

3. PLEDGE OF ALLEGIANCE: Councilman Thomas Scrivens led those participating in the meeting in the Pledge of Allegiance.

4. A. ROLL CALL: Councilman Will Urschel, Councilman Thomas Scrivens, Councilwoman Rebekah Dean, Councilman Cody Brannum, Mayor Sarah Mays, and President Wesley Smith were present. Councilman Levi Dean was absent due to a work obligation. President Smith noted a motion has already been passed to excuse him. He also welcomed Councilman Urschel back to City Council, noting he was sworn in by City Clerk Michelle Johnson on January 13, 2021.

B. REORGANIZATION: President Smith turned the gavel over to Mayor Mays for the reorganization to select the Council President and Vice President for 2021¹. Mayor Mays thanked President Smith for his time as Council President in 2020. She explained the procedure for nominations and voting; she then entertained nominations for Council President for 2021.

Motion by Councilman Scrivens, seconded by Councilman Urschel, to nominate Councilman Wesley Smith to serve as the Council President for 2021. She entertained additional nominations. Hearing no further nominations, she closed the nominations and asked for the Roll Call. The Roll on this was the following:

Ayes: Urschel, Scrivens, R. Dean, Brannum, Mays, Smith
Nays: None motion carried.

Mayor Mays entertained nominations for Council Vice President for 2021.

Motion by Councilman Scrivens, seconded by President Smith, to nominate Councilman Levi Dean to serve as the Council Vice President for 2021. She entertained additional nominations. Hearing no further nominations, she closed the nominations and asked for the Roll Call. The Roll on this was the following:

Ayes: Urschel, Scrivens, R. Dean, Brannum, Mays, Smith
Nays: None motion carried.

Mayor Mays passed the gavel back to President Smith. President Smith noted he had previously spoken with Councilman Dean, who indicated his acceptance of the nomination. He congratulated him on his election to Vice President; he looked forward to working with him in that capacity in 2021. He thanked Council for their vote of confidence by electing him Council President. He will do his best to serve in 2021, noting 2020 was a very difficult year due to Covid-19.

5. APPROVAL OF MINUTES: Motion by Mayor Mays, seconded by Councilwoman Dean, to approve the December 29, 2020, Special and Regular Meeting Minutes as written. No comments followed. The Roll on this was the following:

Ayes: Scrivens, R. Dean, Brannum, Mays, Smith
Abstain: Urschel
Nays: None motion carried.

¹ Per the Charter, the only Council members who meet the criteria to serve as Council President and Vice President are Councilmen Dean, Scrivens, and Smith. Per Charter Section 4.02, the Mayor cannot serve as Council President or Vice President, and per Charter Section 4.14(B), Councilman Brannum, Councilwoman Dean, and Councilman Urschel must serve as a Council member for two or more years to be eligible.

6. SPECIAL PRESENTATION(S): None.

7. AUDIENCE COMMENTS: President Smith said since the meeting is closed to the public, those wishing to present comments for Council consideration were asked to send an email or written correspondence to the City Clerk. He reported that one item was received from the area DP&L representative, Eric Holtvogt, who was just reaching out to say hello. He noted that Mr. Holtvogt regularly attended Council meetings, who said he would attend the meetings when they are again open to the public and was available to assist with any DP&L concerns if needed.

