

**ORDINANCE NO. O-24-41**

**MAKING SUPPLEMENTAL APPROPRIATIONS**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILMINGTON,  
STATE OF OHIO:

Section 1. That in addition to the sums heretofore appropriated, certain sums be and the same hereby are, appropriated as follows:

- a. From the Waste Fund to 670.380.5232 "Architectural and Engineering" the sum of \$130,000.00
- b. From the Municipal Court Bailiff Salary to 110.155.5111 "Bailiff Salaries" the sum of \$44,500.00
- c. From the Municipal Court Deputy Clerk Salary to 110.157.5111 "Deputy Clerk Salaries" the sum of \$17,600.00
- d. From the Permissive Tax Fund to 210.330.5350 "Main Street Road Improvements" the sum of \$118,253.00
- e. From the General Fund to 110.120.5232 "Davids Drive Engineering" the sum of \$35,807.00
- f. From the General Fund to 112.1205237 "Tech Support/Licensing/Subscriptions" the sum of \$70,000.00
- g. From the General Fund to 110.120.5253 "Update Codified Ordinances" the sum of \$9,996.00

Section 2. That this ordinance is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, safety and welfare, and accordingly, shall be in full force and effect immediately upon approval of the amended certificate by the Clinton County Budget Commission.

Passed this \_\_\_\_ day of August, 2024.

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
Clerk of Council

Approved by me this \_\_\_\_ day of August, 2024.

\_\_\_\_\_  
Mayor

**ORDINANCE NO. O-24-42**

**MAKING MISCELLANEOUS TRANSFERS:**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILMINGTON,  
STATE OF OHIO:

Section 1. That from the sum heretofore appropriated, the following sums be, and the same hereby are, transferred for the Fiscal Year 2024 expenses and other expenditures as follows:

- a. From 670.370.5512 "Capital Equipment" to 670.370.5311 "Collection Vehicle Expense" the sum of \$20,00.00

Section 2. That this Ordinance is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, safety and welfare, and accordingly, shall be in full force and effect immediately upon passage.

Passed this 15<sup>th</sup> day of August, 2024.

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
Clerk of Council

Approved by me the 15<sup>th</sup> day of August, 2024.

\_\_\_\_\_  
Mayor

## RESOLUTION NO. R-24-40

### **APPROVING SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 923.09, 924.08, 929.03, 1701.08, 1701.09, 1701.10 and 1729.03 OF THE CODIFIED ORDINANCES OF THE CITY OF WILMINGTON; AND DECLARING AN EMERGENCY**

WHEREAS, the City Utility Billing department has advised Council that several accounts are delinquent and are considered non-collectable by the Utility Billing supervisor and that said delinquent charges may be submitted to the County Auditor as special assessments pursuant to Sections 923.09, 924.08, and 929.03 of the Codified Ordinances of the City of Wilmington, and

WHEREAS, the City has many properties within its borders whereby the City Code Enforcement Official found litter, garbage, debris, tall grass and noxious weeds on the properties in violation of law (pursuant to Wilmington Codified Ordinance Sections 1729.01 and 1729.02) and/or some that have been found to be so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy (pursuant to Wilmington Codified Ordinance Sections 1701.08, 1701.09, and 1701.10) and, after due notice to the owner, lessee or occupant of said properties, found that removal of said litter, garbage, debris, tall grass and noxious weeds, closure of vacant properties, or demolition of said properties was necessary for the health, safety and welfare of the citizens of the City of Wilmington; and

WHEREAS, City of Wilmington Codified Ordinance Sections 1701.08, 1701.09, 1701.10, and 1729.03 permit the City to submit special assessments to the County Auditor for the payment of costs of abating the above-stated conditions upon said properties and 1729.03 permits the City to collect fees for administrative costs incurred by the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, STATE OF OHIO:

Section 1. That the special assessments listed in “**Exhibit A**” attached hereto and made a part hereof by reference are delinquent accounts for utility services provided by the City of Wilmington and should be submitted to the County Auditor.

Section 2. That the special assessments listed in “**Exhibit B**” attached hereto and made a part hereof by reference were made to the benefited properties listed and should be submitted to the County Auditor. “Exhibit B” does not include assessments for properties where the fee simple ownership changed for fair market since the last special assessment deadline (September 12, 2022, to date), although the City reserves the right in the future to submit such costs as special assessments in accordance with law.

Section 3. That the assessments to be levied be paid in equal semi-annual installments due and payable at the same time as general real estate taxes on said lands; provided, however, that the owner of any property assessed may pay such an assessment in cash at any time after the passage of the assessing resolution.

Section 4. That it is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. That this Resolution is hereby declared to be an emergency, necessary for the immediate health and welfare of the citizens of Wilmington in that the deadline for submitting said special assessments to the County Auditor is on or about September 9, 2024.

