
MUNICIPALITY OF CARLISLE COUNCIL MINUTES
REGULAR MEETING OF COUNCIL
February 27, 2018 – 7:00 P.M.
760 CENTRAL AVENUE, CARLISLE, OHIO

Mayor Randy Winkler called the Carlisle, Ohio Municipal Council Regular Meeting of Tuesday, February 27, 2018 to order in Council Chambers at the Carlisle Town Hall building, 760 Central Avenue, Carlisle, Ohio. The meeting was opened at 7:01 p.m. with the Pledge of Allegiance.

Roll Call:

Mr. William Bicknell	present
Mr. Randal Jewett	present
Mr. Jonathan McEldowney	present
Mr. Brad McIntosh	present
Ms. Barb Tankersley	absent
Mr. Tim Humphries	present
Mayor Randy Winkler	present

Staff members present: Village Manager Julie Duffy
Clerk of Council Jennifer Harover

Mayor Winkler commented that Ms. Tankersley had contacted him earlier in the day and would not be able to attend the meeting this evening due to illness. Mr. Bicknell made a motion to excuse Ms. Tankersley, seconded by Mr. McEldowney.

Roll Call:

Mr. Jewett	yes
Mr. McEldowney	yes
Mr. Humphries	yes
Mr. Bicknell	yes
Mr. McIntosh	yes
Mayor Winkler	yes

The minutes of February 13, 2018 were presented to Council for review. Mr. McEldowney made a motion to suspend the clerk from reading the minutes, seconded by Mr. Jewett.

Roll Call:

Mr. Humphries	yes
Mr. Bicknell	yes
Mr. McEldowney	yes
Mr. McIntosh	yes
Mr. Jewett	yes
Mayor Winkler	yes

Mr. Jewett made a motion to approve the minutes as presented, seconded by Mr. McIntosh.

Roll Call:

Mr. McIntosh	yes
Mr. Jewett	yes
Mr. McEldowney	yes
Mr. Humphries	yes
Mr. Bicknell	yes
Mayor Winkler	yes

Public Forum:

Mr. Jay Byrne, owner of Milton's Donuts, 777 Central Avenue, approached council. He thanked Council and the Village of Carlisle for their support. He and his family gave great thought into a location suitable for their donut shop. They chose Carlisle because of the great community. He appreciates the support that the community has given them. They have now opened their store to include Tuesdays and are staying open until 3:00pm on days of service. As they have gone through the process of regulating the store, they have run out of donuts a few times but have used that as a strategy on deciding their store hours. They are making a long-term plan to finally be open 7 days per week but will keep the community updated on when that may happen. They are hoping to make a long time commitment with this store in Carlisle. The only thing they could see hindering that possibility would be the opening of another donut shop that would give them competition. He and his family truly appreciate the support that the community of Carlisle has shown them and they are more than happy with their decision to open here.

Mayor Winkler thanked Mr. Bryne for making the choice to come to Carlisle. He has heard nothing but positive comments from everyone and, their first morning, there was a line waiting for the doors to open. He feels it has been a wonderful addition to the community.

Claudia Tufts, Diane Drive, approached Council with more comments/concerns regarding the proposed Sunset Estates Development. In her own research, Carlisle is getting approximately \$68-\$70/year from the property on Sunset Drive. If five homes are put on this property valued at \$300,000 each, the Village will get approximately \$1,400/year. If these homes are built, how long will it take to recover the costs of the Village having to put in curbs and gutters versus the Developer? Mrs. Tufts would like to know if a cost analysis has been presented to Council. Mayor Winkler was not at last week's meeting and informed Mrs. Tufts that he would have to check on whether or not an analysis of that type was presented. Mrs. Tufts reiterated that it is currently on the table for the Developer to have curbs and gutters waived so she would like to see how long the Village will be in debt to put in the curbs and gutters themselves. Mrs. Tufts would like to know the actual costs of curbs and gutters for the Developer. If these services are being discussed, costs should be known. If the Developer is claiming that the costs are too much for him then he should be providing Council with a cost analysis for this project. Mayor Winkler commented that this issue is on the agenda tonight for a second reading and that he hopes to see these costs prior to the third reading on March 13th. Mr. McEldowney commented that this information was submitted to Planning Commission, the breakdown of the land and the improvements. Mrs. Tufts wanted to know if that information was available for public viewing to show transparency. Mrs. Duffy commented that any information submitted to Planning Commission is a

