

September 08, 2022
Regular Council Meeting
7:00 p.m.
Meeting in Council Chambers

Harry Brumbaugh, William Garner, Don Gephart, Reilly Hopkins, and Tyler McCollister were present. Josh Parks was absent. Mayor Carman presided over the meeting.

Mayor called for a public hearing to be held at 6:30 p.m. before regular council meeting.

The Purpose of the hearing was to discuss a rezoning of Parcel 220101401A10200, 2201014010300, and 2201014010400 located at 310 W. Main Street, currently zoned B-1. The recommendation of the Planning and Zoning committee is to rezone the property to B-5.

Brumbraugh/McCollister: Motion to open public. All voted yea.

McCollister/Gephart: Motion to close meeting.

Mayor adjourned meeting at 6:36 p.m. and announced that regular council meeting will resume at 7:00 p.m.

Harry Brumbaugh, William Garner, Don Gephart, Reilly Hopkins, Tyler McCollister, and Josh Parks were present.

Mayor Carman presided over the meeting.

APPROVAL OF AGENDA

HOPKINS/McCollister: Motion to approve the agenda as presented. All voted yea.

APPROVAL OF MINUTES

Minutes from Special Minutes August 29, 2022 were presented to Council.

McCollister/Brumbaugh: Motion to approve minutes. All voted yea.

Gephart/Hopkins: Motion to hire.

APPROVAL OF BILLS & REALLOCATIONS

MCCOLLISTER/GEHART-Motion to approve bills. All voted yea.

REALLOCATIONS:

None

COMMITTEE REPORTS

Finance Committee – Mr. Gephart received the recommendation to hire Cynthia Vonderhaar as the fiscal officer.

GEHART/HOPKINS- Motion to hire Cynthia Vonderhaar. Mayor stated she would start at step B and her start date is September 12, 2022. He asked if anyone had any questions. Mr. Hopkins asked if UAN training would be available to Ms. Vonderhaar. Mayor Carman stated yes and she is willing to do whatever it takes to get up to speed.

Mr. Gephart informed council that Riley will revisit the restroom remodel. Tom talked about the sealcoating of the parks. He submitted three bids and they picked the lowest bid which was Feirl Sealcoating in the amount of \$8429.60. This bid includes the following park locations:

- Basketball court-Municipal Building Parking Lot
- Dewey Parking Lot
- Veterans Lot
- Walking Track

HOPKINS/BRUMBAUGH-Motion to go with Feirl Sealcoating.

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Tom also announced the Bluegrass Fall Festival is on 9/24/2022 and there will be bands, inflatables, food truck, and crafts.

Don Gephart turned over recommendation for the Chief. Mayor Carman asked Lt. Browder to speak on behalf of the Chief. Lt. Browder relayed that Officer Miller is leaving the police department, but he would like to remain an auxiliary member. Officer Miller is from Blanchester and would like to continue serving his home town. Also, Fred Hampton, firearm instructor, is currently an auxiliary member that would like to become a part-time employee. He has been a vital part of the police department and they would like to compensate him by hiring him part-time. He will be able to fill in as needed. Mayor Carman stated he would start at step G of the part-time scale.

HOPKINS/PARKS-Motion to approve recommendations.

Safety & Service Committee – no

Cemetery Board – Mayor asked Paul Daniels to level out dirt. Mr. Daniels reported that Dale has been on site working. Mayor also mentioned that we are working on implementing a data software to track deeds. Mr. McCollister asked if we are set up to sell plots. We are still working on setting up procedures.

GUEST SPEAKERS

None

OLD BUSINESS:

CODIFICATION-Mayor Carman has a list of Chief Houghton's thoughts about the importance of codification and he asked Lt. Browder if he would read the reasons why the Chief believes codification is the way to go. Lt. Browder explained that when they go to enforce the law, they spend too much time backtracking which ordinance was passed. He also explained they may not be enforcing the right laws so they could potentially run in to liability issues. It's our obligation to the community to have our laws current. The solicitor is in support of codification. James Barbieri, solicitor, explained that this is in Blanchester best interest. It is a cost, but if Blanchester can start siting people under approved ordinances, then we can recoup from the tickets that are being issuing. From a legal perspective he seconds everything the Lt. said.

