

**XENIA CITY COUNCIL  
MEETING MINUTES  
APRIL 22, 2021  
REGULAR MEETING**

Councilman Will Urschel provided the Invocation before the Call to Order.

**A. CALL TO ORDER:** President Wesley Smith called the Regular Meeting to order at 6:00 p.m.

**B. ROLL CALL:** Vice President Levi Dean, Councilman Thomas Scrivens, Councilwoman Rebekah Dean, Councilman Cody Brannum, Councilman Will Urschel, Mayor Sarah Mays, and President Wesley Smith were present.

**C. PLEDGE OF ALLEGIANCE:** All present stood and recited the Pledge of Allegiance led by Councilman Thomas Scrivens.

**D. APPROVAL OF MINUTES:** Motion by Councilwoman Dean, seconded by Mayor Mays, to approve the April 8, 2021, minutes of the Regular Meeting as written. No comments followed. The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays

Abstain: Smith

Nays: None                    motion carried.

**E. SPECIAL PRESENTATION(S):** None.

**F. AUDIENCE COMMENTS:** President Smith said the meeting was open to the public. He invited anyone wishing to speak to come to the podium.

Charles Green Jr., 629 Marshall Drive, said he was present to speak about the condition of Lexington Park. He would like to work with the City to come up with a plan to improve the park including resurfacing the parking lot, restriping the basketball court, adding lights for security, and possibly even opening the restrooms. Unfortunately, he feels that the City forgets about the park until some of the adjacent neighbors start to work on it and speak up, so he was present to ask for some help. He feels if the park was improved, the kids in the area would use it every day. He thanked Council for their time.

Craig Short, 1787 Stone Road, said he is the founder and president of Advanced Data Recovery Systems for backup storage and cyber security of local health care networks. He also sits on the Board of Advisors for One Bistro. He was present to talk about strategic plans for the City of Xenia. He said Shawnee Park and the bike hub [Xenia Station] were beautiful; he applauded whoever had the idea to put the food truck rally at the bike hub—last weekend, there were probably more than 3,000 people there! He discussed the Designated Outdoor Refreshment Area (DORA), noting many existing and “coming soon” businesses would benefit from that designation, including the new Italian restaurant, the Eavey Building, and the proposed development at Xenia Towne Square. He looks at things from an evidentiary standpoint, and over 61 cities in Ohio have a designated DORA. The Police Chiefs in those communities said crime had actually went down because criminals lurk in the dark and unpopulated spaces—not in busy, active sections of town. He said they need to consider what Xenia has to offer and what “boxes” that Xenia checks off ...

he felt adding a DORA to the list would be beneficial. Neighboring communities including Fairborn, Springfield, Sidney, Lebanon, Springboro, Wilmington, etc., have successfully implemented DORAs and are reaping the benefits. He thanked Council for their time and asked them to reconsider their decision on a DORA in Xenia.

Robert Moore, 1182 Bellbrook Avenue, said he was also present to talk about the condition of Lexington Park. He said in 2011, his father was murdered at the park. He suggested adding lights for security and improving the parking lot, and he prays nothing bad happens there ever again. He respectfully asked Council to take his and Mr. Green's concerns into consideration.

#### **G. OLD BUSINESS:**

1. President Smith presented **RESOLUTION 2021-U AUTHORIZING THE PURCHASE OF I.T. SECURITY PROGRAMS AND PROFESSIONAL SERVICES BY THE I.T. DEPARTMENT OF UP TO \$75,000 WITHOUT COMPETITIVE BIDDING**, introduced by Councilwoman Dean on 04/08/2021, and it was read for the second time.

Motion by Councilwoman Dean, seconded by Councilman Scrivens, to pass Resolution 2021-U. No comments followed. The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None motion carried.

2. President Smith presented **RESOLUTION 2021-V AUTHORIZING A PROPERTY USE AGREEMENT WITH STUDIO B SIGNS FOR THE USE OF THE CITY-OWNED PROPERTY LOCATED AT 713 N. DETROIT STREET**, introduced by Mayor Mays on 04/08/2021, and it was read for the second time.

Motion by Mayor Mays, seconded by Vice President Dean, to pass Resolution 2021-V. No comments followed. The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None motion carried.

