

**XENIA CITY COUNCIL  
MEETING MINUTES  
MAY 27, 2021  
6:00 P.M.**

Former Mayor Marsha Bayless 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, and President Wesley Smith were present. Mayor Sarah Mays was absent.

Motion by Councilman Urschel, seconded by Councilwoman Dean, to excuse Mayor Mays from the meeting, noting she was representing the City at an event for local high school seniors. No comments followed. The Roll on this was the following:

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

**C. PLEDGE OF ALLEGIANCE:** All present stood and recited the Pledge of Allegiance led by Councilwoman Rebekah Dean.

**D. APPROVAL OF MINUTES:** Motion by Councilwoman Dean, seconded by Councilman Brannum, to approve the May 13, 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, Smith  
Nays: None                      motion carried.

Motion by Councilman Urschel, seconded by Vice President Dean, to approve the May 13, 2021, minutes of the Regular Meeting 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, 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.

**G. OLD BUSINESS:** None.

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

1. President Smith 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**, introduced by Vice President Dean on 05/13/2021, and it was read for a second time.

President Smith entertained a motion.

Motion by Vice President Dean, seconded by Councilwoman Dean, to adopt Ordinance 2021-11 as written.

President Smith opened the public hearing at 6:06 p.m. and asked those who wished to speak in favor of the proposed rezoning ordinance to come forward to speak.

Debbie Matheson, 1166 Jasper Avenue, said she was the Executive Director of the Family Violence Prevention Center in Xenia. She expressed that she was very hopeful that they will be able to create an outreach center on these two parcels and be able to provide a more comprehensive counseling, case management, and advocacy services for domestic and sexual violence survivors. She thanked City Council for entertaining the request for rezoning. Councilman Brannum noted for the record that Ms. Matheson's comments actually pertain to the next public hearing on the agenda. President Smith said it will be noted in the record. He acknowledged that they rarely have more than one public hearing on an agenda, and tonight, there are three, with two of them being in the same area. He understands Ms. Matheson's confusion.

President Smith asked those who wished to speak against the proposed rezoning ordinance to come forward to speak. No one came forward to speak.

President Smith closed the public hearing at 6:08 p.m. and asked for additional comments. Hearing none, he asked for the Roll Call.

The Roll on this was the following:

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

Nays: None motion carried.

2. President Smith presented **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**, introduced by Councilman Brannum on 05/13/2021, and it was read for a second time.

President Smith entertained a motion.

Motion by Councilman Brannum, seconded by Councilman Urschel, to adopt Ordinance 2021-12 as written. Councilman Brannum noted Ms. Matheson's comments should be included here for this public hearing.

President Smith opened the public hearing at 6:09 p.m. and asked those who wished to speak in favor of the proposed rezoning ordinance to come forward to speak.

(Copied from above.) Debbie Matheson, 1166 Jasper Avenue, said she was the Executive Director of the Family Violence Prevention Center in Xenia. She expressed that she was very hopeful that they will be able to create an outreach center on these two parcels and be able to provide a more comprehensive counseling, case management, and advocacy services for domestic and sexual violence survivors. She thanked City Council for entertaining the request for rezoning.

President Smith asked those who wished to speak against the proposed rezoning ordinance to come forward to speak. No one came forward to speak.

President Smith closed the public hearing at 6:10 p.m. and asked for additional comments. Hearing none, he asked for the Roll Call.

The Roll on this was the following:

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

Nays: None motion carried.

**3. President Smith presented 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,** introduced by Councilwoman Dean on 05/13/2021, and it was read for a second time.

President Smith entertained a motion.

Motion by Councilwoman Dean, seconded by Councilman Brannum, to adopt Ordinance 2021-13 as written.

President Smith opened the public hearing at 6:11 p.m. and asked those who wished to speak in favor of the proposed rezoning ordinance to come forward to speak. No one came forward to speak.

