

Minutes of April 15, 2021 Council

Regular Meeting of the Clayton, Ohio City Council
Clayton Government Center
April 15, 2021

Due to the Governor's orders on limited size of meetings Clayton's City Council conducted its regularly scheduled City Council meeting on Thursday April 15, 2021 via the Zoom meeting format

CALL TO ORDER

The meeting was called to order by Mayor Stevens at 7:36 PM. Present were Mayor Stevens and Councilmembers Bachman, Henning, Gorman, Merkle, Kelly, and Lieberman.

SPECIAL PRESENTATION

Mayor Stevens read and presented a Proclamation to resident Pat Mathes recognizing his 200th blood donation.

PUBLIC HEARING

Mayor Stevens announced the procedures for the public hearing and swore in staff and residents who wished to speak on the case this evening.

Seth Dorman, City Planner, advised the request is for a Preliminary Development Plan for Grand Traditions LLC. We received their application on March 4th, and the Planning Commission held a public hearing on March 22, 2021 after which they made an unanimous recommendation of approval of Preliminary Development Plan to City Council. The Preliminary Development Plan submitted involves parcel ID M60 03102 0016 and is currently zoned PD-3. The parcel has a total area of 25.29 acres, with the proposed development utilizing 15 acres. The proposed development is an apartment home community that would consist of 108-132 market rate apartments. The apartments would be single-story, ranch style homes with attached garages and would be 1, 2 or 3 bedroom units. Access to the site would be off Hoke Road. Dorman then shared an ariel photo depicting the proposed development site, and a preliminary site plan. Dorman walked Council through staff's analysis of the request and the various guiding documents. The analysis of the request stated the construction proposed would be for two phases over two years. The Final Development Plan must fully address utilities, stormwater run-off, landscaping, architecture, and erosion control among other things. A traffic study will be required to evaluate the impact of the proposed development and suggest improvements to Hoke Road, if any are warranted, to mitigate the projected traffic impact of the development. Per Clayton Improvement District #1 the existing zoning is appropriate for the proposed use.

Mayor Stevens asked if any Councilmembers had any questions or comments for Mr. Dorman. Hearing none, he then asked if the applicant is present and do you have anything you would like to add.

Applicant Brian Jimenez introduced himself in addition to his associate Tim Haid. Mr. Jimenez stated they have been developing residential communities for over 30 years, and additionally are custom home builders. We feel Grand Traditions is good for Clayton in that it will retain residents who might otherwise leave seeking ranch style apartments in neighboring cities. Many

of our residents are long term, loyal and supportive residents of the community and want to stay in Clayton. We also find our communities attract Grandparents who want to live closer to their children and grandchildren. Our apartments also attract young professionals who are looking for attractive housing with private attached garages. Our community will provide positive tax revenues with minimal impact to community services. Our residents will mostly be empty nesters and young professional residents, and therefore will have low traffic volumes relative to traditional single family home developments. Our streets are private and fully maintained by us.

Stevens asked if any Councilmembers had any questions for either staff or the applicant.

Lieberman asked why are you choosing rentals versus condos?

Mr. Jimenez stated retirees are looking more to rentals and there is a strong market for rentals.

Lieberman asked about Hoke Road and if you are looking at what needs to be done, do you anticipate any problems. If work needs to be done, would you work with us on that.

Mr. Jimenez stated he is open to working with the City and a traffic study will be done.

Stevens asked for a motion to open the floor to public comments. Motion by Bachman to open the floor for public comments, motion was seconded by Merkle. All yeas, motion passed.

David Allen advised he is the property owner and fully supports this project.

Steve Grant of Wenger Road has concerns with downstream water runoff and will it be addressed.

Mr. Jimenez stated that would be addressed during the Final Development Plan discussions with the city.

Stevens hearing no further residents who wish to speak on this case, I ask for a motion and a second to close the floor to public comment at this time. Motion by Gorman to close the public comment portion of this meeting, motion was second by Bachman. All yeas, motion carried.

CLERK'S REPORT

Clerk Seim presented the minutes of the April 1, 2021 City Council workshop session. Motion by Gorman, second by Henning to approve the minutes as presented. All yeas, motion carried.

Seim then presented the minutes of the April 1, 2021 City Council meeting. Motion by Gorman, second by Kelly to approve the minutes as presented. All yeas, motion carried.

OLD BUSINESS

None

NEW BUSINESS

Resolution No. R – PC – 21 – 02 A Resolution Adopting the Planning Commission's Recommendation of Approval of the Preliminary (PD3) Development Plan for Approximately

15 Acres of Property Located at 8495 Hoke Road (Parcel ID M60 03102 0016). Motion by Bachman to approve the recommendation of the Planning Commission to approve the Preliminary Development Plan for 8495 Hoke Road, second by Lieberman. Voting yea were Bachman, Gorman, Merkle, Kelly, Lieberman, and Stevens. Henning abstained. Motion passed.

