

**XENIA CITY COUNCIL
MEETING MINUTES
MAY 13, 2021**

**SPECIAL MEETING
5:00 P.M.**

A. CALL TO ORDER: President Wesley Smith called the Special Meeting to order at 5:05 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. EXECUTIVE SESSION: President Smith entertained a motion to go into Executive Session.

Motion by Mayor Mays, seconded by Vice President Dean, to go into Executive Session to discuss Pending Litigation per XCO §206.04(a)(3) and ORC §121.22(G)(3). No discussion followed. The Roll on this was the following:

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

Nays: None motion carried.

The Council convened in Executive Session with the same members present. Councilman Brannum arrived just after the Executive Session started.

D. RECONVENE: At 5:50 p.m., the Council reconvened the Special Meeting.

E. ADJOURNMENT: President Smith entertained a motion to adjourn to prepare for the Regular Meeting immediately following.

Motion by Councilwoman Dean, seconded by Councilman Scrivens, to adjourn the Special Meeting at 5:51 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.

**REGULAR MEETING
6:00 P.M.**

Pastor Gary Chapman, Zion Baptist Church and The Jeremiah Tree, provided the Invocation before the Call to Order.

A. CALL TO ORDER: President Wesley Smith called the Regular Meeting to order at 6:02 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 Cody Brannum.

D. APPROVAL OF MINUTES: Motion by Councilman Scrivens, seconded by Councilman Urschel, to approve the April 22, 2021, minutes of the Regular Meeting as written. President Smith entertained comments. 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 Councilwoman Dean, seconded by Councilman Brannum, to approve the April 29, 2021, minutes of the Special Meeting at 5 p.m. as written. President Smith entertained comments. 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 Scrivens, seconded by Councilwoman Dean, to approve the April 29, 2021, minutes of the Special Joint Meeting with the Charter Review Commission at 6 p.m. as written. President Smith entertained comments. No comments followed. The Roll on this was the following:

Ayes: L. Dean, Scrivens, R. Dean, Brannum, Urschel, Mays, 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. No one came forward to speak. He noted no correspondence was received via email or otherwise.

G. OLD BUSINESS: None.

H. PUBLIC HEARING(S): None.

I. NEW BUSINESS:

1. ORDINANCE 2021-10 AMENDING ORDINANCE 2021-08 TO PROVIDE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF XENIA, OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2021, AND DECLARING AN EMERGENCY. Finance Director Ryan Duke said this Ordinance makes amendments to the City's Annual Appropriations to facilitate programing, repairs and planning related to the Xenia Towne Square as follows:

- Programs – Staff has had a few conversations recently with City Council concerning special events. Staff is requesting funding for special events that will not only provide entertainment for the community but also help to engage the public and promote Xenia Towne Square as a meeting space for the community. Dillin LLC will organize and execute up to five (5) unique events this year in conjunction with the City.

- Repairs – Dillin LLC is doing a very nice job of managing the property and undertook a “fact-finding” effort to help the City better understand the condition of the leased spaces. Through this property investigation phase, Dillin identified a few issues that should be addressed that were not originally included in the budget. Staff agrees that these issues should be remedied and is requesting funds to do so.
- Planning – Staff believes that Dillin LLC is the right entity to develop a master plan for the Towne Square site. Dillin has proposed a multi-phased approach that will allow both City staff and community stakeholders to be very involved in the development process. The proposed development process will include community engagement, market studies, drawings, focus groups, and implementation plans.

These expenditures are being funded by revenues derived from the tenants at the Towne Square as well as land leases paid for by other property owners in the Towne Square. Tax revenues are not being used for the initiatives listed above. The debt obligation will be less than originally projected; therefore, staff recommends that the transfers line amount, originally meant to be transferred to the debt repayment fund, be reduced.

President Smith entertained a motion to adopt Ordinance 2021-10 as presented.

Motion by Mayor Mays, seconded by Vice President Dean, to adopt Ordinance 2021-10 as written. President Smith entertained comments or questions. No discussion followed. The Roll on this was the following:

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

Nays: None motion carried.

2. Introduction of Ordinance 2021-11 Amending the Official Zoning Map of the City of Xenia, Ohio, to Rezone Two Parcels Totaling 5.01 Acres, more or less, at 784 Bellbrook Avenue from R-1C One-Family Residential District (7,500) to P-1 Public and Institutional District. City Manager Brent Merriman said the subject property previously served as a daycare facility until the COVID-19 shutdowns forced its closure. The property owners wish to repurpose the site, which consists of one structure and two parcels totaling 5.01 acres, into a banquet and conference center. This change of use would require rezoning from the current R-1C One-Family Residential District to P-1 Public and Institutional District. The property is located between two industrially zoned properties, one of which is vacant land and the other of which, to the east, is occupied by a visual simulation system supplier business. The land to the north is zoned P-1, and to the south is the Emerson Avenue single-family residential subdivision, which itself is flanked by two I-2 zoned industrial buildings. X-Plan recommends the Business Park future land use designation for the subject property, which includes offices, research and development facilities, manufacturing and distribution as primary uses, and retail sales/services, lodging, and public/institutional uses as secondary uses. Upon review, staff found the requested rezoning to be consistent with X-Plan and the intent of the Land Development Code, responsive to a market need, and more compatible with surrounding uses/zoning than the existing zoning. Thus, introduction of the ordinance is recommended.

President Smith entertained introduction of Ordinance 2021-11 as presented.

