
MUNICIPALITY OF CARLISLE COUNCIL MINUTES
REGULAR MEETING OF COUNCIL
April 10, 2018 – 7:00 P.M.
760 CENTRAL AVENUE, CARLISLE, OHIO

Mayor Randy Winkler called the Carlisle, Ohio Municipal Council Regular Meeting of Tuesday, April 10, 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	present
Mr. Randal Jewett	absent
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 Mr. Jewett had contacted him earlier in the evening that he would not be able to attend this evening's meeting due to work issues. Mr. McIntosh would not be in attendance due to a vacation. Ms. Tankersley made a motion to excuse both Mr. Jewett and Mr. McIntosh, seconded by Mr. McEldowney.

Roll Call:

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

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

Roll Call:

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

Mr. Bicknell made a motion to approve the minutes as presented, seconded by Ms. Tankersley.

Roll Call:

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

Public Forum:

Major Steve Arrasmith of the Warren County Drug Task Force approached Council to give his annual report. He thanked Council for allowing him this time on their agenda. He also thanked Council and our police department for their ongoing support and cooperation with Warren County Drug Task Force. They are very appreciative of the information that we provide them throughout the year. He feels strongly about getting around this time of year throughout the County to inform area Councils and Trustees as to the type of investigations that the Drug Task Force conducted over the last year. He wanted to point out just a few highlights of the report. He likes everyone to be aware of the basic structure of the Drug Task Force. They continue to be a multi-jurisdictional unit that has 21 full-time personnel assigned to it. Those personnel come from eleven different law enforcement agencies. They are a HIDTA initiative which is an acronym for high intensity drug trafficking area. It is a federal program that requires the collaboration of federal, state and local law enforcement. It pushes them under the same roof with the same mission of trying to target drug traffickers within a specific region. He feels they are very lucky to have this structure as it gives them one full-time FBI agent, one Ohio BCI agent, six uniformed state troopers, and several detectives from around the county including Springboro, Franklin, and Monroe Police Departments. He continues to report to a policy board which consists of the sheriff, prosecutor and most police chiefs around the county. Once a month, he has to report to them and brief them on Task Force investigations over the previous thirty days. This allows them to provide input and have constant oversight of what they are doing as the Drug Task Force. Their funding is listed in the report and he is very thankful for the funding that Carlisle gives to their operation. Their funding is rather strange through community contributions, county commissioners' contributions as well as grants. There is one federal grant called the Justice Assistance Grant that is actually frozen right now in Washington so for 2018 they are not sure if that money is going to come to them at all. There is some connection to that and the sanctuary city debate going on across the country and apparently there have been lawsuits filed as a result. There is the Drug Law Enforcement Grant that is a state wide grant that provides some funding to them. Throughout 2017, there are just a couple of points he wanted to make. They continue to deal with the heroin/fentanyl problem that everyone is very much aware of if you turn on the news. They also experienced a pretty considerable spike in crystal methamphetamines as they got about half-way through 2017. That became a significant problem for them and has continued into 2018. The heroin/fentanyl problem is still there as well although they have seemed to stabilize with overdose deaths. He believes that NARCAN being available now is helping. The Sheriff's Office is now carrying NARCAN which also allows it with the Drug Task Force. This was very important to him because of detectives that are out every day dealing with it in the community and actually purchasing drugs from those individuals that are selling it. He was thankful to get NARCAN on board at the Drug Task Force so they can keep their detectives safe.

When detectives are working undercover without a tolerance to opioids, there is concern about some type of exposure within their own unit. He also stays in contact with the County Coroner's Office about overdose deaths. About a week ago, he received that latest update and, this time last year, there were about 34 overdose deaths related to heroin/fentanyl while this year, we are currently at 12. That is a very noticeable difference. In his report, he touches on some of their investigations. They had 506 criminal cases and executed 171 search warrants, seized 71 firearms and had five meth labs, which is a reduction from the previous year. Crystal methamphetamine is something that is coming in typically from the southwest border, completely different from what you see with a locally manufactured meth. Bottom line is that there is so much crystal methamphetamine around now that people are starting to realize that it is not worth the trouble of making it yourself and risking an explosion when you can buy it cheaper. At the end of the annual report, he hits on about ten cases that he thought were unique and picked from different areas around the county. Hopefully Council will take the time to review those. Most investigations take a significant amount of time and it is rare for them to conduct a one-day investigation. Although most usually start with a low level drug dealer, they try to take it up to the supplier. A lot of their investigations have a more regional impact and they feel that is the best way to service the county in their area of operations. Council thanked Major Arrasmith for coming and Mayor Winkler mentioned that he wished he had an officer to lend to the Drug Task Force but he is thankful to be a member of the Task Force. Major Arrasmith commented that the task force concept works as "we are here for you if you need us" and Chief Bruck knows that. He welcomes any information from our jurisdiction even if it seem insignificant through a phone call or their webpage.