public record. Mrs. Tufts asked if a study has been completed of the property’s run-off or if an engineer has evaluated the area. Mr. Rod Morris of Associates Construction answered by saying that before proposed plans were approved, their engineers have calculations of all of the drainage for that area. There are proposed dry wells for this area as well. Mrs. Tufts commented that the Village has refused a small business from placing a sign in an area that will attract customers to his business. For that ruling, it was stated that “an ordinance is an ordinance and if you break it for one, then you must break it for all.” “This Council is not and should not be in the business of picking winners or losers. It is your job to apply the ordinance as they are and not as you wish they were. If you allow this waiver of curbs, gutters and sidewalks to move forward, you are deciding winners and losers and the losers would be the residents.”

Mr. Rod Morris, Associate Construction, 31 Eagle Ct, addressed Council. They came into this project knowing there was off-site sewer and off-site water so that is why, initially, they asked for no water, curbs, gutters or sidewalks. With the cost of the land and the amount of improvements that need to be done, they would have about \$58,000 per lot. If they did fully develop the area with the water line, curbs and gutters and sidewalks, it would be approximately \$76,000 per lot. In Carlisle, that would be pushing the numbers as far as what is comfortable for the area. Their original development plan was turned down by Planning Commission, so they negotiated with supplying the water if the curbs, gutters and sidewalks could be waived. There are only five lots but they require 800 foot of water, 800 foot of sewer, going under a railroad track. Their plan is to simply match what is currently there. There are two large homes there that have no curb or gutters and no sidewalk. It made sense to them to leave out the curbs, gutters and sidewalks in this area as there are no others to tie into on the Eastern side of the Sunset Drive. In other areas where there are larger lots, there are no improvements like this. He does not feel that anything would be “sticking the taxpayer” because these improvements are not there now and will not be there if the development is not approved.

Mr. McEldowney asked Mr. Morris if the corner lot was a part of this proposed development. Mr. Morris confirmed that the corner lot will not be purchased at this time.

Council Report:

Mr. Humphries made motion to remove Cheryl Sweezy from her seat on the Property Maintenance Review Board as she no longer lives within the Village limits, seconded by Mr. McEldowney.

Roll Call:

Mr. Bicknell	yes
Mr. McIntosh	yes
Mr. Jewett	yes
Mr. McEldowney	yes
Mr. Humphries	yes
Mayor Winkler	yes

Mr. Humphries commented that he has reached out to the Village Manager in the hopes of working with Fire Chief Holbrook on challenging the citizens of Carlisle to obtain reflective house address signs. He would like for the first responders to have the opportunity of quickly identifying house numbers during an emergency. He is hoping that including Chief Holbrook will allow them to find a way to make this a possible fundraiser where it is initiated to buy these signs through our Fire Department. He would also like to remind everyone to have a working fire extinguisher and smoke detectors in their homes. These

are things that can be done to proactively keep everyone safe. Mr. Humphries also had an opportunity to attend the Warren County Municipal League this past Wednesday. The presenter at that meeting did a PowerPoint presentation on social media for elected officials and had comments on executive sessions. He has reached out to the presenter and has received a copy of that presentation which he will forward to other council members for their viewing. It was a great presentation and also covered what is considered public record when pertaining to social media.

Mayor Winkler asked that Mr. Humphries talk to JEMS about the reflective house numbers as he believes they either sell them and/or would know a company to contact for pricing. Mrs. Duffy also commented that Chief Holbrook has told her that Washington Township also sells these signs. She believes that they may be able to get a cut in costs if they partner together with another community in order to get these signs as they help with various jobs in locating residences.