Vice President Dean presented ORDINANCE 2021-11 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE TWO PARCELS TOTALING 5.01

ACRES, MORE OR LESS, AT 784 BELLBROOK AVENUE FROM R-1C ONE-FAMILY RESIDENTIAL DISTRICT (7,500) TO P-1 PUBLIC AND INSTITUTIONAL DISTRICT, and it was read for the first time.

3. Introduction of Ordinance 2021-12 Amending the Official Zoning Map of the City of Xenia, Ohio, to Rezone Two Parcels Totaling 0.57 Acres, More or Less, Comprising the Southern Part of Lot 36 of the Drake and Leaman's Western Addition, Located Between 300 and 346 Bellbrook Avenue, From R-3 Attached Residential District to O-1 Office District.

Mr. Merriman said the owner of the subject property, the Family Violence Prevention Center of Greene County, operates a residential facility for victims of domestic violence at 380 Bellbrook Avenue. The Center is pursuing fundraising to construct a counseling center on the properties. This service would be considered an office use that is not permitted under existing R-3 zoning. In consultation with Planning staff, it was determined that rezoning to the O-1 District would allow the applicant to proceed with its plans once funding is secured. The properties in question face a thoroughfare and are surrounded by a mix of single-family and multi-family residential uses. Within a block of the subject properties are multiple B-3-zoned buildings that contain a daycare and retail/service space. The subject parcels have remained vacant for several decades following the 1974 tornado. Staff found the requested rezoning to be consistent with the X-Plan, responsive to development trends and community needs, compatible with surrounding zoning patterns, and unlikely to cause adverse impacts on the surrounding properties. He respectfully recommends introduction of the rezoning ordinance.

President Smith entertained introduction of Ordinance 2021-12 as presented.

Councilman Brannum presented AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE TWO PARCELS TOTALING 0.57 ACRES, MORE OR LESS, COMPRISING THE SOUTHERN PART OF LOT 36 OF THE DRAKE AND LEAMAN'S WESTERN ADDITION, LOCATED BETWEEN 300 AND 346 BELLBROOK AVENUE, FROM R-3 ATTACHED RESIDENTIAL DISTRICT TO O-1 OFFICE DISTRICT, and it was read for the first time.

4. Introduction of Ordinance 2021-13 Amending the Official Zoning Map of the City of Xenia, Ohio, to Rezone 0.05 Acres, More or Less, Comprising the Southern 21.25 Feet of Lot 72 of the Original Plat of the City of Xenia, Located on N. Monroe Street, From R-3 Attached Residential District to B-3 General Business District.

Mr. Merriman said this is another rezoning measure sought in order to facilitate a new business activity generally at 240 E. Main Street. The applicant acquired the subject property and the adjacent 240 E. Main Street for the purpose of constructing a new building for a Cross-Fit gym operation. The 0.375-acre parcel at 240 E. Main Street is vacant and is zoned B-3 General Business, which would permit a fitness facility. The parcel in question, however, is a 21.25' x 99' strip of land at the rear of 240 E. Main Street that is zoned R-3. This situation presents a unique carryover problem from historic development changes and reuses. Rezoning of this small strip parcel would be required to facilitate the business plans of the new owner and herein the applicant, who intends to bring both parcels under the same B-3 zoning and consolidate the two lots into one. The subject property is located at a transitional point between residential uses and commercial/utility uses. A telecommunications equipment building is located to the southwest, while multi-family residential units are located to the north, east and west. A single-family home and an auto service business are located to the

southeast. Upon review, staff found the requested rezoning to be consistent with the X-Plan and the purposes of the Land Development Code, compatible with surrounding zoning and uses, and helpful in encouraging development of a long-vacant lot. Therefore, introduction of the ordinance is respectfully recommended.

President Smith entertained introduction of Ordinance 2021-13 as presented.

Councilwoman Dean presented AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE 0.05 ACRES, MORE OR LESS, COMPRISING THE SOUTHERN 21.25 FEET OF LOT 72 OF THE ORIGINAL PLAT OF THE CITY OF XENIA, LOCATED ON N. MONROE STREET, FROM R-3 ATTACHED RESIDENTIAL DISTRICT TO B-3 GENERAL BUSINESS DISTRICT, and it was read for the first time.

5. RESOLUTION 2021-W AUTHORIZING THE EXECUTION OF A MAINTENANCE AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR SNOW AND ICE REMOVAL AND FOR CERTAIN ROADWAY MAINTENANCE AND/OR REPAIR, AND DECLARING AN EMERGENCY.

Mr. Merriman said recently the City was notified by the Ohio Department of Transportation District 8 Office that their department would no longer be maintaining certain sections of U.S. and State Routes located within the jurisdictional boundaries of Xenia. Maintenance includes activities like snow and ice removal, mowing, pothole abatement, and trash removal. Fortunately, ODOT allows local jurisdictions the opportunity to enter into an agreement where designated areas for maintenance can be swapped to promote operational efficiency for both entities. Specifically, such agreements allow local jurisdictions to maintain U.S. and State Routes outside their jurisdictional boundaries in exchange for ODOT maintaining areas that make sense within the local jurisdictions' boundaries. In this particular case, staff has negotiated with ODOT, and they are amenable to continuing responsibility for maintenance on all sections of U.S. 35 that lie within the City's corporate limits. In exchange, the City will now maintain jurisdictional and generally commensurate "gap" areas that exist along S.R. 380, U.S. 42 and U.S. 68. Staff is requesting approval of an emergency resolution to authorize a maintenance agreement to facilitate this. The emergency basis is needed as the agreement was just finalized in late April, and the mowing of designated areas needs to proceed immediately pursuant to the agreement.

