

Minutes of April 7, 2022 Council

Regular Meeting of the Clayton, Ohio City Council
Clayton Government Center
April 7, 2022

CALL TO ORDER

The meeting was called to order by Mayor Stevens at 7:30 PM. Present were Mayor Stevens and Councilmembers Bachman, Henning, Gorman, Merkle, Kelly, and Lieberman.

SPECIAL PRESENTATIONS

Mayor Stevens presented Ricky Robinson a plaque in Recognition of his years of service on the Planning Commission.

CLERK'S REPORT

Clerk Seim presented the minutes of the March 17, 2022 City Council meeting. Motion by Gorman, second by Bachman to approve the minutes as presented. All yeas, motion passed.

EXECUTIVE SESSION

Mayor Stevens advised an Executive Session is needed to consider the appointment of a city official, negotiations of one of the bargaining units, and economic development. Gorman made a motion to break for an Executive Session, motion was second by Merkle. Voting: Bachman-yes, Henning-yes, Gorman-yes, Merkle-yes, Kelly-yes, Lieberman-yes, and Stevens-yes. Council broke for Executive Session at 7:34 PM.

Council returned and Mayor Stevens re-opened the meeting. Gorman made a motion to resume our regular session, motion was second by Bachman. Voting: Bachman-yes, Henning-yes, Gorman-yes, Merkle-yes, Kelly-yes, Lieberman-yes, and Stevens-yes. The regular session resumed at 8:43 PM

OLD BUSINESS

Resolution No. R – 03 – 22 – 26 A Resolution Appointing a member to the Planning Commission to complete Un-Expired Term. Councilman Henning made a motion to un-table Resolution R-03-22-26, motion was second by Gorman. All yeas, motion passed. Henning then made a motion to appoint Mike Greer to the unexpired term on the Planning Commission. Gorman second the motion. Voting: Bachman-no, Henning-yes, Gorman-yes, Merkle-no, Kelly-no, Lieberman-no, Stevens-no. Motion failed 2-5. Motion by Bachman to appoint Kim Williams to the un-expired term on the Planning Commission. Motion was second by Lieberman. Voting: Bachman-yes, Henning-yes, Gorman-yes, Merkle-yes, Kelly-yes, Lieberman-yes, Stevens-yes. Motion passed 7-0.

NEW BUSINESS

Ordinance No. O – 04 – 22 – 08 An Ordinance Authorizing the Creation of Two Incentive Districts in Connection with the Hunter's Path Development Within the City of Clayton, Ohio; Declaring Improvements to Certain Real Property within such Incentive Districts to be a Public Purpose; Describing the Public Infrastructure Improvements to be made to Benefit or Serve the Real Property within such Incentive Districts; Declaring Such Property to be Exempt from Real Property Taxation; Requiring Annual Service Payments in Lieu of Taxes; Establishing a Municipal Public Improvement Tax Increment Equivalent Fund; and Providing Related

Authorizations Pursuant to Ohio Revised Code Sections 5709.40(C) , 5709.42, 5709.43, 5709.832 and 5709.85, and Declaring an Emergency. Jack Kuntz, Economic Development Director, advised staff has worked with DDC, the developer for Hunter's Path, our TIF counsel Bricker & Eckler, and the Northmont City Schools on a Developer's Agreement, a School Compensation Agreement and TIF District legislation, specific to the Hunter's Path project for the last several months. City Council approved a new development plan and district overlay map specific to the proposed Hunter's Path TIF District on February 17, 2022. Motion by Merkle to pass this Ordinance as an emergency, second by Lieberman. Voting: Bachman-yes, Henning-yes, Gorman-yes, Merkle-yes, Kelly-yes, Lieberman-yes, Stevens-yes. Motion passed 7-0. Motion by Lieberman to approve the Resolution, second by Gorman. Voting: Bachman-yes, Henning-yes, Gorman-yes, Merkle-yes, Kelly-yes, Lieberman-yes, Stevens-yes. Motion passed 7-0.

Resolution No. R – 04 – 22 – 28 A Resolution Authorizing the City Manager to Accept the Bid Submitted by and enter into a Contract with Wagner Paving, Inc. for Chip and Seal Project with ¾ Inch Asphalt Leveling on Rinehart and Old Mill Roads at a Cost Not to Exceed \$171,232.95. Randy Sanders, Public Service Director, advised Wagner Paving was selected after competitive bids were received for a chip seal project on both Rinehart and Old Mill Roads. Edge repairs and a ¾ inch leveling course of asphalt will be put down prior to the chip seal. This is a savings of \$47,000 over a 2-inch mill and fill paving project, and we've had good success with the durability of these pavement treatments in the past on lesser traveled roads. Motion by Gorman to approve the Resolution, second by Kelly. All yeas, motion passed.