8. OLD BUSINESS: None.

9. PUBLIC HEARING(S): None.

10. NEW BUSINESS:

A. RESOLUTION 2021-A APPROVING AND AUTHORIZING THE EXECUTION OF THE MUTUAL RELEASE AND SETTLEMENT AGREEMENT WITH BLUE ROCK INVESTMENTS, LLC, FOR THE ACQUISITION AND LEASEHOLD INTERESTS AND PERMANENT IMPROVEMENTS IN THE XENIA TOWNE SQUARE AND A DISMISSAL OF CLAIMS, AND DECLARING AN EMERGENCY. City Manager Brent Merriman said Council is presented with a very significant decision point that would create an opportunity for substantial change in the downtown core of the City. As detailed in the agenda report and as discussed with Council at length, negotiations related to on-going litigation involving the City, Blue Rock, LLC, and various minor actors has resulted in a tentative agreement for settlement, the net outcome of which would be dismissal of the litigation through the City's acquisition of the leasehold improvements and assets currently controlled by Blue Rock. He noted the City acquired the property on which the Towne Square complex rests after the 1974 tornado and still retains ownership. Subsequent to this acquisition, the City agreed to long-term land leases with various development partners, who then built out privately owned and operated improvements on the site. Through additional sales transactions, Blue Rock later acquired the land lease rights and improvements that encompass the major portion of the Towne Square, specifically including the two large retail centers to the northeast and east of the site; these facilities total more than 77,000 square feet of leasable space. These facilities remain viable, and after review of applicable financial submittals from Blue Rock, it is estimated that the properties generate a positive cash flow. At Council's direction, staff has worked with legal counsel to negotiate the settlement and acquisition agreement as presented. The City accepts no liability of claims in this agreement, and the core terms call for buyout from Blue Rock of the leasehold interests and improvements previously mentioned at a price of \$3.35M, which falls below the private appraisal from 2020 of \$3.77M. To facilitate this purchase, staff will recommend in a subsequent agenda item the issuance of bonds in the amount necessary to complete the purchase. Non-tax revenues would be pledged toward the retirement of these bonds. In essence, the City would use the lease proceeds generated at the site to pay for the debt service of the acquisition and costs associated with ownership. This should minimize any risk of general fund resources needing to be diverted for the Towne Square. To be clear, it is estimated that the acquisition takes nothing away from core services or other capital replacement resources for needs like street rehab. Authorization by Council to accept the agreement will be the first in a series of actions resulting in the final execution and court approval. Upon approval by the court, the case will be dismissed, and with remittance of funds, transfer of leasehold interests and full ownership will be completed. It is estimated this would occur by the

end of February. The City will not take responsibility for the site until these actions have been completed. For many years, the public has set the redevelopment of Towne Square as a high priority for City leadership. Based on discussions with Council, as they now look forward to the specific future of the Towne Square site, it is the City's intent to align with private sector partners and engage the public for visioning on what the community wants to see with regard to redevelopment of the site. As a plan forms and is implemented, there will ideally be a phased transition of site ownership to private hands to manage the new services and amenities that would develop in the new Towne Square center. This process will take years to bring to completion, but outreach and planning will commence immediately. Staff respectfully recommends passage of an emergency resolution to authorize the settlement agreement and acquisition of the Towne Square leasehold interests and associated improvements. This recommendation is not made lightly and with full acknowledgement of the work they are collectively committing to. But they are also excited that this work and this investment positions this community to see catalytic changes and reinvestments in the core of the community that can have positive impacts for generations to come. He noted this item is related to the next three items on the Council's agenda this evening.

President Smith entertained comments and/or questions on this request and the next three agenda items.

Councilman Brannum asked the term of the lease with Blue Rock. Law Director Donnette Fisher said the current lease was done in 1979, and there is no expiration date. Blue Rock has to renew that lease indefinitely for 10-year periods. She said this is a window of opportunity because there is no end to the current lease. She said the way the lease was written, Blue Rock has the sole right to renew. Mr. Merriman clarified the City of Xenia owns the land; the land lease provides the holder (Blue Rock) of that lease the opportunity to construct improvements (buildings) and utilize those improvements and the land for profit. By enacting the measures presented this evening, the City would take over control of the entire site, and then work with private sector developers to completely redevelop the site, eventually transition the property solely into private hands. President Smith said he did not think anyone on Council would disagree that at one point Xenia Towne Square was the City's signature shopping center, but that is no longer the case. It lacks maintenance and promotion, and there are numerous vacancies. It would be nice to see some revitalization so close to the downtown area.

