



understands the reason for the 10' setback, which should be for areas that are highly visible. Passersby will not see the back of Mr. Brannum's garage or the greenspace because there is already a 6' fence there.

## **8. OLD BUSINESS:**

**A.** President Engle presented RESOLUTION 2019-B AUTHORIZING THE PURCHASE OF THREE MARKED SUVs FOR ANNUAL POLICE VEHICLE REPLACEMENTS THROUGH THE STATE DAS COOPERATIVE PURCHASING PROGRAM; AUTHORIZING THE PURCHASE OF AN UNMARKED VEHICLE FROM KEY CHRYSLER AT AN AMOUNT BELOW STATE BID; AND AUTHORIZING THE SALE OF CITY-OWNED VEHICLES, originally introduced by Councilman Smith, and it was read for a second time.

Motion by Councilman Smith, seconded by Vice President Wallace, to adopt Resolution 2019-B as read. Brief discussion followed. Councilman Louderback said he would be voting no and would rather wait to purchase these vehicles at a cost of \$118,000. He said the last income tax collections were down, and in April and May, they would have a better understanding of where they stand with income tax collections and the City's financial status. President Engle reviewed the numbers for the vehicle purchases, which was \$85,000 for three marked vehicles and \$25,000 for one unmarked vehicle for a total of \$110,000. The Roll on this was the following:

Ayes: Wallace, Urschel, Smith, Mays, Engle

Nays: Louderback, Dean motion carried.

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

**A. Ordinance 2019-02 amending Section 1224.01(e)(7) of the City of Xenia Land Development Code**, originally introduced by Councilman Dean, and it was read for a second time.

President Engle opened the public hearing at 7:16 p.m. and invited those speaking in favor of the Land Development Code text amendment to come forward to speak.

Matt Johnson, 563 Jodee Drive, reiterated what he previously said, which was there needs to be a compromise because they don't all have big backyards. Outbuildings are important to many residents because they want to protect their belongings and keep their families here in Xenia.

Cody Brannum, 320 Colorado Drive, thanked Mr. Johnson for his support. He regretted that there was not a lot of support at the meeting, but he felt that was because people do not want to come to Council meetings to voice their opinions. He noted he has received support in other ways. He also appreciated the Councilmen who stopped by his home and/or chatted with him after a meeting.

President Engle invited those speaking against the Land Development Code text amendment to come forward to speak.

Mary Haller, 456 N. West Street, said she is concerned about the text amendment before Council this evening. She understand's Mr. Brannum's desire for a detached garage, which he feels could improve his property, but she believes it may not necessarily improve the properties around him. The Land Development Code Section 1224.01 states the following purpose of the section regarding Accessory Uses: "This section authorizes the establishment of accessory uses and

structures that are incidental and customarily subordinate to the principal uses. The intent of this section is to allow a broad range of accessory uses while not creating adverse impacts on surrounding lands.” Although Mr. Brannum’s current neighbors may or may not object to him putting his garage there, it could impact future property owners in the future. For instance, a prospective property owner may not want to look at a garage so close to the yard, and therefore may not purchase the property. She said Mr. Brannum applied for a variance through the BZA and the variance was denied, and this text amendment seems to be another way for him to accomplish his goal of building his garage. However, she did not believe the text amendment would be a good thing for the City of Xenia. As LDC Section 1220.03(e)(6) states, “the proposed amendment will not constitute spot zoning where special treatment is given to a particular property or property owner that would not be applicable to a similar property under the same circumstances.” If City Council votes in favor of this text amendment, she believed they would be doing so for one particular property owner and not what is best for the City of Xenia. She did not want her neighbors to build a garage or carport 3’ from her property line because it would be an eyesore to her and it may shadow a flower or vegetable garden in her yard. Also, she expressed concern about how the neighboring property owners would maintain their structure without coming onto her property and possibly causing damage to her property. She noted the 3’ setback was for the base of the structure and did not include the overhang and gutters, which could contribute to other nuisances such as light and noise from the structure. She said this text amendment would affect all districts in Xenia and not just Mr. Brannum’s property. As the LDC section 1220.03(e)(7) states, “the proposed amendment is not likely to result in significant adverse impacts upon other properties in the vicinity of the subject tract.” This amendment would not only impact other properties in the vicinity but it will impact the entire City of Xenia. For instance, business zoned properties could build accessory structures 3’ from a residential zoned property, and she would not want something like that next to her house. For example, she lives close to the Foundry, but she would not want part of their business 3’ from her property. She loves living in Xenia and she believes the City is doing a great job at trying to make improvements as they can, but she believed this amendment would not be an improvement. She implored the members of the Council to really think about what the text amendment could mean for Xenia as a whole before casting their votes.

