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**MUNICIPALITY OF CARLISLE COUNCIL MINUTES**  
**REGULAR MEETING OF COUNCIL**  
**March 13, 2018 – 7:00 P.M.**  
**760 CENTRAL AVENUE, CARLISLE, OHIO**

Mayor Randy Winkler called the Carlisle, Ohio Municipal Council Regular Meeting of Tuesday, March 13, 2018 to order in Council Chambers at the Carlisle Town Hall building, 760 Central Avenue, Carlisle, Ohio. The meeting was opened at 7:00 p.m. with the Pledge of Allegiance.

**Roll Call:**

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

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

Mayor Winkler commented that Brad McIntosh had contacted him earlier in the day that he would not be able to attend this evening's meeting due to medical reasons. Mr. Bicknell had contacted Mr. McEldowney just prior to the meeting beginning that he would not be in attendance due to a family emergency. Ms. Tankersley made a motion to excuse both Mr. McIntosh and Mr. Bicknell, seconded by Mr. Jewett.

**Roll Call:**

Ms. Tankersley	yes
Mr. Jewett	yes
Mr. McEldowney	yes
Mr. Humphries	yes
Mayor Winkler	yes

The minutes of February 27, 2018 were presented to Council for review. Mr. McEldowney made a motion to suspend the clerk from reading the minutes, seconded by Ms. Tankersley.

**Roll Call:**

Ms. Tankersley	yes
Mr. Humphries	yes
Mr. McEldowney	yes
Mr. Jewett	yes
Mayor Winkler	yes

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

**Roll Call:**

Ms. Tankersley	abstain
Mr. Jewett	yes
Mr. McEldowney	yes
Mr. Humphries	yes
Mayor Winkler	yes

**Public Forum:**

Sheriff Larry Sims presented the “Year in Review 2017” to Council. He appreciates the opportunity to come and visit with Carlisle Council. He tries to get around every year in the first quarter to give a brief update on the County over the past year. He handed out the year-end report for 2017 which shows the services that they provide throughout the County in respective divisions. Last year, they had approximately 3,000 calls which was higher than 2016. There has been increases in drug overdoses, along with increases in theft and property crimes which come from those trying to support their drug habits. Identity theft continues to be an issue as technology use increases in everyday life. There were three homicides in Warren County last year. All three of these cases were drug-related. A canine retired this past year after eight years of service. They have obtained a replacement canine which is now going through training. This canine should be ready for full service in the next few weeks. Canines provide a tremendous use in a variety of capacities whether it is sniffing out drugs or finding missing persons. There is a canine unit at the County jail for the sole purpose of finding drugs. The County is trying to price out and obtain body scanners for the jail in order to catch individuals trying to sneak items/drugs into persons being held. The Warren County jail is currently having issues with overcrowding. They are actually releasing people on the lower offense side in order to make room for more serious offenses. The contract has been signed where the commissioners have approved the resolution for a jail architect to begin work on a new building project. It will be approximately 2-3 years before the jail will be available so there will be updates periodically in the media about how the project is going. The location of the new jail is proposed for the same complex, at or near the current facility but that will depend on the size and capacity. Currently, the jail houses approximately 280 inmates and the new jail will be closer to 500 inmates. There is also another land option available to the County but they are hoping it all works out to be on the same complex. There has been a very large county-wide project underway for the county involving new computer dispatch systems, records management and jail so that all law enforcement partners, Fire and EMS can share access to this on a regular basis. This county is unique in its law enforcement relationship. Everyone works together, trains together and shares resources. Mayor Winkler commented that he had noticed in the report where the Sheriff’s office responded to approximately 340 calls within the Village of Carlisle in 2017. Because Carlisle does have such a small police force, he is very appreciative to the Sheriff’s Office for all of their support and help when it is needed. Carlisle was able to join the Drug Task Force which was a big bonus for our community. This costs Carlisle \$1/each citizen to be a member of the DTF which gives the community the ability to have the DTF assist us with the issues of drug-related cases. Sheriff Sims stated that his deputies began carrying NARCAN a year ago. The report shows that deputies administered 70 dosages and 54 of those individuals were brought back as a result. There are a lot of pluses to having NARCAN available. However, some of the negatives include repeat customers as

they are fighting the drug addiction phase and they don't always survive the second or third go-around. There have been three law enforcement officers that have gone down as a result of either handling, touching or consuming these narcotics as they go to crime scenes or overdoses. Just being around these drugs is enough to impact you negatively so having NARCAN on hand also helps with these types of situations. Sheriff Sims thanked Council for their time and asked them to please call with any questions or concerns they may have throughout the upcoming year.

