

At 5:30 p.m., Mayor Condrey called the City Council Meeting to order in Council Chambers, Lower Level of the City Building.

ROLL CALL

City Council Members present: Z. Ferrell, M. Nenni, T. Moon, R. Muterspaw, N. Condrey.

**CITIZEN COMMENTS
Judge Robert Peeler**

Judge Robert Peeler, 500 Justice Drive, Lebanon, Ohio stated that in 2012, I was asked by the Ohio Department of Corrections to start a pilot program for medication assistance treatment for the state of Ohio. We did that and we're going strong. We've been recognized across the country for the work we're doing. We changed our name from drug court to recovery court because that's what it's about. The biggest challenge we face is not the individuals but the obstacles to recovery. The primary obstacles we found were the availability of treatment, transportation and employment. Recovery housing is a big issue along with stigma and lack of education about the disease of addiction. We've made significant progress with the availability of treatment, and from my experience, people finish treatment and it's just the beginning. They have to go somewhere different than the place they came from. If they don't, it's the people, places and things, they're going to go right back to the same problem. A chance to be in recovery housing makes a difference in recovery. The Mindful Healing Center has a facility, a Women's Recovery Home, in Warren County and they're a great help. It's important to understand the difference between homelessness and recovery housing. The Mindful Healing Center, they're taking people off the streets and putting them back in their jobs. They get their children back, they get their lives back. That's the difference. People in recovery housing are trying to get better, they deserve to be treated with respect and they're not the problem. They are doing good work and they're not a drain on services.

Beverly Adkins

Beverly Adkins, 4747 Caprice Drive, Middletown, Ohio stated that I'm an addict. Most of you know my story because of the book and that Netflix movie that my son Senator JD Vance wrote *Hillbilly Elegy*. I got clean and sober on January 19, 2015. I went to treatment in Kentucky and then went into recovery housing in Covington, Kentucky for 18 months before returning to my home in Middletown. When I completed my treatment at St. Elizabeth Hospital I knew that I needed more support and accountability. I searched for housing in Middletown to no avail. Recovery housing facilities were practically non-existent in 2015. The recovery community is more fortunate today because of places like the Mindful Healing Center. The benefits I obtained by utilizing recovery housing included the ability to create meaningful, clean and sober relationships, ongoing support and structure, valuable life skills to make my transition back into society easier, it reduced my risk of relapse, and access to connections such as counseling and 12-step meetings. People who live in recovery housing are closely monitored and regularly drug tested and stand a much better chance of remaining clean and sober. Butler County, Ohio is ranked seventh in the state of Ohio for accidental overdoses. Fighting this is personal and professional to me. I'm a registered nurse in a substance abuse facility here in Butler County and I see firsthand how our patients that go into recovery housing after treatment are more successful. In my opinion it's not just a benefit, it's a necessity to recovery. Recovery housing is not a drain on our resources, it greatly reduces 9-1-1 calls and it saves lives. Tonight, is the State of the Union Address, my friend Lisa Van Arsdale Sherman, whose father and brother are previous Chiefs of Police of our great City, is my son's guest at that event. Lisa lost her 32-year-old son Steven Estep on October 8, 2011 to a heroin overdose. Stevie could get treatment but he was unable to get the support that he needed after treatment to strengthen his recovery. We had no recovery housing in 2011. Please, on behalf of my family, my friend Lisa's family and so many other unnamed addicts, help us recover. We want what everyone else wants. We want our families back in our lives, employment and productive lives. Thank you for the opportunity to hear me.

Rocky Sexton, 1912 Winton Street, Middletown, Ohio spoke about the possibility of an aquatic center. I was curious to see what the public had to say so I made a simple yes or no poll on a Middletown group I run with over 22,000 members of mostly Middletown citizens. The poll lasted two days and 2,300 people responded, the result was 91% for it and 8% against it. Many people wanted more information. Maybe we need to have an open discussion night about what it takes for a project like this to happen and discuss the future costs and responsibilities. Our I-75 corridor is limited compared to other cities that are thriving around us, it's been like that for years. Having something as interesting as an aquatic center and other development near our Middletown exit ramp should put us on the map once again hopefully. This ARPA money can tremendously improve our quality of life in Middletown. This is our one big chance to make a huge difference for our citizens. Having something cool like this would open that door. I heard a lot of passion over the parks from Council and the aquatic center falls right in place with that. Our kids need something huge something to keep them out of mischief and occupied. I'm fortunate enough to have seen and enjoyed Sunset Pool as a kid. We need excitement, we need something to get people off the exit ramp to venture into our town. I'm hoping this project isn't just tabled then forgotten about. Pause, brainstorm and do some more research so we have all the facts before we just toss it out. Our citizens need a cool place to take our kids and grandkids.

Lamar Farrell

Pastor Lamar Ferrell, 5002 Manchester Road, Middletown, Ohio spoke about the recent

tragedy of two young men whose lives were taken. He encouraged the City leadership to do whatever it takes and put differences aside so that we can come together and love one another. When we love one another, we can be a part of something greater than ourselves. For neighborhoods to change, hearts have to change, homes have to change. Communities can change, cities can change, states can change, nations can change but it starts with you and I individually. Thank you for all that you do. My prayers are with you as never before. We can see a change in this City but it starts with our heart. This isn't a physical problem, this is a spiritual problem.

COUNCIL COMMENTS

Mr. Ferrell

Mr. Ferrell thanked everyone who commented during citizen comments and expressed his appreciation to Pastor Ferrell for being here. I think the ARPA meeting was very positive, no matter what is done with the money I think the positivity behind it is that it is something productive that's going to move the City forward. Whether it's something I want or you want it's not a negative. So, for the people that feel that they're losing out on something, you're not losing out, you're gaining something on the other hand. I appreciate all of the citizens that have reached out to me and kind of given their thoughts. We do have a little bit of money left so if something comes up you know we're always open listening and we appreciate everybody's time.

