Mr. Moon, Mr. J. Mulligan, Mr. L. Mulligan, Ms. Vitori.</p>
<p>MOTION AGENDA Amend Lease Mark's Towing</p>	<p>To approve an amendment to prior lease agreement for Police Towing Service with Mark Kakaris dba Mark's Towing, in the amount of \$75/tow. This includes the lease of the land at 3500 Terry Drive to Mr. Kakaris to operate his towing business and for the secure storage of impounded vehicles.</p>
	<p>Mr. J. Mulligan moved to approve an amendment to prior lease agreement for Police Towing Service with Mark Kakaris dba Mark's Towing, in the amount of \$75/tow. This includes the lease of the land at 3500 Terry Drive to Mr. Kakaris to operate his towing business and for the secure storage of impounded vehicles. Ms. Vitori seconded. Motion carried. Ayes: Mr. Moon, Mr. J. Mulligan, Mr. L. Mulligan, Mr. Bohannon, Ms. Vitori.</p>
<p>National Water Service</p>	<p>To approve the bid from National Water Service, LLC, of Paoli, IN, in the amount of \$167,925 for the drilling and installing of a test-production well and aquifer testing.</p>
	<p>Mr. J. Mulligan moved to approve the bid from National Water Service, LLC, of Paoli, IN, in the amount of \$167,925 for the drilling and installing of a test-production well and aquifer testing. Ms. Vitori seconded. Motion carried. Ayes: Mr. J. Mulligan, Mr. L. Mulligan, Mr. Bohannon, Ms. Vitori, Mr. Moon.</p>
<p>Brown & Caldwell Contract</p>	<p>To authorize the City Manager to enter into professional services contract with Brown and Caldwell to develop a sewer collection system condition assessment plan in an amount not-to-exceed \$102,357.</p>
	<p>Mr. J. Mulligan moved to authorize the City Manager to enter into professional services contract with Brown and Caldwell to develop a sewer collection system condition assessment plan in an amount not-to-exceed \$102,357. Mr. Moon seconded. Motion carried. Ayes: Mr. L. Mulligan, Ms. Vitori, Mr. Bohannon, Mr. Moon, Mr. J. Mulligan.</p>
<p>JW Devers & Son, Inc.</p>	<p>To approve the bid from JW Devers & Son, Inc., of Trotwood, OH, in the amount of \$38,100 for mounted equipment for three 2019 Ford F250 4x4 pickup trucks. (\$12,700/truck)</p>
	<p>Mr. J. Mulligan moved to approve the bid from JW Devers & Son, Inc., of Trotwood, OH, in the amount of \$38,100 for mounted equipment for three 2019 Ford F250 4x4 pickup trucks. (\$12,700/truck) Ms. Vitori seconded. Motion carried. Ayes: Ms. Vitori, Mr. Bohannon, Mr. Moon, Mr. J. Mulligan, Mr. L. Mulligan.</p>
<p>Sale of 804 Fourth Ave.</p>	<p>To approve the sale of City-owned vacant lots located at 804 Fourth Avenue, Parcel numbers: Q6521014000024 and Q6521014000025 to Penny S. Herr, who owns the adjacent property at 400 S. Main Street and wishes to purchase these lots to extend her yard. Sale price \$500.</p>
	<p>Mr. J. Mulligan moved to approve the sale of City-owned vacant lots located at 804 Fourth Avenue, Parcel numbers: Q6521014000024 and Q6521014000025 to Penny S. Herr, who owns the adjacent property at 400 S. Main Street and wishes to purchase these lots to extend her yard. Sale price \$500. Ms. Vitori seconded. Motion carried. Ayes: Mr. Bohannon, Mr. Moon, Mr. J. Mulligan, Mr. L. Mulligan, Ms. Vitori.</p>
<p>Sale of 808 Fourth Ave.</p>	<p>To approve the sale of City-owned vacant lots located at 808 Fourth Avenue, Parcel numbers: Q6521014000004 and Q6521014000003 to Roland Taylor, who owns the adjacent Forest Hills Sports Club. Sale price \$500.</p>
	<p>Mr. J. Mulligan moved to approve the sale of City-owned vacant lots located at 808 Fourth Avenue, Parcel numbers: Q6521014000004 and Q6521014000003 to Roland Taylor, who owns the adjacent Forest Hills Sports Club. Sale price \$500. Mr. Moon seconded. Motion carried. Ayes: Mr. Moon, Mr. J. Mulligan, Mr. L. Mulligan, Mr. Bohannon, Ms. Vitori.</p>
<p>COUNCIL COMMENTS</p>	
<p>Mr. J. Mulligan</p>	<p>Mr. J. Mulligan recommended setting up a work session before or after a regular meeting.</p>
<p>Ms. A. Vitori</p>	<p>Ms. Vitori encouraged everyone to get out and vote and saluted all of the service members.</p>
<p>Mr. T. Moon</p>	<p>Mr. Moon said that his family had a wonderful time at the City Building Trick or Treat event.</p>
<p>Mr. L. Mulligan</p>	<p>Mr. L. Mulligan expressed his appreciation to all of the veterans and thanked everyone who came out for the State of the City Address.</p>
<p>Res. No. R2018-28 Transfer Golf Course</p>	<p>Resolution No. R2018-28, a resolution authorizing the transfer of monies from the Golf Course Fund to the General Fund was read for the second time.</p>