#### **H. PUBLIC HEARING(S):**

1. President Smith presented **ORDINANCE 2021-09 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE 53.4 ACRES, MORE OR LESS, AT THE INTERSECTION OF VAN EATON ROAD AND LOWER BELLBROOK ROAD, FROM PUD PLANNED UNIT DEVELOPMENT AND A-1 AGRICULTURAL DISTRICT TO 44.7 ACRES OF R-1C ONE-FAMILY RESIDENTIAL DISTRICT (7,500) ZONING AND 8.7 ACRES OF R-2 TWO-FAMILY RESIDENTIAL DISTRICT ZONING**, introduced by Councilman Brannum on 04/08/2021, and it was read for a second time.

President Smith opened the public hearing at 6:14 p.m. and asked those who wished to speak in favor of the proposed rezoning to come forward to speak.

Rob Arnold said he was the applicant and developer, and he was very excited about the property and the project. His company has done a lot of work in Greene County and around this area, and

right now was a great time to build housing of this type with the current market all over the Dayton/Miami Valley area. He said since Council has already heard staff's report on April 8<sup>th</sup>, he was here to answer any questions they may have.

Donald Barnett, 1164 Lower Bellbrook Road, said he was present to just ask some questions about the rezoning. He was familiar with Ryan Homes who built the homes in Sterling Green; however, all the homes look the same. He asked if the City would have any control over how the homes look as far as a varied style of homes and the appearance of the homes (brick vs. vinyl, etc.). He said the proposed development looks like it will have very small lots. He asked about a visual buffer between Van Eaton Road and the new homes. Finally, he asked if the concept plan was how the development would be build or if there would/could be changes.

City Manager Brent Merriman responded to Mr. Barnett's questions and concerns. He said the City's Land Development Code (LDC) has requirements as to material types, square footage, setbacks, etc.; however, other particulars as it pertains to the type of housing and how the homes would vary from property to property are subject to the developer and each individual homeowner. There are general guidelines in terms of the City's desire to have a very high level product. He asked City Planner Brian Forschner if he wished to add anything. Mr. Forschner concurred with Mr. Merriman's comments. More specifically, the LDC includes a standard that limits the percentage of vinyl on the front façade to 50 percent. The minimum square footage allowed is 1,400 square feet for this type of zoning, which is the same as the Sterling Green development. Further, the homes must include one architectural feature, such as a covered porch. Regarding Mr. Barnett's question about a buffer, Councilman Brannum said when the request for rezoning was heard by the Planning and Zoning Commission, it was stated there would be green space along Van Eaton Road to include a walking trail and a detention pond, which would serve as a buffer. Mr. Forschner added that a setback is required if the rear of homes back up to a street. While the green/open space, walking trail, and retention pond were part of the preliminary concept plan, the retention pond would likely be located where it is proposed due to the topography of the land and a FEMA regulated floodplain.

President Smith read into the record one email from Johnny and June Harshbarger, which stated the following: *"I am [we are] against the subject application. The lot sizes are too small and the lot density too great. The kind of development fostered by such zoning is unsightly and detrimental to the community. Tax revenue generated by such development will likely not cover the cost of maintaining the development or additional burden placed on the Xenia Community Schools. I [we] do not want to see such unsightly development across from my [our] property and my [our] neighbors don't either. Agricultural land is rapidly disappearing from Greene County, and it is in large part due to overdevelopment by builders such as Mr. Arnold. This is bad for us all. Please do your duty to preserve the nature and health of our community and deny the application."* He then asked those who wished to speak against the proposed rezoning to come forward to speak.

Wendy Wagoner-Harris said she and her husband live at 1000 Van Eaton Road, and when driving from one end of Van Eaton Road to the other, one is aware that it is distinctly rural with farm fields, natural areas, livestock and wildlife, etc. Homeowners have property from three to ten or more acres, and it seems they all purposely purchased these rural properties and did not wish to sell and do not want to live in or adjacent to the suburbs or tightly planned communities. With the exception of Sterling Green to the east, the proposed development is inconsistent with the current use of nearby properties. The density of the small lots will increase traffic, noise, activity, and light

pollution. There will also be a disruption to wildlife. She is opposed to the proposed development. In doing research on the proposed developer, she found his connection to Astelier Fine Homes, which she feels would be a better fit for the area on much larger lots. Even though she lives in Spring Valley Township, they are tethered to Xenia and pay taxes to Xenia Community Schools. Further, the proposed development comes within 300 feet of their property line, and the proposed development will have a rippling affect in the area. Per the article in the Dayton Daily News, 148 single-family lots are proposed on 45 acres and 8 duplex lots are proposed on 8 acres will make for several hundred new neighbors should this request be approved. If the plan for development is approved and moves forward, she would like to hear more about how the new development will be integrated into the current environment and landscape with regard to buffering, green space, land mounds, and a retention pond along the street side. However, her property runs along the entire length of the northern side of the proposed development.