President Smith entertained passage of Resolution 2021-A as presented.

Motion by Mayor Mays, seconded by Councilman Urschel, to adopt Resolution 2021-A as presented. No comments followed. The Roll on this was the following:

Ayes: Urschel, Scrivens, Brannum, Mays, Smith

Abstain: R. Dean

Nays: None motion carried.

B. ORDINANCE 2021-01 AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$3,350,000 OF SPECIAL OBLIGATION BOND ANTICIPATION NOTES FOR THE PURPOSE OF PAYING THE COST OF ACQUIRING CERTAIN LEASEHOLD INTERESTS, AND MATTERS RELATED THERETO, AND DECLARING AN EMERGENCY. Finance Director Ryan Duke said staff is recommending that Council authorize the acquisition of the leasehold interests on the Xenia Towne Square property. Such acquisition would require the issuance of debt to facilitate the purchase. Staff is recommending the issuance

of bond anticipation notes with a maximum maturity of twenty (20) years. The City's financial advisor plans to take the bonds to market the week after Council approves the issuance. The interest rate on the bonds is likely to be close to 3% though the ordinance allows issuance at a rate up to 4%. The principal amount of the issue will not exceed \$3,350,000. The debt service will not exceed \$247,000 annually (worst-case scenario based on a 4% rate). He anticipates a lower interest rate, thereby reducing the annual debt service payment amount. These are 20-year bond anticipation notes, which means the notes roll year to year. If the property is sold to a developer at a later date, the debt service would be retired early with no pre-payment penalty.

President Smith entertained passage of Ordinance 2021-01 as presented.

Motion by Councilman Scrivens, seconded by Mayor Mays, to adopt Ordinance 2021-01 as presented. Comments followed.

President Smith clarified the bonds are temporary until the property is sold to a developer. Mr. Duke said that was correct; the City will issue the debt and make debt service payments as long as the City retains ownership of the property. If the City reaches an agreement with a developer and ultimately sells the property, the sale proceeds would be used to cover the cost of the debt service (it would be paid off and retired). President Smith clarified that in the interim, lease revenue from the existing businesses in the Xenia Towne Square would be used to cover the bond payments. Mr. Duke said that was correct; the lease revenue (rent proceeds) would be transferred into the bond retirement fund and would be used to pay the debt service. Mr. Merriman said based on staff's evaluation of the financials submitted by the current owner, the lease revenue would cover the debt service (bond) payments as well as other expenditures.

President Smith asked who would be responsible for maintenance of the property as they move forward; specifically, he asked if the City would contract it out. Mr. Merriman said staff considered the cost of maintenance and spoke with prospective development partners who have the ability to provide property management services. If the requested actions are approved this evening and upon subsequent court approval, the agreement would not take full effect and the transfer of the property will not occur for up to 30 days after the court signs off on it. He estimated the process taking a minimum of up to six (6) weeks. He noted during that time, subsequent agenda items would be coming forward for Council consideration with regard to property management.

Councilman Brannum said as previously stated, the bond payments will be covered by the lease revenue; he asked if the cost to hire a property management company would also be covered by the lease revenue. Mr. Merriman said yes; the cash flow from the current lessees, in the current form, will cover the stated expenses. He noted some of the leases are due to expire, which will provide an opportunity to bring in other tenants or work with the current tenants to extend those leases with the intent to maintain that cash flow as redevelopment occurs. He reiterated the ultimate goal is to turn this property back over to private hands and expand the City's tax base, noting the City's role is temporary.

Councilman Urschel asked if the Council would be kept apprised of the status of revenues and disbursements for this redevelopment project. Mr. Duke said he could add the special revenue fund (to be established as Fund 236) that will be created for this project to his monthly financial reports. Repairs, maintenance, property taxes, insurance, etc., will be detailed accordingly.