Chuck Wiggins, 396 W. Lomar, approached Council. He thanked Council for this time to speak as he represents a group of citizens responding to the conditional use application submitted by Casey's General Store at the proposed site of Central and Lomar. They have had an organizational meeting to share concerns about the impacts of a convenience store/fuel mart. He believes there is general confusion amongst this group as well as the general public with regards to zoning and conditional use. In the group's understanding of the Code, conditional uses must be evaluated at a higher level than permitted uses as they may cause additional risk to the village, its neighborhoods and citizens. To that end, the group has created a Facebook group called Concerned Citizens of Carlisle that is monitored by Andie Doller and they encourage citizens to join the page and read the documentation provided. The group has been working together for weeks to provide Planning Commission with documentation on how the proposed conditional use does not meet all of the listed requirements. The group has asked to be placed on the April Planning Commission meeting agenda to discuss the potential impacts of the proposed gas station. Mr. Wiggins thanked Council for their time.

Mayor Winkler commented that the Planning Commission is their own body and he suggests that Mr. Wiggins approach their chairman/members about setting public time at their next meeting. Mayor Winkler noted that a 5-minute speaking limit may come into play if there are multiple people wanting to speak so as not to extend the meeting times. However, if one group member wanted to speak on behalf of the group, they most likely could have a longer speaking time at the meeting, but that is something the chairman would ultimately decide.

Tom Volpe, 315 Ethelrob, approached Council. He has questions concerns profits and loss statements (P/L) for Village projects. He is a member of the Planning Commission (PC) and he wanted to know the P/L for Associate Construction for the proposed Sunset Estates subdivision. He was told that PC does not look at revenue flows so he is curious as to who in the Village would evaluate these flows for the Village. In the case of Casey's conditional use application that Mr. Wiggins just spoke about, who will complete a P/L for the Village? In a business environment such as NCR, where he retired from, any new proposed business would have a P/L study completed to look at whether or not it was a positive to the area. In Casey's situation, he believes a P/L study should be completed to see if their business location in the Village would impact the donut shop or the other two gas stations currently in the Village. He would like to know if anyone in the Village staff completes a P/L for any proposed new business.

Mayor Winkler commented that is something that is normally initiated by the proposed business and they supply such things as how many employees they would require to the Village staff, but not to Council. Village staff is more in tune with these types of situations and they have formulas and figures to help answer questions for the new business. Most businesses are asking for abatements when they approach the Village and that is a big part of whether or not the Village would fare positively from the business coming to our town. Mayor Winkler has been to a Casey's store to see their business. The

one he visited in New Lebanon had 6 gas pumps for a total of 12 fueling stations, a very nice kitchen area and was told they employ approximately 12 people just for the kitchen. There would be 6-8 more people working the cash registers and stocking. They make pizzas, breads, sub sandwiches, hamburgers, chicken wings, doughnuts and other baked goods. There was a small seating area of two tables and approximately 8 chairs. It was a very nice facility but he just wanted to see what all of the hype was and get his own opinion of the store itself. Casey's is proposing their business on a main corner here in town and that information is up to Planning Commission to sort out. Mr. Volpe agreed that he should have gone to see for himself as it also gives an idea to how many full-time and/or part-time employees the store would be employing. He believes that some entity within the Village should be looking at the best case scenario, as well as the worst case, to see what the Village will gain from these extra employees within the Village. Mr. Volpe recognized and thanked Mrs. Duffy for the work that she has done since beginning as Village Manager. He believes she is doing a great job and she has been able to provide information to him on various topics as he became a new member on Planning Commission. City government does not work like a business does which is what he is used to and there is different code that she has explained very well even providing reading material to further educate him on specific processes.