Lucy Boyer of 449 Lomar approached Council. She was born and raised here in Carlisle. After her parents passed away, she moved back into their family home on Lomar and has lived there the past 30 years. At a Council meeting that she attended a while back, citizens were advised to get on the agenda for the Planning Commission. She did try but was denied. She is here tonight to speak for her group and help people understand their concerns. Her son was hit by a car right in front of the school several years ago. Teen drivers don't change much and driving conditions don't change much and that is her number one concern. Her other concern is property values and aesthetics. She found out in the last 24 hours that there is a comprehensive plan but she had never heard of it so she looked it up. On page 102 of Carlisle's Comprehensive Plan she quoted "the focus of this future land development area (area #2) should be neighborhood retail and not contain highway commercial or more intense commercial uses such as gas stations or retail uses dependent upon attracting regional users. Uses considered for this area should be similar in nature to small retail storefronts, neighborhood commercial convenience, grocery, personal services, etc., also small offices should be considered for this development area." She can sum this up by saying if you drive down Franklin on a Friday or Saturday night and then drive down Miamisburg, you see a big difference between the two. That is what she thinks this means to them as far as aesthetics. She thanked Council for their time.

Margot Baker of 443 Lomar approached Council. She is neighbors with Lucy Boyer and her parents were the first house in the subdivision when it was built. She and her brother were raised there and, after her parents died, she came back because she wanted to raise her children and grandchildren in this sleepy, quaint, nice town. She loves Carlisle and she is not happy with the proposed development. She believes there are going to be safety issues for the children and thinks it will bring a lot of noise to the city. She thinks it will bring problems with the wells. She understands that the city owns an old gas station right across from the bridge and wonders why they don't buy that area and build the business

there. Her understanding is that they are not allowed to because what comes from their tanks will pollute the river. She is not sure that is true but that is what she has heard. She is certainly afraid that their gas tanks and what they put in the ground will have an impact on the water. She thinks there will be more crime because of a store being open here with additional lights, more noise. It will not be the same quaint, quiet, sweet village that it was and she is concerned about that.

Inez Burgess of 460 Lomar stated that she and her husband purchased the house that she lives in back in August of 1962. She raised their three children here and they are all grown now. She is very concerned about their water well and about the traffic. Residents on Lomar are used to having a neighborhood that is quiet with children. She thinks this business would be okay if it were located somewhere else. She believes this is the wrong place for it. It seems as though Casey's likes to put their buildings close to schools and she wonders why that is. She doesn't believe that we need this business because there are already two filling stations in the town. What will happen to those gas stations if this bigger one comes into town? We should be thinking about those stations that have served us all of this time. The children in this neighborhood walk to and from school and also ride their bikes and she feels they should have the freedom to do that. This neighborhood is not suited to have semi-trucks and pumping trucks in the area. Carlisle is a small community and she believes they are served very well with the businesses that are currently here. The proposed business address is Central Avenue so she doesn't understand why Lomar would need to be widened. It does not mean well for the children that walk here and the adults that walk through the neighborhood for their health. She would like a more suitable location for this business.

Carol Canterbury approached council on behalf of her parents who reside at 444 Lomar. She grew up here and this is her hometown. She taught here for over two decades and when she thinks about changing this area, it breaks her heart. Her parents are very concerned about their property values. They have paid their property taxes and supported the Village and schools for many, many years. Her parents are both 88 years old and they are thinking that their family home will not be worth what they thought to pass along to their children. She is hoping that a lot of thought goes into whether or not Casey's is approved for business here as so many of them are concerned about these issues.

Ann Porter of 780 Hillcrest approached Council. She grew up in this home and moved back in after her parents passed. She is concerned as well for the citizens that live near the proposed Casey's site. She is hoping that the Planning Commission will not approve Casey's, at least not at the Pizza Hotline location. She shares the concern of the livelihood of Marathon and the Fuel Mart if Casey's should come in. Perhaps locating this store in a better suited neighborhood would be less of a threat to Fuel Mart and Marathon. She stated to the Mayor that several Planning Commission meetings ago, she thought he seemed puzzled that citizens were "raising a roof" about Casey's coming in to this site and he said that he had visited the new Casey's location in New Lebanon and thought it was a nice place. She does not question that Casey's is a nice place, it is just that the Pizza Hotline location is bad for their neighborhood. Mayor Winkler stated that his purpose of going to this new location was to see for himself what the facility was and how it was built. It felt it was necessary to view the business due to all of the attention the proposed business was getting. Mrs. Porter stated that they would like to be on the agenda for the Planning Commission meeting and would like to have equal time to present as Casey's does. She thought that Casey's attorney was allowed more time than the citizens.

