

Minutes of January 4, 2024 Council

Meeting of the Clayton, Ohio City Council
Clayton Government Center
January 4, 2024

CALL TO ORDER

The meeting was called to order by Mayor Stevens at 7:30 PM. Present were Mayor Stevens and Councilmembers Farmer, Henning, Gorman, Merkle, Kelly, and Bachman.

SPECIAL PRESENTATION

Swearing in Ceremony for re-elected Councilmembers Gorman and Henning, and newly elected Councilman Farmer.

CLERK'S REPORT

Clerk Seim presented the minutes of the December 18, 2023 Council meeting. Motion by Gorman, second by Kelly to approve the minutes as presented. Voting: Farmer-abstain, Henning-yes, Gorman-yes, Merkle-yes, Kelly-yes, Bachman-yes, and Stevens-yes. Motion passed 6-0 with one abstention.

OLD BUSINESS

This Ordinance was Tabled at the December 18, 2023 Council meeting. Motion by Henning to Table this Ordinance again tonight, motion was second by Gorman. All yeas, motion carried.

Ordinance No. O – 12 – 23 – 28 An Ordinance Authorizing the City Manager to Sell a 3.7884 Acre Parcel of Property Located at the Corner of National Road and Proaction Drive and Bearing Parcel I.D. No. M60 03102 0112 to Bella Sorella Pizza Company, LLC for a Price of Two Hundred Thousand Dollars (\$200,000.00) and Subject to the Provisions Concerning Forgiveness of the Loan for the Purchase Price in Return for Maintaining an Agreed Level of Employment and Other Conditions as Contained within a Certain Purchase and Sale Agreement with the Purchaser and Declaring an Emergency.

NEW BUSINESS

Law Director Dillon advised we need to amend tonight's agenda to add Resolution R-01-24-09 to appoint a Vice Mayor and President Pro Tempore. Motion by Henning to amend tonight's agenda to add Resolution R-01-24-09, motion was seconded by Kelly. All yeas, motion carried.

Resolution No. R – 01 – 24 – 01 A Resolution Establishing Rates and Fees at Meadowbrook at Clayton for the Year 2024. Elaine Wittman, Assistant to the City Manager, advised you have before you the proposed rates for Meadowbrook for 2024. After looking at trends, the work that was done at the facility, and the new golf carts we are looking to reestablish our rates for 2024. Motion by Gorman to approve the Resolution, second by Kelly. All yeas, motion carried.

Resolution No. R – 01 – 24 – 02 A Resolution Authorizing the City Manager to Enter Into an Agreement with the Kleingers Group for Professional Engineering Consulting Services and at a Cost Not to Exceed \$150,000.00. Jack Kuntz, Director of Development, advised since early in 2023, the Kleingers Group has served as the City's Engineer for all development related matters,

including new development projects, storm water plan reviews and inspection services. Their team has been very responsive and works well with both the Development and Public Works Department. The Kleingers Group also was awarded the city's Thoroughfare Plan project and has been working on that since the middle of 2023. Staff believes their professionalism and knowledge of city operations make them a good fit to move forward with a similar agreement in 2024. Per the city's fee schedule, developers/end user are responsible for all engineering related costs and are invoiced directly by the Kleingers Group. Motion by Gorman to approve the Resolution, second by Kelly. All yeas, motion carried.

Resolution No. R – 01 – 24 – 03 A Resolution to Appoint ___ as a Member of the Planning Commission. Motion by Henning to re-appoint Derek Muncy to another five-year term on the Planning Commission, motion was second by Kelly. All yeas, motion carried.

Resolution No. R – 01 – 24 – 04 A Resolution Appointing _____ to the Clayton Board of Zoning Appeals for a New Five (5) Year Term. Motion by Gorman to appoint Ronald Johnson to the Board of Zoning Appeals, motion was seconded by Henning. All yeas, motion carried.

Resolution No. R – 01 – 24 – 05 A Resolution to Appoint Clayton Representatives to the First Suburbs Consortium for the Year 2024. Motion by Kelly to re-appoint Councilmen Gorman and Henning to the First Suburbs Consortium and re-appoint Councilman Merkle as the Alternate. Motion was second by Farmer. All yeas, motion carried.

Resolution No. R – 01 – 24 – 06 A Resolution Appointing Clayton Representatives to the Volunteer Fire Fighter's Dependents Fund Board for the Year 2024. Motion by Henning to appoint Councilmembers Kelly and Farmer to the Volunteer Fire Fighter's Dependents Fund Board, motion was second by Gorman. All yeas, motion carried.

Resolution No. R – 01 – 24 – 07 A Resolution to Appoint a Clayton Representative and an Alternate to the Miami Valley Regional Planning Commission and Transportation Committee for the Year 2024. Motion by Merkle to re-appoint Councilman Gorman as our member and Mayor Stevens as the Alternate, motion was second by Farmer. All yeas, motion carried.

Resolution No. R – 01 – 24 – 08 A Resolution Appointing Member to the Cost Recovery/Impact Fee Appeals Board. Motion by Gorman to appoint Councilmen Bachman and Farmer to the Cost Recovery/Impact Fee Appeals Board, motion was second by Henning. All yeas, motion carried.

Resolution No. R – 01 – 24 – 09 A Resolution to Elect a Vice Mayor and President Pro Tempore. Motion by Henning to re-appoint Mr. Gorman as Vice Mayor and President Pro Tempore, motion was second by Kelly. All yeas, motion carried.