Rod Morris of Associate Construction, 31 Eagle Court, questioned Council on the voting procedures of tonight since two members are not present. Mrs. Duffy commented that it will be a simple majority but she is willing to contact the Village Legal Director for official clarification if necessary. As she is aware, any emergency language would require five members and the regular passage would be a simple majority of those present. Council agreed that immediately following public session they will break for a recess to contact legal counsel.

Claudia Tufts, Diane Drive, stressed her points to Council regarding the vote this evening regarding Sunset Drive. Her first point is that a few years ago Carlisle made a comprehensive plan that dealt with where Carlisle is and where Carlisle wants to be and how to get there. She believes that the comprehensive plan should be considered during tonight's vote. This plan does involve improvements to Sunset and should be considered in the vote. Her second point is regarding waivers. Waivers should be approved when things like large boulders cannot be moved and/or when something occurs out of the builders control and neither of these are relevant in the case of waivers for Associate Construction. Her third point is that if one builder is allowed to bypass ordinances that are put into place, then you will have to allow all of them. Her fourth point is the zoning of this area. Her understanding is that it is a business type of zoning. Mrs. Duffy explained that this particular area is zoned B-3 which is central business district where single family homes are permitted use. Mrs. Tufts commented on the economics mentioned early and what these particular houses will bring to the Village versus what it is going to cost the Village, someday needing taxpayers to do the proper road improvements in that area. She does not believe that it makes sense for a developer to come in and build houses while not being responsible for the area in which he builds it.

Rod Morris of Associates Construction approached Council and provided a handout of his comments. He is talking about five house on five lots across from an established residential area. Associate Construction has built over 200 homes in that area and this is the only time he has requested to waive the placement of curbs, gutters and sidewalks. Mrs. Tufts has mentioned several times that this will cost taxpayers money in the future because she believes that sometime in the future these things would have to be installed. These are only five lots and as shown on the pictures provided in his

handout, larger parcels like these proposed do not need to have curbs, gutters or sidewalks (c/g/s). All of the current surrounding areas do not have c/g/s so he does not believe it is something that would ever need to be done. He has pictures of a subdivision on Jamaica Road where there are no c/g/s and it has been that way for 30+ years. Just because there are new house being built, does not mean that c/g/s have to be installed on lots this size. He believes that Carlisle will benefit from having these five homes. They will be similar to those in Eagle Ridge subdivision – larger homes in full brick that will offer detached garages. They have a lot of customers coming to them asking for larger lots than what is offered in their current subdivisions. The parcel has been for sale for ten years. There should be no additional cost to the Village as the roads are already there as far as snowplowing, police, or fire. He provided pictures of two homes in this same area that were not required to have c/g/s or water service. There is 800 feet of frontage in this area which is more than what their proposed development would be. He is trying to match what is currently there. He does not believe it makes sense to run c/g/s on half of that street when the other portion of the same street was not required to do so. He provided pictures of the current Boyer residence that has two brick posts at the road frontage. If c/g/s were to be put in and the road was extended out, it would create a weird transition around those current posts. There was another subdivision put in by Jim Gross on Union Road, same set-up, six home lots, all acreage lots with no c/g/s or water service was required. He originally wanted the proposed Sunset Estates to have wells with sewer service only as well as no c/g/s. Since then, he has negotiated with Planning Commission and offered to put another \$50k into the mix to add water service to each of the five lots. In his opinion, this was a fair deal. He also provided pictures of a subdivision in German Township of acre lots with no c/g/s, water or sewer. That is the idea with bigger homes and acreage. Carlisle is the only place that they build in that requires sidewalks in every subdivision. Beck Ridge in Springboro does not require sidewalks, Crown Point does not require sidewalks, so these types of areas are not required to have sidewalks. Mr. Jewett commented that he has lived in Carlisle for 40+ years and questioned if the lots off of Union Road pictured in the handouts were actually within the Village limits. Mrs. Duffy confirmed that they are within the Village limits. Mayor Winkler was not aware of this particular subdivision. The Mayor is familiar with Indian Trace Subdivision and thought that the original plan of that area was to go through to Union Road, connecting the areas between Jamaica and Union. He believes if the two ever join up that it would make sense for them both to have c/g/s for the connectivity. Mr. Morris thanked Council for their time.