Parcel Number	Owner	Owner Address	Location	Legal	Acres	Benefited Acres	Amount
290151802001300	RED BOAT HOLDINGS LLC	1040 JEFFERSON DR WILMINGTON OH 45177	1040 JEFFERSON ST	MCDERMOTT VILLAGE LT13	0.0000	N/A	\$ 142.29
290161013C02000	HAROLD ROBERTS	PO BOX 617 LEBANON OH 45036	12 N LINCOLN ST	FAULKNERS ADD LT20 WPT	0.1080	N/A	\$ 151.95
290160601013800	UPTOWN RENTALS	5954 CUBA RD WILMINGTON OH 45177	130 OAK ST	COLLEGE HEIGHTS ADD LOT 138 NP2	0.0000	N/A	\$ 73.41
270030109000000	BILL MARINE	PO BOX 130 WILMINGTON OH 45177	1364 SR 134 N	WRIGHT GOOD ACRES SD LT2	1.9660	N/A	\$ 210.41
290240101C02500	PAXTON PROPERTIES	1232 ORCHARD RD WILMINGTON OH 45177	149 N MULBERRY ST	ORIG TOWN LT 25MPT 05 SP F/2900109428 GIS	0.0000	N/A	\$ 250.98
290240101C02500	PAXTON PROPERTIES	1232 ORCHARD RD WILMINGTON OH 45177	153 N MULBERRY ST	ORIG TOWN LT 25MPT 05 SP F/2900109428 GIS	0.0000	N/A	\$ 250.98
290160921A01300	POR BOY ENTERPRISES LLC	406 S WEBB RD WILMINGTON OH 45177	156 N WALL ST	MORRIS HEIRS ADD LT13	0.0000	N/A	\$ 70.15
290150204B06500	RUBY A SCHRAMM	157 INDIANA AVE WILMINGTON OH 45177	157 INDIANA AVE	SCOTTS SD LT65EPT&66WH MS 1822	0.0000	N/A	\$ 488.84
290240401A00200	CRR PROPERTIES LLC	PO BOX 171 HARVEYSBURG OH 45032	162 W SUGARTREE S	ORIG TOWN LT2PT	0.0960	N/A	\$ 105.74
290160810000100	GEORGE & CARLA CLOUSER	250 KENYON DR WILMINGTON OH 45177	170 N WALL ST	NATHAN STARBUCK ADD LT 1WH	0.0000	N/A	\$ 638.02
290250209B00100	LYNDELL SUGGS	PO BOX 753 WILMINGTON OH 45177	178 W MAIN ST	THATCHERS ADD LOT 1PT	0.0000	N/A	\$ 430.80
290210121B00100	ESOTERIC PROPERTIES LLC	1864 E SR 350 WILMINGTON OH 45177	205 GRANT ST	JAMES ADD LT2PY2007 SPLIT RES 2B .101 AC 08 DUP	0.0000	N/A	\$ 29.74
290211421000000	THOMAS SCOTT	817 DUNVEGAN CIRCLE PICKERINGTON OH 43147	216 HAWLEY AVE	MS 1057 LT55	0.0000	N/A	\$ 263.44
290210146000000	JASON A BESSER	1225 WARREN DR WILMINGTON OH 45177	217 S WALNUT ST	MS 1057 LT72	0.0000	N/A	\$ 104.64
290210137000000	DARRELL CAMPBELL	223 N FIRST ST CLARKSVILLE OH 45113	218 S WALNUT ST	MS 1057 LT59&64	0.0000	N/A	\$ 23.21
290211301000300	DARRELL CAMPBELL	223 N FIRST ST CLARKSVILLE OH 45113	222 DOAN ST	ELMWOOD ADD LT3	0.0000	N/A	\$ 153.29
290161012000300	JONATHAN & JESSICA COOPER	479 HANNAH CT WILMINGTON OH 45177	238 N WALNUT ST	S M BABBS ADD LT3	0.0000	N/A	\$ 37.15
290150616001100	MICHAEL MEDLEY	3006 HACKBERRY ST CINCINNATI OH 45206	284 GROVE ST	RE DOANS 1ST ADD LT11	0.0000	N/A	\$ 338.76
290160920000200	MIDNIGHT RESTORATION LLC	1721 PRAIRIE RD WILMINGTON OH 45177	287 E LOCUST ST	MORRIS ADD LT2	0.3140	N/A	\$ 342.19
2901506160034VA	WESLEY JONES	3006 HACKBERRY ST CINCINNATI OH 45206	305 GROVE ST	RE DOANS 1ST ADD LT34	0.0000	N/A	\$ 265.12
290211425001400	JAMES D WILLIAMS	1347 CUBA RD WILMINGTON OH 45177	316 CHARLES ST	BRACKNEYS 1ST & 2ND LT14	0.0000	N/A	\$ 113.75
290250245000000	J SCHWARTZ LEASING LLC	1285 PAINT RD WINCHESTER OH 45697	316 W MAIN ST	MS 1057 LT107	0.0859	N/A	\$ 316.59
290210234002800	JASON BURNS	8064 HENRY HARRIS RD INSIAN LAND SC 29707	320 S WALL ST	JER SINES SD LT28	0.0000	N/A	\$ 114.63