President Smith entertained a motion to pass Resolution 2021-W as presented.

Motion by Councilman Scrivens, seconded by President Smith, to pass Resolution 2021-W as written. President Smith entertained comments or questions. Councilman Urschel asked if U.S. 35 meant the by-pass or business route through town. Mr. Merriman said it means the U.S. 35 by-pass. Councilman Brannum asked how far out on S.R. 380, U.S. 42 and U.S. 68 will the agreement apply. Mr. Merriman deferred to City Engineer Chris Berger. Mr. Berger said any gaps will be covered by the agreement including from Ledbetter Road to Innovation Drive, AIA to Innovation Drive, etc. Councilman Urschel asked which entity would be responsible for the on/off ramps. Mr. Merriman said that would be ODOT. The Roll on this was the following:

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

Nays: None motion carried.

6. Administrative Motion Approving the Recommendations of the Greene County Tax Incentive Review Council, as Presented, and Directing the OEZ Annual Report to be Forwarded to the Greene County Commissioners for Consideration. Mr. Merriman said as required by ORC 5709.85, a Tax Incentive Review Council exists to annually review all active Ohio Enterprise Zone (OEZ) and Community Reinvestment Area (CRA) Agreements to determine whether the participating companies are in compliance with the conditions and terms of their respective agreements. After this review, the TIRC is required to make recommendations to City Council regarding whether the companies are in compliance with their agreements. The recommendations of the TIRC and any actions thereon by City Council must then be submitted to the local Enterprise Zone Manager for Greene County and the Greene County Commissioners, who must review and forward the approved recommendations to the Ohio Department of Taxation and the Ohio Development Services Agency. The City of Xenia has one active OEZ Agreement and one active CRA Agreement. These two Agreements were reviewed by the TIRC at their annual meeting on April 21, and the TIRC recommended a continuance of abatements for each project as follows:

- Tashi Hospitality Inc. – Continue 90% abatement of applicable real property taxes.
- CIL Isotope Separations – Continue 70% abatement of applicable property tax.

Staff recommends approval of an administrative motion to accept the recommendations of the TIRC and then forward the report to the Greene County Commission for consideration.

President Smith entertained a motion.

Motion by Mayor Mays, seconded by Councilman Urschel, to accept the TIRC's recommendations to continue the two agreements noted above and direct the OEZ Annual Report to be forwarded to the Greene County Commissioners for their consideration. President Smith entertained comments or questions.

Councilman Urschel said these agreements were set up to facilitate business development and were unanimously approved by the TIRC, which is comprised of representatives from across Greene County. He noted he recently sat in on a School Board meeting, and it was noted that these agreements result in a loss of funds (tax revenue) for them. If or when they consider additional tax incentives in the future, the Economic Development Advisory Board should spend some time with the School Board and lay some groundwork on these agreements. Mr. Merriman agreed, noting this is an area of continuing concern between the City and the Board of Education. There are only two existing agreements, and in both cases, they provided opportunities for expansion of the tax base. Some may view these incentives as "giving tax money away" instead of a simple delay in full collection of taxes that would have never come about without the incentive. In today's economic climate, they need to provide similar incentives as other communities; otherwise, the City of Xenia would not be able to compete. Councilman Urschel said about 63% of property taxes go to the schools and only about 7 to 8% comes to the City. Mr. Merriman agreed; he added there are other incentives, such as an income tax rebate, that they can also consider, which would only impact the City's revenues.

The Roll on this was the following:

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

7. Administrative Motion Authorizing the Execution of a Development Services Agreement with Dillin, LLC, for the Master Development Planning of Xenia Towne Square.

Mr. Merriman said as discussed with and directed by City Council, this agenda item presents a recommendation for authorization to execute a development services agreement with Dillin, LLC, for the creation of master development plan for the site known as Xenia Towne Square. As described in the report materials, the primary three phases of the planning process and their respective timeframes include the following:

- Phase 1: Community Engagement Process. May-July
- Phase 2: Design, Visualization and Market Analysis. August-October
- Phase 3: Financial Engineering, Design Iteration and Business Plan, November-December.

The final deliverables will include full market and psychodemographic analyses, development of community-inspired design and site use attributes, Rendered Site Plan, Merchandising Plan, Aerial Perspective Rendering, Individual Rendered Site Vignettes, capital budgets (including public infrastructure, roadways and gathering places), all integrated into a master plan portfolio. Completion of this planning process will position Council to make final decisions on development partnerships and implementation plans by or around year's end. The total cost for services including third-party analyses is not to exceed \$140,000. Resources have also been separately set aside for any contingency study the City will need to complete. All proceeds going toward this work are being derived from Towne Square lease payments that they have been saving for redevelopment opportunities, and not from general tax fund resources. Staff recommends approval of an administrative motion authorizing execution of a contract with the Dillin team so that the community outreach process can begin immediately.

President Smith entertained a motion.

Motion by Mayor Mays, seconded by Councilman Urschel, to authorize the City Manager to negotiate a Development Services Agreement with Dillin, LLC, for the creation of a master development plan for comprehensive redevelopment of Xenia Towne Square site and to execute such agreement upon the concurrence of all Appointed Officials at a price not to exceed \$140,000. President Smith entertained comments or questions. Hearing none, he said he was looking forward to the open dialogue with Xenia residents regarding the future of Xenia Towne Square. The Roll on this was the following:

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

Nays: None motion carried.