William Donohue of 780 Hillcrest has lived in Carlisle for ten years and grew up in Dayton. It has always been his dream to live in a small community and the ten years that he has spent here has been the fulfillment of that dream. It is quiet at night and the only sounds are train whistles which are lullabies to him. When he was 10 years old, his family moved from East Dayton to Oakwood. They were at the bottom of the hill across the street from the gas station which put them at the bottom of that social economic system. He begs that this is not allowed to happen in Carlisle and shatter his peace.

Chuck Wiggins of 396 Lomar approached Council with some handouts. He wants to emphasize as he talks about the proposed Casey's site. They have provided reliable data from Johns Hopkins and the National Institutes of Health for the Planning Commission to consider about the negative effects on their health if the gas station becomes a near neighbor. Those included cancer, diabetes, asthma, etc. The lawyer for Casey's told them that they did not provide data but they did and not just in articles. They provided research data from John Hopkins and the National Institutes of Health and the Planning Commission has those for their deliberation. They are also still concerned about their water safety. One of tonight's handouts is directly from the Carlisle Comprehensive Plan and it is about our water system. This indicates the Great Miami Valley buried aquifer and our source water protection areas. At the top, center of that map, it shows the area he is talking about. There is also a "blow-up" of the same map on the following page which allows you to see where Lomar and Gross Avenue are on that map and that the gas station's proposed location is on top of the source water protection area. They feel even more concern about another gas station going in at this area. Casey's provided no data that refuted our health concerns. They simply said "gas stations are safe." The second concern is property values and this is a difficult conversation to have as a neighbor living across the street. He has provided two realtor letters that have given statements as to what will happen to the property values in this area. He has been asked if he had an appraisal and his response was "how much more money does he have to spend to support the fact that his property value is going to go down?" When he is out in the community and tells people that someone wants to build a gas station in his front yard, the first response he receives is that his property value is going to go down. He challenges anyone, including the Casey's employees, to look at his home and say that they want that gas station in their front yard and that it would not reduce the property value. It is just common sense. When his property value goes down, so will all of his neighbor's because the first thing the realtors will do is look at the comps. They have provided this proof and Casey's has provided none. Mr. Wiggins commented that he appreciated Mr. McEldowney's question during the Planning Commission meeting when he asked Casey's for this data. A Huber Heights councilmen was here telling everyone how it has increased their property values which is interesting because the building has not yet been built. It will not be immediately adjacent to a residential neighborhood. When talking about that station, it is a totally different situation than where we are talking about right now, next to the most historic part of Carlisle. When you consider Carlisle, you consider that stretch of Central and the Gross and Lomar estates as the oldest part of Carlisle. That is where they want to put a ten-pump gas station in? This does not fit the community in that location. It is not harmonious with the historic part. We are part of the Comprehensive Plan area two which is mapped in the handouts by circles around the different development areas. This section is in area two and that is the part that Lucy Boyer quoted and it is highlighted in the handout and clearly states it should not have a gas station. "Highway commercial or more intense commercial uses such as gas stations," it says right here in the strategic plan and they are a part of that development area two. There is still a concern about the traffic congestion from ingress and egress. If you were at the Planning Commission, you heard a lot of discussion about

Central Avenue and the lack of left turn lanes and the ability to only take two cars stacking ability. No accountability for the semi-trucks, delivery trucks or fuel trucks in a left turn lane or the school/railroad traffic. The narrow streets of Hillcrest and Lomar are also concerning. Another question is that as the intersection starts to back-up will the traffic find its way through Eagle Ridge as a short-cut. Every time something is changed in traffic patterns, people find quicker ways to get around it. Mr. Wiggins thanked Council for the time and appreciates Planning Commission's consideration during this decision making period.

Council Report:

Mr. Humphries questioned if any contact had been made yet with the apartment owner on Dubois. Mrs. Duffy has not been able to make contact at this point. What is necessary to get the veterans memorial committee together? Mayor Winkler mentioned that he is going to reach out to everyone and find out who is still interested and try to get that moving forward. Mr. Humphries had a question for anyone interested in the open seat on Planning Commission and whether or not they would have a vote in the Casey's issues if they were appointed prior to the vote. Discussions were made and anyone appointed to the Planning Commission prior to the vote would have the legal right to vote but it would be recommended to them to abstain from voting; however, it would be in the best interest of the group to not make an appointment until after the Casey's issue is finalized. There is also another discussion currently in Planning Commission which is the proposed language change for RV parking in town. That is something that a new appointee could take part in without much difficulty but allowing them to vote on one issue versus another would be a legal question. Again, it would be in the best interest to hold off any appointment until after these issues have been settled.

