

BEAVERCREEK CITY COUNCIL
REGULAR MEETING May 13, 2019, 6:00 p.m.

PROCLAMATIONS

- ◆ National Police Week
- ◆ Kids to Parks Day
- ◆ National Bike Month/Week/Day

CALL TO ORDER

Mayor Stone called the meeting to order followed by roll call.

PRESENT: Council Member Curran, Council Member Rushing, Council Member Upton, Council Member Vann, Mayor Stone

ABSENT: Council Member Litteral, Vice Mayor Garcia

ALSO IN ATTENDANCE: Amy Blankenship, Legal Counsel; Randy Burkett, City Planner; Dennis Evers, Chief of Police; Bill Kucera, Financial Administrative Services Director; Melissa Gillaugh, Deputy Clerk; Pete Landrum, City Manager; Jeff McGrath, Planning and Development Director; Jeff Moorman, City Engineer; Mike Thonnerieux, Public Administrative Services Director

Council Member Upton **MOVED** to excuse Council Member Litteral and Vice Mayor Garcia, seconded by Council Member Curran. Motion **PASSED** by majority voice vote.

PLEDGE AND MOMENT OF SILENCE

Council Member Curran led the pledge and a moment of silence.

APPROVAL OF AGENDA

Council Member Upton **MOVED** to approve the agenda, seconded by Council Member Curran. Motion **PASSED** by majority voice vote.

APPROVAL OF MINUTES

Council Member Curran **MOVED** to approve the April 15, 2019 work session meeting minutes, seconded by Council Member Rushing. Motion **PASSED** by majority voice vote.

Council Member Upton **MOVED** to approve the April 22, 2019 regular meeting minutes, seconded by Council Member Vann. Motion **PASSED** by majority voice vote.

PRE-SCHEDULED PRESENTERS

Carolyn Tepe, U.S. Census Bureau

Carolyn Tepe, Partnership Specialist with United States Census Bureau, discussed the upcoming 2020 Census and explained the goal is to count everyone once, only once, and in the right place. She gave the history of U.S. Census, four main uses of census data, congressional seats, redistricting, funding, what this means for Ohio, and the planning. Ms. Tepe explained the new design for the 2020 Census and showed a response outreach area map indicating low response rates. She stated the different

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ways the 2020 Census shapes the community for the future. Ms. Tepe said everyone in the community has a role, and asked a volunteer committee to be formed. She gave a sample of a complete count committee and who is typically on it. Ms. Tate explained they have jobs available, and explained how they could be connected.

Beavercreek Youth Council Update

Callista Hess, Beavercreek Youth Council President, explained what the youth council does, whom the council is comprised of, and what they promote. She stated they meet twice a month and where their proceeds come from. Ms. Hess gave an overview of the events they have participated in over this past year, and said they were invited to take a tour of the State House and they watched a house session. She explained their activities change each year and they vote on the events they will participate in. Ms. Hess invited everyone to follow them on their Facebook page.

PUBLIC HEARING

PUD 19-1, IH Credit Union Rezoning

Clerk Gillaugh read the notice of public hearing on an application filed by Danis, Inc., 3233 Newmark Drive, Miamisburg, OH 45342. The application request approve to rezone 1.595 acres from B-2, Community Business District and A-1 Agricultural District to a C-PUD Commercial Planned Unit Development. The property is located at 1464 and 1474 N. Fairfield Road further described as Book 5, Page 5, Parcels 123 and 124 on the Greene County Property Tax Atlas.

Applicant Presentation

Kurt Ziessler, Burkhardt Engineering, said he is available for questions.

Staff Presentation

Mr. Burkett summarized the staff report dated May 9, 2019, which stated the applicant is requesting to rezone approximately 1.6 acres to construct an IH Credit Union. He discussed where they property is located, what currently exists on the property, the zoning classifications of the surrounding properties, the Land Use Plan designation and the intent of those areas, the permitted allowed uses, the setbacks and buffers, and several conditions listed in the ordinance. Staff recommended approval with five conditions.

Public Input

There being no public input, the public hearing was closed.

Council Input

Council Member Upton questioned if some of the list of permitted uses were appropriate for the site. Mr. Burkett explained the reason certain ones were struck and others were not. Council Member Upton thought they should have some conversation around the

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category of breweries in that particular area. He believed they had the opportunity to limit them at the rezoning process and felt they should discuss it.

Mayor Stone felt this was a good point, and it was mainly because of its location. Mr. Burkett said they rezoned several properties across the street last year, so staff is trying to keep the uses consistent. Council Member Upton believed he asked the same question at that time too.