Mr. McIntosh opened a discussion with Council to have Mrs. Duffy post the current vacancy of Planning Commission to collect applicants and resume for possible interviews on March 8th. This would give enough time for the March 9th packet leading up to the meeting on March 13th. All Council Members were in agreement. Mr. McIntosh would also like to follow-up on conversations from the retreat in getting the Economic Development Committee together. Assuming there will be good results from tonight's work session, he would like to tentatively ask for a work session on March 13th of the ED Committee before the Council meeting. Current members are Mr. McEldowney, Mr. McIntosh and Mayor Winkler. They were all in agreement that they will meet prior to the Council's meeting on March 13th at 6:30p.m. The main topic of that meeting will be business coalition. Mr. McIntosh would also like to have further discussions about forming a Council committee that can act on behalf of the Park Board in developing some different events/activities within the community. He would like to create a Recreation/Events Committee and add that to current Council Committees. Mrs. Duffy asked if this committee would consist of just Council members or if citizen members would also be on the committee. Mr. McIntosh would love to see citizens on this proposed committee, finding them may be the hard part. He would like for Mrs. Duffy to reach out to current Park Board members and see if they have any interest in helping/serving with this proposed committee.

Mr. McEldowney looks forward to the work session for Economic Development and hopes that there will be an update on current businesses within the Village. He would also like to see the forming of a small business coalition.

Mr. Jewett had no comments for this evening.

Mr. Bicknell reminded Council and residents of the Lions Club Pancake Breakfast on March 10th. He also reported to Council that the JEMS Board had discussions of the recent ambulance accident in Warren County involving Lebanon rescue. This accident has made discussions of safety equipment being used/worn in the transport vehicles during the emergency. Seatbelts and safety straps for gurneys are just as important as everyday citizens wearing safety belts in their personal vehicles. This accident was an eye-opener for emergency departments and, luckily, no one was seriously injured, but it has brought up new discussions of safety.

Mayor Winkler reiterated that it is the law to pull to the right and stop for all emergency vehicles. Too many times, other vehicles try to speed up and/or cut across lanes to beat emergency crews which, unfortunately, then leads to larger accidents.

Mayor's Report:

Mayor Winkler wanted to congratulate Justin Thurman on becoming our newest police officer. Mayor Winkler was unable to attend last Council meeting for Officer Thurman's oath but he wishes him the best in his new career. Mayor Winkler also thanked Deputy Mayor McEldowney for stepping in on short notice and conducting the meeting on February 13th.

Manager's Report:

Mrs. Duffy thanked Dan Casson, Service Director, for his outstanding work on building the IT stand in the rear of the Council room. He did amazing work on piecing together building parts to stay within his small budget to create this area. This will be a great asset for Quentin in our IT Department while he videos and records all Council meetings. With the recent school shooting in Florida, Mrs. Duffy wanted to reassure our community that talks of school safety are being discussed, and have been discussed, between our Chief of Police and Carlisle Schools' Superintendent. They are always passing along information, trading notes and developing plans to keep students, teachers and staff protected while they are on school grounds. Safety and security is an ongoing discussion in our community.

Committee Report:

None

Old Business:

None

New Business:

None

First Reading of Ordinances and Resolutions:

RES. 3-18 A RESOLUTION DECLARING IT NECESSARY TO PROVIDE FOR LIGHTING THE STREETS, LANES AND OTHER PUBLIC WAYS IN THE MUNICIPALITY OF CARLISLE, OHIO WITH ELECTRIC LIGHTING DURING THE YEAR 2017 AND AUTHORIZING THE ASSESSMENTS FOR THE COST AND EXPENSE THEREOF UPON ALL LOTS AND LANDS LYING AND BEING WITHIN THE CORPORATE LIMITS OF SAID MUNICIPALITY.

Mrs. Duffy informed Council that this is the first in a three step process that the Village undertakes each year to assess the cost of installing and operating the street lights within Carlisle. Street lights benefit everyone by ensuring safe and secure routes to and from home and around town. The costs are assessed for that as a lien against property taxes. There were no capital improvements in street lights last year, the cost being assessed is strictly for electric costs for operation. The total cost, Village-wide, is \$51,673.66, which equates to roughly \$23.44/home valued by the County as a \$100k home. This is a one-time charge each year. Street lights do get added each year but the majority of them, if not all

of them recently, are in new housing developments. Those additional lights are actual costs to the builder/developer for installation. This helps to keep the overall costs to residents very low.

This Resolution will be on for a second reading on March 13th.