Ms. Tankersley thanked all of the citizens speaking tonight. She is listening to their concerns.

Mr. McEldowney thanked the citizens for continuing to attend meetings. He believes it is an important process to be involved in government. He also thanked Major Arrasmith for coming out this evening and updating them on the Drug Task Force. He appreciates all that he and his staff do for Warren County and Southwest Ohio.

Mr. Bicknell thanked Major Arrasmith. The Drug Task Force is very vital to all of Warren County. He appreciates the citizens coming out and speaking this evening about their concerns. He always wants to hear their concerns. It helps them to understand what the community is wanting. He announced that the Carlisle Lions Club will be having their annual fish fry on Saturday, April 21st. He invites the community to come out and support them.

Mayor's Report:

Mayor Winkler thanked everyone for coming and he appreciates citizens being here. He is not involved in the decision process of Casey's but it is nice to see that we have community members so passionate about the Village.

Manager's Report:

Mrs. Duffy stated that there is confusion on when the next Planning Commission meeting will be. On the record, the Commission voted to hold the next meeting on May 3rd. After that meeting concluded, the chairman had decided that the next meeting should be earlier than that. By the Code, the chairman can call a special meeting at any time. It looked like that meeting may be on April 19th and it was

actually printed in the paper by Ed Richter for that date. However, there is still coordination going on of every member's schedules but, as of now, the meeting will appear to be on May 3rd and not April 19th. There was to be a special meeting on April 11th to discuss only the potential changes to the Zoning Code about RV parking, something that has worked its way through several work sessions of Council, but that has been cancelled due to lack of member attendance. At this point, it appears, not confirmed, there will be two meetings of Planning Commission on May 3rd. One meeting to discuss the conditional use application with Casey's and a separate meeting to discuss the RV parking potential changes. She is still waiting to hear confirmation back that everything works out. The time of the meetings is being discussed whether first meeting should start at 7:00 p.m., or should they begin earlier. When it is confirmed, it will be publicized on our Facebook page and website. Public will be made aware as quickly as possible.

There will be a well water testing event on Tuesday, May 1st at the Carlisle High School from 4:30 p.m. until 6:00 p.m. The Village has partnered with Warren County Soil and Water District for the past several years to offer this service. It is a great free service to get a high-level look at the quality of well waters. They do offer some optional more advanced screenings that you can purchase at a discount that evening. There is information on our website and Facebook page. You will need to bring in a clean bottle (16.9 oz) with the first draw of water in the morning or after six hours of non-use that way they can see what the well water looks like from the moment you use it. It is open to all of the public, not just Carlisle citizens.

There have been three letters of interest received for the new committee, Recreation and Events. These applicants will be contacted and interviews set-up prior to Council's next meeting on April 24th. Members of the current Parks Board were extended an opportunity to apply for this new committee.

Committee Report:

None

Old Business:

None

New Business:

None

First Reading of Ordinances and Resolutions:

None

Second and Third Readings of Ordinances and Resolutions:

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

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

Roll Call:

Mr. Bicknell	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. 5-18.

RES. 6-18 A RESOLUTION APPOINTING THE DESIGNEE OF THE VILLAGE OF CARLISLE, OHIO UNDER OHIO REVISED CODE SECTIONS 149.43 AND 109.43 AND RATIFYING PRIOR ACTION OF COUNCIL

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

Roll Call:

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

Resolution passed on this day will be entered into Resolution Record Book as Res. 6-18.

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

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

Roll Call:

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

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

With no further business, Ms. Tankersley made a motion to adjourn, seconded by Mr. Bicknell.

Roll Call:

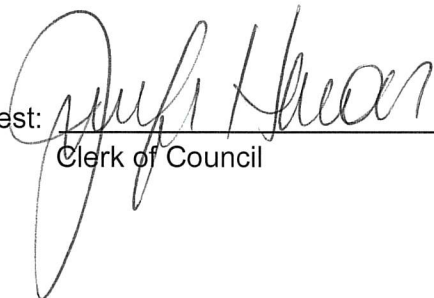
Ms. Tankersley	yes
Mr. Bicknell	yes
Mr. Humphries	yes
Mr. McEldowney	yes
Mayor Winkler	yes

Meeting adjourned at 7:49 p.m.

Date: 4-24-18



Mayor

Attest: 

Clerk of Council