290210234002700	LINDA JONES	3006 HACKBERRY ST CINCINNATI OH 45206	330 S WALL ST	JER SINES SD LT 27	0.0000	N/A	\$ 277.90
290210234002700	MICHAEL MEDLEY	3006 HACKBERRY ST CINCINNATI OH 45206	345 CLARK ST	JER SINES SD LT 27	0.0000	N/A	\$ 277.90
290230432000000	J SCHWARTZ LEASING LLC	1285 PAINT RD WINCHESTER OH 45697	352 S MULBERRY ST	MS 1057 LT82PT	0.3500	N/A	\$ 347.03
290161001B00700	DANIEL W LAWRENCE	355 N WALNUT ST WILMINGTON OH 45177	355 N WALNUT ST	S M BABBS 2ND ADD LT7PT RES TO BE 0.203 AC FOR 2015 DUP	0.0000	N/A	\$ 329.02
290211416A00900	MELVINA JONES C/O CORTNEY CARR	42 YUKON CT WILMINGTON OH 45177	383 GRANT ST	AFRICAN ADD LOT 9 NPT NP2	0.0000	N/A	\$ 248.60
290160901001500	NATASHA BAYLOR	34 NEW YORKER BLVD MIAMISBURG OH 45342	392 PRAIRIE AVE	JACOB BRINDLE SD LT15	0.0000	N/A	\$ 22.51
290150755000000	POR BOY ENTERPRISES	406 S WEBB RD WILMINGTON OH 45177	398 W LOCUST ST	MS 1057 (LT134)	0.2030	N/A	\$ 279.54
290150701000300	ANDRE ACCOO	393 HOWARD ST WILMINGTON OH 45177	407 HOWARD ST	ALBERT CARROLL ADD LT3	0.0000	N/A	\$ 121.34
290150602007800	MICHAEL MEDLEY	3006 HACKBERRY ST CINCINNATI OH 45206	432 VALLEY ST	RE DOANS 2ND ADD	0.1600	N/A	\$ 289.48
290210205001800	EDWARD & THELMA KATHMAN	130 SILVER FOX CT LOVELAND OH 45036	448 MARLENA DR	COLLEGE HILLS SD LT18	0.0000	N/A	\$ 74.39
290211326B00300	CLASSIC STORAGE LLC	1692 SR 28 GOSHEN OH 45122	448 S SOUTH ST	J&J DONAS ADD LOT 3 SPT NP2	0.0000	N/A	\$ 196.43
290151127009600	MARTI OSBORNE	456 OAKRIDGE DR WILMINGTON OH 45177	456 OAKRIDGE DR	LAKEWOOD SD SEC3 LT96	0.0000	N/A	\$ 304.18
290211301003300	MICHAEL MEDLEY	3006 HACKBERRY ST CINCINNATI OH 45206	464 BELMONT	W&J FIFES ELMWOOD ADD LT33	0.0000	N/A	\$ 266.54
290150701001000	ANGELA EALY	5429 FLETCHING CT CANAL WINCHESTER OH 43110	471 HOWARD ST	ALBERT CARROLL ADD LT10	0.0000	N/A	\$ 20.13
290150603E00100	BYRAN TIMPE	1446 STUBBS MILL RD LEBANON OH 45036	479 N SPRING ST	JOHN RANKIN ADD LT1PT	0.0000	N/A	\$ 314.03
290250209A00700	KATHRYN HAPNER	623 S WEST ST HILLSBORO OH 45133	48 S WOOD ST	THATCHERS ADD LT7PT	0.0000	N/A	\$ 21.91
290150602008200	MICHAEL MEDLEY	3006 HACKBERRY ST CINCINNATI OH 45206	502 VALLEY ST	R E DOANS 2ND ADD LT82	0.0000	N/A	\$ 121.91
290150602A08500	DARRELL CAMPBELL	223 N FIRST ST CLARKSVILLE OH 45113	530 VALLEY ST	RE DOANS 2ND ADD LT85PT	0.0840	N/A	\$ 463.40
290151107017500	CURT CAREY	PO BOX 265 WASHINGTON CH OH 43160	55 DANA AVE, APT A	LAKEWOOD SD LT175	0.0000	N/A	\$ 23.77
290150331000600	PIERCE BURNAM	66 W FULTON ST WILMINGTON OH 45177	66 W FULTON ST	VAN CLEVES ADD LT76	0.0000	N/A	\$ 285.54
290161016001200	ROSAL PROPERTIES LLC	PO BOX 752016 DAYTON OH 45475	70 LIBRARY AVE	AJ MARTINS HEIRS SD LT 12'	0.0000	N/A	\$ 88.08
290211326B00900	JORDAN LITTLE	80 DOAN ST WILMINGTON OH 45177	80 DOAN ST	J&J DOANS ADD LT9EPT	0.0000	N/A	\$ 210.00
290161301A01100	BECKY SMITH	84 E RUBY AVE WILMINGTON OH 45177	84 E RUBY AVE	C W FISHER SD LOT 11 NPT NP2	0.0000	N/A	\$ 251.17