Resolution No. R – 04 – 22 – 29 A Resolution Authorizing Participation in the ODOT Road Salt Contracts Awarded in 2022. Sanders advised the ODOT winter and summer purchasing contract will provide multiple salt vendors and hopefully provide better pricing along with the security of availability. Motion by Henning to approve the Resolution, second by Gorman. All yeas, motion passed.

Resolution No. R – 04 – 22 – 30 A Resolution Authorizing the Clayton City Manager to Execute and File Applications on Behalf of the City of Clayton for Aid in Financing the Cost of Improvement Project(s) Pursuant to the Economic Development/Government Equity (ED/GE) Program; to Execute Agreement Authorizing the City to Perform all acts and through the City Manager and Finance Director to Execute all Documents Necessary to Fulfill the City of Clayton's Obligations Under Said Grant Application and Corresponding Agreements and to Comply with all Relevant Local, State or Federal Legal Requirements and to Provide Assurances and Additional Information as Required. Kuntz advised we have been working with staff from Montgomery County, JobsOhio, Dayton Development Coalition and a development consultant for a well know national bakery manufacturer over the past few weeks. Specifically, the site selector is looking across the Midwest region to locate their new manufacturing facility. This is an \$80 million dollar project slated to start construction at the end of 2022 and be fully operational by the second quarter 2024. This project consists of a new 250,000 square foot building, will employ approximately 100 employees and generate approximately \$7.5 million in annual payroll. There are approximately a half dozen sites still in the running to secure this project, including the city of Vandalia as well as other locations outside the county and state. Montgomery County recommended Clayton and Vandalia submit a joint application requesting the same funding award, which staff submitted by the April 1st deadline. Motion by Gorman to approve the Ordinance, second by Kelly. All yeas, motion passed.

CITY MANAGER'S REPORT

Amanda Zimmerlin, City Manager, advised we have our Easter Egg Hunt this weekend at 9:30 AM sharp at Meadowbrook. The Easter Bunny will be there, bring your baskets and come out and see everyone. It will be rain or shine. We are also hosting our annual Sweep Clayton Clean event on Saturday, May 21st from 8 AM to Noon at Fire Station 83 at 200 Woolery Lane. We are back to pre-pandemic operations, so the woodchipper will be there, and we'll be there to help people load items into the dumpsters. We do have two open positions on boards, one on the Board of Zoning Appeals, and then also positions on the Salary Commission. Residents are welcomed to submit their resumes. The city took over complete operations of Meadowbrook April 1st. We have 45 events booked for this year already, compared to 37 total last year, so we're already getting off on a good start. There are now refreshments in the pro-shop and the snack bar will be open May 1st with sandwiches and refreshments.

VISITOR'S COMMENTS

None heard.

COUNCIL MEMBER COMMENTS

Bachman stated one thing I wish to comment on is a couple of weeks ago we had the luncheon for the Chamber of Commerce. It went really well and we were well represented by Mr. Kuntz. He gave a very good presentation on what's going on in the city and the future. Our community is in very good shape and is going to continue to grow. All the communities were very happy to hear us announce the improvement of the Wenger and Hoke intersection. While at Meadowbrook I spoke with Amanda Fritz, and she is very excited about her position. I think we're very blessed to have someone already with a lot of experience and I think we're in really good hands.

Henning stated I want to thank Angie for putting on a really nice luncheon for the Chamber to have their annual review, and it was nice having it at Meadowbrook. Northmont Catering did a nice job and the attendees stated how nice the facility was. I wanted to thank Ricky Robinson again for his years on the Planning Commission. He did a good job with that and his service was appreciated. It's election season believe it or not, and early voting does run this week. For the full schedule of early voting here in the state you can visit VoteOhio.gov, you can also send in your absentee ballot and the board of elections will get that processed.

Merkle thanked Ricky Robinson for his contribution to the city, and thanked Randy and his service department personnel for their assistance with removing a raccoon that encountered a down electrical wire behind his property during the last storm.

Lieberman thanked Mr. Robinson for his service on the Planning Commission.

Stevens stated I appreciate and wish to thank Mr. Robinson for his leadership and service on the Planning Commission, as well as everyone who serves on these boards. As always, I want to thank staff and Council for keeping everything moving. We're in good shape, we're going in a good direction and I think if we stay focused and stay the course, I look for some excellent things to happen in the short term and long term.

Motion by Gorman, second by Merkle to adjourn. All yeas, motion passed.

Meeting adjourned at 9:11 PM.