Lynn McCoy, 1035 Lower Bellbrook Road, said she learned about the proposed project from a neighbor who received a public hearing notice. She resides outside of the required notification area of 300 feet; therefore, she knew nothing about it. However, her property is across the street from this land, and she will be affected by this proposed neighborhood. When she purchased her home 11 years ago, which is technically in Xenia Township, the rural nature of the land appealed to her, and it was implied that the undeveloped land in front of and behind her home would remain in place, with the exception of Sterling Green, so she was a bit surprised by this request. She agreed with the previous speaker, and most of the property owners in the area purchased their land and homes because they loved the openness and rural nature of the area. Finally, she commented about the storm drainage system in the area that dumps into her side yard during heavy rainfall events. As a result, the stormwater carries trash and debris into her yard, which she assumes is from the adjacent neighborhood. She would like to talk with someone about this issue and get it resolved.

Mr. Arnold said he plans to work with City staff on the development project (if approved). He plans to have a detention pond and green space along Van Eaton Road, which will provide a nice buffer. Regarding the types of homes and developments his company has done, he has done both high density and low density developments, including one on Hedges Road, and there are pros and cons to each. Further, when an area is serviced by sewer, it is begging to be developed with higher density (not five-acre tracts) so that utility can be utilized.

President Smith closed the public hearing at 6:34 p.m. and entertained a motion.

Motion by Councilman Brannum, seconded by Councilman Urschel, to adopt Ordinance 2021-09. Comments followed.

Councilman Scrivens suggested that Mrs. McCoy check with the Greene County Health Department's Mark Isaacson regarding the drainage issue. Regarding Mrs. Harris' comments, he understands her concerns. He also understands the developer's desire to develop land that is ripe for development. Perhaps they could work with the developer on the number of homes proposed for the development, but the fact is that Xenia wants to grow and will be growing—one way or another. He thanked all for coming to express their opinions.

Councilman Urschel agreed with Councilman Scrivens. He said it is tough when dealing with the border between the City and Township. However, there is a challenge with the availability, or lack thereof, of housing inside the City limits, and Council is faced with making decisions on how to

deal with that problem. There is a lot of housing in the City that is well below 1,400 square feet, noting some Laynewood and Arrowhead homes are less than 1,000 square feet. Young couples who work, or will be relocating to work, at WPAFB will want starter homes, and those are not readily available in Beavercreek anymore. Xenia needs to attract those families to be a part of this community. The land proposed for rezoning was not recently annexed from the Township—it has been in the City for quite some time. When annexed, this land was zoned as a Planned Unit Development, but it has always been zoned for residential development. In the 2008 timeframe, a lot of development ceased due to the financial crisis, but it has now picked up again. Undeveloped land that is zoned residential will most likely now be developed, and it has always been part of the City’s plan to add additional housing. He was sorry that “someone” promised them that the vacant land would never be built out—the City has never said that. He appreciated all who spoke and expressed their opinions this evening.

The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None                      motion carried.

## **I. NEW BUSINESS:**

**1. Administrative Motion Approving and Authorizing the Execution of a Partnership Agreement with Greene County for a FY 2021 Community Housing Impact & Preservation (CHIP) Program Grant.** Mr. Merriman said staff is recommending City Council again authorize the City’s participation in a partnership agreement with Greene County for application to the Ohio Development Services Agency for a Community Housing Improvement Program grant. Under the proposed agreement and if awarded, the program would be administered through the Greene County Development Dept. The CHIP initiative provides funding for improvements to the homes of income qualifying individuals. The joint application approach with Greene County means that if awarded our combined program would qualify for substantially more grant funding. As part of the overall agreement, and in addition to new grant funding, the County will provide \$48,000 of their HOME Program Income and \$1,600 of their CDBG Repair Program Income towards the CHIP Program. Likewise, the City will provide \$22,500 in CDBG Program Income toward this round of CHIP program resources. As a reminder, program income can only be used for activities related to the original program funding, as in the CHIP initiative. Staff is recommending City Council authorize this evening the execution of the partnership agreement as presented.

President Smith entertained comments or questions. Hearing none, he entertained a motion.

Motion by Councilman Urschel, seconded by Mayor Mays, to authorize the City Manager to execute the Partnership Agreement with Greene County, which will subsequently authorize the County to apply for a FY 2021 CHIP Program Grant on behalf of the City and the County. Brief discussion followed.