President Engle invited those speaking neither for nor against the Land Development Code text amendment to come forward to speak. Hearing none, he closed the public hearing at 7:25 p.m. and invited Council comments.

Vice President Wallace asked to hear from City Planner Brian Forschner because he would like to know the rationale as to why the setback was changed in 2016. Mr. Forschner summarized the report that was included in the agenda packet. He explained that the change was made in 2016 as part of the Shape Xenia process followed by the X-Plan process, both of which were community-driven and designed to reflect the community’s wishes. He noted the planning and zoning code had not been updated since 1968, and they desired a more readable, user-friendly code that streamlined the permitting process to make the City more business friendly. They also wanted to strengthen design standards to improve quality development while striking a balance between making the City an easier place to do business and encouraging development that improves the community’s appearance, functionality and quality of life. For example, the new code introduced citywide architectural standards while also relaxing restrictions on land use and streamlining/expediting the zoning permit process. The setback for detached garages and carports was changed to 10’; however, every resident is now allowed at least 720 sq. ft. of detached accessory structures

regardless of their attached garages. He noted that sheds, gazebos, etc., fall under the 3' setback requirement. Under the old code, Mr. Brannum's garage would not have been permitted due to its size; with the new code, he can build the garage he wants with the required 10' setback. It is true that smaller lots or 50' wide lots do not have a lot of space, but a 24' x 30' garage, which is what Mr. Brannum has requested, is 720 sq. ft. and is the size that any home in Xenia is entitled to. That said, any home with a small yard will be dominated by a 720 sq. ft. garage no matter where it is located in the yard, even with a 3' setback.

Vice President Wallace said if his own garage was destroyed by tornado, it burned down, etc., he asked if he could rebuild and/or rebuild/upsized his garage. Mr. Forschner said yes, but he would have to abide by the current code. He noted there are some provisions in place to rebuild damaged buildings.

Councilman Dean said the 10' setback only applies to detached garages and carports and asked Mr. Forschner to define detached garages and carports as opposed to a shed or a gazebo with regard to size differences. Mr. Forschner said a detached garage is much more bulky than other structures. Most detached garages can accommodate at least two vehicles and are 24'x20' or larger. Councilman Dean asked what would differentiate a shed from a garage. Mr. Forschner said if you park a car in it, it would be a detached garage. Councilman Dean suggested that Mr. Brannum could build a 720 sq. ft. "shed" with a 3' setback and just not park a car in it. Councilman Urschel thought that sheds and gazebos had a 50 sq. ft. limitation with a 3'. Mr. Forschner said that stipulation applies to zoning permit requirements—accessory structures under 50 sq. ft. do not require a zoning permit.

Councilman Louderback said he agreed with the new Land Development Code, but he did not 100% agree. He noted income tax collections are down, and Xenia was not growing, which could be attributed to situations like this when things are not considered on a case-by-case basis. He disagreed with Ms. Haller—this was not a personal favor to Mr. Brannum. He said the only time he met Mr. Brannum was when he visited his home to look at the situation. He then asked Mr. Forschner why they had to go through all this "crap." If they really wanted to be user friendly and business friendly, this was not the way to do it and they were running people out of Xenia.

Councilman Dean said if a property owner built a garage for vehicle storage, a footer would be needed. He asked if the footer would extend underground at least 1' to 2' away from the actual foundation of the garage. He asked if the setback was based on the underground footer. Mr. Forschner said the setback is measured to the wall of the building and not the footer.