The Roll on this was the following:

Ayes: Urschel, Scrivens, Brannum, Mays, Smith

Abstain: R. Dean

Nays: None motion carried.

C. RESOLUTION 2021-B ESTABLISHING THE XENIA TOWNE SQUARE BOND RETIREMENT FUND, AND DECLARING AN EMERGENCY. Mr. Duke said upon approval of Ordinance 2021-01 and in order to properly account for the debt proceeds and the repayment of that debt service, a Bond Retirement Fund must be established. Staff is requesting that this resolution be passed as an emergency to ensure that the fund is formerly created, as required by law, prior to the receipt of the debt proceeds.

President Smith entertained passage of Resolution 2021-B as presented.

Motion by Councilman Scrivens, seconded by Councilman Urschel, to adopt Resolution 2021-B as presented. No comments followed. The Roll on this was the following:

Ayes: Urschel, Scrivens, Brannum, Mays, Smith

Abstain: R. Dean

Nays: None motion carried.

D. RESOLUTION 2021-C ESTABLISHING THE XENIA TOWNE SQUARE DEVELOPMENT FUND, UPON THE APPROVAL OF THE OHIO STATE AUDITOR, AND DECLARING AN EMERGENCY. Mr. Duke said staff is recommending that a special revenue fund be created to track the activity of the Xenia Towne Square Development, which must be approved by the State Auditor. Staff will forward a request for approval to the State if Council elects to create the fund. This special revenue fund will be used to receive lease proceeds and other revenues related to the operation of the Towne Square property and to make payments for expenses related to the Towne Square property, such as debt payments required under the Xenia Towne Square Bond Retirement Fund; bond insurance costs; property taxes; repairs and improvements; general maintenance; utility costs; property management fees; and other miscellaneous expenses for marketing, transferring, maintaining, promoting, improving, or redevelopment of the Xenia Towne Square property. Staff is requesting the approval of this resolution as an emergency to allow for a request to the Auditor of State to be submitted as soon as possible.

President Smith entertained passage of Resolution 2021-C as presented.

Motion by Mayor Mays, seconded by Councilman Scrivens, to adopt Resolution 2021-C as presented. No comments followed. The Roll on this was the following:

Ayes: Urschel, Scrivens, Brannum, Mays, Smith

Abstain: R. Dean

Nays: None motion carried.

President Smith said City staff and City Council have not taken these actions and this opportunity lightly. However, they feel this is a tremendous opportunity for Xenia. He thanked staff for their work on this effort.

E. Introduction of Resolution 2021-D Authorizing the Sale of a Portion of the City-Owned Property at 153 N. Columbus Street to Robert Hamilton and Permitting Limited Uses within the City's Permanent Highway Easement on said Property. Mr. Merriman said in staff's continuing effort to divest unneeded and underutilized properties, he respectfully recommended introduction of Resolution 2021-D to authorize the sale of an unused .03-acre portion of right-of-way to Robert Hamilton. Mr. Hamilton recently acquired property at 143 N. Columbus Street, which is immediately adjacent to the subject property. Mr. Hamilton approached the City about selling him the subject property to add to his side yard. The property in question was acquired for the roundabout installation and is not needed for the maintenance of the site. The purchase agreement, which was attached to the agenda report, stipulates the sale price of \$1 plus the purchaser paying all survey, recording, and closing fees estimated at \$2,500. Divesting of this unused property saves the City the expense of mowing and maintenance and clearly improves the taxable value of the citizen's private property—all of which benefit the City. He respectfully recommended introduction and ultimate approval of the resolution to allow the sale.

President Smith agreed that anytime City property like this can be turned over to private ownership, it is less liability for the City to maintain and mow. He entertained introduction of Resolution 2021-D as presented.