Mayor recapped the based price of the recodification and available services.

- Cost-\$20K, five copies, binders, tabs, legal research, 650 pages)
- Time-frame-4-7 months to enter data
 - Village reviews draft and returns within 45 days
- Annual cost for web services \$495
- Adding services-Comprehensive ordinance list and history linking service eliminates the \$95/hr fee for definition linking system.
- Finance 40% due but is willing to work out a payment plan
- No interest mention but needs to be asked again
- Covers zoning

Mr. Gephart asked what would the village work from if we give them all of the books. Mayor explained that we would only give them books in sections. Mr. Gephart also asked if they would ever go out of business how do we get our code. It can be downloaded free to an FTP in box format or we can pay and put it on a flash drive. He explained that is considered an open source.

Mayor added that the Chief is willing to absorb a large portion of the cost, but we need to check in to available resources to share the cost throughout departments. Lt. Browder explained that the great benefit is that as you pass ordinances its checked against current case laws which can head off any future litigations. There will be a fact check.

Mr. McCollister asked if any nearby cities have used this service. The answer was yes. Mr. Parks asked if we can take a vote. Mayor stated we need to be serious about moving forward and have Mr. Beckel back. It was decided that we need to find out if ARPA money is available. Mr. Hopkins thinks we need to send it back to finance. Mr. Hopkins asked who has the final say of which ordinance we want and Mayor replied council has the final say. Mr. Hopkins thinks there are too many contingencies to go on without answers. He doesn't want to rush in to it. Mayor doesn't think we are rushing in to it we are making a motion to move forward to get the information. Mr. Gephart how to apply the money and Mr. McCollister ask how we find that out. Mayor added we are locked in to anything.

Mayor-Recommendation to invite Mr. Beckel back to the next council meeting.

NEW BUSINESS

New hires-previously taken care of during committee comments.

Resolution 2022.026-to make return nuisance property mowing to county auditors

Mr. Hopkins suggested steeper penalties for repeat offenders. Mayor and Mr. McCollister will set up a meeting with the county.

Department Reports

Solicitor-James Barbieri handed out a list of guidelines to council.
Village of Blanchester Guidelines Ohio Revise Codes

Parks—Tom Lee

Fishing Derby is on 9/10/2022 which is sponsored by the AM Eagles
Fall Festival is on 9/24/2022 Bluegrass Festival paid by Cureless Fund

Police –No other comment

Street –Mr. Daniels reported that the paving has been finished. Waiting on invoice from Cook's Electric for repairs done on Fancy Street at the Crowe residence. Will be receiving invoice from Mr. Rentals. Mr. Hopkins asked Mr. Daniels if he finds it absurd to have to rent equipment. He asked Mr. Daniels to provide a list of equipment that he has to rent.

Zoning –Cindy Sutton reported that they have met with the future owner of the former Allen Company property along with the water and sewer departments. The process is moving along smoothly.

Fiscal –No comment

Executive Session

Public hearing to change the zone of Valero from B1 to B5

Motion-Parks/McCollister-motion to change zoning.

Mr. Hopkins asked Mayor Carman to prepare a statement for the next council meeting about the pace of the Taco Bell.

Mr. Parks asked about the BP drawings. Mayor Carman asked Cindy Sutton if we have the architectural drawings. She replied that she does have them and they moved the pumps moved back 10ft. They will have the information next week.

Mr. Hopkins asked when does public comment return. Mayor Carman recommended to let public have their comment first. This does two things which is to get it out there and gives council time to respond. Mr. Parks suggested the public to sign a sheet and put a topic down to speak about.

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HOPKINS/MCCOLLISTER-Motion to put public comment after approval of agenda.

Motion to adjourn. Meeting adjourned at 7:58 p.m.
HOPKINS/MCCOLLISTER:

Approved: September 22, 2022

Mayor: John M. Cannon

Attest: Cynthia Wendenhear