Resolution No. R – 04 – 21 – 27 A Resolution Authorizing the City Manager to Enter Into an Agreement with Sedgwick Claims Management Services, Inc. for Professional Services (BWC Third Party Administrator–Employer Risk Claim Representative) with Respect to Administration of Workers’ Compensation Claims Commencing July 1, 2021 and Further Authorizing the City to Participate in the Ohio Municipal League Retro Group Retrospective Experience Rating Program for the Policy Period Commencing January 1, 2022 and Ending December 31, 2022 with an Enrollment Fee of \$3,745. Elaine Wittman, Assistant to the City Manager, for the 2019 policy year we re-joined the Ohio Municipal League Retro Group for the Bureau of Workers’ Compensation (BWC) rating program. When the City rejoined this program, we were required to utilize Ohio Municipal League’s Third-Party Administrator, CareWorksComp. In December 2020, CareWorks and CareWorksComp merged with CompManagement to become Sedgwick. Motion by Gorman to approve the Resolution, second by Henning. All yeas, motion carried.

Resolution No. R – 04 – 21 – 28 A Resolution Approving Amended Rates and Fees. Brian Garver, Fire Chief, advised the fire department has been utilizing inspection fees since 2014 and in the last fee schedule update most the fire department fees were accidentally removed. I am requesting they be placed back on the fee schedule. I am also requesting a change to the tenant fit-up/Alteration fee from \$100 to \$50. The fire department has charged fees for CPR and first aid classes since 2017 and staff is requesting the fees be changed as follows: CPR/First Aid for a resident or business in Clayton, Englewood, or Union no charge. CPR/First Aid for a non-resident or a business not located in Clayton, Englewood, or Union \$55. Motion by Henning to approve the Resolution, second by Kelly. All yeas, motion carried.

CITY MANAGER’S REPORT

Zimmerlin advised we are hosting our annual Sweep Clayton Clean spring event on Saturday, May 22nd from 8:00 AM to Noon, or when the dumpsters are full, at 200 Woolery Lane. At our last meeting it was discussed the federal tax deadline was extended to May 17th, and the City taxes have also been extended. With that, CCA will extend their tax assistance that same amount of time and will continue picking up tax forms at the Government Center each Thursday through May 6th. We have created an Adopt-A-Roadway program through our Service Department, if anyone is interested, please contact Randy Sanders. Just an update on our waterway cleanup along Westbrook Road, it has been moved back to August due to a hold-up at the federal level. With the influx of development proposals coming into the City, we felt it necessary to explore utilizing an engineering firm for technical plan review. We solicited for RFQ’s and received four responses. After reviews, staff interviewed two and concluded that Brandstetter Carroll presented the best overall service package. We will have legislation before Council at the May 6th meeting. Mr. Lieberman and I have been working with the Cities of Englewood and Union and the Montgomery County Alcohol, Drug Addiction, and Mental Health Services (ADAMHS) to secure a grant to fund a CIT co-responder with our officers. The person serving in this role will split their time between the three communities. Congratulations to Kevin for receiving the Certified Public Finance Administrator designation. Lastly, we are holding a Park Clean-up

Saturday, April 24th from 9-11 am, there will be a representative from the Parks Commission at each of the parks.

VISITOR'S COMMENTS

None heard.

COUNCIL MEMBER COMMENTS

Lieberman thanked Amanda and staff for addressing the mental health issue and hopefully we'll see less conflicts. Kelly advised next week is Earth Day, so if you're not recycling now is the time to start. I also wish to congratulate Kevin on his Certified Public Finance Administrator designation. Gorman thanked and congratulated Pat Mathes for his contributions to the Blood Bank, also at the 1st Suburbs Consortium meeting I recently attended the discussion was on retention of work force talent. Henning thanked Pat, and congratulated Kevin on his certification. Bachman thanked Pat, anyone that makes blood or plasma donations knows it takes a lot of your personal time. Also, regarding our Public Hearing this evening, this is new for all of us and we haven't seen development like this, but it's exciting for the city. Stevens thanked Mr. Lieberman, Amanda, and Police Chief Hamlin for the CIT officer; this is very positive for the community. I also wish to thank Pat for his contributions, you are our hero of the day. Lastly, thanks and congratulations to Kevin, great job.

Motion by Gorman, second by Henning to adjourn. All yeas, motion carried.

Meeting adjourned at 9:25 PM.