Councilman Smith said the Planning and Zoning Commissioners read the December BZA minutes when Mr. Brannum's request was presented, and he did not believe this was a lot of "crap." It is a required process, and BZA was one of those required processes. He believed that some compromises were discussed, but Mr. Brannum was not willing to accept them. Mayor Mays agreed there was some discussion about possible options. Councilman Smith asked if Mr. Brannum would have to reapply to BZA. Mayor Mays said yes. Mr. Forschner recalled that during the meeting, they discussed slightly reducing the size of the garage to address concerns about usable yard space, but Mr. Brannum did not agree. After the meeting's conclusion, they discussed a lesser variance, and Mr. Brannum would have to reapply for a new variance. Councilman Smith said there is also an issue with a 10' utility easement and asked if any documentation had been provided. Mr. Forschner confirmed there is a 10' easement along the rear property line. The applicant stated

that he reached out to DP&L and claimed they would allow the garage with a 7' setback and encroach 3' into the easement. However, he cannot verify that because no documentation has been provided in writing. Councilman Louderback asked if it was Mr. Forschner's job to research that and verify those details. Mr. Forschner said it is the applicant's responsibility to determine where he wants to build a structure, and he assisted the applicant in reaching out to the utilities that occupy that easement. President Engle believed that Councilman Louderback was asking if it was Mr. Forschner's job to secure the utility company's agreement or disagreement. Mr. Forschner said no, it is not. President Engle agreed.

Mr. Brannum asked if he could speak. President Engle said the public portion of the hearing was now closed.

Ms. Fisher reviewed the required process for text amendments to the Land Development Code that included public hearings and review by both the Planning and Zoning Commission and City Council. PZC is an advisory board to City Council. Council can follow and/or consider PZC's recommendation but they are not required to follow it. For this amendment, PZC did not endorse the change to the setback from 10' to 3'.

Hearing no further discussion, President Engle entertained a motion.

Motion by Councilman Dean, seconded by Councilman Louderback, to adopt Ordinance 2019-02 as read. Discussion followed.

Councilman Smith read an excerpt of PZC member Matt Bennett's comments from last week's Planning and Zoning Commission meeting as follows: "... the BZA process is a quasi-judicial Board for the City whose decisions are only appealable in a court of law." He suggested that Council deny this text amendment request. Another PZC member expressed concern about two abutting properties who may each have garages 3' from the property line, which would create maintenance issues due to the close proximity, which is why Beavercreek Township has stopped allowing 3' setbacks due to trespassing issues. Another PZC member noted the text amendment would affect every single property in the City and not just Mr. Brannum—both residential and commercial. The PZC members strongly recommended that Council honor their recommendation. If Council overrides their recommendations, then they should not have recommending bodies. He cannot support this text amendment.

Councilman Louderback said he appreciates all the City's boards and commissions, but Council has to make the final decision and this is a common sense decision. They represent all citizens of Xenia. Further, he disagreed that this decision would affect the rest of Xenia noting that 75% of Arrowhead homes already had detached garages with 3' setbacks.

Councilman Urschel agreed with Councilman Louderback that City Council represents the entire community. Once it leaves the PZC, Council makes the decision for all 10,000 homeowners, and considering only one person's opinion is not a good sample size. All the others who will be affected by this change are not present at the meeting. He went through the Auditor's Office maps and looked at all 28 neighborhoods in Xenia, and this amendment will affect all neighborhoods. A number of homes do not have any garages in their backyards, and a number of homes near Hooven and Allison all have detached garages because that was how they were built at that time. There is a reason for setbacks and structure within the code, which did constrain them, but there are rules



Vice President Wallace said he abstained because he did not like Mr. Forschner's response to his question about his personal garage.