CITY MANAGER'S REPORT

Amanda Zimmerlin, City Manager, advised City offices will be closed Monday, January 15th in observance of Martin Luther King Jr. Day. Laura's Loft demolition is slated to be completed by the end of the month. I am requesting a Work Session on January 18th beginning at 6:30 p.m. to hear a presentation on the City's Thoroughfare Plan. Our trash bid is currently out with bids due January 5th as our contract expires in June of this year, we will be bringing this to Council at a later meeting.

VISITOR'S COMMENTS

None heard.

COUNCIL MEMBER COMMENTS

Farmer thanked everyone for the warm welcome and thanked everyone who came out tonight for my swearing in. It is a memorable moment, as this was not on my bucket list. We will not be back until after Martin Luther King day, so I looked up a Martin Luther King quote I thought was appropriate. It said, "Our lives begin to end the day we become silent about things that matter." I'm here because it matters, the residents of Ward 1 told me it mattered, and they put me here. I serve at the pleasure of the residents of Ward 1, and I hope to have future active engagements with that Ward and all of Clayton. If you're in Ward 2 or 3, feel free to reach out to me because I'm now part of this group, and we look out for the entire City. I also want to thank my Wife, who ran a great campaign. Henning stated since my last swearing in ceremony in January of 2020 a lot has happened. Clayton was working with residents and neighboring communities that were recovering from the May 2019 tornados. Natalie and I were married in just 6 months. No one knew or predicted we would be entering a global pandemic in just 2 months. The retirement of former City Manager, Rick Rose, and the hiring of our new City Manager Amanda Zimmerlin. Navigating 2020, the pandemic, Clayton staff worked so hard to keep employees healthy and to be fiscally responsible. It was also the birth of our Son, Clayton. In 2021 we continued to navigate a path out of Covid, with students yearning to be back in school, everyone wanting the old normal to come back. 2022 continued with developments within the City and things were more back to normal, pre-Covid. Some disagreements on Council about development but overall, a positive year. 2023 we held a goal setting workshop retreat and we continue with that progress. It was also the birth of our second Son, Henry. Residents providing more feedback to Council and with their presence at our meetings. This term I'm hoping for smart and proper development and more citizen engagement. I hope we continue to hear from residents, and I hope the city continues to drive citizens to be more engaged through the use of surveys, we can't just put something on social media and quarterly newsletters, if we could somehow engage residents to participate. For this next term I'm looking forward to the City Manager continuing a strong vibrant culture here in the city, not only for staff but for the residents. We know that we face some financial concerns that are extremely important, but I know that with the help of our Finance Director, Kevin, and our City Manager they will help navigate the ship through the rougher waters. I want to thank everyone and my family for being here tonight and I'm excited to continue to serve the City of Clayton. Gorman thanked Judge Elizabeth Ellis for swearing himself and Mr. Henning this evening. I want to welcome Ryan (Farmer) to Council, I look forward to working with you, and I want to wish the best to Jack (Kuntz) on your new position as City Manager of Brookville, and Happy New Year. Merkle welcomed Ryan to Council, it is a new adventure but there are also new challenges. The seven of us need to work together as a team no matter what direction things go, we need to be working together to make the right decisions. Jack, I hate to see you go, as I said before when you were in Harrison Township my comment was, we have to get somebody like Jack here to do Economic Development because at that time we weren't going anywhere, and you got us to the point where we're moving forward. Now we have to find someone else to pick up the pace and move things forward, you're leaving big shoes to fill, but I want to congratulate you on your new position and wish you well. Kelly also welcomed Ryan and the returning Councilmen, Gorman and Henning. I've had the pleasure of working with you for quite some time now, and I'm

looking forward to 2024. I want to formally congratulate Jack on becoming the Brookville City Manager. Brookville is a very lucky city to gain such a talented City Manager, you've done such a great job here. We've appreciated your service, and all the Staff. Bachman wished everyone a Happy New Year and hoped everyone had a great holiday season. New year, and we've definitely got an exciting year and also a lot of challenges ahead of us. Jack, I've gotten to know you over the last few years and you're not someone who's doing things just for a legacy. When you look at the things that have been built, things that are being built, and things that are going to be built, they are a huge part because of you, that is your legacy. That's not why you did it, you did it because you're going to do a job and you're going to do it to the best of your ability and to those you serve. So, Brookville is extremely lucky to be getting you. I've gotten to know you and your wonderful family on a personal level, and I hope we keep in touch. I think I can speak for the majority of the community; we greatly appreciated all the work you've done on the development side and on all the events you ran. We're going to miss you, but we know you're not going too far. Stevens wished everyone a Happy New Year. Kenny touched on the finances of the city that is going to be our challenge this year and for the next couple of years. It's about revenue, and how we can increase the revenue. I've said it before, we can't cut our way to prosperity, we have to have money coming into the city. That's in the form of housing, different types of diverse housing, and businesses. That's our challenge, that's our job for the next few years, between the Council, staff, and the residents that we all work together. I also want to say welcome to Mr. Farmer, we're proud to have you here and look forward to working with you. I also want to say, since this is Jack's last meeting with us, thank you, you did a great job. Obviously, another city recognized and saw that, I know you'll do a great job at Brookville.

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

Meeting adjourned at 8:10 PM.