

CITY COUNCIL MEETING
CITY OF MIAMISBURG
10 N FIRST STREET, MIAMISBURG, OHIO

June 18, 2024

Council met in Executive Session at 5:30 p.m. with the following members present: Mayor Collins, Councilmembers: Beachler, Colvin, McCabe, Nestor, Nicholas, and Stalder.

Motion was made by McCabe, seconded by Nicholas, to enter into an Executive Session to prepare for, conduct, or review a collective bargaining strategy. Motion carried.

Council concluded Executive Session at 5:54 p.m.

Council met in Regular Session at 6:00 p.m. with the following members present: Mayor Collins, Councilmembers: Beachler, Colvin, McCabe, Nestor, Nicholas, and Stalder.

Mayor Collins gave the invocation and led everyone in the Pledge of Allegiance.

Motion was made by Stalder, seconded by Nicholas to excuse Councilmember Thacker. Motion carried.

Motion was made by Colvin, seconded by Beachler, to accept the minutes of the Regular Session on June 4, 2024, as distributed. Motion carried.

Mayor Collins opened the Citizen Forum and asked anyone present who wished to discuss an item not appearing on the agenda to come forward. There was no response, and the Forum was closed.

Ryan Davis, Parks and Recreation Director, provided a look at the overall accomplishments and services delivered by Parks and Recreation staff members, noting the significance of identifying July as Parks and Recreation Month. In addition, Shelby Spurlock, Program & Community Center Supervisor, offered information on upcoming events occurring in the month of July, offered through the Parks and Recreation Department.

Mayor Collins delivered a Proclamation, declaring July as Parks and Recreation Month, noting the contribution and value that Parks and Recreation programs deliver to the community.

Emily Christian, Assistant City Manager, presented Ordinance No. 7087. Ms. Christian requested City Council approve an ordinance to authorize the revision and inclusion of ordinances passed in 2023 into the Updated and Revised Codified Ordinances. As required by the Charter, notice of this ordinance was published on electronic media and in three public places on June 10, 2024. Staff recommends approval of this Ordinance.

ORDINANCE NO. 7087

AN ORDINANCE TO APPROVE THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; TO PROVIDE FOR THE ADOPTION OF NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; TO PROVIDE FOR THE PUBLICATION OF SUCH NEW MATTER; TO REPEAL ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH; AND DECLARING AN EMERGENCY.

Motion was made by Nicholas, seconded by Colvin, to dispense with the requirement that Ordinance No. 7087 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by Stalder, seconded by McCabe, to pass Ordinance No. 7087, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, and Stalder.

Andrew Rodney, City Planner, presented Ordinance No. 7088. Mr. Rodney requested City Council approve an ordinance to authorize the City Manager to accept and subsequently sell surplus property. The ordinance allows Parcel K46-00110-0014 to be acquired from the Montgomery County Land Reutilization Corporation (Land Bank) as a result of the demolition of the parking lot associated with the former grocery store at 716 N. Ninth Street. The intention is to sell the lot to the adjacent property owner at 734 N. Ninth Street (C. Scott Bradley) who currently maintains approximately half of the lot. Staff recommends approval of this Ordinance.

ORDINANCE NO. 7088

AN ORDINANCE TO ACCEPT FROM THE MONTGOMERY COUNTY LAND REUTILIZATION CORPORATION REAL PROPERTY IDENTIFIED AS PARCEL K46-00110-0014 LOCATED AT 716 NORTH NINTH STREET AND TO WAIVE THE REQUIREMENTS FOR COMPETITIVE BIDDING TO SELL SAID PROPERTY TO C. SCOTT BRADLEY AND DECLARE AN EMERGENCY.

Motion was made by Beachler, seconded by Nestor, to dispense with the requirement that Ordinance No. 7088 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by Nicholas, seconded by Colvin, to pass Ordinance No. 7088, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, and Stalder.

Andrew Rodney, City Planner, presented Ordinance No. 7089. Mr. Rodney requested City Council approve an ordinance authorizing the City Manager to execute a services agreement with CountyCorp to manage the Owner-Occupied Home Rehabilitation Program (OOHRP) on the city's behalf. To date, the Development Department is satisfied with the performance of CountyCorp in managing the city's CDBG dollars. Staff agrees that proceeding forward in partnership with CountyCorp is in the best interests of the City and its residents. Staff recommend approval of this Ordinance.

ORDINANCE NO. 7089

AN ORDINANCE TO ENTER INTO A CONTRACT WITH COUNTYCORP FOR MANAGEMENT OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND CITY OF MIAMISBURG LOCAL FUNDS FOR THE OWNER-OCCUPIED HOME REHABILITATION PROGRAM, TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL CONTRACTS AND AGREEMENTS RELATED THERETO AND DECLARE AN EMERGENCY.

Motion was made by McCabe, seconded by Stalder, to dispense with the requirement that Ordinance No. 7089 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by Colvin, seconded by Beachler, to pass Ordinance No. 7089, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, and Stalder.

Leslie Kohli, Human Resources Director, presented Ordinance No. 7090. Ms. Kohli requested City Council approve an ordinance to authorize the City Manager to enter into an agreement with the Ohio Patrolmen's Benevolent Association. Negotiations have occurred between the Ohio Patrolmen's Benevolent Association and the City of Miamisburg, with a mutually acceptable tentative agreement being reached. The tentative agreement has been approved by the Ohio Patrolmen's Benevolent Association. Approval of this ordinance will implement the provisions of the contract items in accordance with the negotiations between the parties. Staff recommend approval of this Ordinance.

ORDINANCE NO. 7090

AN ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE OHIO PATROLMEN'S BENEVOLENT ASSOCIATION AND DECLARING AN EMERGENCY.