President Smith asked those who wished to speak against the proposed rezoning ordinance to come forward to speak. No one came forward to speak.

President Smith closed the public hearing at 6:12 p.m. and asked for additional comments. Hearing none, he asked for the Roll Call.

The Roll on this was the following:

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

Nays: None motion carried.

## **I. NEW BUSINESS:**

**1. Introduction of Resolution 2021-X Supporting the 2021 Greene County Master Trails Plan.** Assistant City Manager Jared Holloway said in 2019, the Greene County Regional Planning and Coordinating Commission, Greene County Parks and Trails, and Greene County Engineer began work on a Master Trails Plan for Greene County. The goal was to develop a unified, countywide approach to a safe and connected trail network and to envision what the trail system could look like in 2040. The plan intends to build from the success of the County's existing trail system, which converges in Xenia and is part of the nation's largest network of paved trails. City Council endorsed this effort on August 8, 2019, via Resolution 2019-V. The Plan is now completed and has been adopted by both Greene County Regional Planning and Coordinating Commission, and Greene County Parks and Trails. These agencies have requested that local jurisdictions provide resolutions of support for the adopted plan. City staff participated in this process by serving on the Oversight Committee and assisting with public involvement. Further, staff believes that the Master Trails Plan as adopted benefits the City of Xenia and aligns with City efforts for development and recreation. Staff recommends that Council pass this resolution of support for the Master Trails Plan.

President Smith entertained comments or questions. Hearing none, he entertained introduction of Resolution 2021-X as presented.

Vice President Dean presented RESOLUTION 2021-X SUPPORTING THE 2021 GREENE COUNTY MASTER TRAILS PLAN, and it was read for the first time.

**2. Administration Motion Awarding the Bid for the Purchase of Two (2) One-Ton Dump Trucks to Cincyautos, Inc. (d/b/a Lebanon Ford), and Authorizing the Purchase of a Bed, Salt Spreader, and Snowplow Unit from Henderson Products, Inc., through the Sourcewell Purchasing Program.** Mr. Holloway said the first dump truck slated for replacement is Vehicle #1220 that plays a key role for daily water-related tasks, as well as winter snow plowing. This would replace a 2008 truck with over 9,900 hours of usage. It has a growing demand for maintenance and has amassed over \$68,000 in maintenance costs. The other dump truck slated for replacement is Vehicle #1416, which is primarily used in the Sewer Division but also for street clearing in the winter. It is a 2011 model that has become a casualty of road salt with an extensive amount of corrosion throughout the entire vehicle, especially the bed and tailgate areas. Both vehicles were included in the Capital Improvement Plan with funds budgeted for replacement from the water and sewer capital funds respectively. Due to the State bid not including a cab and chassis that fit the City's specification needs, the vehicles were bid out for purchase. The only bid received was from Cincyautos, Inc., (d/b/a Lebanon Ford) for two Ford F-600s totaling \$52,181 each, which meet the City's requested specs. Upon delivery of the new vehicles, the old dump trucks will be offered for sale at auction. The bed, salt spreader, and snowplow unit needed to equip each new chassis will be purchased via the Sourcewell Purchasing Program from Henderson Products, Inc., in the amount of \$55,654 for each vehicle. Pursuant to State law, competitive bidding is not required for purchases made through this program as the program has already bid these out. It is the recommendation of City staff that Council award the bid and authorize the City Manager to execute a contract with Cincyautos, Inc., (d/b/a Lebanon Ford) for the purchase two One-Ton Dump Truck cabs and chassis at a not-to-exceed cost of \$104,362 and authorize the purchase of two beds, salt spreaders, and snowplow units from Henderson Products Inc., through the Sourcewell Purchasing Program, at a not-to-exceed cost of \$111,308.

President Smith entertained a motion.