**B. Emergency Ordinance 2019-03 providing appropriations for current expenses and other expenditures for the City of Xenia, Ohio, for the fiscal year ending December 31, 2019 (2019 Final Budget and Annual Appropriations Ordinance).** City Manager Brent Merriman presented Ordinance 2019-03, which is the annual appropriations for the City of Xenia. Tonight's activities are a culmination of a series of activities dating back to spring 2018 when the initial tax budget for FY 2019 was developed. As of this point, all state, county, and local requirements for preparation, public notice, and public hearing have been met. The Ordinance authorizes the appropriations necessary to provide all core services for City operations for FY 2019 and includes capital expenditures. While comprehensive, this funding plan is conservative and, as such, there may arise needs throughout the remainder of the year that will require supplemental appropriations in order to meet operational resource deficiencies. The Ordinance is presented as an emergency in order to finalize all funding and appropriation amounts at the earliest possible date to allow City Departments and Divisions to initiate bid procedures and other related activities for capital projects as soon possible, thereby improving the likelihood of project completion during this fiscal year. The budget as presented for all funds totals \$69,158,075.44 and includes positive-ending fund balances for all funds. He said it is important to point out that the budget total is not a reflection of what will be spent during the fiscal year; rather, it is the sum total of potential budget activities including requested expenditures, cash transfers, etc., that must be recorded for accounting purposes. The projected cash flow for Key Operating Funds is negative \$483,063.47, which is an area they must watch very closely. After they get through tax collection season, they will seek direction from Council if they do not see corrections in revenues. Staff respectfully recommends conduct of the public hearing and approval of the final operating budget as an emergency.

President Engle opened the public hearing at 8:04 p.m. and invited those speaking in favor of the 2019 Final Budget and Annual Appropriations Ordinance to come forward to speak. Nobody came forward to speak. He then invited those speaking against the 2019 Final Budget and Annual Appropriations Ordinance to come forward to speak. Nobody came forward to speak. He then invited those speaking neither for nor against the 2019 Final Budget and Annual Appropriations Ordinance to come forward to speak.

Matt Johnson, 563 Jodee Drive, asked what the City has set aside as a "Rainy Day" fund, which he believed needed to be explained to citizens.

President Engle closed the public hearing at 8:06 p.m. and entertained a motion.

Motion by Councilman Smith, seconded by Vice President Wallace, to adopt Ordinance 2019-03 as an emergency. Discussion followed. Vice President Wallace said he would like for Mr. Johnson's question to be answered.

President Engle asked Finance Director Ryan Duke to explain the Rainy Day Fund. Mr. Duke said the City's "Rainy Day Fund" is a reserve in key operating funds, which is tax revenue for core services such as police, fire, dispatch, court, etc. The reserve requirement is around \$3.4 million (18% or two months' of operating expenses). At the end of the year, the City is projected to be just below the reserve requirement, but that is contingent upon tax collections in the April/May timeframe. Necessary adjustments will be made to ensure the reserve requirement is met. He noted

there are cash flow issues from time to time including the month of January each year because workers' compensation and employee HSA payments are made, etc. Councilman Louderback asked if the reserve requirement was state mandated or a city policy. Mr. Duke said the reserve requirement is a City policy and is approved by Council each year when the Financial Management Policies and Goals are approved, which can be amended, but he recommends having a reserve as a best practice to help the City's bond rating as potential lenders look at the City's financial viability and impacts how the State of Ohio rates the City when doing analysis of the financial health status of local governments.

Councilman Urschel said he was concerned about two items within the budget, which are road infrastructure and stormwater drainage issues. Per Council's direction, staff prepares the Five-Year Capital Improvement Plan based upon projected income, which did not address all the infrastructure needs because there is not enough projected income to do so, and that was not a sustainable path. He recognized they are spending additional dollars in 2019 for the roads, but that is also not sustainable. In a year or two, those additional dollars will not be available to allocate. As Council, they need to direct the Appointed Officials to come up with a plan to support the infrastructure. He will vote yes on this one-year budget, but future budgets and five-year planning need to address these issues and avoid "business as usual." Council has discussed issues with the Xenia Municipal Court and its support of surrounding jurisdictions to a deficit of \$500,000, and they need to address it. He explained that \$500,000 could pave five miles of roadway. They have also discussed emergency services and noted that 80-90 percent of the Fire Division's calls are medic runs, and they anticipate writing off \$1.2 million in charges a year based on past experience, which is another 12 miles of roadway that could be paved. The City needs to pave 20 to 30 miles per year just to maintain the infrastructure, and they continue to fall behind. Further, the stormwater issues must be addressed. He looks forward to working with Council and the appointed officials on plans to address these issues, which is with additional income or by deferring other items.