Motion was made by Stalder, seconded by Nicholas, to dispense with the requirement that Ordinance No. 7090 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by Nicholas, seconded by ?, to pass Ordinance No. 7090, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, and Stalder.

Leslie Kohli, Human Resources Director, presented Ordinance No. 7091. Ms. Kohli requested City Council approve an ordinance to authorize the City Manager to enter into an agreement with the Ohio Patrolmen's Benevolent Association (Sergeants). Negotiations have occurred between the Ohio Patrolmen's Benevolent Association (Sergeants) and the City of Miamisburg, with a mutually acceptable tentative agreement being reached. The tentative agreement has been approved by the Ohio Patrolmen's Benevolent Association (Sergeants). Approval of this ordinance will implement the provisions of the contract items in accordance with the negotiations between the parties. Staff recommend approval of this Ordinance.

ORDINANCE NO. 7091

AN ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE OHIO PATROLMEN'S BENEVOLENT ASSOCIATION (SERGEANTS) AND DECLARING AN EMERGENCY.

Motion was made by Colvin, seconded by McCabe, to dispense with the requirement that Ordinance No. 7091 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by Beachler, seconded by Colvin, to pass Ordinance No. 7091, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, and Stalder.

Andrew Rodney requested City Council approve a motion to replat the Castrucci property at 3013 Mall Park Drive. The purpose of the replat is to reorganize property boundaries and easements to accommodate redevelopment of the Kia and Nissan dealerships, as well as the existing Honda dealership. Staff reported no issues with the plat document. By unanimous vote, the Planning Commission recommends approval. Motion was made by Nestor, seconded by McCabe, to approve the motion to replat the Castrucci property at 3013 Mall Park Drive. Motion carried.

Ryan Davis requested City Council approve a motion to authorize the City Manager to complete the Owner's Acknowledgement within the Star City Concert Series, June 30th, 2024, Miamisburg Community Foundation F2 Temporary Alcohol Permit Application. The Spring Fest Committee will apply for this F2 Temporary Alcohol Permit via the Miamisburg Community Foundation and be required to create a temporary boundary area within which alcohol purchased at the event may be consumed. Staff recommend approval of the motion. Motion was made by Stalder, seconded by Nicholas, to approve the motion to authorize the City Manager to complete the Owner's Acknowledgement within the Star City Concert Series, June 30th, 2024, Miamisburg Community Foundation F2 Temporary Alcohol Permit Application. Motion carried.

Mayor Collins requested City Council approve a motion to cancel the Regular Meeting scheduled for July 2. Motion was made by Colvin, seconded by McCabe, to approve the motion to cancel the Regular Meeting scheduled for July 2, 2024. Motion carried.

Council entered Study Session to discuss:

- Development update
- Aquatic Center Improvement Project update

Development update

Andrew Rodney provided information on the Castrucci Property at the Lyons & Byers Road intersection. The proposed use for these 38 acres of land is a warehouse/distribution facility. The proposed facility would require approximately 700,000 square feet in warehouse space, 42 docks for shipping/receiving and parking for 50+ passenger cars. Mr. Rodney reviewed the timeline associated with this proposed project, noting July 19, 2024, as the submittal of the SDD Preliminary Development Plan and August 6, 2024 as the First Reading of the SDD Ordinance at City Council. Construction for this project would occur in approximately one to five years, depending on internal and external factors. This project is currently under review for consideration.

Aquatic Center Improvement Project update

Ryan Davis provided an update on the Aquatic Center Improvement Project. Mr. Davis noted the different concepts involved in the planning process and development of construction documents (Re-invision, Repair and Renovate). Mr. Davis also discussed the operational analyses and possible pool rate increases. Design discussions are currently underway, with the schematics to be discussed in August 2024 and a final review for Bid Release to occur in November 2024 should the relationship with Champlin Architecture be approved. Due to the urgency of meeting deadlines, this item was presented to council for vote immediately following the discussion.

With the conclusion of Study Session discussion items, City Council returned to Regular Session to consider Other Business: Ordinance No. 7092. Motion was made by Stalder, seconded by Nicholas, to return to Regular Session carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, and Stalder. Motion carried. Motion was made by McCabe, seconded by Beachler to waive the notice of Ordinance No. 7092, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, and Stalder. Motion carried.

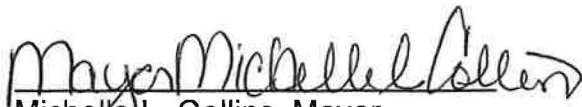
Ryan Davis presented Ordinance No. 7092. The ordinance authorizes the City Manager to enter into a Professional Services Agreement with Champlin Architecture, Inc., for the development of construction documents for the Sycamore Trails Aquatic Center Improvement Project.

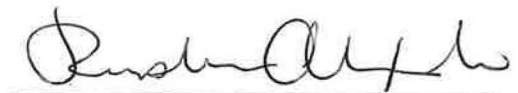
ORDINANCE NO. 7092

AN ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH CHAMPLIN ARCHITECTURE FOR THE DESIGN AND ENGINEERING SERVICES FOR THE SYCAMORE TRAILS AQUATIC CENTER AND DECLARING AN EMERGENCY.

Motion was made by Nicholas, seconded by Colvin, to dispense with the requirement that Ordinance No. 7092 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by Nicholas, seconded by Stalder, to pass Ordinance No. 7092, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, and Stalder.

After the passage of Ordinance No. 7092, and there being no further business, a motion was made to adjourn. Motion carried.


Michelle L. Collins, Mayor


Keysha Alexander, Clerk of Council