Council Member Curran explained he would be for eliminating those uses with the close proximity to the daycares and the school.

Mayor Stone said this is a three reading process, so staff can look at it again and it can be discussed at next reading. Council Member Vann believed taking a second look would be ok. Mayor Stone believed it should be looked at again, and thought it was very nice to see a business that was a stronghold in the community can be turned over and can be something very new and believed it was a good thing.

Council Member Vann MOVED to approve PUD 19-1, Ordinance 19-06, and to move it to the second and third reading. Motion was seconded by Council Member Rushing, and the motion PASSED by majority voice vote.

ORDINANCES, RESOLUTIONS, AND PUDS

Ordinance 19-04, PACE (Property Assessed Clean Energy) Ordinance to Proceed (Second Reading)

Clerk Gillaugh read an ordinance determining to proceed with the acquisition, construction, and improvement of certain public improvements in the City of Beavercreek, Ohio, in cooperation with the Beavercreek Energy Special Improvement District and declaring an emergency.

Public Input

There being no public input, the public hearing was closed.

This Ordinance will move automatically to the third reading.

Ordinance 19-05, PACE (Property Assessed Clean Energy) Levying Assessments (Second Reading)

Clerk Gillaugh read an ordinance levying special assessments for the purpose of acquiring, constructing, and improving certain public improvements in the City of Beavercreek, Ohio, in cooperation with the Beavercreek Energy Special Improvement District; authorizing and approving an Energy Project Cooperative Agreement by and among the City of Beavercreek, Ohio, the Beavercreek Energy Special Improvement District, Greene Innkeepers LLC, and PACE Equity LLC providing for the financing of

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those public improvements; authorizing and approving a special assessment agreement by and between the City of Beavercreek, Ohio, the County Treasurer of Greene County, Ohio, PACE Equity, LLC, the Beavercreek Energy Special Improvement District, and PACE Equity LLC regarding those special assessments; and declaring an emergency.

Public Input

There being no public input, the public hearing was closed.

This Ordinance will move automatically to the third reading.

Resolution 19-29, Necessity and Intent to Appropriate Property (Carlotta Oldham) for the Kemp Road Widening Project

Clerk Gillaugh read a resolution to declare the necessity and intent to acquire certain parcels or real estate and other property interest owned by Carlotta Oldham, with interest by others, for the Kemp Road Widening Project, in the City of Beavercreek, Ohio.

Mr. Moorman stated in 2020 there is a planned project along Kemp Road from Grange Hall Road and going east to Meadow Court Drive. He explained some of the components of the project, and explained in order to complete the project the City had to acquire additional rights from 32 property owners and they have reached an agreement with 31 of the 32 property owners. Mr. Moorman said there was one property owner who passed away in December 2017 and as of right now they have not been able to track down the next of kin. He explained since they have not been successful this is the appropriate step that needs to be taken in order for the City to acquire the property. Mr. Moorman showed a map of the site, and said the proposed property acquisition is fairly minor. He said when this is done, the City is required to have a certified real estate appraiser determine what the fair market value is of the land and that amount will be deposited when they file the case to acquire the land. Mr. Moorman stated the appraised value is \$1,190.00 for the land.

Council Member Vann MOVED to approve Resolution 19-29, seconded by Council Member Upton. Motion PASSED by majority voice vote.

Ordinance 19-07, Appropriate the Right-of-Way (Carlotta Oldham) for the Kemp Road Widening Project (First Reading)

Clerk Gillaugh read an ordinance to appropriate certain real property interest owned by Carlotta Oldham, for the Kemp Road Widening Project, in the City of Beavercreek, Ohio.

Mr. Moorman explained they needed to pass the ordinance and resolution in order to proceed with it.

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Council Member Curran MOVED to approve Ordinance 19-07, and to move it to the second and third reading. Motion was seconded by Council Member Upton, and the motion PASSED by majority voice vote.

Resolution 19-30, Bullet Proof Vest Grant

Clerk Gillaugh read a resolution to authorize the application for the Bulletproof Vest Partnership 2019 Federal Grant Program on behalf of the Beaver Creek Police Department.

Chief Evers said this resolution is for the Bulletproof Vest Grant that would provide federal funding for 50% of the total cost of the City's purchase of bulletproof vests. He explained since 2000 the Police Department has taken advantage of this grant. Chief Evers explained the amount of money aided in this grant, and they anticipate replacing 10 vests. He stated the City's cost would be \$4,115 and he recommended approval of the resolution.

Mayor Stone asked if this was a reoccurring grant they get from time to time. Chief Evers stated that was true and if the funds are not used they roll over year to year.