Mr. McEldowney made a motion for a 10-minute recess to allow Mrs. Duffy to reach out to legal counsel, David Chicarelli, for clarification, seconded by Mr. Jewett.

**Roll Call:**

Mr. Jewett	yes
Mr. McEldowney	yes
Mr. Humphries	yes
Ms. Tankersley	yes
Mayor Winkler	yes

Council was recessed at 7:35p.m.

Council reconvened to regular session at 7:43p.m.

Mrs. Duffy explained legal counsel's clarification on voting. For those that require any emergency adoption, the rule of five set by the Charter would still be in effect. For any issue that does not require emergency passage, the vote would be three.

**Council Report:**

Mr. Humphries brought up the topic of Carlisle Park Apartments, referencing the townhouses closest to the corner market, which is currently locked up and sitting empty. When he was on Council years ago, a group had purchased the apartments and laid out an agenda on improving them. However, this particular section sits stagnant and he has had several concerns about the status on those apartments. He would like to have someone reach out to the current owners to see if they have a plan for that building. Mr. Humphries also mentioned the recent fire at Mar-Flex on Business Parkway. There were several neighboring emergency crews that came in and supported our community during this event. He does not have an actual list of those that supported us but he would like to extend his sincere appreciation to those crews. Mr. Humphries also acknowledged D.J. Chambers as he is a current senior in Carlisle High School and won State events for the 60-yard dash. He was able to go to New York and became the 24<sup>th</sup> in the Nation. Carlisle has a lot of young athletes that are exceptional in their sport but he believes this particular athlete deserves spotlight attention for his achievements.

Ms. Tankersley thanked Council for excusing her from the meeting on February 27, 2018.

Mr. McEldowney thanked Sheriff Sims for the information he provided this evening as well as for his service throughout the county. Mr. McEldowney again thanked the citizens in attendance for coming to the meeting.

Mr. Jewett thanked area emergency crews that assisted the Village during the fire at Mar-Flex last week. Having a small, volunteer emergency crew, it is nice to know that so many neighboring crews are willing to help out.

**Mayor's Report:**

Mayor Winkler extended a big thank you to all of the emergency crews that assisted with the fire at Mar-Flex last week. There were approximately 14 emergency apparatuses from other local communities. Most communities rely on mutual aid from their neighbors and he truly appreciates all of the help from these emergency crews. Mayor Winkler also congratulated D.J. Chambers on his accomplishments. D.J. is an outstanding athlete and has been a great one to watch.

**Manager's Report:**

Mrs. Duffy had no comments for this evening.

**Committee Report:**

Mr. McEldowney informed Council of the discussions held this evening with the Economic Development Committee. The group spoke about the forming of a small business coalition that was discussed at the Council retreat. Mrs. Duffy prepared for them an extensive list of businesses from the Auditor's office and the local zoning maps. This list will be cross-referenced to determine which businesses are in town and which businesses they will be reaching out to as they move forward. They will meet again on March 27th at 6:30pm, prior to Council's regular session, which will allow Mrs. Duffy more time to continue to sort through the list. At that meeting, they plan to pinpoint a date where the Village staff

and possibly the Mayor or member of the Economic Development Committee can have a discussion with our local businesses. They will be looking for ways that the Village can support them and build stronger relationships with our existing businesses.

**Old Business:**

None

**New Business:**

None

**First Reading of Ordinances and Resolutions:**

**RES 4-18 A RESOLUTION INITIATING THE AMENDMENT OF SECTION 1274.17 PARKING AND USAGE OF RECREATIONAL AND PASSENGER VEHICLES IN RESIDENTIAL DISTRICTS OF THE ZONING CODE, AND REQUESTING AN EMERGENCY.**

Mrs. Duffy explained that this Resolution is the first step in initiating the process for amendment of Section 1274.17. There have been several work sessions of Council on this topic. There are officially three ways that the zoning code can be amended. One would be that the Planning Commission would recommend and initiate change at their level. One would be that a property owner could initiate a request for change of the zoning code. Another is that Council can initiate the change for the zoning code. The process would always begin with the Planning Commission where it is required to hold a public hearing about the textual change and then Planning Commission members would vote on recommending what that textual change would be back to Council. At that time, Council would have a second public hearing with notification to the public through the newspaper. Then any changes to the code would be by ordinance which would go through the normal three readings and thirty day's process unless Council would waive that requirement. Knowing that there are two public hearings plus the formal adoption of the ordinance ahead and, knowing that this issue is a change for the entire community and, knowing that we are coming close to prime RV season of spring, summer and fall, it's on for an emergency to begin the process as quickly as possible for the betterment of the entire community.

