

03/25/2021

Regular Council Meeting

7:00 PM

Meeting held via Zoom teleconference and streamed live on the Village of Blanchester Facebook page

Gary Bauer, Harry Brumbaugh, Don Gephart, Reilly Hopkins, and Richard Simpson were present. Mayor John Carman presided over the meeting.

HOPKINS/BAUER: Motion to excuse Chad Hollon. All voted yea.

APPROVAL OF AGENDA

Mayor reviewed agenda with Council. Reilly requested Dewey's Park be added to the New Business Entertainment District discussion.

SIMPSON/HOPKINS: Motion to accept agenda with proposed addition. All voted yea.

APPROVAL OF MINUTES

Minutes from 03/11/2021 meeting were presented to Council.

HOPKINS/SIMPSON: Motion to approve minutes from 03/11/2021 meeting as presented. All voted yea.

APPROVAL OF BILLS/ADJUSTMENTS

Bills and adjustments were presented to Council.

**ADJUSTMENTS FOR 2021 APPROPRIATIONS
PRESENTED TO COUNCIL 03/25/2021**

FUND/DEPT	UAN ACCT #	FUND
GENERAL FUND ADVANCES OUT	1000-920-920	\$5,158.00
LANDS/BUILDINGS SUPPLIES	1000-730-400	\$3,831.08
LANDS/BUILDINGS SUPPLIES	1000-730-400	\$839.98
LANDS/BUILDINGS SUPPLIES	1000-730-400	\$550.11
TOTAL GEN FUND		\$10,379.17
DRUG FINE TRUST CONTRACTUAL	2091-110-300	\$88.00
SAFE ROUTES TO SCHOOL ADVANCES OUT	4912-920-920	\$5,158.00
STORM SEWER CONTRACTUAL SVCS	4501-640-300	\$69,800.00
WATER SUPPLIES	5101-531-400	\$1,277.02
SEWER SUPPLIES	5201-541-400	\$1,277.03
ELECTRIC SUPPLIES (LANDS/BLDGS)	5301-519-490-0010	\$1,277.03
SAFE ROUTES TO SCHOOLS ENGINEERING SERVICES	4912-800-346	\$205.10
WATER SUPPLIES	5101-531-400	\$183.37
SEWER SUPPLIES	5201-541-400	\$183.37
ELECTRIC SUPPLIES (LANDS/BLDGS)	5301-519-490-0010	\$183.37
TOTAL OTHER		\$79,632.29
TOTAL GEN FUND+OTHER		\$90,011.46

BRUMBAUGH/BAUER: Motion to approve bills/adjustments as presented. Roll call was made. All voted yea.

COMMITTEE REPORTS

Reilly announced he would have the minutes for the most recent Safety/Service meeting by the next Council meeting. Council Chambers flooring and PD staffing were discussed at the meeting.

GUEST SPEAKERS

Sherry Arnold, Employee Benefits Services, and Phil Blankenship, Agent of Record, reviewed the 2nd quarter review of the health insurance benefits with Council. Sherry verified that current

financial trends remained healthy for the Village's plan. Mayor Carman requested that the stats from 2 years ago be added to the quarterly reports to have a comparison to current and last year.

HOPKINS/GEPHART: Motion to restore administration fees for Phil Blankenship to original fee amount prior to the last plan renewal going forward (beginning April 2021). Roll call was made. All voted yea.

OLD BUSINESS

Paul Daniels mentioned that he had met with Panetta regarding Fawn Lane regarding possibly installing an 8x2 box instead of the pipe, and confirmed he had received 2 bids back on the 8x2. Forterra's bid without wingwalls was \$15,360, and with wingwalls was \$30,360; second bid Siota Valley was \$16,190 without wingwalls and with wingwalls was \$19,972. Panetta stated they would not be available to do the installation until around September 2021 due to existing projects. Don expressed concern of installation without wingwalls citing it would cause possible erosion to which Paul agreed. Discussion took place regarding bid compliance for projects. Don asked for an update regarding the creek obstruction associated with Fawn Lane. Mayor affirmed that the Street Department had cleaned debris from creek, and stated the county had confirmed the pipe in the creek currently was large enough to handle proper flow. He speculated once the culvert was in place the creek situation could be reevaluated. *(At this point, Paul Daniels connection to Zoom call dropped.)*

Mayor spoke on traffic study completed on Center/Broadway. According to the study received back on 03/17, the intersection does not warrant a traffic light. Further study estimated to be completed by 04/09 will reveal if the intersection should be either a 2-way or 4-way stop. Pricing and quotes have been requested for this project.

HOPKINS/BRUMBAUGH: Motion to amend agenda to include Planning/Zoning Committee report in between Old and New Business for 03/25/2021 meeting. All voted yea.

Don read the Planning/Zoning report from the 03/18/2021 meeting which mainly dealt with UDF signage (size, location, etc.) requests. Don suggested examining the zoning ordinance and possibly revising regarding proper business signage sizes. Mayor stated there had been a hearing set up regarding the UDF signage and possibly Taylor Stuckert (Clinton County Regional Planning Commission) and the county would be working with the Village to discuss this issue. Harry stated he was made aware of the variance signage size request until a week before the meeting, and he felt the compromise which was reached was satisfactory for both UDF and the Village.