Parcel Number	Owner	Owner Address	Location	Legal	Acres	Benefited Acres	Amount
290150416000000	LILLI STAHL RLT (NOW IRREVOCABLE) c/o STEVE R	BIG HILL GMAC 61 E MAIN ST SUITE 3	45 W. BIRDSALL ST	EXT RES 2B .172AC FOR 08 DUP	0.1420	N/A	\$ 100.00
290210224B00700	BART, JAMES W III	2547 Holly Hedge Drive 1	218 GRANT ST	STRICKLES 2ND ADD LT7PT		N/A	\$ 600.00
290211416B02000	BASS, HELEN L	17100 VAN AKEN BLVD #201	282 HAWLEY AVE	AFRICAN ADD LOT 20 WPT NP2		N/A	\$ 600.00
290160601017800	CHAMBLIN, IRVIN	123 W MAIN ST PO BOX 289	973 HIGGINS ST	COLLEGE HEIGHTS ADD LT178WH 05SPL/PLAT FOR GIS		N/A	\$ 600.00
290210155000000	CLARK, STEVEN L & JENNIFER D	982 MCCOY RD	225 S WALNUT ST	EXT LT72		N/A	\$ 300.00
290240401D00200	EXCLUSIVE FUNDING LLC c/o RICK FELTNER	2162 GREENS SPRINGS DR	154 W. SUGARTREE ST	ORIG TOWN LT2PT		N/A	\$ 100.00
290151830000000	FAIRLEY, DAVID R	9251 SR 138	NELSON AVE/WAYNE RD	EXT MS 1057	0.5500	N/A	\$ 400.00
290250909000000	GENERAL TELEPHONE CO OF OHIO	PO BOX 152206 IRVING	241 S NELSON AVE	EXT 05 SP 4 GIS 2B 2.0AC	2.0000	N/A	\$ 200.00
290161013A02000	GENERAL TELEPHONE CO OF OHIO	PO BOX 152206	215 E MAIN ST	FAULKNERS ADD LOT 20 WPT NP2	0.4250	N/A	\$ 300.00
290230707032400	GRASSO, PAUL & CHERYL	239 MAPLE RIDGE DR	239 MAPLE RIDGE RD	SOUTHTRIDGE SD SEC11 LT324 96SPL/290-014297-3		N/A	\$ 100.00
290211410000000	HABITAT FOR HUMANITY	PO Box 764	287 HAWLEY AVE	EXT RES 2000 DUP		N/A	\$ 200.00
290230919000000	HUTSENPILLER CONTRACTORS INC	7404 LIBERTY ONE DR	SR 730 (TIMBER GLEN- WEST ENTRANCE)	MS 2471 RES TO BE 2.811 AC 16 DUP 08SPL/290-00	2.8110	N/A	\$ 400.00
290150205006400	LOWE, TRAVIS A	12794 SABINA RD	151 MICHIGAN AVE	ER MILLS GRANDVIEW LT64&65PTS 04 REPLAT COM F/2900188849 2E		N/A	\$ 2,202.00
290211301000400	MCHENRY, EDNA (dec.) & LARRY (dec.)	UNKNOWN	232 DOAN ST	W&J FIFES ELMWOOD ADD		N/A	\$ 600.00
290150602007900	MCKEE, EVELYN(dec.) c/o Sharron Carr	72 YUKON CT	360 SUMMIT ST	R E DOANS 2ND ADD LT79		N/A	\$ 100.00
290150204B06500	SCHRAMM, RUBY A (dec.)	157 INDIANA AVE	157 INDIANA AVE- 2 PARCELS	SCOTTS SD LT65EPT&66WH MS 1822		N/A	\$ 200.00
290190603000100	SOUTHERN HILLS COMMUNITY BANK	45 E. Main Street/ PO Box 345	LYNNE LN	WILLIAMS FARM SD-SECTION 1 LOT 1 16 SP/290-10	1.7030	N/A	\$ 600.00
290151815002700	TERRY BENNINGFIELD RLT	390 WASHINGTON AVE	390 WASHINGTON AVE	MCDERMOTT VILLAGE SD SEC4 LT27		N/A	\$ 200.00
290230916000000	W & K DEVELOPMENT LTD	2270 N HIGHLAND AVE	MEADOW RIDGE CIR (TIMBER GLEN VACANT LOT)	TIMBER GLEN PH3 SEC1 COMMON AREA RECOUP 04 DUP 03SPL/290 N/A		N/A	\$ 500.00
290211416A02000	WASHINGTON, BLANCHE	521 E MARKET ST	290 HAWLEY AVE	AFRICAN ADD LT20PT		N/A	\$ 600.00
290240402000200	WILMINGTON STORAGE LLC	PO BOX 853	167 S SOUTH ST	SEWELL PLAT SD LOT 2 SR 41-17 SEE ATTACHED INFO FOR PARCELS		N/A	\$ 100.00
290240402000100	WILMINGTON STORAGE LLC	P.O. BOX 853	164 S MULBERRY ST	SEWELL PLAT SD LOT 1 SR 41-17 SEE ATTACHED INI	0.5940	N/A	\$ 200.00