Councilman Scrivens said he supports this extraordinary program for low-income individuals and the partnership with Greene County, noting he has personally benefited from the CHIP grant in 2017, which worked out very well.

Councilman Urschel reiterated this is a partnership with Greene County, which allows the City to apply for a larger grant amount. He understands the joint application is for \$400,000, and the County will administer the program. This program will help those in need, and he suggested they contact the City or Greene County for more information. Mr. Merriman agreed, noting all Greene County residents are eligible if they qualify, although the majority of those who have benefited from this program in the past have been Xenia residents. Councilman Urschel said the program is a win/win for all. Mr. Merriman agreed.

The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None motion carried.

**2. Administrative Motion Authorizing the Renewal of Property and Liability Insurance through the Public Entities Pool of Ohio for One Year, Effective May 1, 2021.** Mr. Merriman said City Council at its last meeting granted him authority to move forward with automatic renewal of the City's property and liability insurance for the 2021-2022 coverage year. He is now seeking final, formal approval through this administrative motion. The City has been engaged with Public Entities Pool of Ohio for property/liability coverage for a number of years, and Montgomery Insurance has served as the City's broker of record. He was again seeking renewal with PEP for these services and to continue the City's relationship with Montgomery Insurance. Staff has spent considerable time evaluating coverage, reviewing listed property spreadsheets, and completing its due diligence. It should be noted that over the last year, PEP contracted with a private firm to conduct property revaluations among the pool participants, including Xenia, in order to determine current replacement values for the City's primary assets. As a result, total coverage value has increased significantly, and with this, the premium amount. Staff has determined that sufficient funds are available to cover the premiums for this renewal period despite the increase. Staff is requesting approval to fully engage the new insurance coverage year with PEP and with local brokerage services through Montgomery Insurance.

President Smith entertained comments or questions. Hearing none, he entertained a motion.

Motion by Mayor Mays, seconded by Vice President Dean, to authorize the City Manager to execute a renewal contract in the amount of \$260,038 for property and liability insurance with PEP, through Montgomery Insurance, for one (1) year, effective May 1, 2021, upon approval as to legal form by the Law Director. No comments followed. The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None motion carried.

**3. Administrative Motion Awarding the Bid and Authorizing the City Manager to Execute a Contract with Fillmore Construction, LLC, for the 2021 Street Paving Program.** Mr. Merriman said staff has completed the bidding process for the 2021 street rehab program. Due to some timing delays, the City chose to move forward with bidding on its own this year and not participate in the Greene County Engineer's Office bidding program as in recent past years. This year's program includes the following locations:

- E. Main Street (N. Patton Street to City Corporation Limits)
- Allison Avenue (Bellbrook Avenue to Dayton-Xenia Road)

- Branch Street (Entirety)
- Race Street (Entirety)
- Colorado Drive (Commonwealth Drive to Tennessee Drive)
- Jasper Road (N. Patton Street to City Corporation Limits)
- Crack Sealing (Various Streets)

On April 15<sup>th</sup>, the City received and opened bids from three qualified paving contractors, and Fillmore Construction, LLC, submitted the lowest base bid and alternate totaling \$886,917.73, which is below the engineer's estimate. Staff has determined that Fillmore's bid is complete and that the firm is qualified and capable of executing the rehab work; therefore, staff recommends the bid be awarded to them.

President Smith entertained a motion.

Motion by Vice President Dean, seconded by Councilwoman Dean, to award the bid and authorize the City Manager to execute a contract with Fillmore Construction, LLC, for the 2021 Street Paving Program at a cost not to exceed \$886,916.73. Comments followed.

Councilman Urschel expressed his concern about needing to be more aggressive with crack sealing; if they don't do more, they will continue to fall behind. Mr. Merriman agreed, noting they need to have a broader conversation on that subject in an attempt to find a solution, including finding more resources for transportation rehabilitation. The problem will not go away and will only get worse. Councilman Urschel said the new Public Service & Utilities Standing Committee should discuss it. Mr. Merriman said absolutely; it is the first item on the list for that group.

Councilman Scrivens said there are seven areas/streets in the City that will be improved this year, and he realizes that not every citizen's street will be improved this year. He ensured the City is doing the best they can with the available resources.

The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None                      motion carried.