8. Administrative Motion Approving the Schedule of Bills in the amount of \$1,441,995.02. Mr. Duke respectfully requested the payment of bills in the amount of \$1,441,995.02. He noted several large payments including the annual general liability insurance payment, the last significant payment for the meter replacement project, and several debt service payments.

President Smith entertained comments or questions.

Councilman Scrivens inquired about the payment to the vendor for property maintenance noted on page 3 including \$125 to pick up a mattress, which he thought was a little high. Mr. Merriman said

the City does a fair amount of removal of large/bulk items, some of which is done by the Public Service Department. The pickups that are contracted out are usually related to code enforcement and are much more substantial in nature. The vendor then has to pay “tipping fees” to take the items to the landfill. If the removal is due to a property maintenance/code enforcement issue, they can charge the cost back to the property owner(s). He anticipates having a conversation with Council at a later date regarding the City’s overall approach for code enforcement throughout the City to change the dynamic because they are dealing with these issues far too often.

President Smith entertained a motion.

Motion by Councilman Scrivens, seconded by Vice President Dean, to approve the schedule of bills in the amount of \$1,441,995.02. 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 said the final step/hearing for the permanent injunction for the property on E. Second Street will be held next week. She will report back to Council afterward. President Smith thanked her for the email that included her “to do” list.

President Smith asked Mr. Duke for his comments. Mr. Duke said he received notification from the Government Finance Officers Association (GFOA) that the City was awarded a Certificate of Excellence in Financial Reporting for its 2019 Comprehensive Annual Financial Report. He noted there was a bit of a delay due to Covid-19. He reminded everyone that Monday, May 17th is tax day, which includes the City of Xenia income tax. Taxpayers can file on RitaOhio.com, which is a very easy and streamlined process, or they can use the drop box or come into the office. Councilman Urschel believed there is a \$50 per month fine for not filing on time per the Ohio Revised Code. Even if no taxes are owed or a resident did not have any income, they must file a return. Mr. Duke said for those with no income, the website is very easy to use, and they can check a box that says they have no income.

President Smith asked Mr. Merriman for his comments. Mr. Merriman said this week he received FAQs and 157 pages of information from the US Department of Treasury on how the City can spend the American Rescue Plan funds. Staff has been reviewing the information and has participated in several online seminars, and they will wait for additional guidance from the Ohio Office of Budget Management before making final determinations. He believed there would be a good degree of latitude on how the funds can be used including infrastructure improvements. He noted the money will be split into two tranches—with half expected this year and the other half next year. Finally, within the next week or so, staff will publish a formal list of upcoming community events starting in June. The events will be listed on the City’s website and social media accounts.

K. REPORTS OF BOARDS AND COMMISSIONS:

1. Board of Zoning Appeals: Mayor Mays said BZA met on April 26th to consider three cases as follows:

- Case #BZA2021-03: Variance request to allow a patio cover attached to the rear of a home to be 1.5' from a detached garage that is 10' from the rear property line. The Land Development Code requires detached accessory buildings that are less than 10' from the home to be at least 30' from the rear property line for the property located at 896 Emmet Drive, which was approved.
- Case #BZA2021-04: Variance request to allow a 6' tall wood privacy fence, built without a permit, to remain in a front yard (defined as the area between a street and the nearest point of the main building), exceeding the code's maximum height of 4' for a fence in a front yard for the property located at 2299 Alabama Drive, which was denied.
- Case #BZA2021-05: Variance request to allow a parking lot to be located in a front yard and 5' from a front lot line in an O-1 Office District, contrary to O-1 District standards that require vehicular use areas to be located in a rear yard and at least 10' from any lot line for the property located at 1113 W. Second Street, which was approved.

2. Board of Recreation, Arts, and Cultural Activities: President Smith said the May 4th meeting as canceled due to lack of agenda items.

3. Planning and Zoning Commission: Councilman Brannum said PZC met on May 6th on five items as follows:

- Case PZC2021-06: Rezoning of two parcels, totaling five acres, containing an existing former daycare facility, from R-1C One-Family Residential District to P-1 Public and Institutional District to allow conversion of the former daycare to a banquet/conference facility for the property located at 784 Bellbrook Avenue, which was endorsed to City Council as previously presented.
- Case PZC2021-07: Rezoning of two vacant parcels, totaling 0.6 acres, from R-3 Attached Residential District to O-1 District to allow construction of a counseling office for the property located between 300 and 346 Bellbrook Avenue, which was endorsed to City Council as previously presented.
- Case PZC2021-08: Conditional Use to allow conversion of a building most recently used as a Board of Education office building to a K-5 public charter school, including a renovation and an approximately 10,656 sq. ft. eastward expansion of the existing building for the property located at 578 E. Market Street, which was approved.
- Case PZC2021-09: Rezoning of a 0.05-acre vacant parcel from R-3 Attached Residential District to B-3 General Business District to allow consolidation of this lot with an adjacent B-3-zoned vacant lot at 240 E. Main Street and facilitate construction of a business for the property located on N. Monroe Drive just north of 240 E. Main Street, which was endorsed to City Council as previously presented.
- Case PZC2021-10: Greene County Master Trails Plan, which was endorsed to City Council and will be presented at an upcoming meeting.

4. Economic Development Advisory Board: Councilman Urschel said the May 11th EDAB meeting was canceled due to the anticipated Code changes to include amending the powers and duties of the Board to incorporate the Loan Trust Fund Committee and rename the Board to the Economic Development and Incentive Review Board.