Council Member Vann MOVED to approve Resolution 19-30, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

LIQUOR PERMITS

Wild Axe Throwing LLC (New)

Chief Evers explained the Ohio Division of Liquor Control sent police notification reference a new D5 liquor permit for Wild Axe Throwing LLC, 3215 Seajay Drive, Beaver Creek, Ohio 45430. The records checks required by the Ohio Department of Commerce – Division of Liquor Control were conducted on the business officers/shareholders for this application request. Staff recommended this liquor move forward with no comment.

Council Member Vann MOVED to accept without comment, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

DECISION ITEMS

Appointment of Planning & Development Director to Beaver Creek Energy Special Improvement District Board.

Mr. Landrum explained this is part of the PACE Board in creation by statute and the Mayor and the City Manager are also part of it. He recommended the appointment of Mr. McGrath to the PACE Board.

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Mr. Upton asked if there was a term limit. Mr. Landrum said not until it is satisfied and the Board would be terminated.

Council Member Vann MOVED to appoint the Planning and Development Director to the Beaver Creek Energy Special Improvement District Board, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

Acceptance of First Quarter 2019 Financial Summary

Mr. Kucera said the first quarter is running right on budget. He explained even though they had a few less snow events, the challenge was the events they had were a longer duration and happened a lot on Saturday and Sunday. Mr. Kucera stated the one challenge the City is having is getting people hired as seasonal employees, which creates a little bit of a service backlog and is creating a little bit more overtime to get the jobs done. He said they have made their compensation competitive but there is just a lack of people out there wanting to come in for entry-level jobs.

Council Member Upton asked about the Golf Course costs with season passes, and asked if they anticipated that hurting the income through the summer months. Mr. Kucera said they changed the program and it used to be annually from the date they bought the pass but this year they changed it from January to December. He explained what he was seeing was a lot of the upfront cost of buying those since the program changed. Mr. Kucera explained they have never wanted many seasonal pass holders so they are not booking up the prime times from others paying the standard cost.

Council Member Curran MOVED to accept the First Quarter 2019 Financial Summary, seconded by Council Member Upton. Motion PASSED by majority voice vote.

COUNCIL TIME

Council Member Upton said he attended a stakeholder meeting, both internal and external stakeholders attended, for the Beaver Creek Township Fire Department.

Council Member Vann said she was proud of Beaver Creek Youth Council. She explained she went to the Tree City Awards, which the City is a member now. Council Member Vann stated she attended the Girl Scouts Gold Silver and Bronze awards program for north Beaver Creek. She explained the City of Peace Exploratory Committee had its first meeting. Council Member Vann stated she attended the Greene County Legislative Breakfast and the Regional Bike Summit. She discussed the stormwater issues in some of the neighborhoods with all the rains, and felt it probably needed to be discussed again and how the City was going to deal with it.

Council Member Upton explained he attended the recent MVRPC meeting, and reminded staff the Municipal Bridge Grants are coming up and believed they were due

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August 15th. He said these were grants geared towards maintenance of existing bridges. Council Member Upton thanked the community for supporting the levies last week.

Council Member Curran said he attended the Legislative Breakfast meeting. He made a comment about the Tree City committee, and encouraged them to make people aware of the importance of planting trees.

MAYOR'S REPORT

Mayor Stone thanked staff for doing such a great job so the levies could be passed. He said tomorrow he had 32 foreign officers coming to City Hall, and they come to learn about the local government on this particular day.

CITY MANAGER'S REPORT


Mr. Landrum said the open house for Beaver Creek Police Department and Beaver Creek City Hall will be on May 18, 2019 from 11 am to 2 pm. He thanked everyone for passing the Street and Parks levies. Mr. Landrum gave an update on the North Fairfield Road curb and catch basin work and the milling and resurfacing is scheduled to begin the week of May 20th. He explained the roadwork project being done on Indian Ripple Road in the vicinity of the Greene. Mr. Landrum discussed some of the Specialty Day Camps the City is offering, and encouraged people to look on the City's website.

CITIZEN COMMENTS

There being no citizen comments, the citizen comment portion of the meeting was closed.

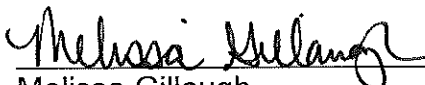
ADJOURNMENT

Council Member Curran MOVED to adjourn the meeting at 7:20 pm, seconded by Council Member Rushing. Motion PASSED by unanimous voice vote.



Robert Stone, Mayor

ATTEST:



Melissa Gillaugh
Deputy Clerk of Council