ORD. 4-18 AN ORDINANCE TO AMEND CHAPTER 881 OF THE MUNICIPAL INCOME TAX CODE TO ADOPT SECTIONS 718.80 THROUGH 718.95 OF THE OHIO REVISED CODE AND DECLARING AN EMERGENCY.

Mrs. Duffy informed Council that this ordinance is on for an emergency because there were mandatory changes that were imposed on local taxes that were passed through the State by annual appropriation in House Bill 49. There was a provision in this bill that required local municipalities to allow the State to collect taxes on their behalf, centralized collection, for that profit account as well as other minor things. Many of 165-166 jurisdictions collaborated together to sue the State, challenging that ruling. Notifications were sent out last week that the judge did not rule in their favor and is allowing the centralized collection of a portion of our taxes. There was also a "kicker" put into the bill that we can choose not to implement those changes but we would risk losing our legal authority to collect income tax at all. Although that sounds nice not to collect income taxes, in Carlisle that is what runs our daily operations for our community. One-third of the income tax goes to pay for our Police Department and the rest go to operate the general day-to-day operations of the Village. It is on for an emergency because we are required to have this in full force and effect prior to March 1st which is the deadline imposed. If we do not, then we risk losing the ability to collect taxes at all.

Mr. McIntosh made a motion to suspend the rules requiring three readings, and have one reading by title only, and declaring an emergency, seconded by Mr. Jewett.

Roll Call:

Mr. McIntosh	yes
Mr. McEldowney	yes
Mr. Jewett	yes
Mr. Bicknell	yes
Mr. Humphries	yes
Mayor Winkler	yes

Mrs. Duffy informed Council that this will add numerous pages to our current Code but once it is codified, it will be reduced. It is currently about net profits affecting businesses, the current language does not have any tax code changes in affect for average individual/residential.

Mr. McIntosh asked if this would increase or lessen the burden on staff. Mrs. Duffy said that the staff's activities would not change due to this language.

With no further discussion, Jewett made a motion to adopt, seconded by Mr. Bicknell.

Roll Call:

Mr. McEldowny	yes
Mr. Humphries	yes
Mr. Bicknell	yes
Mr. Jewett	yes
Mr. McIntosh	yes
Mayor Winkler	yes

Ordinance passed on this day will be entered into Ordinance Record Book as Ord. 4-18.

Second and Third Readings of Ordinances and Resolutions:

RES. 2-18 A RESOLUTION APPROVING A VARIANCE TO SECTION 1230.05 CURBS AND GUTTERS OF THE ZONING CODE FOR THE SUNSET ESTATES DEVELOPMENT

This Resolution will be on for a third and final reading on March 13, 2018.

ORD. 2-18 AN ORDINANCE PROVIDING FOR THE ISSUANCE OF \$1,000,000 RENEWAL BOND ANTICIPATION NOTES, FOR THE PURPOSE OF PAYING A PORTION OF THE COST OF MAKING ROAD IMPROVEMENTS IN THE MUNICIPALITY

This Ordinance will be on for a third and final reading on March 13, 2018.

ORD 3-18 AN ORDINANCE PROVIDING FOR THE ISSUANCE OF \$745,000 OF BOND ANTICIPATION NOTES BY THE MUNICIPALITY OF CARLISLE, OHIO TO PROVIDE FUNDS TO RENEW BOND ANTICIPATION NOTES ORIGINALLY ISSUED FOR THE PURPOSE OF MAKING ROAD IMPROVEMENTS IN THE MUNICIPALITY

This Ordinance will be on for a third and final reading on March 13, 2018.

Mayor Winkler announced that there would be a Work Session immediately following tonight's Council meeting to further discuss the parking of RVs and recreational vehicles on residential and commercial properties.

With no further business, Mr. McEldowney made a motion to adjourn, seconded by Mr. Jewett.

Roll Call:

Mr. Jewett	yes
Mr. McIntosh	yes
Mr. Bicknell	yes
Mr. Humphries	yes
Mr. McEldowney	yes
Mayor Winkler	yes

Meeting adjourned at 7:35p.m.

Date: March 13, 2018

Randy Winkler
Mayor

Attest: [Signature]
Clerk of Council