L. COUNCIL COMMENTS:

President Smith said he would skip Council comments this evening due to the scheduled walking/bus tour, unless members had something they wished to share.

Mayor Mays said she has had a very busy few weeks and wanted to mention just a few things. She congratulated Samuel Ling and Isaac Casbeer, two local young men, who were among 63 new Eagle Scouts in the region. She also spoke at a local home school group's (Classical Conversations)

high school graduation ceremony, and she congratulated all the graduates. She also congratulated Xenia Rotary on celebrating their 100-year anniversary last Friday.

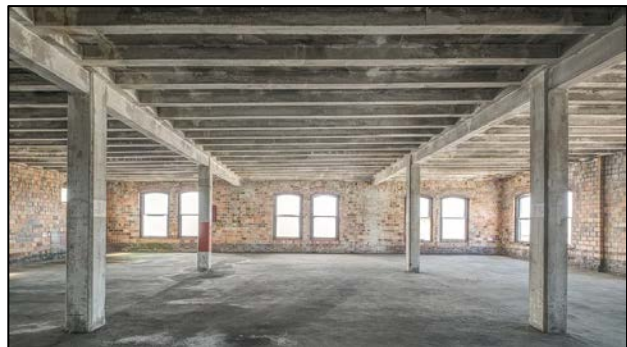
President Smith said many high school graduations are coming up, including Xenia High School's graduation on May 26th at 7 p.m. at the Nutter Center in Beavercreek. He noted Xenia High School has named 10 students of distinction. He congratulated all graduates from the Class of 2021. Before commencing the Off-Site Walking/Bus Tour, he declared them in recess from 6:40 to 6:45 p.m.

M. EXECUTIVE SESSION: None.

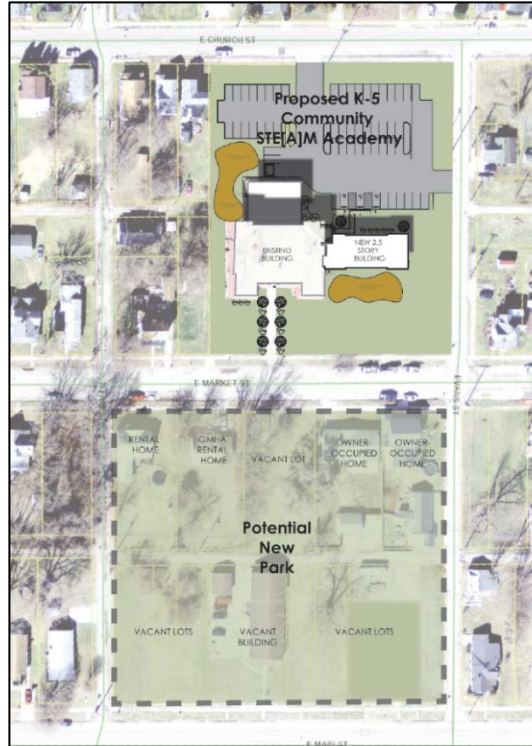
N. WORK SESSION:

1. Off-Site Walking/Bus Tour. Mr. Merriman said Council and staff would visit the following locations: Eavey Building located at 17 W. Third Street, Lexington Park at 1067 Lexington Avenue, the Justice Center/Xenia Municipal Court located at 101 N. Detroit Street, and Fire Station #32 located at 849 W. Second Street. Those present departed the City Administration Building and visited the above-mentioned sites. A summary of the discussion at each site is as follows:

Eavey Building: Jennifer Dunn, owner of the building, greeted the group. She and her husband purchased the building at auction five years ago. She said the 88,000 square foot concrete and brick building was built in 1908 and consists of three floors and a basement with 260 feet of bike path frontage and a loading dock in the basement. The original building was only two floors and a full basement, and the third floor and rear of the building were added later in the 1930s, which doubled the square footage. The building has been lifeless since about 1963 when the operation was moved out to the industrial park. She is working with an anchor tenant who wants to utilize the front space with the windows of each of the three floors. Because it is a warehouse, they can have exposed ductwork and brick walls. They will have to repair/replace all the windows/window openings, but with historic tax credits, she cannot change the size of the window openings. The southern façade of the top floor is open (clear story). She is seeking a JobsOhio Vibrant Communities grant for \$1.9 million and state and federal historic tax credits for about \$804,000. She is also working with the City of Xenia and Greene County to seek funding to rehabilitate the building. Greene County's Community Investment Grant would coincide with other grants if they are awarded. The current plans for future development call for the building to become a mixed-use facility to house, in part, a community workspace, event and meeting facilities, and food and beverage service entities. The building will need brick rehabilitation, roof replacement, new windows and doors, electrical and plumbing systems, and installation of one or more elevators.

