

Regular Council Meeting  
08/09/2018  
7:00 PM  
Municipal Building

Gary Bauer, Lori Byrom, Don Gephart, Chad Hollon, Reilly Hopkins, and Cindy Sutton were present. Mayor presided over the meeting.

Minutes from 7/12/18 were presented to Council.

**HOPKINS/HOLLON: Motion to approve minutes from 7/12/18. All voted yea.**

Minutes from 7/19/18 were presented to Council.

**BAUER/GEPHART: Motion to approve minutes from 7/19/18. All voted yea.**

Minutes from 7/23/18 were presented to Council.

**GEPHART/SUTTON: Motion to approve minutes from 7/23/18. All voted yea.**

Minutes from 7/25/18 were presented to Council.

**GEPHART/HOPKINS: Motion to approve minutes from 7/25/18. All voted yea.**

#### **APPROVAL OF BILLS**

Bills were presented to Council. Jewellie explained the amount for Cook's Hydraulic should be \$100.59 instead of \$82.50.

**HOLLON/SUTTON: Motion to approve bills as presented with correction. Roll call was made. All voted yea.**

Cindy reminded Council they had received July's month end reports and if anyone had any questions, they can see Jewellie.

#### **GUEST SPEAKERS**

Scott Boone and Linda Tucker, New Housing Ohio, were welcomed by the Mayor. Scott stated New Housing Ohio is hoping to build a 24-unit apartment building in Blanchester. They had come last year, met with officials, submitted funding application, but did not obtain funding. They are looking to obtain funding again this year for the ~\$4 million project. Local construction firm will build facility off of Cherry Street, to be a 2-story building, with single point of entry with interior hallways. The building will be designed for the disabled. Scott requested if Council were willing to waive up to \$500 on the zoning fees and/or tap in fees, New Housing Ohio would get bonus points on application for funding. Mayor asked if the building would include lock box, and inquired if emergency personnel would have access to building if needed. Scott stated there would probably be a lock box in which police and fire would have access to the code. Mayor stated he did not see any issue with getting the waivers requested after consulting with Ram who was present at meeting. Resident asked if building would be open to mental health patients, and if so, if residents for the building would be screened and/or a background check completed prior to occupying residency. Chief stated they were anticipating a high level of drug addiction residents and asked if Clean Acres would stay in operation and that was confirmed. It was explained that these would be two different facilities. Chief stated he was curious about why there was a duplication when Friendship Acres which is built for disabled people is very close in proximity. Cindy stated that she had just gotten a phone call from Friendship Acres and their funding had been approved and they were moving forward. It was confirmed Friendship Acres generates a much larger amount of policing and emergency services in the Blanchester community. Chief stated the process of screening residents needed to be improved as the community cannot continue to allow those with criminal backgrounds to become residents. Scott stated that they would have support staff for the proposed building, but he could not promise there would not be policing needs and emergency service needs.

Chief stated there were no current problems with Clean Acres, but many problems with Friendship Acres. Lori stated she also had concerns with security since the nursing home she runs would be located right next door to the proposed facility. Scott explained that when HUD funds are attached to a building, there are certain things that have to be followed that his group does not have to follow; therefore, he does not foresee the proposed building being like Friendship Acres. Resident asked if they would be paying property taxes. Scott was not sure of the answer to this question. He stated he would look into that. An attendee who works with treatment services confirmed there is a high need for housing for these types of people. Scott stated he personally had lost 2 sisters and a brother to addiction. A resident stated he currently lives in Friendship Acres and there are people who do not live there and pass through temporarily. He said there is an effort to put buildings on lock down with a pass key only. Mayor asked Scott for the application deadline. Scott stated it had been extended to next week.

**HOLLON/SUTTON: Motion to allow Mayor to provide letters for application for proposed building project. All voted yea.**

#### **COMMITTEE REPORTS**

Cindy read the Planning/Zoning minutes aloud.

#### **OLD BUSINESS**

Ordinance 2018.024 was reintroduced to Council. Mayor stated that there had been concerns about dumpsters in the alley which wasn't foreseen to be an issue. There is only 1 resident living in apartment building which could park in parking lot instead of alleyway. There have been a couple of near accidents in the alley. Proposal is to close alley, not abandon it, making a walkway only. Chad stated he had talked to Scott Grant who wanted to make sure there was access to the dumpster. Mayor asked if John had done some checking. Ron Johnson stated that Doug Grant was fine with closing it. There was discussion about possible issues still pending. Agreed to table ordinance until next meeting.

Rob Woolridge, UFCW for food pantry box, spoke regarding proposed food donation container. Mayor stated he and Rob had walked the entire outside of building and believed the best place for the container would be to the right of the entryway of the PD which would provide lighting at night. Container would be open with access 24 hours/day. UFCW would maintain and restock donations. If at any point container becomes an issue, it would be removed. Chief stated as long as everyone understands there are times when there may be disruptions beside the box he was fine.

**GEPHART/BYROM: Motion to proceed with food pantry box as suggested. All voted yea.**

Mayor stated that he had information regarding the utility service program, but Andrew would not be present. Council agreed to table topic until next meeting when Andrew would be present.

#### **NEW BUSINESS**

Resolution 2018.031 was introduced to Council. Ram stated resolution was for the Phase 3 Water Treatment project and an attempt to obtain a grant for the project (estimated ~\$7-8 million dollars).

**HOPKINS/HOLLON: Motion to adopt Resolution 2018.031, Authorizing the Mayor to Submit Application to Participate in OPWC State Capital Improvement Program and to Execute Contracts as Required. Roll call was made. All voted yea.**

Resolution 2018.032 was introduced to Council.