Fund Money to GF	Mr. J. Mulligan moved to approve Resolution No. R2018-28, a resolution authorizing the transfer of monies from the Golf Course Fund to the General Fund. Ms. Vitori seconded. Motion carried. Ayes: Mr. J. Mulligan, Mr. L. Mulligan, Mr. Bohannon, Ms. Vitori, Mr. Moon.
Ord. No. 02018-72 Eliminate Golf Course Fund	<p>Ordinance No. 02018-72, an ordinance eliminating the Golf Course Fund of the City was read for the second time.</p> <p>Mr. J. Mulligan moved to approve Ordinance No. 02018-72, an ordinance eliminating the Golf Course Fund of the City. Mr. Moon seconded. Motion carried. Ayes: Mr. L. Mulligan, Ms. Vitori, Mr. Bohannon, Mr. Moon, Mr. J. Mulligan.</p>
Ord. No. 02018-73 Approve Annexation	<p>Ordinance No. 02018-73, an ordinance approving the annexation of 3.089 +/- acres located in Franklin Township, Warren County, Ohio, as required by Section 709.04 of the Ohio Revised Code was read for the second time.</p> <p>Mr. J. Mulligan moved to approve Ordinance No. 02018-73, an ordinance approving the annexation of 3.089 +/- acres located in Franklin Township, Warren County, Ohio, as required by Section 709.04 of the Ohio Revised Code. Mr. Moon seconded. Motion carried. Ayes: Ms. Vitori, Mr. Bohannon, Mr. Moon, Mr. J. Mulligan, Mr. L. Mulligan.</p>
Ord. No. 02018-74	<p>Ordinance No. 02018-74, an ordinance establishing a procedure for and authorizing a contract with Wagner Industrial Electric for electrical upgrades to the centrifuge at the Wastewater Treatment Plant and declaring an emergency was read with no action requested until November 20, 2018.</p>
Ord. No. 02018-75	<p>Ordinance No. 02018-75, an ordinance authorizing a contract with Bishco Inc., for snow and ice control at the airport for the 2018/2019 and 2019/2020 seasons and declaring an emergency was read with no action requested until November 20, 2018.</p>
Ord. No. 02018-76	<p>Ordinance No. 02018-76, 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.</p>
Ord. No. 02018-77	<p>Ordinance No. 02018-77, an ordinance establishing a procedure for and authorizing a contract with Polydyne, Inc. for the purchase of polymer for use at the Wastewater Treatment Plant for the year 2019 was read for the first time.</p>
Ord. No. 02018-78	<p>Ordinance No. 02018-78, an ordinance establishing a procedure for and authorizing purchases of asphalt by the City Purchasing Agent in 2019 was read for the first time.</p>
Ord. No. 02018-79	<p>Ordinance No. 02018-79, an ordinance authorizing an addendum to the collective bargaining agreement between the City and the Fraternal Order of Police, Ohio Labor Council (Police Civilian Employees) for the years January 1, 2017 through December 31, 2019 was read for the first time.</p>
Ord. No. 02018-80	<p>Ordinance No. 02018-80, an ordinance authorizing an addendum to the collective bargaining agreement between the City and the Fraternal Order of Police, Ohio Labor Council (Corrections Officers) for the years January 1, 2017 through December 31, 2019 was read for the first time.</p>
Ord. No. 02018-81	<p>Ordinance No. 02018-81, an ordinance establishing pay ranges, pay policy and benefits for various salaried and hourly classifications within the service of the city was read for the first time.</p>
Ord. No. 02018-82	<p>Ordinance No. 02018-82, an ordinance establishing pay ranges, pay policy and benefits for various salaried and hourly classifications within the service of the city that are hired January 1, 2018 or later was read for the first time.</p>
Ord. No. 02018-83	<p>Ordinance No. 02018-83, an ordinance establishing pay ranges and certain benefits for employee classifications in the Middletown Department of Health and Environment was read for the first time.</p>
Res. No. R2018-29	<p>Resolution No. R2018-29, a resolution to make 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, 2019 (Annual Budget – 2019) was read for the first time.</p>
EXECUTIVE SESSION	<p>At 6:25 p.m., Mr. Moon 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) (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. J. Mulligan seconded. Motion carried. Ayes: Ms. Vitori, Mr. Bohannon, Mr. Moon, Mr. J.</p>

ADJOURNMENT

Mulligan, Mr. L. Mulligan.

At 7:05 p.m., the meeting was declared adjourned until the City Council Workshop on November 15, 2018 at 5:30 p.m. The next regular Council meeting will be on November 20, 2018, with a Council workshop at 5 p.m. in Conference Room 2C and the City Council Business Meeting at 5:45 p.m. in Council Chambers.

Lawrence P. Mulligan, Jr., Mayor

Attest: _____