**4. Administrative Motion Authorizing the Purchase of Two (2) One-Ton Pickup Trucks for the Public Service Department's Water Division from Key Chrysler pursuant to Ohio Revised Code Section 125.04(C).** Mr. Merriman said as planned in the Five-Year CIP and with funding included in the 2021 budget, staff is requesting authorization to purchase two replacement pick-up trucks for the Water Maintenance Division for vehicles #1230 and #1206. The vehicles scheduled for replacement are model years 2008 and 2011, respectively, and both have reached end of life as frontline service vehicles due to their condition and growing maintenance expenses. The 2021 water capital budget includes \$45,000 for the replacement of Vehicle #1206 and \$65,000 for the replacement of Vehicle #1230. As a normal practice, staff routinely solicits price quotes for such purchases through the State of Ohio Department of Administrative Services (ODAS) Cooperative Purchasing Program. Through this process, the City received price quotations in the amount of \$33,102.35 and \$34,000 for each vehicle, respectively. Fortunately, Key Chrysler was able to provide a price quotation for these two replacement vehicles at a price lower than the State bids. Key Chrysler quoted both vehicles at \$29,961. ORC allows the City to award to the local vendor if its price is less than the State bid on equivalent terms. Therefore, Staff is requesting

authorization for the purchase of two (2) one-ton pickup trucks from Key Chrysler in the total amount of \$59,922.

President Smith entertained comments or questions. Hearing none, he entertained a motion.

Motion by Councilman Urschel, seconded by Councilman Scrivens, to authorize the purchase of two (2) one-ton pickup trucks from Key Chrysler, in the total amount of \$59,922, for the Public Service Department's Water Division pursuant to Ohio Revised Code Section 125.04(C). No comments followed. The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None                      motion carried.

**5. Administrative Motion Authorizing the Purchase of a Bobcat Skid-Steer Loader for the Public Service Department's Wastewater Treatment Division from Bobcat of Dayton through the Ohio Department of Administrative Services (ODAS) Cooperative Purchasing Program.** Mr. Merriman said also planned in the CIP and budgeted for 2021 is the replacement of a skid-steer loader for the Wastewater Treatment Division. The unit being replaced was purchased in 1997 and is a critical piece of equipment for daily operations at the Ford Road Wastewater Treatment Plant. Staff also intends to cross-purpose the unit and make it available for a variety of other City operational tasks as needed, which is why the purchase request includes various attachments such as the forestry tool. Over the past couple of seasons, the City has had to rent skid-steers and the forestry attachment at great expense for numerous projects. Upgrading to the new skid-steer and purchasing the needed attachments will eliminate rental costs for years to come. The proposed purchase would be made via the ODAS Cooperative Purchasing Program, with the approved supplier being Bobcat of Dayton. The original request was to purchase the skid-steer and attachments at a total purchase price of \$98,377.43. However, Councilman Brannum reached out, given his past work experience with Public Service and unique knowledge of the job and the equipment used, and he suggested the City purchase an upgraded Model T-77 and attachments in the amount of \$102,122.

President Smith entertained comments or questions. Hearing none, he entertained a motion.

Motion by Councilman Brannum, seconded by Councilwoman Dean, to approve the purchase of a Model T770 T4 Bobcat Compact Track Loader in the amount of \$102,122 for the Public Service Department's Wastewater Treatment Division from Bobcat of Dayton through the ODAS Cooperative Purchasing Program. Comments followed.

Councilman Brannum said the proposed machine is equivalent to the originally proposed model. He is recommending a track machine vs. a wheeled machine because the forestry cutter is typically used in aggressive grades (ditch lines, up/down rights-of-ways, at parks, etc.). Mr. Merriman agreed with Councilman Brannum's assessment, and staff was in agreement with his recommendation. Ms. Fisher asked if this model of Bobcat was available via the ODAS Cooperative Purchasing Program. Mr. Merriman said yes. Councilman Scrivens agreed with Councilman Brannum; he sees the value of the tread versus four wheels. Councilwoman Dean also agreed, noting she uses Bobcats on a fairly regular basis, and she prefers using a Track Loader. Councilman Brannum noted this piece of equipment will also work very well on snow with a snow plow attachment.

Mayor Mays asked City Engineer Chris Berger if he supports this change. Mr. Berger said absolutely.

President Smith asked if the T770 was available for purchase. Mr. Berger said he just received the quote for it and did not receive any indication that it was not available. President Smith said they need the right tools to get the job done. Hearing no further comments, he asked for the Roll Call.

The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None motion carried.

