

CITY OF MIAMISBURG
10 N FIRST STREET, MIAMISBURG, OHIO

September 6, 2022

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

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

Motion was made by Nicholas, seconded by Colvin to excuse Councilmember McCabe.

Motion was made by Colvin, seconded by Nestor to accept the minutes of the Regular Session on August 16, 2022, 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.

Andrew Rodney presented Ordinance 6975 for a second reading and public hearing. Mr. Rodney stated that this Ordinance is to rezone the property located at 88 S. Gebhart Church Road from Office-Service to Neighborhood Business to facilitate development of a proposed carry-out restaurant establishment. The Planning Commission recommended their approval of this Ordinance.

Mayor Collins opened the Public Hearing for Ordinance No. 6975 and asked anyone present who wished to discuss this rezoning to come to the podium. All speakers were sworn-in before they spoke.

Doug Fox, a Miamisburg resident, voiced his concerns about the increased traffic at the intersection of SR 725 and Gebhart Church Road. He is concerned with the entrance to the new facility and accidents occurring at this location.

Art Hardin, Calibre Engineering, Inc. spoke on behalf of the engineering firm. The developer is requesting the rezoning of this property to accommodate one building for a carryout restaurant. The developer will configure the driveway to accommodate the traffic coming off SR725.

Council requested a traffic count and to see the site plan for this project. Mr. Callahan stated that Council is only approving the rezoning. Planning Commission approves the site plans. Mr. Rodney will provide a traffic count for Council at the September 20 meeting.

After no one else wished to discuss any further items, the Public Hearing was closed.

ORDINANCE NO. 6975

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP TO REZONE THE PROPERTY LOCATED AT 88 S. GEBHART CHURCH ROAD CITY LOT # 3786 AND #3804 FROM OFFICE-SERVICE (OS-1) TO NEIGHBORHOOD BUSINESS (NB-1)

Motion was made by Thacker, seconded by Stalder to table Ordinance No. 6975. Motion carried. The Ordinance was tabled, carried by Yea Votes of Colvin, Nestor, Nicholas, Stalder and Thacker.

Steve Schultz presented Ordinance No. 6985. Mr. Schultz stated that this Ordinance will authorize the City Manager to enter into a contract with Outdoor Enterprise, LLC for the Evans Avenue and Genetta Drive Sanitary Sewer Replacement Project. This project will begin in November and be completed within six months at a cost not to exceed \$440,014. This project will be funded by the Water Pollution Control Loan Fund. Staff recommends approval of this Ordinance.

ORDINANCE NO. 6985

AN ORDINANCE TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE EVANS AVE. AND GENETTA DR. SANITARY SEWER REPLACEMENT PROJECT AND DECLARING AN EMERGENCY.

Motion was made by Nicholas, seconded by Colvin to dispense with the requirement that Ordinance No. 6985 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 Thacker to pass Ordinance No. 6985, carried by Yea Votes of Colvin, Nestor, Nicholas, Stalder and Thacker.

Steve Schultz presented Resolution 2995. Mr. Schultz stated that the Ohio EPA-DEFA requires a new Resolution for each additional fund request. A WPCLF loan is required to fund the construction of the Evans Avenue and Genetta Drive Sanitary Sewer Project. The Resolution will authorize the City Manager to apply for, accept and sign the loan application and agreement. Staff recommends approval of this Resolution.

RESOLUTION NO. 2995

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR, ACCEPT, AND ENTER INTO A WATER POLLUTION CONTROL LOAN FUND (WPCLF) AGREEMENT ON BEHALF OF THE CITY OF MIAMISBURG, OHIO FOR PLANNING, DESIGN AND/OR CONSTRUCTION OF WASTEWATER FACILITIES; AND DESIGNATING A DEDICATED REPAYMENT SOURCE FOR THE LOAN.

Motion was made by Colvin, seconded by Nestor to have the Resolution No. 2995 read by title only. Motion carried. The Resolution was read by title only. Motion was made by Nicholas, seconded by Nestor to pass Resolution No. 2995, carried by Yea Votes of Colvin, Nestor, Nicholas, Stalder and Thacker.

Council recessed to Study Session to discuss the General Fund.

There being no further business, motion was made to adjourn. Motion carried.

Mayor Michelle Collins
Michelle U. Collins, Mayor

Kim Combs
Kim Combs, Clerk of Council