Ms. Tankersley 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. Humphries            yes
- Ms. Tankersley            yes
- Mr. Jewett                yes
- Mr. McEldowney        yes
- Mayor Winkler            yes

Mrs. Duffy reiterated that this will not by itself change the language right now. There are proposed language changes that were handed out during the work session with Council and the members of the

public who attended and that proposed language would go back to Planning Commission for them to look over and possibly make recommendations of amendments for it then to come back to Council. At that time, if you believe that there needs to be additional changes or tweaks, Council would be able to make them at that time.

Mr. McEldowney questioned the mention of commercial vehicles discussed at the last work session and whether or not that was being added to this proposed language. Mrs. Duffy explained that the commercial vehicle information was removed from this proposed language and is reflected as such in the attachment to this Resolution. Exhibit A to the Resolution shows the existing language to be completely replaced with the proposed language which does not currently include any reference to commercial vehicles.

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

**Roll Call:**

Mr. Jewett	yes
Mr. Humphries	yes
Mr. McEldowney	yes
Ms. Tankersley	yes
Mayor Winkler	yes

Resolution passed on this day will be entered into Resolution Record Book as Res. 4-18.

**RES. 5-18 A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO SIGN AN AGREEMENT BY AND BETWEEN THE MUNICIPALITY OF CARLISLE AND FRANKLIN TOWNSHIP CLARIFYING INCOME TAX WITHHOLDING FOR FRANKLIN TOWNSHIP EMPLOYEES**

Mrs. Duffy explained that this is an agreement that Franklin Township approached us about. Their fiscal officer was reviewing some of their internal documents and it appears that previous Franklin Township administrators believed that there was an agreement between Carlisle and Franklin Township regarding how they would withhold local taxes. Franklin Township is a little unique in the fact that it is physically within the Village limits but the majority of their operations are outside of the Village limits. It is not uncommon for public entities that have similar geographical situations to develop an arrangement with the proper withholding of the income tax reflect that taxes being withheld on the work performed within the Village limits. An alternative method would be to withhold the full amount since their primary administrative location is within the Village limits and then issue refunds to individual employees if they provide proof showing how much of their time was spent outside of the Village limits. Talking with the Franklin Township administrators and our staff, we thought that rather than have the approach of "take all and give back," let's just look at their jobs and come up with an agreement that would properly withhold on average an amount that reflects their duties. The agreement before you is that all administrative duties, the Township Trustees, the administrator and secretary as well as fiscal officer would have all of their gross earnings subject to local taxes. The fire stations are clearly outside of the Village limits so they would not have any local taxes withheld. The cemetery operators are completely housed outside of the Village limits. The road crew, recognizing that they do have equipment stored within the Village limits and they do come here to get salt but all of their roads are



outside of the Village limits, the agreement would propose that on average one-third of their gross salaries would be based on the amount earned within the Village limits and the Service Director (or that equivalent) would have half of their gross earnings subject to local taxes. This agreement has been reviewed by our Law Director and he thought it was a very good relationship standard between our two entities recognizing what we do rather than taking and giving back. Franklin Township is in the process of having their legal counsel review it as well. The administrator and fiscal officer are fine with the language and are happy to have something in place. It is on for a first reading which means they do have time for their legal counsel to provide feedback that they are agreeable as well.

Mr. McEldowney asked if the agreement will require approval of Franklin Township Trustees. Mrs. Duffy did not believe this to be the case but would have the official answer at the next reading. The agreement was created for Mrs. Duffy's signature on behalf of the Village and Mrs. Stivers' signature on behalf of the Township.

This Resolution will be on for a second reading on March 27, 2018.