**6. Administrative Motion Reappointing Members of the Board of Zoning Appeals, Appointing a new Member and Reappointing a Member to the Economic Development Advisory Board.** President Smith asked Mayor Mays to go first followed by Councilman Urschel's report. Mayor Mays said two members' terms on the Board of Zoning Appeals expired on April 11, 2021. Both members, Mr. Roger Slone (recently appointed on December 10, 2020, to fill a vacancy) and Mr. David Harrison (has served since his original appointment on December 11, 2014), have expressed their desire to be reappointed to four-year terms expiring on April 11, 2025.

President Smith entertained comments or questions. Hearing none, he entertained a motion.

Motion by Mayor Mays, seconded by Vice President Dean, to reappoint Mr. Roger Slone and Mr. David Harrison to the Board of Zoning Appeals with term expiration dates of April 11, 2025. No comments followed. The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None motion carried.

Councilman Urschel said there are two requests regarding the Economic Development Advisory Board. Ms. Diane Dixon's term is due to expire on April 25, 2021. Ms. Dixon was originally appointed on April 27, 2017, and she has expressed her desire to be reappointed to another four-year term expiring on April 25, 2025. There has also been a vacancy on the Board since Vice Chair Dr. Theresa Felder resigned her seat in November 2020 due to moving out of the State of Ohio. Mr. Beau Slater expressed his interest in serving on the Board. Councilman Will Urschel interviewed Mr. Slater and recommends his appointment to fill the vacancy with a term expiration date of April 25, 2025. Mr. Slater's background check is satisfactory. He noted Mr. Slater has an educational background, much like Dr. Felder, and feels he will be a good fit on EDAB.

President Smith entertained comments or questions. Hearing none, he entertained motions accordingly.

Motion by Councilman Urschel, seconded by Mayor Mays, to reappoint Ms. Diane Dixon to the Economic Development Advisory Board with a term expiration date of April 25, 2025. No comments followed. The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None motion carried.

Motion by Councilman Urschel, seconded by Councilman Brannum, to appoint Mr. Beau Slater to the Economic Development Advisory Board with a term expiration date of April 25, 2025. No comments followed. The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None motion carried.

**7. Administrative Motion Approving the Schedule of Bills in the amount of \$473,003.12.**  
Mr. Duke respectfully requested the payment of bills in the amount of \$473,003.12.

President Smith entertained comments or questions. Hearing none, he entertained a motion.

Motion by Mayor Mays, seconded by Vice President Dean, to approve the schedule of bills in the amount of \$473,003.12. No comments followed. The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None motion carried.

## **J. APPOINTED OFFICIALS REPORTS**

President Smith asked Ms. Fisher for her comments. Ms. Fisher had nothing further to share.

President Smith asked Mr. Duke for his comments. Mr. Duke had nothing further to share. President Smith asked if there would be another extension on the tax filing deadline. Mr. Duke said the State of Ohio follows the federal deadline, and he has not heard any rumors about another extension.

President Smith asked Mr. Merriman for his comments. Mr. Merriman had nothing further to share.

**K. REPORTS OF BOARDS AND COMMISSIONS:** None.

## **L. COUNCIL COMMENTS:**

**1.** President Smith said on March 11, 2021, City Council adopted the Rules of Council, and in doing so, five Standing Committees were established per Section 11. Per 11.02 Appointment, each Standing Committee shall be composed of three (3) members of Council. As Council President, he shall appoint three (3) members of Council to each Standing Committee and designate the Chair of each Committee, respectively. He, therefore, makes the following appointments with the Chair of each committee indicated by underline:

- **Finance & Budget Committee:** President Wesley Smith, Vice President Levi Dean, and Councilman Cody Brannum
- **Legislative Review & Governmental Affairs Committee:** Mayor Sarah Mays, Councilman Thomas Scrivens, President Wesley Smith
- **Property Management Committee:** Councilman Thomas Scrivens, Councilman Will Urschel, Vice President Levi Dean
- **Public Safety Committee:** Councilman Thomas Scrivens, Councilman Will Urschel, Councilwoman Rebekah Dean

- **Public Service & Utilities Committee:** Councilman Cody Brannum, Councilman Thomas Scrivens, Vice President Levi Dean

President Smith asked when the Standing Committees would start to meet. Mr. Merriman said staff would be reaching out to the members within the next two weeks to schedule meetings in May or June. Ms. Fisher said she will reach out to the members of the Legislative Review & Governmental Affairs Committee to schedule a meeting about the rewrite of Title 8: Boards, Commissions, and Committees.

President Smith then entertained additional Council Comments from his fellow Councilmembers.

Councilwoman Dean had nothing further to share.