**ORDINANCE NO. O-24-37**

**IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA (CRA) IN THE CITY OF WILMINGTON, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL**

WHEREAS, the Council of the City of Wilmington (hereinafter “Council”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City of Wilmington that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, a survey of housing, a copy of which is on file in the office of the Mayor as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area (CRA); and

WHEREAS, the maintenance of existing and construction of new structures in such area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing structures or the construction of new structures in this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF WILMINGTON, CLINTON COUNTY, OHIO, THAT:

Section 1: That the area designated as the Wilmington Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged:

Section 2: That pursuant to ORC Section 3735.66, the Wilmington Community Reinvestment Area, is hereby established in the following described area:

All parcels currently within the corporation limits of the City of Wilmington as shown on the map attached hereto and incorporated herein by reference as “**Exhibit A.**”

- A. The Community Reinvestment Area is approximately depicted as the crosshatched area on the map attached to this Ordinance (see **Exhibit A**) and by this reference incorporated herein.
- B. Only residential properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions under this Program.
- C. Residential properties being leased or rented are not eligible for exemptions under this Program.

Section 3: That all residential properties identified in “**Exhibit A**” as being within the designated Community Reinvestment Area are eligible for this incentive. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, the City of Wilmington intends to undertake supporting public improvements in the designated area.

Section 4: That for residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods:

- a. Ten (10) years, for the remodeling of every residential dwelling unit, either one (1) housing unit, or containing not more than two (2) housing units

converted into one (1) housing unit and upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67, and with such exemption being one-hundred percent (100%) for each of the ten (10) years.

- b. Twelve (12) years, for the remodeling of every residential dwelling unit containing more than two (2) housing units converted into one (1) housing unit and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, and with such exemption being one-hundred percent (100%) for each of the twelve (12) years.
- c. Fifteen (15) years, for the construction of dwellings containing not more than one (1) housing unit, as described in ORC Section 3735.67, on existing lots with existing utility services present, with such exemption being one-hundred percent (100%) for each of the fifteen (15) years.
- d. Five (5) years, for the construction of dwellings containing not more than one (1) housing unit, as described in ORC Section 3735.67, on new lots with no existing utility services present, with such exemption being one-hundred percent (100%) for each of the five (5) years.
- e. The period of exemption for a dwelling described in item a or b of this section may be extended by City Council for up to an additional ten (10) years if the dwelling is a structure of historical or architectural significance or is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h).

For the purposes of the above described Community Reinvestment Area, structures exclusively used for residential purposes and composed of six (6) and fewer units shall be classified as residential structures.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

Section 5: That to administer and implement the provisions of this Ordinance, the City Service Director is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

Section 6: That a "Community Reinvestment Area Housing Council" composed of seven (7) members shall be created and shall be appointed as follows: Two (2) members appointed by the Mayor of Wilmington, two (2) members appointed by the Council of the City of Wilmington and one (1) member appointed by the Planning Commission of Wilmington. The majority of the members shall then appoint two (2) additional members who shall be residents within the area.

Of the original seven (7) members, the two (2) members appointed by the Mayor of Wilmington and the one (1) member appointed by the Planning Commission shall be appointed to serve for three (3) years, the two (2) members appointed by the Council of the City of Wilmington shall be appointed to serve for two (2) years, and the two (2) members appointed by the CRA Housing Council shall be appointed for one (1) year. Terms of these members shall expire on January 1 of the first, second, or third year, respectively, following their appointment. Thereafter, as terms expire, each new appointment shall be for a term of three (3) years. An unexpired term resulting from a vacancy in the CRA Housing Council shall be filled in the same manner as the initial appointment was made. The CRA Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The CRA Housing Council shall also hear appeals under Section 3735.70 of the ORC.

Section 7. A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall consist of three representatives appointed by the Board of County Commissioners, two representatives of the municipal corporation, appointed by the Municipal CEO with Council concurrence, the county auditor or designee and a representative of each affected Board of Education. At least two members must be residents of the City of Wilmington. The Tax Incentive Review Council shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under Section 3735.671, of the ORC and make written recommendations to the Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

Section 8: That City Council reserves the right to re-evaluate the designation of the Wilmington Community Reinvestment Area after December 31, 2025, at which time City Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.

