

Call to Order/Pledge of Allegiance/Attendance

The December 8, 2020 meeting of the Newtown Village Council took place via Zoom and called to order at 6:34 p.m. by Mayor Mark Kobasuk.

Council Members:	Don Carroll (Vice Mayor)	Solicitor: Emily Supinger
	Daryl Zornes	Fiscal Officer: Keri Everett
	Chuck Short	Assistant to Mayor: Becky Fairley (excused absence)
	Curt Tiettmeyer	
	Terry Fairley	
	Sarah Williams	

APPROVAL OF COUNCIL MINUTES:

Mr. Zornes joined the 11.10.2020 Council Meeting at 6:39pm. He asked that the 11.10.2020 Council Minutes reflect that he joined then due to technical difficulties with Zoom.

Mr. Zornes made a motion to approve the regularly scheduled 11.10.2020 Council Minutes. Mr. Short seconded the motion. All Aye. Motion Carried.

SPECIAL PRESENTATIONS: (none)

Engineering Update submitted by Bruce Brandstetter

December 4, 2020

1. Ragland Road Culvert (17053)

- A \$26,000 retainage is being held on Majors Pay Request.
- Majors has re-seeded by hydro seed method. Covered a larger area. Has also watered twice.

2. Sidewalk Inspection, River Hills Subdivision (18085)

- BCI to be involved as requested.

3. 2020 Paving Program (20054)

- Final pay request is being processed. Projected to be \$6,000 under budget.

4. Plan Reviews and Meetings (20007)

- Concrete and curb replacement on Church Street was completed week of 11/23/20. Private drive surface course and street utility cut repair to be completed on 12/4/2020. There is one section of cracked concrete sidewalk on Edith that will be replaced after the private drive is paved.

5. McCullough's Run (20007)

- Fee letter for the improvements at Ivy Hills Blvd as forwarded to Mayor on 12/4/20 is attached.

6. Church Street North Paving (20045)

- Recommended January/February bidding. Estimated cost \$306,000. Village share \$103,000.
- BCI fee letter for bidding, construction administration and part-time inspection is attached.
- Consider bidding 2021 Annual Paving Program with this project.
- BCI recommends that the Lake Barber Trail Repairs and Seal Coat be contracted separately.
- If the Municipal Parking Lot paving is in the 2021 program, may want to bid with Lake Barber.

7. Moundview Park (20078)

- Alternatives and budget costs:
 - Onsite treatment per existing \$50,000
 - Moving forward with Onsite treatment, either aerobic system per the existing or mound system.
 - Mound system soil absorption test to confirm size required is out for proposal.
- Schedule for construction in 2021 is acceptable to OEPA per 11/17/20 email.

8. MRF/OPWC Applications

- MRF and OPWC applications submitted on 11/6/20 for paving.

	OPWC	MRF	Village
Church Street South	\$114,500	\$50,000	\$64,500
Little Dry Run Road	\$116,000	\$50,000	\$66,000
- OPWC Submitted for McCullough's Run for a construction cost of \$200,000 (50%/50% split)
- Preliminary scores are expected on 12/11/20.
- With final approval of funded projects on 1/29/20.

Church Street Rehabilitation – Main Street to North Corporation Line

Mr. Short made a motion to approve \$9,600 for engineering fees, seconded by Mr. Zornes. All Aye. Motion Carried.

McCullough's Run at Ivy Hills Boulevard

Addressing buildup of gravel wash, erosion, near the culvert pipes beneath Ivy Hills Blvd.

Mr. Fairley made a motion to approve \$4,950 for engineering fees, seconded by Mr. Short. All Aye. Motion Carried.

MAYOR AND COUNCIL MEMBER REPORTS:

ODOT Newtown Focus Area Advisory Committee Meeting (Mayor Kobasuk)

The Advisory Meeting was held on 11.17.2020. Exciting plans for the Village were discussed. At the fountain, where Round Bottom and Main Street intersect is a very narrow area. ODOT will restripe two left-hand turn lanes from Round Bottom going east on SR 32. Right turn lane at Little Dry Run. ODOT will widen SR 32 from the island from corporation limit on eastern side of town. Mayor Kobasuk said the most exciting thing will be the bike trail/walking path that will connect to Little Dry Run with the Village. This will probably be on the Newtown Fill side. A proposed connector to the Lake Barber trail is also being considered. As the bike trail goes along by Newtown Fill when you get to the lights at Colas and Ivy Hills Apartments, it will cross the street on the south side of SR 32. It's very exciting as this will connect about half of the residents on Little Dry Run with the center of the Village. **Plans can be viewed at <https://newtownohio.gov/>** Mr. Carroll also attended the ODOT meeting and said ODOT seemed excited about the Village's plans to try and connect Valley and Lake Barber through the Duke property where we hope to obtain an easement or a deed. There was also support and enthusiasm to find a way clearly indicate there is a connection between the Little Miami Trail down Valley to Lake Barber. Mayor Kobasuk said Duke is still considering the easement over their gas line parcel.

CRA Motz/Meridian Venture (Mayor Kobasuk)

Since the last meeting, Joe Motz has certainly delivered the jobs with 45 jobs being projected to come into the other half of the Meridian development through the Motz development. Mayor Kobasuk acknowledged and thanked Solicitor Supinger for her efforts and hard work on this venture. She certainly has shown her skillset on project development. The CRA only came up on 11.19.2020 and she executed the agreement in two weeks. He also thanked Mr. Carroll for working with Emily on the memo over the weekend.