Councilman Scrivens said he was going to raise the upkeep and maintenance issues about Lexington Park, but he was glad that Charles Green, Jr., and Robert Moore came to the meeting to present their concerns. He congratulated all those who were inducted into the Xenia Community Schools Hall of Honor including Blair Davis, Dr. Elizabeth Delaney, Jean Shoates, and Mike Ungard, who was honored posthumously. He expressed condolences to the families of Teresa Butts and Delores Austin. He said they are in the season of cleaning up and fixing up properties, and several Councilmembers recently got together to clean up some areas of the City. They all need to do their part.

Councilman Brannum had nothing further to share.

Councilman Urschel commended Ms. Fisher for working through the court system and condemning/shuttering the local drug house. He looks forward to tackling more problem properties. He also thanked her for the time she spent with him talking about annexations. He thanked those who spoke this evening, especially the two young men who spoke about Lexington Park. He will be meeting with them and invited Councilman Scrivens to join them. He said it would be a great opportunity to engage the local faith community, including funding, to support a good, creative project at the park.

Mayor Mays said on Saturday, April 10<sup>th</sup>, she attended a ribbon cutting at Athletes in Action's new Sports Performance Center, which is an amazing facility. On that same day, she also attended the Dayton Flight's first game of the season at Wilberforce, which is part of the Minor Professional Basketball League. The league started with only 12 teams and is now up to 36 teams. She encouraged people to go see a game if they are able. She had several meetings this week including one with Tim Spradlin of Veterans Services—there are so many things available to veterans in Greene County and she thanked them for their work. She will be attending an event at Greene County Skydive this Saturday to help celebrate a local veteran, Jim "Pee Wee" Martin, a World War II paratrooper, who will be jumping out of a plane in celebration of his 100<sup>th</sup> birthday. She also met with Sam Bain of Senator Rob Portman's office; she thanked Senator Portman and his staff for being available and reaching out to her. Lastly, she had a great meeting with Jennifer Dunn of the Eavey Exchange. Ms. Dunn extended an invitation to Councilmembers to visit the Springfield COhatch as she makes plans for the Eavey Building.

Vice President Dean had nothing further to share.

President Smith thanked Councilman Brannum and Vice President Dean for coming in this evening at 4:30 p.m. for a budget meeting. He shared information on Xenia High School's upcoming spring musical, "You're a Good Man, Charlie Brown." He noted the lead character, Charlie Brown, is being played by Jobe Vogelsong who is the student liaison on the City's Board for Recreation, Arts, and Cultural Activities (BRACA). He thanked Vice President Dean for chairing the last Council meeting in his absence. Since he missed the last meeting, he took an opportunity to thank all those who volunteered and helped with the Easter Egg Drive-Thru event at Shawnee Park on Saturday, April 3<sup>rd</sup>, specifically Mayor Mays and the City's Public Service employees. He heard only positive comments from the community.

**M. EXECUTIVE SESSION:** None.

**RECESS:** President Smith declared Council in recess from 7:25 to 7:30 p.m. before beginning the Work Session.

**N. WORK SESSION:**

**1. 2021 Special Events Programming.** Mr. Merriman said the primary topic for this Work Session was special events programming for 2021. As the situation with Covid-19 has continued to improve, the vaccines have been implemented, etc., he had conversations with Greene County Public Health who have given the "green light" to begin planning some outdoor activities. With that said, it has been his and staff's desire to increase and improve the quality of the programming. That said, he and staff have had conversations with the Dillin team as it relates to Xenia Towne Square, and they have proposed the concept of the following programs that would in part be headquartered at the Towne Square as follows:

**Family Movie Night:** The Family Movie Night would take place in May in the Towne Square parking lot area. It can be done as a drive-in style event where families can either stay in their cars or set up lawn chairs outside their vehicles. As part of the event, attendees would be asked to fill out an online survey for Towne Square redevelopment. This event would focus on getting feedback from families.

**Parking Lot Party:** The Parking Lot Party would take place in June and would feature live music and food trucks in the Towne Square parking lot area. Like the movie night event, attendees would be asked to fill out an online survey on Towne Square redevelopment. This event would focus on getting feedback from young adults/adults.

**SANDMAZING:** The SANDMAZING event would take place in July in conjunction with the Independence Day event in downtown and the festival at Shawnee Park. SANDMAZING will be a week-long event as the artist would set up multiple sand art locations and carve throughout the week. The final product would be revealed at the July 2nd event.