Section 9: That the Community Reinvestment Area Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The CRA Housing Council shall also hear appeals under 3735.70, of the ORC.

Section 10: That City Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the ORC.

Section 11: That the Mayor of the City of Wilmington is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the findings contained within this Resolution.

Section 12: That this ordinance shall take effect and be enforced from and after the earliest period allowed by law and upon confirmation by the Director of the Ohio Development Services Agency of the findings in this Resolution.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
Clerk of Council

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor



**ORDINANCE NO. O-24-43**

**AMENDING ORDINANCE NO. O-24-40 ESTABLISHING CLASSIFICATION AND SALARY RANGES FOR CERTAIN CITY EMPLOYEES, REPEALING ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILMINGTON, STATE OF OHIO:

Section 1. That the following Position Classification and Salary Range Schedule be, and the same hereby is, established for the compensation of the within designated full-time City employees, in accordance with step assignment in the applicable Pay Plan in effect, as may be amended from time to time (deletions are ~~struck through~~, additions are in **bold type**):

POSITION CLASSIFICATION AND SALARY RANGE SCHEDULE

<u>CLASSIFICATION</u>	<u>RANGE</u>
Account Clerk I	8
Account Clerk II	10
Account Clerk III	12
Administrative Assistant	12
Athletics Coordinator	11
<b>Assistant Deputy Auditor</b>	<b>17</b>
Building & Zoning Official	15
Call Taker	6
Cemetery Grounds Technician	11
Cemetery Superintendent	20
Code Enforcement Official	15
Chief of Staff	24
Communication Clerk	CBA
Coordinator	15
Crew Leader (Water/Wastewater – EPA license required)	15
Crew Leader (other service departments)	13
Custodial Worker	6
Deputy Auditor	20
Deputy Service Director	20
Director of Public Transportation	20
Dispatch Crew Leader	15
Dispatcher	6
Driver	5
Equipment Operator I	9
Equipment Operator II	10
Fire Chief	24
Fire Inspector	CBA
Fire Lieutenant	CBA
HR Generalist	16
Human Resources Director/Workplace Safety Coordinator	23
Income Tax Commissioner/Deputy Treasurer	22
Lab Technician	14
Laborer	6
Landfill/Water/Wastewater Equipment Operator I	11
Landfill/Water/Wastewater Equipment Operator II	12
Landfill/Water/Wastewater Equipment Operator III	13
Legal Assistant	13
Maintenance and Repair Superintendent	20
Maintenance Coordinator	13
Maintenance Worker I	9

Maintenance Worker II	10
Maintenance Worker III (Water)	12
Mechanic	12
Municipal Prosecutor	24
Municipal Prosecutor/Deputy Law Director	24
Operations Coordinator (Transit)	10
Parks & Recreation Superintendent	19
Police Chief/Director of Communications	26
Police Executive for Administrative Service	21
Police Sergeant	CBA
Public Service Director	29
Public Works Director (Water/Wastewater)	26
Receptionist	7
Refuse Collector	6
Sanitation Chief Operator (Landfill)	13
Sanitation Superintendent	20
Storm Water Administrator	18
Transit Coordinator	15
Utility Inspector	17
Water Meter Reader	9
Water Protection Coordinator	13
Water Service Representative	11
Water Superintendent	20
Wastewater Superintendent	20
Water/Wastewater Chief Operator	16
Water/Wastewater Plant Attendant	9
Water/Wastewater Plant Operator I	12
Water/Wastewater Plant Operator II	13
Water/Wastewater Plant Operator III	14

Section 2. That all ordinances and parts of any ordinances which are in conflict herewith be, and the same hereby are, repealed to the extent of such conflict.

Section 3. That it is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. That this ordinance shall be effective from the earliest period allowed by law.

Passed: August \_\_\_\_\_, 2024

\_\_\_\_\_  
President of Council

Attest:

\_\_\_\_\_  
Clerk of Council

Approved: August \_\_\_\_, 2024

\_\_\_\_\_  
Mayor

**RESOLUTION NO. R-24-42**

**ACCEPTING THE PETITION FOR THE ANNEXATION OF CERTAIN TERRITORY INTO THE CITY PURSUANT TO O.R.C. §§709.022 & 709.04**

WHEREAS, there has been filed with the Clerk of Council of the City of Wilmington a Petition from 134 North Properties, LLC for the Annexation of 16.025 acres, more or less, to the City of Wilmington; and

WHEREAS, the Board of Commissioners of Clinton County, Ohio, approved the annexation by Resolution #24-622 adopted by them on June 12, 2024; and

WHEREAS, Resolution #24-622 is attached hereto and incorporated herein by reference as “**Exhibit B,**” and the Petition (plus attached exhibits) is attached hereto and incorporated herein by reference as “**Exhibit A**”; and

WHEREAS, sixty (60) days has elapsed since the receipt of said Petition by the Clerk of the City Council; and