Council Reports

Safety Committee Meeting (Mr. Zornes)

The committee will meet on 12/15/2020 at 6:00pm via Zoom – Mr. Fairley will assist Mr. Zornes by setting up the meeting via Zoom and sending out the invite. Mr. Zornes thanked Mr. Fairley.

Employee Gift Cards

Mr. Zornes made a motion to approve \$800 for the purchase of 16 gift cards at \$50.00 each. Mr. Fairley seconded the motion. All Aye. Motion Carried.

Solicitor's Report (Solicitor Emily Supinger)

There is nothing in addition to report, other than the legislation presented. The Motz CRA Agreement is near completion; once finalized, it will be presented to the CIC in the next month or two.

Legislation

Ordinance, Temporary Appropriations Year 2021

Council desires to approve temporary appropriations for the fiscal year ending December 31, 2021.

Mr. Tiettmeyer made a motion to suspend the rules. Mr. Zornes seconded the motion. All Aye. Motion Carried.

Mr. Tiettmeyer made a motion to adopt Ordinance No. 18-2020 AN ORDINANCE APPROVING TEMPORARY APPROPRIATIONS FOR THE EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF NEWTOWN FOR FISCAL YEAR 2021. Mr. Zornes seconded the motion. Roll Call: Mr. Tiettmeyer-Yes, Mr. Zornes-Yes, Mr. Short-Yes, Mr. Fairley-Yes, Mr. Carroll-Yes, Mrs. Williams-Yes. Motion Carried.

Resolution, CRA w/Little Miami Real Estate & Investment Corp.

Jim McGraw, attorney for Meridian joined the Council Zoom meeting. On behalf of Meridian, Mr. McGraw said they love the

Village of Newtown and thanked Mayor and Council and team for their tremendous support. Jobs currently located in Quebec City, Canada will be transferring to this facility in Newtown.

Mr. Carroll has previously discussed the concept of the Community Investment Area (CRA) and Tax Increment Financing (TIF) as it relates to the project. The CRA creates an abatement for developers. Approximately forty-five (45) new full time permanent positions as an expansion of the Meridian Bioscience campus. The Motz Corporation shall retain a total of ten (10) currently existing full-time positions relocated to the Project with a total payroll of 5 million dollars. The TIF (Tax Increment Financing) will not come forward until sometime in the first quarter of 2021. The TIF combined with the CRA over the first ten years creates a significant revenue for the Village of Newtown – close to a half million dollars. Years 11-30 of the TIF will yield another 2.5 to 2.8 million dollars. These funds would be available to the Village for infrastructure improvements such as the road that will connect on the SR 32 side of the development to the Motz building – these funds will be applicable to improvements along Church Street as well. Looking at this project as a whole package, from the Village's standpoint, clearly we are making an investment putting some land into the deal as well. Over a thirty-year period, there is potential for a half million dollars or so into the TIF and the CRA. Mr. Tiettmeyer asked who would make the decision on the street improvements, as far which money would be spent on each street project. Solicitor Supinger said it would be Village Council's decision. Traffic was discussed - Mr. Carroll said there will be access and egress both on Church Street and SR 32.

Mr. Carroll made a motion to suspend the rules, Mr. Short seconded the motion. All Aye. Motion Carried.

Mr. Carroll made a motion to adopt RESOLUTION NO. 26-2020 A RESOLUTION APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT WITH LITTLE MIAMI REAL ESTATE & INVESTMENT CORP. FOR A PROJECT TO BE LOCATED AT 3616 CHURCH STREET IN THE VILLAGE OF NEWTOWN. Mr. Short seconded the motion. Roll Call: Mr. Tiettmeyer-Yes, Mr. Zornes-Yes, Mr. Short-Yes, Mr. Fairley-Yes, Mr. Carroll-Yes, Mrs. Williams-Yes. Motion Carried.

Mayor Kobasuk thanked Solicitor Supinger, Mr. Carroll and Jim McGraw. Mr. McGraw thanked Mayor Kobasuk, Mr. Carroll and Solicitor Supinger and wished everyone a wonderful holiday.

New Business

Mr. Tiettmeyer made a motion to approve the Council Checklist dated 12/08/2020 in the amount of \$351,058.87. Mr. Zornes seconded the motion. All Aye. Motion Carried.

Executive Session

Mayor Mark Kobasuk and Council entered into Executive Session at 6:52 pm under O.R.C. 121.22 (G)(1) Purpose of Executive Session is to discuss compensation of Village employees. Mr. Carroll made the motion, seconded by Mr. Short. Roll Call: Mr. Carroll-Yes, Mr. Zornes-Yes, Mr. Tiettmeyer-Yes, Mr. Short-Yes, Mr. Fairley-Yes, Mrs. Williams-Yes. Motion Carried.

Council reconvened at 7:15pm. No action will be taken as a result of the Executive Session. Roll Call: Mr. Carroll-yes, Mr. Zornes-Yes, Mr. Tiettmeyer-Yes, Mr. Short-Yes, Mr. Fairley-Yes, Mrs. Williams-Yes. Motion Carried.

Mr. Short made a motion to adjourn. Mr. Fairley seconded the motion. All Aye. Motion Carried.

Transcribed by Becky Fairley