Councilman Louderback agreed with Councilman Urschel. By the next Council meeting, he would like a complete fleet management list that includes a cost analysis of each vehicle. He did not want workers to drive around extremely old vehicles, but it seems as if there are a lot of new vehicles being driven by City employees. He recognized that the City has leased a few vehicles. He said the City's finances are not in the best of shape, and they need to look under every rock. Mr. Merriman asked if Councilman Louderback wanted a listing of all fleet that included the model year, purchase price, and operating costs. Councilman Louderback said yes. Mr. Merriman said he would work to provide that information to all of Council.

Mr. Merriman said he could not argue with anything that has been said. In a special session last week, Council discussed this issue and the agenda report was clear in regard to where the City's finances are at and where they are going. He would not push the panic button just yet, but they need to be aware and steadfast in staying on top of it this year. He noted there are some peculiarities with revenue collections in that employment numbers are very positive but that growth was not reflected with income tax revenue. Frankly, he did not know why because there have not been any major business closures, etc. He agreed with Councilman Urschel that the path they are on with regard to infrastructure was not sustainable. However, it was no different from what was happening all over Ohio—the streets are literally falling apart and ODOT is almost out of money. This problem will only continue to get worse and will not go away.

The Roll on this was the following:

Ayes: Wallace, Urschel, Louderback, Smith, Dean, Mays, Engle  
Nays: None motion carried.

## 10. NEW BUSINESS:

**A. Introduction of Ordinance 2019-04 Amending the Official Zoning Map of the City of Xenia, Ohio, to rezone three parcels along Greene Way Boulevard, comprising 13.6 acres, more or less, from P-1, Public and Institutional District, to B-3, General Business District.** Mr. Merriman said to accommodate new retail development opportunities within parcels located between Greene Way Boulevard and W. Main Street, Ordinance 2019-04 would amend the current zoning of P-1 at the location and rezone the area as B-3 to accommodate a range of commercial uses including retail, food service, and other compatible commercial activities. This request comes as a result of a long-term partnership between the City and the County relative to the disposition of the property. Both leaderships have been working together to accommodate commercial development interests that they have been presented with and they are grateful to County leadership for their role in helping to meet market demand for retail growth in our community by making this property available for development. The rezoning matter was presented to the Planning & Zoning Commission for its required public hearing on February 7, 2019, and the Commission endorsed the rezoning to City Council by a 3-0 vote. He respectfully requested introduction of the Ordinance.

President Engle entertained introduction of the Ordinance as presented.

Vice President Wallace presented ORDINANCE 2019-04 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE THREE PARCELS ALONG GREENE WAY BOULEVARD, COMPRISING 13.6 ACRES, MORE OR LESS, FROM P-1, PUBLIC AND INSTITUTIONAL DISTRICT, TO B-3, GENERAL BUSINESS DISTRICT, and it was read for the first time.

**B. Introduction of Resolution 2019-C Authorizing the City Manager to execute a Lease Agreement with J.P. Fritz Business Center for the City-Owned Property at 130 E. Church Street for the purpose of operating a Small Business Incubator.** Mr. Merriman said in line with previous discussions with City Council and at their direction, staff respectfully presents Resolution 2019-C to authorize execution of a lease agreement between the City and the J.P. Fritz Business Center for use of the City-owned facility at 130 E. Church Street, which was formerly the home of the Xenia Adult Recreation and Services Center. City staff has been working with Manifold Development, a local entity, and the Central State University Extension office to promote a business incubation service center, to be known as the J.P. Fritz Business Center, and would provide an array of services intended to assist local entrepreneurs in their pursuit of starting or expanding private business enterprises locally. The initial lease term is for three years and the center will be responsible for all utilities, maintenance, and operating expenses associated with the incubator administration. Staff recommends introduction of the resolution this evening, and if approved, execution of the lease is anticipated in March with the center beginning to work toward an opening after April 1 of this year.