**RES. 6-18 A RESOLUTION APPOINTING THE DESIGNEE OF THE VILLAGE OF CARLISLE, OHIO UNDER OHIO REVISED CODE SECTIONS 149.42 AND 109.43 AND RATIFYING PRIOR ACTION OF COUNCIL**

Mrs. Duffy explained that historically, the Clerk of Council has been appointed by members of Council to be the public records designee. Ohio Revised Code requires that all public officials receive three hours of public records training at some point during their term. They can also choose a designee who would attend these trainings on their behalf. It appears that Council, in the past, has opted to have the Clerk of Council play that role. If you do not choose a designee then the obligation to attend the three hours of training would default back to each individual Council member to go through the training and obtain documentation of such training. In the past, this adoption has been by emergency language but there is time for the three readings, 30-day cycle as the requirement is over the course of each member's term.

Mayor Winkler believes it is nice to have a designee but he also believes that each member should attend the training themselves due to so many people utilizing their personal devices, sending emails and texts which are all subject to public records. He believes it will clarify for each member the ethics of public records and what each member should or should not do even on their personal devices.

Mr. McEldowney questioned who normally holds these training sessions and where they are available. Mrs. Duffy explained that these trainings do happen regionally throughout the State of Ohio and they have to be officially approved through the Auditor of State's officer and there are normally numerous sessions available throughout the year. If Council chooses the tradition of having a designee, that does not mean that individual could not complete the training as well. Rules do state that if Council chooses to have a designee, it must be the same person for each of them. Mr. Jewett asked that a list of training dates, times and location be available for their next Council meeting.

This Resolution will be on for a second reading on March 27, 2018.

ORD 4-18 AN ORDINANCE ACCEPTING THE FINAL PLAT OF TIMBER RIDGE, SECTION NINE AND CONFIRMING THE DEDICATION OF EASEMENTS

Mrs. Duffy explained this section lies on the North end of Timber Ridge just prior to Fairview Drive. This is the last section on the West side of the subdivision. This went through Planning Commission for consideration on March 1<sup>st</sup> and the Planning Commission did review it. Our Village Engineer has reviewed the plans as well and has made some comments about that. Planning Commission has approved the plans with the Engineer's comments.

This Ordinance will be on for a second reading on March 27, 2018.

**Second and Third Readings 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

This Resolution will be on for a third and final reading on March 27, 2018.

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

Mr. Humphries commented on two points regarding this issue. His first point was when this was originally brought to Council, it was as an emergency. He voted no on the emergency language as it did not follow the proper guidelines of what constitutes an emergency. His second point is that his vote for tonight is based on his thoughts of respecting how he believes our downtown area of 123, Central Avenue, Sunset and Park Drive should connect based on waterways and sidewalks. This was something he mapped out 10-11 years ago for future reference. This is the reasoning to support his vote for this evening.

Mr. Jewett voiced his concern about the precedence that would be set with any future development on the other side of the road. Mr. Morris interjected that a precedence has already been set on the other side (west) as well as a precedence being set on Union Road because it was approved without c/g/s. Mrs. Tufts reiterated that Union Road and Sunset Drive are two different areas as one is more densely populated than the other. Mr. Humphries said that this may have set a past precedent but it was not while he was on Council so he cannot explain the rationale at that time. Mr. Morris says it doesn't matter who voted for it, it is only what the record states. Associates has been developing homes for 25 years in this town. If Council does not support the development and builder, then they will go away. They have built 500 beautiful homes here and they want to build five more. If Council does not want to approve them to do that, then they are saying no to growth and, in a small town, you cannot do that. Mr. Jewett stated that he has absolutely no problem with homes that Associate has built in this town, he

owns one and Associates builds a fantastic home. He does, however, have a concern with the amount of kids that he sees walking through that portion of town without sidewalks. It will just continue to have more and more kids in this area which is his concern. The corner lot will have sidewalks at one point which could connect to sidewalks on the proposed Associate home lots then crossing over to the current sidewalks on the west side. There would be sidewalk for the majority of the way.