Motion by Councilman Scrivens, seconded by Councilman Urschel, to award the bid and authorize the City Manager to execute a contract with Cincyautos, Inc. (d/b/a Lebanon Ford) for the purchase of two (2) One-Ton Dump Truck cabs and chassis at a not-to-exceed cost of \$104,362 and authorize the purchase of two (2) beds, salt spreaders, and snowplow units from Henderson Products Inc., through the Sourcewell Purchasing Program, at a not-to-exceed cost of \$111,308. President Smith entertained comments or questions. Councilman Scrivens asked about the lifetime expectancy of these two vehicles. Mr. Holloway said the vehicles are on a 10-year rotation, so they should last at least that long. The Roll on this was the following:

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

Nays: None motion carried.

**3. Administrative Motion Authorizing the City Manager to Execute a Grant Agreement with Ohio Environmental Protection Agency (OEPA) to Provide Funding for the Installation and Maintenance of Two Dual-Port Electric Vehicle Charging Stations in Municipal Lot 2.**

Mr. Holloway said the Miami Valley Regional Planning Commission applied for and received a regional grant from OEPA to fund installation and five years of maintenance of Electric Vehicle charging stations throughout the Dayton region. Xenia participated in this process and offered the use of four public parking spaces in Municipal Lot 2 for this purpose. City Council approval is required in order to receive these funds and proceed with the project. The OEPA grant is not funded by tax dollars; rather, it originates from funding allocated to Ohio from the Volkswagen Mitigation Trust Fund as part of their court settlement to offset the excess air pollution emitted by some Volkswagen vehicles that violated the Clean Air Act. Although most Electric Vehicle charging is done at home, there remains a demand for public charging stations for the purpose of “topping off” and prolonging trip range. Xenia currently lacks public charging stations, as the nearest station is located in Beavercreek Township. This grant provides Xenia with an opportunity to provide an amenity to its residents, businesses and visitors. Locating the chargers downtown provides an enticement for visitors, encouraging them to park their vehicles and charge while shopping or dining at downtown businesses. Lot 2 is an excellent location for chargers due to its central location, low level of utilization, and on site available utilities. Staff respectfully recommends that City Council authorize the City Manager to enter into a grant agreement with Ohio EPA, providing \$30,000 towards the installation of two (2) dual-port EV charging stations in Municipal Lot 2.

President Smith entertained a motion.

Motion by Councilwoman Dean, seconded by Councilman Scrivens, to authorize the City Manager to enter into a grant agreement with Ohio EPA to provide \$30,000 toward the installation of two (2) dual-port EV charging stations in Municipal Lot 2. President Smith entertained comments or questions. Councilman Scrivens asked if the City was getting into the electric business. Mr. Holloway said there is already an electric station at the site, which has been used for City events. These charging stations will connect to that electric station, and users will be able to use their credit cards to access the electricity. Councilman Scrivens extended kudos to Councilwoman Dean for her leadership on this project, noting she is the City’s representative on the Miami Valley Regional Planning Commission. He asked when these would be installed and ready for use. Mr. Forschner said they should be available by the end of the year. President Smith reiterated that the closest electric car charging station is in Beavercreek Township. Councilman Urschel said

there may be opportunities for additional charging stations at Xenia Towne Square. The Roll on this was the following:

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

**4. Administrative Motion Approving the Schedule of Bills in the amount of \$343,514.02.**  
Mr. Duke respectfully requested the payment of bills in the amount of \$343,514.02.

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

Motion by Vice President Dean, seconded by Councilman Brannum, to approve the schedule of bills in the amount of \$343,514.02. No comments followed. The Roll on this was the following:

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

## **J. APPOINTED OFFICIALS REPORTS**

President Smith asked Mr. Duke for his comments. Mr. Duke did not have anything further to share.

President Smith acknowledged Ms. Fisher's absence from the meeting.