President Engle entertained introduction of the Resolution as presented.

Mayor Mays presented RESOLUTION 2019-C AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH J.P. FRITZ BUSINESS CENTER FOR THE CITY-OWNED PROPERTY AT 130 E. CHURCH STREET FOR THE PURPOSE OF OPERATING A SMALL BUSINESS INCUBATOR, and it was read for the first time.

**C. Administrative Motion Appointing a Volunteer to the Planning and Zoning Commission.** Councilman Smith said there is one vacancy on the Planning and Zoning Commission, which has been advertised on the City's social media outlets, website, and government channel. The City Clerk received one letter of interest from Ms. Faith Sorice. He has discussed this opportunity with Ms. Sorice and respectfully recommended her appointment to fill a vacant term expiring on December 31, 2022. Her background check was completed and is satisfactory.

President Engle entertained a motion.

Motion by Councilman Smith, seconded by Councilman Dean, to appoint Ms. Faith Sorice to fill a vacancy on the Planning and Zoning Commission with a term expiration date of December 31, 2022. No discussion followed. The Roll on this was the following:

Ayes: Wallace, Urschel, Louderback, Smith, Dean, Mays, Engle  
Nays: None motion carried.

**D. Administrative Motion Approving the Schedule of Bills in the amount of \$625,657.97.** Mr. Duke requested the payment of bills in the amount of \$625,657.97.

President Engle entertained a motion.

Motion by Councilman Smith, seconded by Vice President Wallace, to approve the schedule of bills in the amount of \$625,657.97. No discussion followed. The Roll on this was the following:

Ayes: Wallace, Urschel, Louderback, Smith, Dean, Mays, Engle  
Nays: None motion carried.

## 11. REPORTS OF COMMITTEES:

**A. Board for Recreation, Arts, and Cultural Activities:** President Engle said BRACA met on February 5 and talked about numerous topics as follows:

- Hometown Christmas: Some changes were discussed for Hometown Christmas 2019. Santa would still be present, but the event may be downsized and moved back to the downtown area. They will continue the discussion at future meetings.
- They heard a presentation by the Assistant City Manager about the Street Pole Banner replacement program, and he showed photos of two proposed banners that includes one general purpose banner and one patriotic banner. He said the existing street pole banners are now about 10 years old and have reached their usable life. The City Manager's Office will be seeking sponsors for replacement banners for 120 poles.
- The Youth Recreation Basketball Program is in full swing with six boys teams and three girls teams.
- The Annual Easter Egg Hunt scheduled for Saturday, April 20 (day before Easter) at Shawnee Park.
- Sponsors are needed for the Bloom with Xenia program; those interested can contact the City Clerk.
- Community Gardens will be available from mid-April through October 31<sup>st</sup>.

- The Youth Fishing Derby will be held on Saturday, June 1, at Shawnee Park. Sponsors are needed for this annual event.
- The Tree Committee has received three Heritage Tree nominations. More information will be provided at a later date.

Councilman Louderback applauded BRACA for bringing Hometown Christmas back to the downtown area. Downtown Xenia used to be bustling with activities including Old Fashioned Days, and he would like to see as many activities downtown as possible. President Engle agreed but noted that moving events downtown increases costs for public safety and public service personnel. That said, BRACA and City staff would like to hear from citizens about their preference of locations and noted his surprise at the decrease in turnout for last year's Hometown Christmas event. Mr. Merriman said staff is in discussions with Community Festival planners to bring additional activities downtown to expand the overall number of activities. Councilman Urschel agreed with Councilman Louderback. When they do activities downtown, it encourages folks to venture into various stores when they normally would not. However, the businesses need to reciprocate that activity. As President Engle indicated, Mr. Merriman said some inhibitors to holding events downtown include additional manpower with roadways shut down, challenges with electrical and water connections, etc. Vice President Wallace inquired about First Fridays events. Mr. Merriman said the planners are returning this year for events in May, June, and July, with the July event coinciding with the Fireworks event. President Engle noted that First Fridays is not a BRACA event, which is why he did not mention it.

