
MUNICIPALITY OF CARLISLE COUNCIL MINUTES
REGULAR MEETING OF COUNCIL
JULY 27, 2021 – 7:00 P.M.
760 CENTRAL AVENUE, CARLISLE, OHIO

Mayor Randy Winkler called the Carlisle, Ohio Municipal Council Regular Meeting of Tuesday, July 27, 2021 to order in Council Chambers at the Carlisle Town Hall building, 760 Central Avenue, Carlisle, Ohio. The meeting opened at 7:08 p.m. with the Pledge of Allegiance.

Roll Call:

Mrs. Debbie Kemper	present
Mr. Randal Jewett	present
Mr. William Bicknell	present
Mrs. Kim Bilbrey	present
Mr. Chris Stivers	present
Mr. Tim Humphries	present
Mayor Randy Winkler	present

Staff members present: Village Manager Julie Duffy
Finance Director Ryan Rushing
Clerk of Council Jennifer Harover

The minutes of July 13, 2021 were presented to Council for review. Mrs. Kemper made a motion to approve the minutes as presented, seconded by Mrs. Bilbrey.

Roll Call:

Mr. Bilbrey	yes
Mr. Jewett	yes
Mrs. Kemper	yes
Mr. Stivers	yes
Mr. Humphries	yes
Mr. Bicknell	yes
Mayor Winkler	yes

Minutes of July 13, 2021 were approved.

The Work Session minutes of July 13, 2021 were presented to Council for review. Mrs. Bilbrey made a motion to approve the minutes as presented, seconded by Mr. Jewett.

Roll Call:

Mr. Humphries	yes
Mr. Stivers	yes
Mr. Bicknell	yes
Mr. Jewett	yes
Mrs. Bilbrey	yes
Mrs. Kemper	yes
Mayor Winkler	yes

Work Session Minutes of July 13, 2021 were approved.

Public Forum:

Police Chief Rogers approached Council. He informed Council about a young lady that went missing recently from her home. Our Carlisle Officer, Zach Meszaros went above and beyond his daily routine and was able to locate this young lady in Middletown and get her returned safely to her home. He believes that Officer Meszaros should be commended. He also received a phone call from the OSP Post Commander regarding Officer Meszaros. Apparently, there was a bad situation on the interstate with a drunk driver a couple nights ago. Officer Meszaros was instrumental in helping to track that driver down which allowed the OSP to get in a position to take appropriate action. Officer Meszaros told Chief that this situation was one of the worst he had ever seen without involving an accident. This again is a dedication to the service that all officers give to their community.

Mayor Winkler stated that he would like to personally reach out to Officer Meszaros and thank him. He appreciates everything that he and all of the officers do for this community. He knows they all work very hard. Chief explained that they all do fantastic work but this is simply a bit shinier star for one of them.

Mr. Humphries asked that Chief Rogers give a few details of the upcoming National Night Out. Chief Rogers expects to have a lot of people for this event as it has been very well received in year's past. This is a great out-reach program and a wonderful way for us to get to know our community and them to know us. One thing about this line of work is that people tend to lose track of the fact that there is a human being in the uniform. They are just like everybody else. They have the same wants, needs and desires as well as the same things that make them cry and remorseful. He believes it is important that the community gets to see them as people and not just as a person in uniform.

No public was present for comments.

Council Report:

Mr. Bicknell reported that there was a JEMS meeting last evening. Franklin has approved the roundabout on SR 123 which will happen at the intersection into the park as well as the entrance into the new school building. This has created an urgency with the JEMS Board to diligently try and find a place to move and/or build a new facility. They are having a rough time getting needed information in a timely manner. He believes they begin next week on breaking the ground for the new school building. JEMS focus is now on getting financial determinations on constructing a new building as they have not been able to find anything in the area to move into. He will keep Council up to date as to where they stand.