Mayor Winkler informed Council that he has read through current policies with c/g/s. How Union Road circumstance came about is something he can't answer as he was not in office at that time. There is a very short section of Union Road and then the rest of it is in Miami Township maybe that is why it was approved. With the current improvements made on 123 and all of the building on Sunset, he feels that there is going to be a need. He realizes that Associates has built 500 homes and he hopes that they would build 500 more but with those future homes comes a lot of foot traffic – a lot of kids! We have to have a safe path for those kids that want to walk to school. He does not feel that walking in the road like they have done in years past, is a safe option. He knows the corner lot at Sunset will be developed with c/g/s and that it will all conform eventually but these are the concerns that he has now.

Mr. Jewett commented that subdivisions like Waterbury were developed with c/g/s but they open up into an area that does not have them. Indian Trace subdivision was developed with c/g/s but opens up onto Jamaica Road where they do not exist. The approval on Union Road was before his time on Council and he does not have control over that. Mr. Morris interrupted saying it is not treating people the same. This Council may not have been present during that approval but they are treating him completely different from how that developer was treated. Mr. Jewett understands Mr. Morris' arguments but he has been torn with his decision for weeks. Mr. Morris commented that c/g/s should be the precedent on the west side but not required on the east side as that precedent was set with prior Council's approval. Mr. Humphries commented that personally he appreciates the Morris family but his vote is not personal. Mr. Morris stated that it will be personal in a small town because they are the only builder and only developer in this town. They have three different opportunities in Springboro and they don't have to build in Carlisle. They are wrapping up Timber Ridge and they are wrapping up Eagle Ridge so they have no motivation to stay if there will be no support for a builder. Mr. Morris questioned what other builder/developer would go into this location. The land has been for sale for twelve years and they are the only builder/developer interested in it. Mayor Winkler stated that Associate Construction has been supported and this is not a personal issue.

No motion to adopt this Resolution was made by Council.

Mr. McEldowney made a motion for a 5-minute recess to allow Mrs. Duffy to reach out to legal counsel, David Chicarelli, on clarification of the rule on adoption process, seconded by Mr. Jewett.

**Roll Call:**

Mr. Jewett	yes
Mr. McEldowney	yes
Mr. Humphries	yes
Ms. Tankersley	abstain
Mayor Winkler	yes

Council was recessed at 8:18p.m.

Council reconvened to regular session at 8:23p.m.

Mrs. Duffy explained that it is Council's choice on how they want to handle. If there was a request for a motion and no motion was made, then the issue has been denied. However, to clarify this process, there can be a motion made to approve the issue and members will vote either yes or no to decide the issue that way; or, a request for a motion to deny can be made and then a yes vote would mean yes it is denied and a no vote would mean it is not denied. Either way is acceptable. In legal counsel's opinion, where it stands now, the motion was denied.

No motions were extended for Res. 2-18 so it is considered denied.

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

Mrs. Duffy explained this is the third reading for a bond renewal. This bond is related to the extension of Union Road and the improvements to the Fairview Drive intersection. It is paid for out of the Timber Ridge TIF funds. This does represent a debt buy-down of \$325,000. By making this debt payment we continue to be ahead of the minimum debt schedule for this debt.

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

**Roll Call:**

Mr. Humphries	yes
Ms. Tankersley	yes
Mr. Jewett	yes
Mr. McEldowney	yes
Mayor Winkler	yes

Ordinance passed on this day will be entered into Ordinance Record Book as Ord. 2-18.

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

Mrs. Duffy explained this anticipation renewal for the debt that the Village issued for the improvements to SR 123, specifically phases 4 through 7, which is from the light at Jamaica down to the Sunset, the widening, curbs, sidewalks, and center turn lane. This represents a \$95,000 payment. This debt is paid out of the Eagle Ridge TIF funds. This will allow us to remain on target for paying off this debt in our minimum standard.

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

**Roll Call:**

Ms. Tankersley	yes
Mr. McEldowney	yes
Mr. Humphries	yes
Mr. Jewett	yes
Mayor Winkler	yes

Ordinance passed on this day will be entered into Ordinance Record Book as Ord. 3-18.

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

**Roll Call:**

Mr. Jewett	yes
Ms. Tankersley	yes
Mr. Humphries	yes
Mr. McEldowney	yes
Mayor Winkler	yes

Meeting adjourned at 8:27 p.m.

Date: 3-27-18

Randy Winkler  
Mayor

Attest: [Signature]  
Clerk of Council