Councilwoman Dean presented RESOLUTION 2021-D AUTHORIZING THE SALE OF A PORTION OF THE CITY-OWNED PROPERTY AT 153 N. COLUMBUS STREET TO ROBERT HAMILTON AND PERMITTING LIMITED USES WITHIN THE CITY'S PERMANENT HIGHWAY EASEMENT ON SAID PROPERTY, and it was read for the first time.

F. Administrative Motion Approving the Schedule of Bills in the amount of \$408,016.37. Mr. Duke respectfully requested the payment of bills in the amount of \$408,008.83, noting one expenditure to Carr Supply in the amount of \$7.54 on page 1 was removed from the schedule of bills.

President Smith entertained a motion.

Motion by Councilman Brannum, seconded by Councilwoman Dean, to approve the schedule of bills in the amount of \$408,008.83. Comments followed.

Councilman Scrivens noted the replacement of the doors at Xenia Station and asked if that was a result of vandalism. Mr. Merriman said yes; they are continuing to evaluate options for regular use of Xenia Station with the hope that a consistent presence there will deter vandals. He said the consistent vandalism at Xenia Station and Shawnee Park, particularly in the restrooms, is an on-going problem that costs thousands of dollars every year. Councilman Scrivens also inquired about the replacement of a fire hydrant as noted on page 2. Mr. Merriman said the replacement was likely due to a car accident; if so, the City would likely receive an insurance reimbursement for the expense. Councilman Scrivens inquired about the expense for flags and flagpoles on page 3, asking where the flagpoles are located. Mr. Merriman said the purchase was to replace some flags and wooden poles after a wind event. He noted Public Service staff just put up flags for Martin Luther King Jr. Day, and flags are used to celebrate other holidays, including Veterans Day, Christmas, etc. The flags are attached to wooden poles and affixed in the Sternberg street light poles. Councilman Scrivens asked if there are enough holiday flags to display at the James T. Henry Roundabout, noting he has received some questions about the lack of decorations at the site. Mr. Merriman said he would check into it.

Councilman Brannum said a long-time Public Service employee, David French, will be sorely missed once he retires, noting he has been rebuilding the City's fire hydrants for forty (40) years to extend their life because they are so expensive (currently \$1,800 each). Mr. Merriman agreed; however, even though some of the hydrants are still in service, they are 50-60 years old and they can no longer get parts for them.

The Roll on this was the following:

Ayes: Urschel, Scrivens, R. Dean, Brannum, Mays, Smith
Nays: None motion carried.

G. Administrative Motion Ratifying and Approving the Execution of the Collective Bargaining Agreements with the Greene Central Communications Operators Association, the Fraternal Order of Police (Sergeants), the Fraternal Order of Police (Captains), and the International Association of Firefighters, Local 698. President Smith said the noted collective bargaining agreements were the subject of the previous Executive Session. He entertained one motion for all four agreements.

Motion by Councilwoman Dean, seconded by Mayor Mays, to approve the terms and conditions of the proposed collective bargaining agreements and authorize the City Manager to execute the agreements with the Greene Central Communications Operators Association, the Fraternal Order of Police (Sergeants), the Fraternal Order of Police (Captains), and the International Association of Firefighters, Local 698. Brief comments followed. Mr. Merriman extended his thanks to labor representatives from the bargaining units who participated in the negotiations. He appreciated their goodwill and participation. He extended special thanks to staff members Assistant City Manager Jared Holloway, Assistant Finance Director Jason Lake, Human Resources Director Jackie Potter, Police Chief Randy Person and some of his administrative staff, and Fire Chief Kenny Riggsby and some of his staff for their participation. Labor negotiations are never easy, and staff works in the best interest of the tax payers as well as the City's labor union employees. Everyone did a fantastic job under very difficult circumstances. He congratulated everyone on this successful outcome. President Smith concurred. He also extended his appreciation to City staff for their time and effort and for the labor union employees for accepting these new agreements. Mr. Merriman concurred, noting all four groups have ratified their respective agreements. President Smith said he cannot thank the City's first responders enough, noting they are living in a very difficult age. He certainly appreciates the job they do and keeps them in his prayers. Council is cognizant that the City's call volume continues to rise, and they feel the terms of the agreements were necessary to retain and attract new employees, noting retention has been very difficult, especially with the lack of available work force in this area.