Mrs. Kemper thanked Chief Rogers for bringing his information to them. She appreciates Officer Meszaros attention and dedication to finding the young girl home safely. She also cannot imagine how many lives were saved due his reaction of the drunk driver on the interstate. She asked Chief Rogers to thank him for helping the community. She explained that Council toured the Carlisle school building this evening. She thanked Dan Bassler and Danny Turner for taking them through and showing them all of the different areas of the school. The elementary, junior high and high school areas are all

separated and the children are very safe. She feels it is a beautiful school and it is an amazing asset to our community. She thanked the schools for allowing Council to tour their building. She reminded everyone that the Concert in the Park is this Thursday, July 29th from 7:00pm – 9:00pm with food trucks opening at 6:00pm. There will once again be various booths for the kids with activities. Please bring your family and friends out to enjoy the evening. The band is Ethan and Joey. She thanked all of the various businesses who have allowed the posting of flyers for this concert event. She also reminded everyone to come out to the park on Tuesday, August 3rd for National Night Out.

Mr. Jewett commented that he enjoyed the tour of the school and thanked the Carlisle staff for allowing them to see the building.

Mr. Humphries stated that the School staff, administration and building will be the linchpin of what makes us who we are in Carlisle. It will gravitate others to move here and will, hopefully, set a tone to where we can bring up the level of the tennis courts and track to match that campus. It seems as though all hands are on deck and it is an exciting time in the school system. He commented that this November 7th is a general election for Franklin Township, Carlisle Local Schools and Carlisle Council. He asked that the focus remain on the seats and not become personal. He hopes to enjoy some friendly comradery and debates.

Mr. Stivers thanked the Carlisle School staff for tonight's tour. It was great to see so many places that the average person does not see very often. He thanked Chief Rogers for bringing those issues to their attention regarding Officer Meszaros. He feels that deserves some recognition. He was fortunate last Monday to attend the Franklin Area Chamber of Commerce luncheon. The speaker was Franklin Manager, Jonathan Westendorf. There are plans to revamp the area of SR 123 in front of the current JEMS station which will cause some traffic issues. This will be a long process so if you are a Carlisle resident that utilizes SR 123 to access Interstate 75, you will need to go an alternate route.

Mrs. Bilbrey took a minute to thank all of the businesses that have offered their time at the Concerts in the Park. University Baptist Church of Middletown will be offering free face painting. Sassy Scissors will be raffling a basket of products. Gross Lumber will be handing out bags of cotton candy. The Lions Club is still deciding what they will be offering. The Carlisle Fuel Mart will be handing out free bottles of water. Hillcrest Baptist Church will have a variety of suckers. Mark Neal State Farm will be offering snow cones. Peoples Bank will be handing out popcorn. Dairy Queen will be handing out coins for free Dilly Bars or kid's cones. Germantown Auto Sales will be offering Hot Wheels toy cars. Valley Real Estate and Church in the Village will have games and prizes. Due to many requests, the owner of The Jug, Donnie Osborne, will have their food truck on site and she welcomes them to the concert night. She thanked other trucks who have been serving this season. What The Taco, Little Boijon Asian Cuisine, Good Golly Ms. Molly, The Salty Dog, GQ Bar-B-Que, Heather's Sweets and Treats and our newest truck, Kahuna Grindz which is Hawaiian food. It will be very exciting as it is served in pineapple boats. She also thanked the Ashley Martin Band and Ben for the sound, music and entertainment set-up. They have been very professional with setting up the stage, lighting and sound. She welcomed Ethan and Joey to our community and she is looking forward to seeing them. She encourages everyone to YouTube this band to hear what they will be bringing. She believes it will be a great family event. She thanked Officer Meszaros for doing such an amazing job and bringing a happy ending to the this family. She is looking forward to seeing everyone out again for National Night Out. She thanked the Carlisle School administration for the tour. She mentioned that Mr. Turner made a point

that you cannot believe everything you hear on social media and Council got to see a lot of things that really closed the loop for her on what is true about this new building. She loves this new school and believes it has a ton to offer the community. She is happy that they took the time to guide them through this tour.

Mayor's Report:

Mayor Winkler commented that if you have the opportunity to tour the school, you should do so. It is amazing as to what they have and the amount of security. Our tax dollars have given our children a great building that you can be proud for them to go to for their education. It has been well worth the wait. Tomorrow evening on Wednesday, July 28th, there will be a Meet & Greet for Mayor Brent Centers. He has decided to run for congress. Mayor Jon Agenbrood of Springboro will be hosting the event along with a host committee of Amy Brewer, Mayor of Lebanon; Randy Winkler, Mayor of Carlisle; Jason Frentzel, Mayor of Monroe; Bob Beebe, Mayor of Maineville; and Jess Cordery, Mayor of Corwin. Mayor Centers would like to invite anyone from the community to bring their questions from 5:00pm – 7:00pm at 550 South Main Street in Springboro. This location is at the intersection of SR 741 and Lower Springboro Road. He believes that Brent Centers is a wonderful man and he hopes that he is successful with his election to Congress.