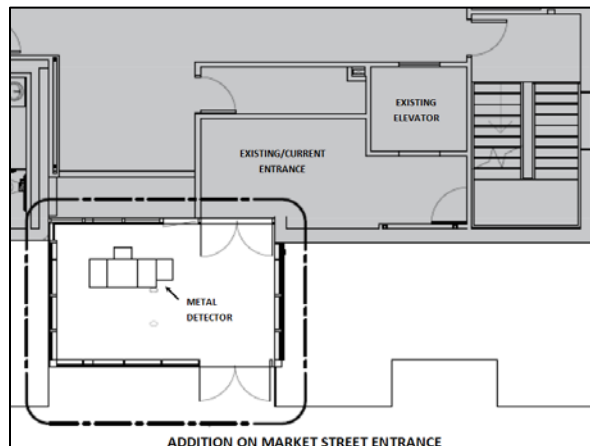


Lexington Park: Those present viewed the park from the parking lot and looked at the restroom facility. They discussed the option of either improving the existing park or moving the park to a more central location in the East End as follows:



If they chose to keep Lexington Park at its current location, Mr. Merriman feels that the restroom facility needs to be removed. He said staff cannot keep up with the vandalism at Xenia Station and Shawnee Park, and he did not feel it was cost effective to invest the money to repair and then maintain another restroom facility. He noted many Xenia City and other community parks do not have restroom facilities, but they could consider adding porta potty rentals. Further, he feels that the larger portion of the existing parking lot needs to be removed, noting the concept of a neighborhood park is that people are walking or biking to it. The parking lot could be converted to green space/youth soccer fields. Councilman Urschel asked about the addition of a baseball diamond. Mr. Merriman said there is a very nice baseball diamond at West Side Park, which is underutilized. He did not think there was a demand for a baseball diamond. He said the existing playground equipment, which is still in very good condition, was relocated from Xenia Station before that park received new equipment. The Community Gardens would remain at the park. The biggest issue of the park is its remote location at the edge of the City’s corporation limits.

Justice Center, specifically Xenia Municipal Court and the Dispatch Center: Those present started at the Market Street entrance. City Engineer Chris Berger explained how the security checkpoint at the Market Street entrance would be added as shown, noting the atrium would be constructed with bulletproof glass. Mr. Merriman said the security checkpoint would need to be manned, and he was considering hiring recently retired peace officers for the job instead of taking a patrol officer off the streets.



The tour continued on Floor 2/Xenia Municipal Court. The group was greeted by Judge Ronald Lewis and Clerk of Court Steve Pierson. Judge Lewis explained the security issue in the Court, noting there is currently no screening in place until people get ready to enter the main courtroom, which leaves those in the waiting area and staff very vulnerable. He noted once Covid restrictions are lifted in two weeks, the waiting area will be at full capacity with both victims and defendants sharing the same space. The group visited the two courtrooms, and Judge Lewis noted the main courtroom was used for criminal offenses and the second courtroom was mainly used for civil cases, evictions, training events for those on probation, etc., but it can also be used for criminal cases if necessary. He said Magistrate Larry Lasky handles the civil cases, and they are very lucky to have him. He said the videoconferencing screens have been very helpful in making the courtroom much safer and has reduced traffic in the courtroom and the building, which also saves staff's time because they do not have to transport prisoners to and from the jail for pre-trials, trials, hearings, arraignments, etc. Greene County is looking to double the system because they currently share the system with other courts in the County, including Juvenile Court, Domestic Relations Court, Common Pleas Court, Fairborn Municipal Court, etc. As an aside, he noted the Xenia Municipal Court has started turning in everyone who owes the court money to the Bureau of Motor Vehicles. They put a licensure suspension on them, and they cannot purchase license plates and/or renewal stickers. People don't really care about a driver's license, but they do care about valid license plates, so they are paying what they owe, sometimes going back many years. With this effort, the Court has collected about \$200,000 more than anticipated. If 2020 had been a normal year, i.e., the normal amount of citations, the Court may have been close or would have been operating in the "black," which it hasn't done for quite some time. He would like the Court to operate with as little financial burden as possible.

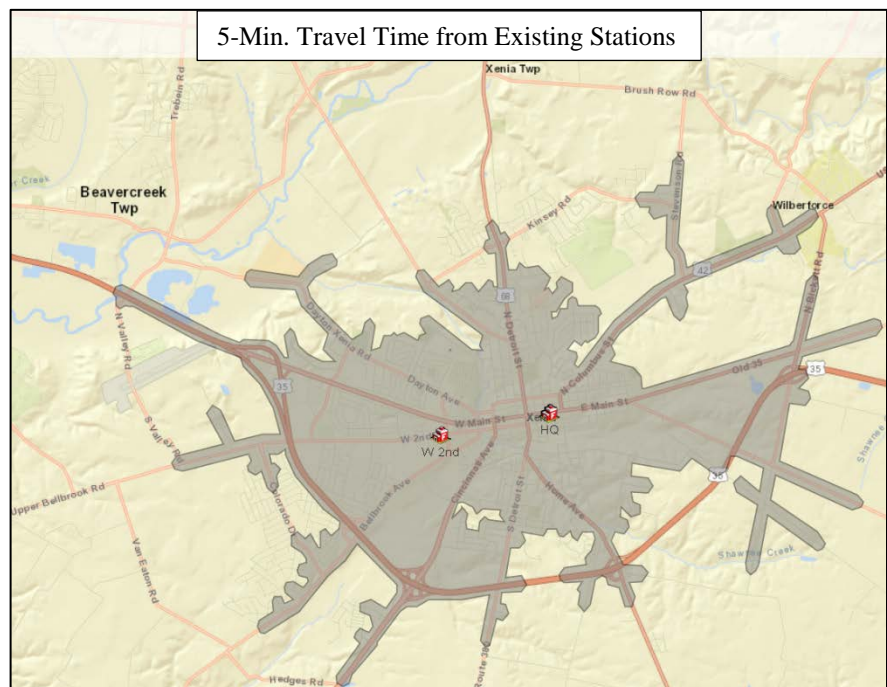
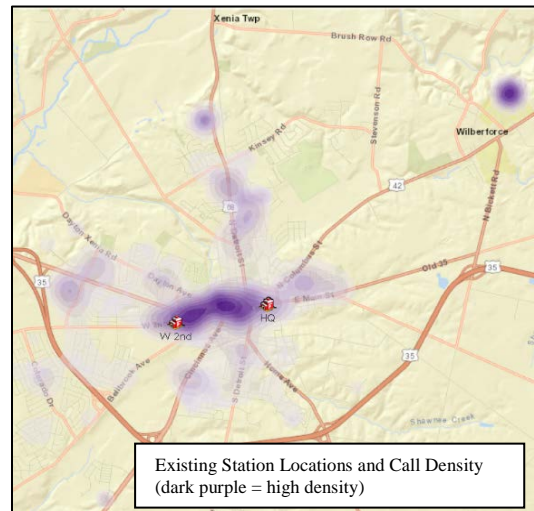
Finally, the group made their way to the basement to tour the Xenia Greene Central Communications Center. The group was greeted by Communications Director Mindy Lane, who explained the Dispatch Center, how each desk served different purposes (police/fire/EMS) in different areas of Greene County (see list on the right). The dispatchers work in four units for 12-hour shifts. She said the center was reconfigured and remodeled in 2013. Mr. Merriman said they also transitioned to