The Roll on this was the following:

Ayes: Urschel, Scrivens, R. Dean, Brannum, Mays, Smith
Nays: None motion carried.

11. REPORTS OF COMMITTEES

A. Traffic Commission: In Vice President Dean's absence, President Smith said this report would be moved to the next regularly scheduled meeting.

B. Board for Recreation, Arts, and Cultural Activities: President Smith said the January 5th meeting was cancelled due to lack of agenda items. He did not anticipate BRACA meeting again until the March 2nd meeting.

C. Planning and Zoning Commission: Councilman Brannum said the January 7th meeting was cancelled due to lack of agenda items.

12. APPOINTED OFFICIALS REPORTS AND COUNCIL COMMENTS:

A. City Manager, Finance Director, and Law Director:

Ms. Fisher did not have anything further to share.

Mr. Duke provided a quick overview of the City's financial position as they ended 2020 and prepare for 2021. He said 2020 was a challenging year in many ways, especially in regard to the City's financial picture with revenue down almost across the board from all sources including Court fines, hotel/motel tax, income tax, gas tax, etc. However, with CARES Act dollars and a large Workers Compensation refund, they finished 2020 in a positive cash position, which is good news. The City is in stable financial condition in the short term. However, it appears there has been a negative impact to the tax base/income tax revenues, which is the City's core revenue source, and they need to see that rebound—there needs to be growth in business and employment because the cost of doing business will continue to rise, and they need to sustain operations long term. Without that growth, they may be in a negative cash flow (deficit) position. The water and sewer funds are in a good and stable position. However, the sanitation fund is less stable due to the unknowns with the landfill. The stormwater fee structure needs to be revised because the current revenue cannot sustain the needs. There are not many changes in the capital fund as they continue to struggle to find the dollars for road and park improvements, etc. There are significant needs in the key operating funds, specifically in the general capital improvement fund. He was hoping for good things in 2021, including growth in the tax base, as the economy recovers.

Mr. Merriman said he just received official word that Hamvention 2021 is cancelled. In talking with their leadership, they just could not get assurances from Greene County Public Health and the State of Ohio that they would allow the event to occur. For other upcoming community events, staff has begun the conversation on how to bring some summer and fall events to fruition, including the Fireworks Festival. As vaccines come online, he hoped the situation will begin to stabilize, and they can provide opportunities for families in this community. He reported his office has received a number of calls about Rumpke's residential trash services, and he acknowledged that everyone makes mistakes sometimes. He encouraged residents to call his office with any questions or concerns. He noted that Rumpke recently expanded its list on what can be recycled, and staff will work with Rumpke on information to be sent to residents.

B. Mayor and City Council:

Councilman Brannum said the Xenia Towne Square decision was a very difficult situation. Council wants to do what is in the best interest of the City. It was a tough decision, but they think the reward will be greater than the risk. The City's control of the entire site will make it much more marketable and attractive than just the former Kmart site. Regarding recycling, he noted every household can receive one or more Rumpke recycling totes. Call the City Manager's Office to make that request.

Councilwoman Dean wished everyone a “Happy 2021!” She knows it has been a rough start to the new year. She encouraged everyone to get involved in some way. Everything starts with individuals in local communities. Involvement can look different for everyone. Regardless of what side people are on, everyone can get involved. She was excited about the Xenia Towne Square redevelopment project. City staff has done a tremendous amount of work on it, and it will be a great thing for this community. Xenia is a great place to live, and the project will add to that.