Manager's Report:

Mrs. Duffy expressed her appreciation to Mr. Bassler and Mr. Turner for taking time out of the personal schedule. They are in a bit of a break before school starts and took time out of their schedules to give Council this tour. They are very proud of all that the school has to offer and are always happy to show it off. There was a discussion at a previous Committee meeting about our upcoming concert in the park. Our Police Chief is concerned with the increased pedestrian traffic in the park between food truck and activity booth that bicycles could be a concern. With that, the Village will be requesting that anyone who rides their bicycle to the park that evening please park it, leaving it stationary, while at the park. Riding of bicycles around the park that evening will not be allowed for obvious safety concerns. She hopes to see everyone out at the park on Thursday evening.

Committee Report:

Mrs. Billbrey gave a brief synopsis of the Special Events Committee meeting. Food truck information as well as business support has already been discussed but there are a couple of changes that she would like to announce. At the last concert, Franklin Township was kind enough to offer their bus service and driver. However, for this concert, the Committee has decided that there was plenty of parking within the neighborhood around Roscoe Park and they will not have that bus option this time. Our Service Director and parking volunteers did a great job at the first event of lining up the cars and utilized most of the space there. She is very appreciative of Traci Stivers offering the Township bus again but it is not necessary for this upcoming event. The park layout will be a bit different this time. The food truck and tent area was super congested at the last event so this time they will be placing the business tents near the Lions Shelter and the food trucks will remain in their original spot. This will provide more space and safety for everyone involved. She reminded everyone to bring your blankets and chairs to the event. She is very excited about the opportunity. The band will be flying a drone that evening so the Village will have full access to the footage from the event. That will be shared with the community at a later date. Everyone will be watching the weather as rain is forecasted for that evening. The Service Department will begin prepping the park on Wednesday and she thanked them for all of their work and

attention to detail. She also thanked the Police, Fire and Service Department for their support as well as JEMS personnel. If you are a food truck vendor that is already schedule for the event, please get with her about parking locations.

Old Business:

None

New Business:

None

First Reading of Ordinances and Resolutions:

Mr. Jewett explained that he would like to bring back for the discussion the legislation concerning 265 Baker Lane. At the July 13th meeting, he had made a motion to table that issue until Mrs. Duffy could gather more information on the topic of this public property and its acquisition by the Village. He understands that Mrs. Duffy has pertinent information for Council now and he would like to continue those discussions.

Mr. Jewett made a motion for Council to reconsider Ordinance 15-21; seconded by Mr. Bicknell.

Roll Call:

Mrs. Bilbrey	yes
Mr. Bicknell	yes
Mr. Jewett	yes
Mr. Stivers	yes
Mr. Humphries	yes
Mrs. Kemper	yes
Mayor Winkler	yes

Mrs. Duffy thanked Council for the extra time given to her to gather information regarding the property at 265 Baker Lane. Looking back through the archives, the Village acquired this property in November of 2003. It was acquired with the single-family home in place. This home had some foundation issues and was built with a floating slab versus an engineered base. The property itself was identified during its original platting to have various roofing and building materials in the ground. For structures to be placed on top, it would have needed to be done in an engineered fashion. This particular home appeared to not have that engineered base and had some major cracking issues. The Village did eventually acquire it. After speaking with the Village’s Law Director and reviewing property records, there does not appear to have been a paid price to acquire this property. It was donated to the Village with the understanding that the it would be given “free and clear” of any obligations with it. The Village would be responsible for the demolition and removal of the structure. There was no money to the property owner at that time but the Village did have some cost in the demolition. She was able to find hard cost records of approximately \$3,500 for the demolition but that would not have included engineering or legal services. She is sure the actual cost would have been higher. The house was removed in 2004 and the Village has mowed and maintained the property since then. Once the home was removed and the well was abandoned, our maintenance has amounted to regular mowing as well