**Pumpkin Patch:** The Pumpkin Patch event would take place in a targeted area of Towne Square to coincide with a fall event in downtown. The date is TBD, but would be in either September or October. The event could include pumpkin carving art, pumpkin patch, entertainment for families/kids, as well as showing off area artisans.

**Christmas at the Square:** The Christmas at the Square event would coincide with Xenia's annual Hometown Christmas event. There would be decorations placed within a targeted area of Towne Square, along with TBD entertainment for kids/families to connect Towne Square to the other events going on that day.

Mr. Merriman described each event as noted above and shared the associated total budget to put on all the events, which would be less than \$68,000. Additional outreach to the public would be conducted at each of the above events to solicit feedback on the future of the Xenia Towne Square property. He noted that would not be the only outreach that is done; however, he anticipated that a certain segment of the community would participate in the above events, most notably families. He thanked Community Development Coordinator Ryan Baker and Public Relations Coordinator Christina Schaefer for working with the Dillin team to combine their efforts and coming up with

these unique events. He said if Council was okay with the events described above, he would come back with the applicable appropriations request.

Vice President Dean asked for clarification on the funding breakdown. Mr. Merriman said \$20,526 from Fund 236 and \$47,400 from Fund 233 would be used for the events.

Mayor Mays asked if the Dillin team's staff would be present at the events to help with the outreach. Mr. Merriman said yes; they would be present along with City staff. He noted they would try to solicit as much digital input as possible and ask people to use their cell phones to download information. There are also some logistics with regard to the live music components, etc., that will need to be managed.

President Smith asked if a date for Hometown Christmas had been established. Mr. Merriman said not yet; he noted staff is discussing some changes to the event. Eventually, they will need to discuss the event with BRACA. As Chair of BRACA, President Smith said he would schedule a BRACA meeting this summer to have that discussion.

Mayor Mays said she loves all the events noted above and supports them 100%. They are all great ways to engage the public. She was confident that people will come out to all the events. Councilman Urschel agreed, noting people are ready to get out and do something.

Regarding the concerns expressed earlier about Lexington Park, Mr. Merriman said the Budget & Finance Committee discussed the use of American Rescue Plan dollars to improve the City's parks, including Lexington Park. He said the Fire Division and Public Service staff asked him about the future of the restroom facility at Lexington Park, and the collective feeling of staff is that the restroom facility should be removed. The building has been out of service for a very long time, and the cost estimate to improve the restrooms is about \$15,000 to \$20,000. Further, they are struggling to maintain the current number of parks and restroom facilities. Councilman Urschel asked if the restrooms could be opened for special events at the park, even if they have to charge an extra fee. Mr. Merriman said yes, that could be done, but the City has only one park employee who goes to Xenia Station and Shawnee Park to maintain the restrooms, trash, turn the electric on and off at the Pavilion, etc.

Councilman Urschel said he would like to meet with the two gentlemen who spoke this evening before making any decisions, noting they asked for the restrooms at Lexington Park to be opened. Mr. Merriman agreed; however, he noted the location of Lexington Park is a problem. If they really want to make an investment in the East End, they really need to look at acquiring property and moving the park to a central location that has roadway visibility and proper accessibility. They can invest money in the existing park by fixing up the basketball court, paving the parking lot, etc., but they cannot change the core problem of the park's location at the back of a neighborhood, on the border of Xenia Township, and near an AES electric substation and a proposed solar farm.

President Smith asked if a porta-john could be put at the park, especially for those who are renting garden plots. Mr. Merriman said many neighborhood parks do not have any type of restroom facility, even porta-johns. Mayor Mays agreed; she takes her children to many local parks in surrounding jurisdictions, and many times there are no restroom facilities of any kind.

Mr. Merriman said another problem is vandalism. They cannot keep up with the vandalism that occurs at Xenia Station. They are spending at least \$10,000 to \$15,000 a year to replace toilets, mirrors, sinks, partitions, etc., in addition to graffiti, etc.

Councilman Urschel believed there are people in the community who want a park in the East End. Perhaps they should invest a little money and do some work now at Lexington Park, and then work on a bigger, long-term plan. Mr. Merriman agreed. Councilman Scrivens said, “if we build it, they will come.”

Hearing no further comments, President Smith entertained a motion to adjourn.

**O. ADJOURNMENT:** Motion by Councilwoman Dean, seconded by Councilman Brannum, to adjourn the Regular Meeting at 8:13 p.m. No discussion followed. The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, Smith

Nays: None                      motion carried.

Michelle D. Johnson  
City Clerk

Wesley E. Smith  
President, Xenia City Council