Bellbrook Police	Miami Township Fire and EMS
Bellbrook Fire and EMS	New Jasper Township Fire and EMS
Bowersville Police	Silvercreek Township Fire and EMS
Cedarville Police	Spring Valley Township Fire and EMS
Cedarville Township Fire and EMS	Sugarcreek Township Fire and EMS
Central State University Police	Sugarcreek Township Police
Greene County Park District	Wilberforce University Police
Greene County Sheriff	Xenia Fire and EMS
Jamestown Police	Xenia Police
Jefferson Township Fire and EMS	Xenia Township Fire and EMS

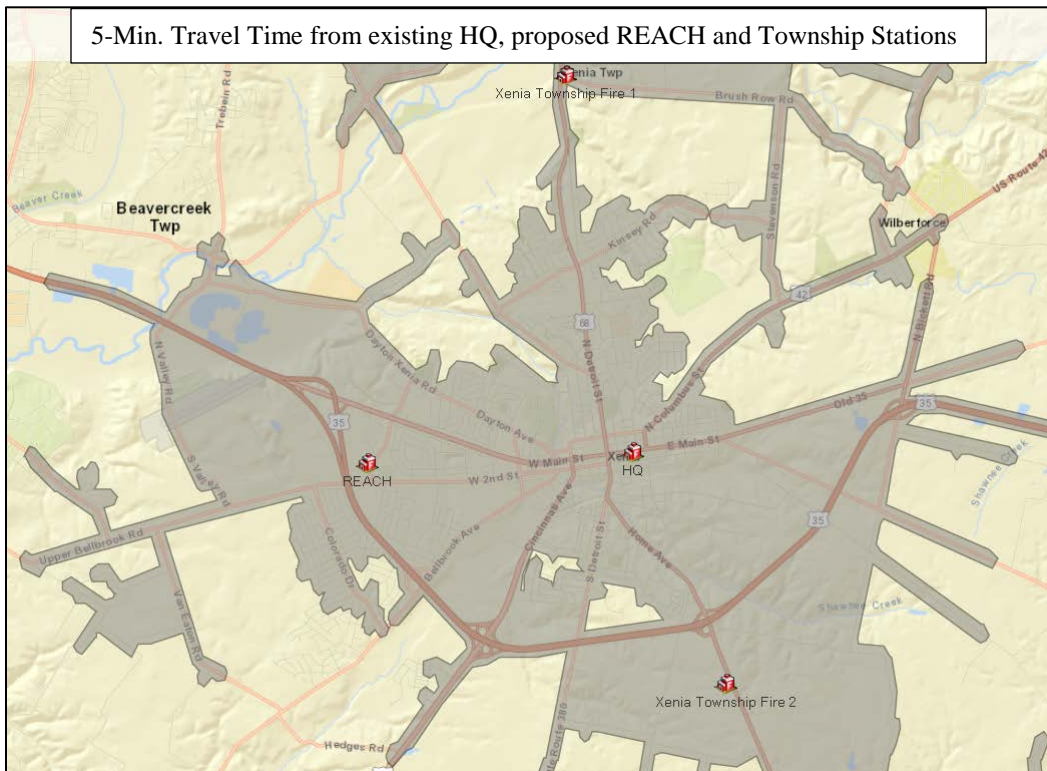
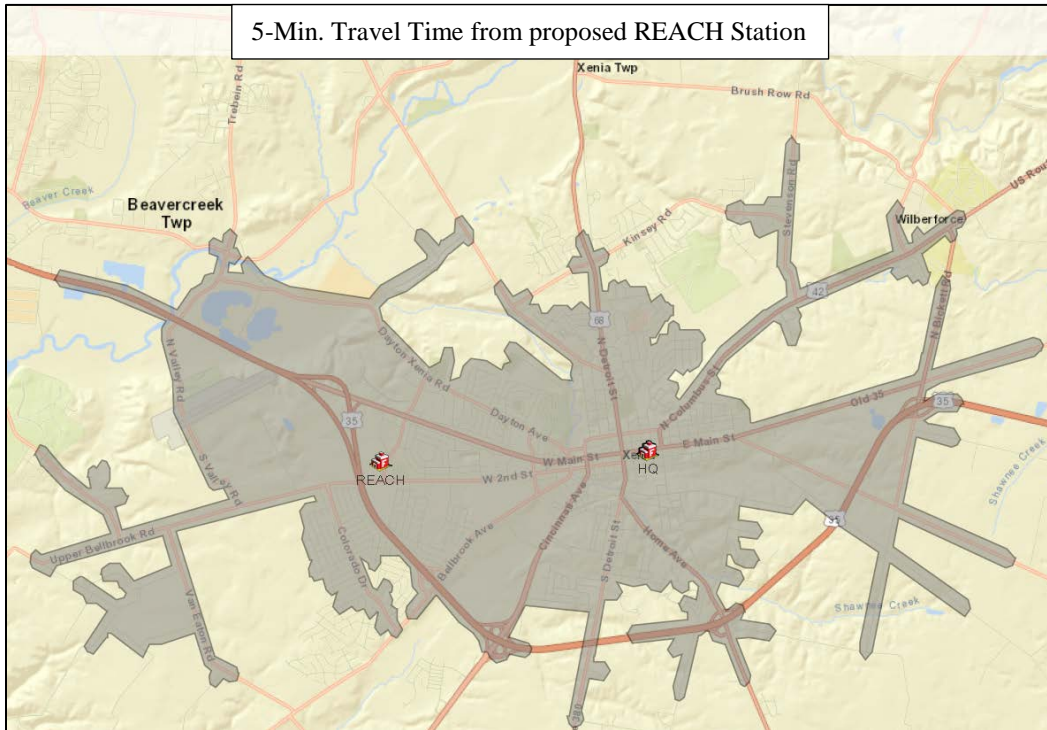
the Multi-Agency Radio Communication System (MARCS), so now they can communicate with everyone in the County. Ms. Lane agreed, noting they take about 150,000 calls for service every year. President Smith asked how long it takes for a dispatchers to be on their own once they get hired. Ms. Lane said the training period is about six months. Communications Technical Director Jason Sweney also provided a tour of the new server room, aka the brains of the Communications Center and Public Safety Information Network (PSIN) for Greene County. He noted the room has separate air conditioning units and UPS/battery backups that kick in until the generator takes over in the event of a power outage. Mr. Merriman noted that the majority of the electrical draw for the entire Justice Center building was wrapped up in the Dispatch Center and the server room.