as paying the property taxes. Our Service Director does track times of mowing for all properties around town. Using those records, it was mowed 20 times in 2020. There is a formula used to provide the cost of mowing that includes personnel, equipment and maintenance all of which are based on FEMA and ODOT standards. Looking at 20 times each year from 2005 until present would easily be over \$30,000. Property taxes were totaled from the Warren County Auditor's Office at \$3,500. Going forward, property taxes are roughly \$158 per year and approximately \$1,900 per year for mowing. There has been a substantial amount of money spent on this property. She is happy to answer any questions about the acquisition or other information she discovered while researching the history of this property. As Council moves forward with the legislation, she can talk a bit more about the sale of the property as well as the offer that is before Council this evening.

Mr. Jewett commented that his questions have been answered and he appreciates all of Mrs. Duffy's hard work in searching through the archives.

ORD. 15-21 AN ORDINANCE OF THE LEGISLATIVE AUTHORITY OF THE MUNICIPALITY OF CARLISLE, OHIO AWARDDING THE BID AND AUTHORIZING THE VILLAGE MANAGER TO EXECUTE AN AGREEMENT OF SALE AND OTHER DOCUMENTS FOR THE SALE OF REAL PROPERTY LOCATED AT 265 BAKER LANE, CARLISLE, OHIO; PARCEL ID: 01323780150 TO CHRISTOPHER ROY, 255 BAKER LANE, CARLISLE OHIO; AND DECLARING AN EMERGENCY.

Mrs. Duffy explained that this item has been on the Village's to-do list for quite some time. The Village has owned the property since 2003 and the Village attempted to sell the property when the home was removed in 2004. It went through the process for public bid but no bids were received. At that time, Staff had reached out to various parties they thought may be interested but all declined with no interest due to the property's history and soil conditions. The Village does know that this property has a unique character to it that may not appeal to everyone. Council did authorize this property to go up for sale and the process and procedures were followed by our local Ordinance 220.02 which reverts to Ohio Revised Code 721. Because this property is not tied to economic development, there are standardized rules and procedures that have been adopted that includes legal advertisement of five consecutive weeks. This we completed with a local newspaper and the public auction was held here at Town Hall. Despite the opportunity to spark public interest, there was only one bid for the property. Mrs. Duffy thanked Mr. Humphries for being in communication with some of the neighbors of this property and mentioned the opportunity for them to acquire some additional land. The neighbor who abuts the property, Mr. Roy, reviewed the bid information and decided that he would like to acquire this property for his own. The property in question was shown on a street view map. Mr. Roy's current property was shown adjacent to this vacant land. All of the other vacant properties in this area are not owned by the Village. Mr. Roy bid very low with only \$100. There is currently no competition for this bid. Council does have the authority within the legislation to reject any and all bids. Mr. Roy has indicated that he is well aware of the lot and the soil conditions. He is offering this bid free and clear of any conditions associated with it. He is also fully aware that if he were to develop the property or expand the use of his current single-family home, he would need to lawfully merge the two properties into one. He is prepared to do that. He is also aware that any building placed on that lot requiring a foundation would need to have proper plans approved with a structural engineer being involved. This legislation is before Council as an emergency as it is mowing season. At this time, Mr. Roy has indicated that he will be

using this property simply as green space for his children. In the future, he may choose to do something like fencing or an accessory structure.

Mr. Humphries asked if the property does have the opportunity to build a structure without a foundation up to the size of 200 square feet. Mrs. Duffy explained that the Village's current zoning code would permit a structure of 200 square feet or less to be placed on this property without any types of soil condition testing. In this particular case, an accessory structure would not be permitted until the property is merged into one parcel. Village's current zoning requirements are that no property without a principal residence is permitted to have an accessory structure. Mr. Roy would need to merge these two parcels in order to build anything on this particular property.

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

Roll Call:

Mr. Humphries	yes
Mrs. Kemper	yes
Mr. Bicknell	yes
Mr. Jewett	yes
Mr. Stivers	yes
Mrs. Bilbrey	yes
Mayor Winkler	yes

With no further discussion, Mr. Humphries made a motion to adopt, seconded by Mr. Stivers.