HOPKINS/: Motion for Don Gephart and Katie Wilkin to work toward a proposal for signage ordinance. Roll call was made. Motion was never seconded.

Paul Daniels returned to the meeting to give an update on Parker Place. He stated all pipe was in place, the bottom was poured and the box walls were formed and poured. The top was remaining to be completed and sidewalk repairs/replacement. Paul noted there is a soil and conservation wet well at the end of Parker Place Drive. He proposed tying the wet well into the pipe structure with a 12" pipe under the road as a time and material ticket for Panetta.

GEPHART/BAUER: Motion to move forward with Street Commissioner's proposal for Parker Place additional pipe structure tie-in. Roll call was made. All voted yea.

Paul reported that a resident had requested he come to Dudley Street between Vine and Supinger Streets. Resident stated there were trucks coming through there causing damage to power lines and/or residences. Paul suggested placing "No Through Trucks" signage on this street to prevent further damage.

HOPKINS/GEPHART: Motion to position signage as recommended by Street Commissioner on Dudley Street. All voted yea except SIMPSON-NO. Motion passed.

NEW BUSINESS

Reilly shared updates regarding food trucks/entertainment district proposal. Parks would like to start putting food trucks on the Dewey lot. If an entertainment district was to be put into place, it would eliminate the need to request certain licensing requests throughout the year. At this point, Katie explained in detail the process and law surrounding an entertainment district for the Village. Basically, the entertainment district process involves the business owners submitting an application for a Community Entertainment District (CED) to the Village (per ORC 4301.80). Once and if a CED is created by a municipality, then the property owners would have to go to the Department of Commerce Liquor Control to get the proper permit. The area must be a contiguous 20 acres. Katie suggested having Council formulate a process to allow business owners to apply for said entertainment district per the ORC. She presented and reviewed a drafted application for this purpose. Council members and James Bowling shared thoughts and ideas surrounding the proposed CED.

Reilly then discussed the Dewey Parking Lot lighting. He mentioned there had been a compromise reached at the Parks meeting which was to provide 3 light poles in the Dewey Parking lot to be purchased by Parks, BPA and General Fund not to exceed \$5,000.

BRUMBAUGH/GEHART: Motion to purchase 3 light poles for Dewey Parking Lot (Parks, BPA departments, and General Fund). Roll call was made. All voted yea.

Mayor presented options for new Canon copier leases. The BPA had been interested in also leasing a new copier, so quotes were obtained to include 2 new copiers on the lease to be split between the General Fund and the BPA departments for \$370.00/month total. The existing copier would be utilized by the Police Department for a monthly maintenance charge of \$15/month. James Bowling confirmed the BPA's interest in collaborating in the new leases.

HOPKINS/BRUMBAUGH: Motion to move forward with the 2-copier lease and keep current copier for \$15/month maintenance fee (contingency to drop maintenance fee through August). Roll call was made. All voted yea.

Mayor announced Chief Reinbolt had requested a recommendation to hire Quinten Miller effective immediately pending psych evaluation.

HOPKINS/BAUER: Motion to hire Quinten Miller effective immediately at Step A full-time. Roll call was made. All voted yea.

SOLICITOR

None.

FISCAL OFFICE

None.

MAYOR

Mayor affirmed he had received variance applications from UDF. Tim Kling and the Mayor had called and they had a good discussion and are requesting a 2nd sign for the same size. There would be an upcoming hearing regarding the variance.

Harry Brumbaugh explained that part of the gymnasium in the municipal building was being used by the Food Pantry. He requested Council considering the back part of the theater stage for food storage. He proposed the Food Pantry footing the bill to section off the proposed storage area. Don inquired if the roof was still leaking in that area of the building. Mayor confirmed the roofer would be returning to complete the tuck point.

Don asked Ram Reddy about a few poles in town that were getting "clipped" and broken by vehicles. Ram confirmed the BPA was aware of the pole issues at Center/Broadway and Center/Columbus. He stated that Center/Broadway is in the process of being upgraded and

the pole may possibly be moved a little. He stated he was not aware of any additional locations with this particular issue.

Don then asked Paul Daniels to repave Leonard Drive for \$35,320. Paul reiterated his budget wasn't in the best position this year for additional projects, and he announced he had some storm damage in town that needed to be replaced first. Don suggested taking the money from the General Fund to add the project to the list. Reilly proposed providing patches to the road in the meantime. Jewelle recommended that large cost projects be budgeted for in the annual budgeting process rather than adding mid-year in order to see the ultimate effects on the cash flow of the Village funds, and reminded Council that all of the proposed roofing and air conditioning repairs currently underway have not yet been adjusted for as supplemental appropriations for the General Fund.

BAUER/SIMPSON: Motion to recess to executive session pursuant to 121.22(G)(2) to consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code. Roll call was made. All voted yea. Council recessed to executive session at 9:21 PM.

Council resumed regular session at 9:37PM. Roll call was made.

GEPHART/HOPKINS: Motion for Mayor to discuss fencing issue with business owner to resolve current legal issues. Roll call was made. All voted yea.

HOPKINS/: Motion to adjourn. Meeting adjourned at 9:39 PM.

Approved: ~~March 25, 2021~~ Correction Approved: April 8, 2021

Mayor: John M. Cannon

Attest: [Signature]