**HOLLON/HOPKINS: Motion to adopt Resolution 2018.032, a Resolution to Make Return of Nuisance Property Mowing to the County Auditor. Roll call was made. All voted yea.**

Resolution 2018.033 was introduced to Council.

**SUTTON/BYROM: Motion to adopt Resolution 2018.033, Accepting the Amounts/Rates as Determined by Budget Commission and Authorizing Necessary Tax Levies and Certifying Them to County Auditor. Roll call was made. All voted yea.**

Resolution 2018.034 was introduced to Council.

**HOLLON/SUTTON: Motion to adopt Resolution 2018.034, a Resolution for Accepting 2019 Alternative Local Government Fund Formula. Roll call was made. All voted yea.**

Cindy asked if the trash bid newspaper notice had been submitted to Wilmington News Journal. Jewellie confirmed it had.

#### **POLICE DEPARTMENT**

Chief stated that he had sent out an email regarding needed repairs to the Police Department including no locking door on the bathroom. Mayor asked Chief to specify the most important issues with their department. He agreed to select most important repairs.

He stated new used cruiser was up and running. There had been donations by local businesses to get the cruiser ready.

#### **STREET**

Wayne stated he had met with Andrew and Mayor in which they had agreed to pay for \$44,000 to have road paved and repaired on road located in Mill Street Meadows subdivision. The plan is that this road would be dedicated and it would then belong to Village. There would be a maintenance bond. Chad said it should be full depth repair. Wayne confirmed that Cox Paving stated they would do full depth repair work. A resident stated in the past a county engineer had been contacted to inspect the street before it was dedicated. Mayor stated this procedure would be looked into.

Wayne stated last month a street department employee had moved on to another job. He stated Jewellie was kind enough to place ad on website and the Village had received over 100 applications for the position. There were 4 qualified candidates. After interviewing, he had a suggestion of Joe Sexton to be hired. Mayor confirmed he had also looked at the resumes Wayne had suggested, and Joe was most qualified with skills. Don stated he knew Joe and suggested he'd be a great employee.

**GEPHART/HOPKINS: Motion to hire Joe Sexton Roll at Step H contingent on background and drug screening to be effective following. Roll call was made. All voted yea.**

Don stated that Wayne did a lot to help clean up the recycling bins and had signs made to place there. There is now lighting there and a trail cam at the recycling bins. All upgrades had been done free of cost.

#### **PARKS**

Tina asked if any Council members had been out to see the new exercise equipment and playground. She stated it is being used especially in the evenings by residents. Paperwork has been submitted to obtain the reimbursement funds. The NatureWorks Grant for the playground equipment in front of the Municipal Building has also been submitted. She stated September 1<sup>st</sup> was the date for the Fishing Derby from 8-12noon. Tina stated proceeds to be used for upcoming Boo Bash event. She reminded Council football season is starting, and Terry is keeping up with the grass on the fields. Don stated that the most populated clientele each year is the baseball season. He requested the concession stand and restrooms be completed "whatever it takes". Tina stated she had been talking with Andrew regarding the prevailing wage issue with the construction.

#### **BPA**

Ram thanked Council for passing the Resolution for OPWC funding. He stated that the funds had been approved by the Ohio Taxation to be transferred from Electric to Sewer and in turn

the advance had been repaid from Sewer Fund to the General Fund. He also thanked Council for approving the health insurance renewal with no significant changes to employees. Ram confirmed the Mayor entered into agreement with Reservoir 3 project, and they were ready to start working.

**SOLICITOR**

None.

**FISCAL OFFICE**

Jewelie presented adjustments to Council.

**HOLLON/BAUER: Motion to accept adjustments as presented. Roll call was made. All voted yea.**

She also reported that the trash bid notification had been sent to the newspaper to be ran twice prior to the September Council Meeting. The opening of the closed submitted bids would be started at 6:45 PM on September 13<sup>th</sup> prior to the regular Council Meeting.

**MAYOR**

Mayor stated that there had been some bids for the A/C unit which was currently inoperable in the Municipal Building. He stated that there would need to be some “soul searching” before putting that kind of money into this building. Concerning the other A/C unit which services the food pantry (also currently inoperable), Friday there would be a new bid from another company. Cindy stated she had asked Steph to put together a list of repairs and expenses for the past few years for the Municipal Building. She said they would be reviewing those costs at the Finance Meeting. Mayor stated the elevator is still not running and needed to find an electrician to repair.

Mayor reviewed the proposed renewal for liquor license for Ron’s Place. There were no issues stated by Council.

**PUBLIC COMMENT**

Todd May, running for State Representative, stated he was thankful to hear everybody saving money. He had been working with people regarding “very serious concerns” surrounding the BPA. He asked Council to prayerfully consider a risk analysis and cost analysis of keeping the BPA for the citizens and if there is a better solution, to prayerfully consider such solution.

Resident stated he was not impressed with the turnout of this meeting, but was impressed with the way the meeting was conducted by Council. Chad observed that compared to other Council meetings, this meeting was very well attended by the community.

James Constable, 716 Cherry Street, spoke about credit card issues with the newly released audit. Mayor stated BPA Board has provided a statement going to the paper soon. James asked several questions, to which Chad called point of order stating, “This is not a question and answer time.”

Ron Johnson stated he would like to donate money to have Council Chamber mics fixed. Mayor stated current estimate is over \$1,000.

Tina Fischer stated there would be a candlelight vigil on the front lawn soon.

**HOLLON/HOPKINS: Motion to adjourn. All voted yea. Meeting adjourned at 8:22 PM.**

Approved: September 13th, 2018

Mayor: John M. Cannon  
Attest: 