Fire Station #32: Those present were greeted by Xenia Fire Chief Kenny Riggsby, Deputy Chief Mike Bogan, and those on shift at Fire Station #32. The group toured the station that was built in 1973 including the day room and kitchen, restroom/locker room, sleeping quarters, and bays. Chief Riggsby said five crew members are located at the station; he explained that the station cannot adequately and properly accommodate any female firefighters because there is only one bathroom with one shower, one locker room, and one bedroom area. He said not only does the station not have enough room for staff parking, the station only has enough room in the bay to accommodate three apparatus; therefore, a reserve medic has to be stored outside at Fire Station #31, which exposes it to inclement weather and sun damage. Mr. Merriman said even though the reserve units are typically older pieces of equipment, it is important to keep them in good working order so they can be used if a frontline unit is out of service. Deputy Chief Bogan said the station is too small to clean the fire lines, wash turnout gear, etc., so they have to take everything to Station #31. Chief Riggsby said there is not enough space at either station for his and Deputy Chief Bogan’s offices; therefore, they have both moved out to the Public Service Center. A new station would be able to accommodate administrative offices as well as have enough space to clean their equipment, and the bays would be drive-thru bays. Chief Bogan noted the ceiling tiles in the bays contained asbestos, and they have done their best over the years to paint and seal them.

The group convened in the day room, and Chief Riggsby and Deputy Chief Bogan shared a slideshow and explained the Division’s call density locations and the travel time from both fire stations, noting the high density is due to John Sale, Xenia Towers, Elmcroft, and Wright Cycle Senior Housing, as well as fire alarms at Central State University. They also respond to a significant number of car accidents in the downtown area. Chief Riggsby showed how a new fire station located at the REACH site would improve those response times, in addition to cooperating with Xenia Township to respond to more remote areas of the City to achieve a five-minute response time. Deputy Chief Bogan said they already have joint response plans set up for any instances that occur along the by-pass corridor. Also, Xenia City is “first



due” on Xenia Township structure fire calls, and Xenia Township is first due on “Xenia City” structure fire calls. He said as residential areas are developed, including a new neighborhood of approximately 150 housing units at Lower Bellbrook and Van Eaton Roads as well as a new neighborhood of approximately 175 units in the northern part of town, new roads would be built that would “fill in” that five-minute response area.



Chief Riggsby said he would really like to start looking at developing the plan and drawings for the new station by late third quarter this year. Mr. Merriman agreed, noting the cost will not get any cheaper. President Smith asked if some of the American Rescue Plan dollars could be used. Mr. Merriman said yes, they could use some funds for the design work and then debt service the rest. Even if they start now, it would take about 2-3 years to get a finished station. Chief Riggsby said they would need to have some meetings with Kettering Health Network if they intend to get the ball rolling. Mr. Merriman agreed.

Council concluded the Off-Site Walking/Bus Tour and returned to the City Administration Building at 9:34 p.m. President Smith reconvened the Regular Meeting and entertained a motion to adjourn.

O. ADJOURNMENT: Motion by Councilman Scrivens, seconded by Councilwoman Dean, to adjourn the Regular Meeting at 9:35 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