President Smith asked Mr. Holloway for his comments. Mr. Holloway reminded everyone that City offices will be closed on Monday, May 31<sup>st</sup>, in observance of Memorial Day. He announced that the splash pad at Xenia Station opens for the season tomorrow. He also extended his congratulations to all the graduates. He announced a movie night in the parking lot of the YMCA on Friday, June 4<sup>th</sup>, where they will be showing "The Croods." It is a kid-friendly movie. Those attending can register by completing a survey or pay \$10 per car to attend.

## **K. REPORTS OF BOARDS AND COMMISSIONS:**

**1. Board of Zoning Appeals:** President Smith said this report will be given at their next regular meeting due to Mayor Mays' absence.

## **L. COUNCIL COMMENTS:**

Councilwoman Dean extended a shout-out to the City of Lebanon for their leadership and courage in standing up for the sanctity of human life and babies. It is sad that the protection of babies is so controversial. As a female, she feels pro-life is very important—even if a woman is raped, the baby should not be punished. As a survivor of sexual assault and rape, she was not for abortion and is 100% pro-life.

Councilman Brannum extended congratulations to all the graduates from Xenia High School, the Greene County Career Center, and Legacy Christian.

Councilman Urschel said this weekend is Memorial Day weekend, and while there will be cookouts, etc., he asked everyone to remember what the holiday represents. He said Memorial Day began as "Decoration Day" after the Civil War ended in 1866. At that time, 2% of the population of the United

States died in the war, and communities all across America did not really know what to do ... so they decorated graves with American flags. In today's equivalent numbers, that would be six to seven million people, or four times the number of today's military personnel. He added that Ohio had the highest percentage of volunteers from any state, and Greene County had the highest percentage of volunteers from any County in Ohio. The 41<sup>st</sup> and 74<sup>th</sup> Ohio Volunteer Infantries lost 5% of the male population from the City of Xenia in one battle—the equivalent of 700 people based on the current population. He said many veterans are buried at Woodland Cemetery and Cherry Grove Cemetery. He said while everyone is enjoying the three-day weekend and having some fun, he asked them to take some time to reflect on the facts he just shared, visit the veterans' graves, and think about the cost of war. He commented about the number of delinquent properties in Xenia, which is about 400 out of about 12,000 parcels. Further, only about 100 are delinquent for multiple years. He said the City of Xenia only receives about 6% of property taxes, so from a revenue perspective, that's only about \$100,000 per year. However, the blighted properties affect their neighborhoods, and the grass has to be mowed and general maintenance has to be done by the City. As they get into their new Standing Committee meetings, including the Property Management Committee, this is one of the things they will address. He suggested they partner with Xenia Community Schools on this issue, since they get upwards of 63% of property tax revenue.

Councilman Scrivens said he noticed City staff putting up the American flags on street poles throughout the downtown area. He encouraged citizens to participate and display their flags and banners as well. He would like the James T. Henry Roundabout to be decorated with flags as well. He congratulated Xenia High School Basketball Coach Kent Anderson on his retirement. He thanked all who supported the Xenia Community Schools levies—both were passed on May 4<sup>th</sup>. The new middle school will pay off in the long run. He congratulated all local graduates—both high school and college graduates—from Xenia High School, the Greene County Career Center, Legacy Christian, Central State University, and Wilberforce University. He extended condolences to the families of June Willis West, Roy Hess, and Billy Harris.

Vice President Dean had nothing further to share.

President Smith wished everyone a "Happy Memorial Day." He thanked the citizens who were present in the audience and those watching the meeting at home. He congratulated over 280 Xenia High School graduates, over 350 Greene County Career Center graduates, and all the graduates from neighboring school districts.

**M. EXECUTIVE SESSION:** None.

**N. WORK SESSION:** None.

**O. ADJOURNMENT:** Motion by Councilwoman Dean, seconded by Councilman Scrivens, to adjourn the Regular Meeting at 6:35 p.m. No discussion followed. The Roll on this was the following:

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

Nays: None                      motion carried.

Michelle D. Johnson  
City Clerk

Wesley E. Smith  
President, Xenia City Council