Councilman Scrivens extended his final farewells and condolences to the families of Barbara Simon, a long-time professor at Central State University, and William “Bill” Spence, with whom he used to attend Xenia High School football and basketball games. He commented on the City’s community newsletter, noting the font size was very small and difficult to read, especially the white text on a dark background. He congratulated Councilman Urschel on his appointment to City Council. He looks forward to working with him.

Councilman Urschel said he was honored to be chosen to fill the vacant Council seat. He said Dr. Edgar Wallace was a dear friend and a minister of peace who worked tirelessly for this community. He left big shoes to fill and will be sorely missed, but he was glad to serve in his seat and also serve as a minister of peace. He announced the Martin Luther King Jr. virtual service would be held on Monday at 7 p.m. He said Dr. Wallace was always a driving force for the annual event, and he thanked Dr. Freeman from AME Church, Pastor LeRoy Anthony from Middle Run Baptist Church who will provide the message, and ten other churches will also participate in the service. He said Pastor Mark Brooks from AHOP pre-recorded segments of the service, and the broadcast of the entire service would be on AHOP TV’s YouTube channel. He said Dr. Wallace will be honored and remembered during the service. He looks forward to 2021 and being a part of the effort to move the City forward. He was pleased the City can now get control of its destiny for the Xenia Towne Square.

Mayor Mays thanked Councilman Urschel for applying to fill the vacant Council seat and accepting the appointment; she welcomed him to the Council. She also thanked the other seven (7) individuals who responded to the call and sat for interviews; they all had a lot of experience and it was a difficult decision. Regarding the Martin Luther King Jr. Service on Monday, the City’s Public Relations Coordinator will publish a link to the service on the City’s social media accounts since the City is involved. Regarding a recent oil leak with a Rumpke truck, she thanked Mr. Holloway, who handled the situation very quickly—someone was on site within an hour. She encouraged residents to reach out to her and her fellow Council members; they want to actively be helpful and to be of service to them. She thanked the City’s labor negotiation team for their work; it is very much appreciated. She was very thankful they can continue to work with the various bargaining units for forward progress. She was excited for the redevelopment project, and it was not a decision taken lightly. She recognized that it is a big deal, but she has faith that it is a turning point for this community. She thanked staff and Council for their time and discussion on the project.

President Smith expressed his condolences to Councilman Scrivens, who is a Pittsburgh Steelers fan, and congratulated Mayor Mays and Mr. Merriman, who are Cleveland Browns fans. He said it was an honor to serve on Council, and as the Council President again in 2021, to represent Xenia citizens. He has served since 1998, and during that time, there have been a lot of challenges with economics. He noted there are some students who attend Arrowood Elementary who have to brush their teeth at school because they live in a car. Those who are employed and those with warm

homes are truly blessed. He recognized that the United States has its problems, but despite those problems, they still live in the greatest nation. He also thanked all those who applied to fill the vacancy on City Council—getting eight applicants was phenomenal. He thanked Councilman Urschel for accepting the appointment. He said 2020 was a terrible year, and 2021 may also come with some challenges. He looked forward to the Martin Luther King Jr. Service on Monday, including the segment honoring Dr. Wallace. He keeps Dr. Wallace’s wife in his prayers. He thanked staff for their work in 2020, and City Council for its vision and for taking a risk to make improvements in this community with a major amenity like Xenia Towne Square. As all have stated, they did not take it lightly. There has been a lot of discussion and meetings on this project, but this is a great opportunity to make a change and control the Towne Square for a short time until it is turned over to private industry. They have a real opportunity to make positive changes there and make it a destination location. He thanked Council for the decisions made this evening.

13. ADJOURNMENT: Motion by Councilman Brannum, seconded by Councilwoman Dean, to adjourn the Regular Meeting at 7:24 p.m. No discussion followed. The Roll on this was the following:

Ayes: Urschel, Scrivens, R. Dean, Brannum, Mays, Smith
Nays: None motion carried.

Michelle D. Johnson
City Clerk

Wesley E. Smith
President, Xenia City Council