Roll Call:

Mr. Jewett	yes
Mr. Humphries	yes
Mr. Bicknell	yes
Mr. Stivers	yes and thanked Mr. Humphries for making this an action item for Council
Mrs. Kemper	yes
Mrs. Bilbrey	yes
Mayor Winkler	yes

Ordinance passed on this day will be entered into Ordinance Record Book as Ord. 15-21.

ORD. 16-21 AN ORDINANCE TO MAKE REAPPROPRIATION/SUPPLEMENTAL APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE MUNICIPALITY OF CARLISLE DURING THE FISCAL YEAR ENDING DECEMBER 31, 2021, AMENDMENT NUMBER 4 AND IS ON AS A SINGLE READING.

Mr. Rushing approached Council. This legislation consumes three requests. One is for the general fund of Parks and Recreation Department for \$3,500. The second is for the general fund of Lands and Buildings Department for \$6,260. The final is for the police fund for \$50,000. All of these requests are available from the respective fund balance and maintain the reserve policy. The general fund, Parks

and Recreation Department is seeking additional appropriation of \$3,500 to cover the cost of a fallen tree at Lions Park. Unfortunately, this tree did pose a public safety risk to an abutting property to Lions Park due to its size and maturity. Our Village Staff was unable to safely and properly remove the fallen tree so the work needed to be contracted out. This work has been completed and the tree has been cleaned up appropriately. The second request is for the general fund of Lands and Building Department. This request is seeking additional appropriation of \$6,260 to cover costs to repair a collapsed storm water pipe on Crescent Lane. He believes that Council was made aware of this situation at the time of occurrence. Due to significant rainfall as well as erosion caused by significant storm water, the pipe and ground above collapsed creating a sink hole approximately 5' by 4'. Our Service Department did respond immediately and were able to clear off the bank as well as were able to secure the area of the property owners on Crescent Lane. Our Staff was only able to do so much with the limited equipment on hand. This job was a size that needed to have contractors involved. Mr. Casson, Service Director, immediately reached out to several contractors in order to get pricing on this job. Only one contractor responded and it was the same who recently completed the salt storage barn for the Village, Miami Valley Site Works. Mr. Casson knew that this contractor would provide good service as well as be able to fix this issue. Mr. Rushing was able to show some picture taken by Mr. Casson during this process of repairing the storm drain. The contractor had to go approximately 14' deep in order to make these repairs. The contractor found piles of concrete and debris from decades of prior work when this pipe was originally installed. Certain procedures change over time and the original installation of this pipe would not be to today's specifications which was most likely part of the reason for the collapse. All of the property owners were contacted and they worked very well with our Service Department while repairs were being made. Mr. Casson and his staff were out there on a daily basis while the work was being completed. The contractor did replace 80' of pipe and the Service Department finished today the grading and seeding of the area. The total cost to these repairs was \$6,260. The final request is to the Police Fund. This request is for an additional \$50,000 in order to purchase another police cruiser in 2021. As Council is aware, due to supply chain issues, there is a semi-conductor chip on all vehicles that is at an all time low due to the pandemic. Manufacturers cannot produce them fast enough and there is only one "plant" in the entire country and all others come from overseas. Some manufacturers such as GM and Ford are discussing the possibility of shipping vehicles to dealers without chips so that businesses look full but they would not actually be able to sell those vehicles. The Village does budget each year for a new police cruiser. In February of 2021, we did place an order for a new cruiser that we have yet to receive. Last week, he had still not received a date for this cruiser. As of yesterday, Chief Rogers was made aware that the anticipated build date is August. Since none of this supply issue was anticipated, all manufacturers are projecting delays well into next year if not into the fall of 2022. He has done research and found a local dealer that does have a few police packages meeting our specifications on their lot. The plan would be to utilize this additional appropriation for purchasing an additional vehicle this year that would have normally been purchased next year. Next year, they will underbudget by one cruiser which will essentially purchase our 2022 vehicle now. This will hopefully decrease the delay in getting the 2022 cruiser. We do not have the purchasing power of larger municipalities. There will also be a large amount of price increase while these vehicles are harder and harder to obtain. The 2022 will be decreased so that we may obtain a cruiser this year. The fund will then have the same balance schedule.