**B. Traffic Commission:** Councilman Dean said the February meeting was cancelled due to lack of agenda items.

**C. Planning and Zoning Commission:** Councilman Smith said XPZC met in February 7 and began with a reorganization to elect Matt Bennett as Vice Chair for 2019. Two public hearings were held that evening: one for LDC text amendment, which they did not endorse, and one for the rezoning of three parcels on Greene Way Boulevard, which they did endorse. Both matters were presented at this evening's Council meeting.

**D. Board of Zoning Appeals:** Mayor Mays said the January meeting was cancelled due to lack of agenda items.

## **12. APPOINTED OFFICIALS REPORTS AND COUNCIL COMMENTS:**

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

Mr. Merriman shared the following:

- Presidents' Day In-Service—City administrative offices will be closed on Monday, February 18, for in-service training for all City staff. They will reopen for normal business hours on Tuesday.
- Montgomery County/City of Dayton Water Service Emergencies—He assured Xenia's residents that they are not affected by the City of Dayton's water emergency. The City of Xenia's system is a closed water system; however, if the Xenia water system ever experiences any type of water quality issue, they have an established and approved OEPA protocol in which to respond that includes required notification via typical media streams (social media, local television and newspaper media, HyperReach system, etc.). He noted water main breaks and boil water advisories occur more at this time of the year due to the changing and unpredictable weather and freeze/thaw cycles.

- Potholes—Staff is aware of the growing number of potholes throughout the City, and they continue to do their best to fill them with temporary patches. He noted the heavy rains have washed some of them out. Staff will continue to address potholes the best they can, and residents can call Public Service or the City Manager’s Office to report them.
- REACH Ribbon-Cutting Ceremony—This project and the YMCA’s membership has blown away all expectations. Central State’s and Clark State’s extension offices and the XARSC are now open. He thanked Councilman Smith and Vice President Wallace for attending the event on Sunday evening.
- Incident at Xenia High School—He praised the Xenia Police Division and all emergency services including the Greene County Sheriff’s Office, Beavercreek Police Division, Greene County Parks and Trails Law Enforcement Staff, and Ohio Highway Patrol for their prompt and professional response in helping to contain that situation. In the end the threat was minimal, but it was reported as a credible threat. He noted there is some work to do with the schools to continue to improve how they communicate with the public and coordinate this type of effort.

Mayor Mays asked how HyperReach works, especially for those who do not have a dedicated home land line. Mr. Merriman said those interested can access HyperReach via a link on the City’s website, and they can enter either a home phone or cell phone number into the system. He noted they do not use HyperReach very often—it will only be used for major emergencies or very high-profile public events.

Mr. Duke had nothing further to share.

Ms. Fisher had nothing further to share.

### **B. Mayor and City Council:**

Mayor Mays shared the following:

- February 6, 2019: She attended the Dayton Development Coalition luncheon with Mr. Merriman where Governor Mike DeWine was the keynote speaker. As Mr. Merriman indicated, Governor DeWine spoke very candidly and openly about issues facing the State of Ohio.
- February 8, 2019: She and Mr. Merriman met with Greene County Commissioner Tom Koogler and Greene County Administrator Brandon Huddleson; they had a very positive discussion.
- February 10, 2019: She congratulated the REACH center on its official grand opening! She was unable to attend and thanked Vice President Wallace for representing her.
- February 13, 2019: She met with a representative from Greene County Public Health regarding education and awareness of vaping/smoking that included the dangers and risks that run concurrently with opioid addiction.
- February 14, 2019: She congratulated Wilberforce University today on their 163<sup>rd</sup> Founders Day celebration. It was an honor to attend.
- She extended her sympathy and condolences to the family of Bryan George, who passed away this past Monday. He served as treasurer for Bridges of Hope and the Xenia Area Association of Churches and Ministries. He was a very quiet and faithful servant in this community including doing work for Habitat for Humanity. He regularly volunteered for the Easter Egg Hunt and Annual Community Thanksgiving Meal.