WHEREAS, Ohio Revised Code Section 709.04 provides that the legislative authority of the City shall adopt a resolution accepting the annexation of the particular territory; and

WHEREAS, the Petition is now laid before Council for its acceptance.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, STATE OF OHIO:

Section 1. That a petition for the annexation of 16.025 acres from Union Township to the City of Wilmington was filed by 134 North Properties, LLC with the Clinton County Board of Commissioner. Further, said petition, having utilized the special annexation procedure of Ohio Revised Code Section 702.022, et seq., (Expedited “Type 1” Annexation) was adopted and approved by the Clinton County Board of Commissioners at its normal meeting on June 12, 2024, a copy of which is attached hereto and marked “**Exhibit B.**”

Section 1. That the Petition for Annexation (plus attached exhibits) set forth in Clinton County Board of Commissioners Resolution #24-622 and attached hereto as “**Exhibit A**” is hereby accepted by the City.

Section 3. That the Clerk of Council be and is hereby authorized and directed to file copies of this resolution (plus attached exhibits) and a certificate of the correctness thereof, to the following: one copy to the Clinton County Auditor; one copy to the Clinton County Recorder, along with any recording fee required; one copy to the Ohio Secretary of the State, with the appropriate filing fee; one copy to the Fiscal Officer of Union Township; and one copy to the Clinton County Map Office. The Clerk shall also file notice of this annexation with the Board of Elections within thirty (30) days after it becomes effective and do all other things required by law.

Section 4. That it is found that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 2. That this Resolution shall be in full force and effect at the earliest period allowed by law.

**RESOLUTION NO. R-24-43**

**ACCEPTING THE PETITION FOR THE ANNEXATION OF CERTAIN TERRITORY INTO THE CITY PURSUANT TO O.R.C. §§709.022 & 709.04**

WHEREAS, there has been filed with the Clerk of Council of the City of Wilmington a Petition from L.T. Land Development, LLC and JTL Properties, LLC for the Annexation of 381.541 acres, more or less, to the City of Wilmington; and

WHEREAS, the Board of Commissioners of Clinton County, Ohio, approved the annexation by Resolution #24-624 adopted by them on June 12, 2024; and

WHEREAS, Resolution #24-624 is attached hereto and incorporated herein by reference as “**Exhibit B,**” and the Petition (plus attached exhibits) is attached hereto and incorporated herein by reference as “**Exhibit A**”; and

WHEREAS, sixty (60) days has elapsed since the receipt of said Petition by the Clerk of the City Council; and

WHEREAS, Ohio Revised Code Section 709.04 provides that the legislative authority of the City shall adopt a resolution accepting the annexation of the particular territory; and

WHEREAS, the Petition is now laid before Council for its acceptance.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, STATE OF OHIO:

Section 1. That a petition for the annexation of 381.541 acres from Union Township to the City of Wilmington was filed by L.T. Land Development, LLC and JTL Properties, LLC with the Clinton County Board of Commissioner. Further, said petition, having utilized the special annexation procedure of Ohio Revised Code Section 702.022, et seq., (Expedited “Type 1” Annexation) was adopted and approved by the Clinton County Board of Commissioners at its normal meeting on June 12, 2024, a copy of which is attached hereto and marked “**Exhibit B.**”

Section 1. That the Petition for Annexation (plus attached exhibits) set forth in Clinton County Board of Commissioners Resolution #24-624 and attached hereto as “**Exhibit A**” is hereby accepted by the City.

Section 3. That the Clerk of Council be and is hereby authorized and directed to file copies of this resolution (plus attached exhibits) and a certificate of the correctness thereof, to the following: one copy to the Clinton County Auditor; one copy to the Clinton County Recorder, along with any recording fee required; one copy to the Ohio Secretary of the State, with the appropriate filing fee; one copy to the Fiscal Officer of Union Township; and one copy to the Clinton County Map Office. The Clerk shall also file notice of this annexation with the Board of Elections within thirty (30) days after it becomes effective and do all other things required by law.

Section 4. That it is found that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 2. That this Resolution shall be in full force and effect at the earliest period allowed by law.

**RESOLUTION NO. R-24-44**

**ACCEPTING THE PETITION FOR THE ANNEXATION OF CERTAIN TERRITORY INTO THE CITY PURSUANT TO O.R.C. §§709.022 & 709.04**

WHEREAS, there has been filed with the Clerk of Council of the City of Wilmington a Petition from L.T. Land Development, LLC for the Annexation of 74.384 acres, more or less, to the City of Wilmington; and

WHEREAS, the Board of Commissioners of Clinton County, Ohio, approved the annexation by Resolution #24-623 adopted by them on June 12, 2024; and

WHEREAS, Resolution #24-623 is attached hereto and incorporated herein by reference as “**Exhibit B**,” and the Petition (plus attached exhibits) is attached hereto and incorporated herein by reference as “**Exhibit A**”; and