Mr. Humphries commented that it is hard to have questions due to Mr. Rushing's thoroughness and he thanked him for that.

Mr. Bicknell asked Mr. Rushing for the total amount of appropriations made to the Police Fund for this year. Mr. Rushing explained that, they have transferred \$350,000 from the general fund. Mr. Stivers asked if this \$50,000 was a portion of that total. Mr. Rushing explained that this \$50,000 is coming from the Police Fund balance. He explained that the general fund does subsidize the Police fund. This year's transfers are \$350,000 and the normal average is approximately \$400,000 but \$50,000 was utilized from the CARES Act to reimburse the Police fund. Mr. Bicknell asked if moving up the 2022 vehicle purchase would change the rollout schedule at all. Mr. Rushing stated that the oldest police cruiser, not including the Chief's vehicle, is a 2017. That 2017 vehicle has roughly 75,000 - 80,000 miles and 100,000 – 125,000 is when police cruisers are considered "aged". They are discussing internal strategies of how to maximize these vehicles. They do not want to get into a pattern of purchasing two vehicles in one year as the rollout would then be two vehicles in one year. Their plan is to stagger vehicles as they are purchased to maximize their road life with vehicles that are older.

Mrs. Bilbrey made a motion to suspend the rules requiring three readings, and have one reading by title only, seconded by Mrs. Kemper.

Roll Call:

Mrs. Bilbrey	yes
Mrs. Kemper	yes
Mr. Stivers	yes
Mr. Jewett	yes
Mr. Bicknell	yes
Mr. Humphries	yes
Mayor Winkler	yes

With no further discussion, Mrs. Bilbrey made a motion to adopt, seconded by Mrs. Kemper.

Roll Call:

Mr. Bicknell	yes
Mrs. Bilbrey	yes
Mr. Jewett	yes
Mr. Stivers	yes
Mr. Humphries	yes
Mrs. Kemper	yes
Mayor Winkler	yes

Ordinance passed on this day will be entered into Ordinance Record Book as Ord. 16-21.

Second and Third Readings of Ordinances and Resolutions:

ORD. 13-21 AN ORDINANCE AMENDING THE CARLISLE ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF +/- 1.6174 ACRES AT 343 CENTRAL AVENUE FROM B-2 GENERAL COMMERCIAL DISTRICT TO M-2 GENERAL MANUFACTURING DISTRICT.

With no further discussion, Mrs. Kemper made a motion to adopt, seconded by Mr. Stivers.

Roll Call:

Mrs. Kemper	yes
Mr. Stivers	yes
Mr. Humphries	yes
Mr. Bicknell	yes
Mr. Jewett	yes
Mrs. Bilbrey	yes
Mayor Winkler	yes

Ordinance passed on this day will be entered into Ordinance Record Book as Ord. 13-21.

Mayor Winkler concluded the agenda items for tonight's meeting.

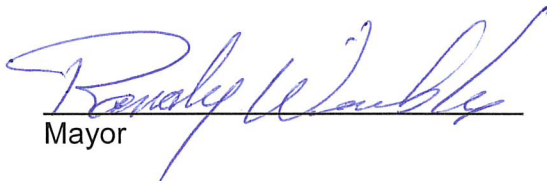
With no further business, Mrs. Bilbrey made a motion to adjourn, seconded by Mr. Stivers.

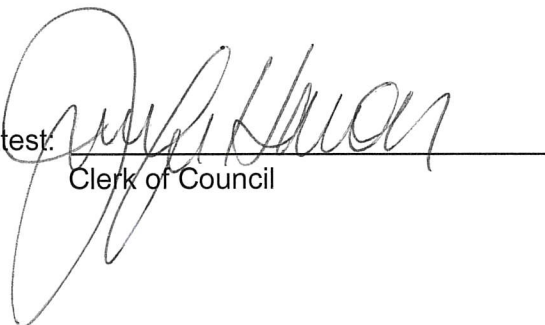
Roll Call:

Mr. Jewett	yes
Mrs. Bilbrey	yes
Mrs. Kemper	yes
Mr. Bicknell	yes
Mr. Humphries	yes
Mr. Stivers	yes
Mayor Winkler	yes

Meeting adjourned at 7:57 p.m.

Date: 8-10-21


Mayor

Attest: 
Clerk of Council