Councilman Louderback gave a shout out to city crews who did a fabulous job this winter. He said they are now out and about fixing lots of pot holes. He asked if the entire Council agenda packet or just the Council agenda was published online. Mr. Duke said only the agenda is published. Councilman Louderback asked if the entire packet could be published. Mr. Merriman said yes,

staff could work something out, but noted sometimes the packets are quite large and multiple documents may need to be uploaded. Councilman Louderback said he would appreciate that. He wished everyone a Happy Valentine's Day, especially his wife, Becky, as they celebrate their 56<sup>th</sup> Valentine's Day.

Councilman Smith also wished a Happy Valentine's Day to everyone and Happy Presidents' Day on Monday. He noted he has seen two presidents in person: Ronald Reagan and George W. Bush. He appreciates all the work staff is doing. He attended the grand opening dinner/ribbon cutting ceremony for the REACH project and wished to thank all the partners for the project including the City of Xenia, Kettering Health Network, Central State University, Clark State College, and the Xenia Adult Recreation and Services Center. He said Xenia YMCA Executive Director Alan Milkis was proud to announce they have reached 11,000 members and are ranked #3 in the greater Dayton area. Mr. Merriman said the Xenia YMCA went from the eighth to third largest and second largest by total membership.

Councilman Urschel said the Dayton Daily News had articles about the Dayton Development Coalition's (DDC) assessment of the impact of WPAFB and Springfield Air National Guard, which noted there are 28,000 direct employees and a total of 50,000 people are employed in and around the base. WPAFB's last assessment of the economic impact was done four years ago, and at that time, it was a \$4 billion impact; however, the DDC's estimate is \$14 billion. At either number, it is the economic engine of the Miami Valley. He said WPAFB will continue to grow with the future consolidations and the addition of the F-35 Sustainment Program and another 500 employees in the next year or so. As he's stated before, there will be thousands of retirees and up to 10,000 new college hires who will be looking for a place to live—probably apartments. Right now, Deer Creek Apartments is about all that Xenia can offer, and they need to start thinking about how they can get those people with wonderful paying jobs and long-term, stable employment to come to Xenia. As already noted, ODOT is broke and gas taxes will increase to pay for road projects. Everyone is in the same situation, and they either need to change priorities or look for additional income. Either way, they have to address the problems.

Councilman Dean did not have anything further to share.

Vice President Wallace reported that the Economic Development Advisory Board met last week in their quarterly session, and they re-elected Theresa Felder as the Vice Chair for 2019. He enjoyed the REACH center grand opening celebration, which was his first visit to the facility. He looks forward to exploring all the facility has to offer including Clark State's and Central State's operations. He said the YMCA indicated they are entertaining 18 new visits per day. He also extended his sympathy to the family of Bryan George who he served with on XACCM when he was President and Mr. George was Treasurer. Mr. George was a quiet and unassuming soul who worked hard. He will be sorely missed. He and his 'Valentine' Joyce celebrated 53 years of marriage on February 11<sup>th</sup>.

President Engle expressed his appreciation to Public Service staff who work on snow and ice removal and repair water main breaks. Public Service workers are not acknowledged as public safety workers, but they really do provide safety services. Happy Valentine's Day to his wife, Lynn. He was grateful for her every day. In terms of City Boards and Commissions, they are always looking for volunteers. He was incredibly supportive of the Board and Commission volunteers who stepped forward to support this community and take their time to make

recommendations to City Council. When he joined Council in 2006 and went through orientation, he was told to listen to the citizens' points of view especially when facing important policy decisions because they are volunteers who care about the City they serve. Xenia Board and Commission volunteers serve with no compensation, and he thanked all those who are currently serving. Those interested in serving should contact the City Clerk at 376-7235.

**13. ADJOURNMENT:** Motion by Councilman Louderback, seconded by Councilman Wallace, to adjourn the Regular Session at 8:55 p.m. No discussion followed. The Roll on this was the following:

Ayes: Wallace, Urschel, Louderback, Smith, Dean, Mays, Engle

Nays: None motion carried.

Michelle D. Johnson  
City Clerk

Michael Engle  
President, Xenia City Council