WHEREAS, sixty (60) days has elapsed since the receipt of said Petition by the Clerk of the City Council; and

WHEREAS, Ohio Revised Code Section 709.04 provides that the legislative authority of the City shall adopt a resolution accepting the annexation of the particular territory; and

WHEREAS, the Petition is now laid before Council for its acceptance.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, STATE OF OHIO:

Section 1. That a petition for the annexation of 74.384 acres from Union Township to the City of Wilmington was filed by L.T. Land Development, LLC with the Clinton County Board of Commissioner. Further, said petition, having utilized the special annexation procedure of Ohio Revised Code Section 702.022, et seq., (Expedited “Type 1” Annexation) was adopted and approved by the Clinton County Board of Commissioners at its normal meeting on June 12, 2024, a copy of which is attached hereto and marked “**Exhibit B**.”

Section 1. That the Petition for Annexation (plus attached exhibits) set forth in Clinton County Board of Commissioners Resolution #24-623 and attached hereto as “**Exhibit A**” is hereby accepted by the City.

Section 3. That the Clerk of Council be and is hereby authorized and directed to file copies of this resolution (plus attached exhibits) and a certificate of the correctness thereof, to the following: one copy to the Clinton County Auditor; one copy to the Clinton County Recorder, along with any recording fee required; one copy to the Ohio Secretary of the State, with the appropriate filing fee; one copy to the Fiscal Officer of Union Township; and one copy to the Clinton County Map Office. The Clerk shall also file notice of this annexation with the Board of Elections within thirty (30) days after it becomes effective and do all other things required by law.

Section 4. That it is found that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 2. That this Resolution shall be in full force and effect at the earliest period allowed by law.

**RESOLUTION NO. R-24-45**

**RESOLUTION AUTHORIZING THE CITY OF WILMINGTON TO PARTICIPATE IN THE PROPOSED CLASS ACTION SETTLEMENT WITH THE TYCO FIRE PRODUCTS (“TYCO”) AND BASF CORPORATION DEFENDANTS IN THE PUBLIC WATER SYSTEMS’ PORTION OF THE MULTI-DISTRICT LITIGATION MATTER, IN RE: AQUEOUS FILM-FORMING FOAMS PRODUCT LIABILITY LITIGATION, MDL 2:18-MN-2873-RMG, RELATING TO PFAS CONTAMINATION OF DRINKING WATER; AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO COMPLETE ALL DOCUMENTATION AND EXECUTE ALL RELEASES AND AGREEMENTS NECESSARY TO PARTICIPATE IN THE SETTLEMENT WITH TYCO AND BASF CORPORATION IN THE WATER PROVIDERS’ PORTION OF THE MDL; AND AUTHORIZING OUTSIDE COUNSEL TO CONTINUE TO PURSUE LITIGATION RELATED TO PFAS; PROVIDING AN EFFECTIVE DATE**

WHEREAS, on December 7, 2018, litigation involving the contamination of water and soil by Per- and Polyfluoroalkyl Substances manufactured by various entities was consolidated in the United States District Court of South Carolina as In Re: Aqueous Film-Forming Foams Product Liability Litigation, MDL 2:18-mn-2873-RMG, before the Honorable Richard M. Gergel; and

WHEREAS, settlements have been filed on behalf of manufacturer Tyco and BASF Corporation to compensate public water systems, including City of Wilmington, for the contamination and remediation of PFAS; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WILMINGTON, that this Council:

Section 1. Approves and incorporates the foregoing recital as if fully set forth herein.

Section 2. Authorizes the City to participate in the proposed Class Action Settlement with Tyco and BASF Corporation, in the Public Water Systems’ portion of the Multidistrict litigation matter, In Re: Aqueous Film-Forming Foams Product Liability Litigation, MDL 2:18-mn-2873-RMG, relating to PFAS contamination of drinking water (hereinafter, the “MDL”).

Section 3. Authorizes Outside Counsel to complete all documentation required to participate in the Tyco and BASF Corporation Defendants’ Settlements for the Public Water Systems’ portion of the MDL, such as Claims Forms, and designates the Director of Public Service to verify claims on behalf of City.

Section 4. Authorizes the Director of Public Service to: (a) verify and approve documentation required to participate in the Tyco and BASF Corporation Settlements for the Public Water Systems’ portion of the MDL, such as Claims Forms, that is completed as authorized in Section 3; and (b) execute all releases and agreements necessary to finalize settlement of the Public Water Systems’ portion of the MDL with Tyco and BASF Corporation on behalf of the City.

Section 5. Authorizes Outside Counsel to: (a) continue litigating the City’s claims against the defendants remaining in the Public Water Systems’ portion of the MDL; and (b) continue pursuing litigation against any and all defendants, including Tyco and BASF Corporation, that may be liable for damages to the City that extend beyond the City’s drinking water supply.

Passed this \_\_\_\_ day of \_\_\_\_\_ 2024.

---

President of Council