Ms. Nenni

Ms. Nenni commented that Pastor Ferrell's words certainly hit home. The love that we have for the City and its citizens is in every decision that we make and it's what makes the decisions that we are tasked with so very difficult. I certainly appreciate everybody who came out to our planning session and who shared their thoughts and their opinions and their passion for Middletown with us. The ARPA money that we have is something that we won't have again, the opportunity that we have to bring quality of life to our citizens is something that I never thought that I would have the opportunity to be a part of. When we talk about quality of life that's a lot of different things, and for me, and I talked about this at the planning session, parks are a big part of that. I'm encouraged that our Park Board has a meeting next week and we've got a couple of new Park Board members that are really excited about digging into the Parks Master Plan and all the meaningful things that we can do with the money that we have earmarked for Parks. We've got some really exciting and promising things happening out by the highway that are the result of a lot of really hard work by our City Manager and Assistant City Manager and our staff to bring a concept to hopefully get people off the highway. Planning Commission has a big conversation this week about that potential development and I look forward to seeing the citizens come out for that. I look forward to hearing what our Planning Commission has to say about the plans that have been drawn up for the entertainment center that will that will be on the other side of the highway. I think that we try to make decisions that will push our City forward in a positive direction with love and I appreciate the opportunity to do that.

Mr. Moon

Mr. Moon thanked everyone that came down to speak. I appreciate your thoughts, motivations and all your efforts. Nothing but respect and appreciation from me for all that that you are doing, no matter what the topic was tonight. I think you all spoke very well to your thoughts. Regarding the ARPA session, I want to share how fortunate we are to even have this opportunity to discuss how we spend 20 million dollars that we did not think we would have. Every request is really worthy of being funded, unfortunately they all can't be funded. This is an incredible once in a lifetime opportunity for this City to capitalize on. We'll be doing our best to get it right and invest those dollars wisely. We are changing the date of the Airport Commission meeting to the 13th which is next Monday, same time, same place because of President's Day which is on the 20th. We're just moving it up because of the holiday and the office closures.

Mr. Muterspaw

Mr. Muterspaw thanked Judge Peeler and Ms. Adkins for coming to speak. For me, the cool thing about the ARPA work session was that so many people came out. The last few meetings we've had outside of these Chambers a ton of people came out and that's what a city's supposed to have. They're supposed to have people come and be heard and listen and speak their minds. I think that we've been fortunate to have a community that cares because I remember a day when nobody came to these meetings, so it's good to see people really involved. Pastor Farrell thank you for coming. We had an incident in our city that just was a horrible thing with young people. I appreciate our City Manager Paul Lolli for putting together a task force so quickly to meet with community and clergy and everybody else to try and fix problems that sometimes we don't delve into. One of our weaknesses, I think like most cities, is we don't get together as a group until something bad happens and that's a failure on everybody's part including ours as a Council. We need to get together even during the good days to make sure we're ready for things like this when it happens. Thank you for putting that together. You didn't hesitate you jumped on in. Chief Birke thank you as well for being so open and candid in your response to everybody at that meeting.

Ms. Condrey

Ms. Condrey offered her perspective on the ARPA discussions. I think that we're all and City staff trying are to get to the same goal at the end of the day. We're trying to use our love of our community to get there and that goal is to see our city prosper and see our citizens enjoying their life in Middletown. We just have different paths that we believe are going to get us to that same goal. Some of us see a longer game, some of us see a shorter game, some are somewhere in the middle, but at the end of the day we're all on the same page. We all want to see that same goal. People get passionate about one specific project or another, I would urge us not to get frustrated with each other because we just have different opinions about how to get

to the same goal. I hope you saw our discussions and that meeting about ARPA to be just passionate about getting to that goal and nothing more than that and I think we all feel that way.

CITY MANAGER REPORTS

City Manager Lolli introduced Jo Dible the new Airport Manager. Jo is an almost 25-year veteran of the United States Air Force, she retired as a Colonel and has a very impressive resume. We look forward to having a great relationship with her and I think she's going to do great things at the airport.

City Manager Lolli announced that the Oakland Historical District has been approved and will be listed on the Register of Historical Places by the end of March. Thank you to Ashley Combs and Devra Wells for all their work on that.

City Manager Lolli introduced Dr. Scott D. Rasmus, PhD of Butler County Mental Health & Addiction Recovery Service Board. Dr Rasmus provided a detailed presentation on recovery housing. Recovery housing means housing for individuals recovering from drug addiction that provides an alcohol and drug-free living environment, peer support, assistance with obtaining drug addiction services and other drug addiction recovery assistance. The National Alliance of Recovery Residences defines recovery housing as sober, safe and healthy living environments dedicated to promoting recovery from alcohol, drugs and other associated problems. He discussed the different levels of treatment and levels of recovery housing. He discussed some of the positive outcomes for people who utilize recovery housing. He discussed the difference between transitional (recovery housing) and permanent (permanent supportive) housing. There was additional discussion about the need for more recovery housing in Butler County and the need to work on the problem on a county level.

CONSENT AGENDA

Approve the City Council minutes from January 3, 2023

Receive and file the following board & commission minutes:
Library Board- July 20, August 17, September 21, October 19 and December 14, 2022;
Cemetery Board- October 19, 2022
Historic Commission- December 12, 2022

Confirm the personnel appointments of Sarah Clemons to the position of Income Tax Auditor in the Department of Finance, Division of Taxation; Kristina Cooper to the position of Assistant Finance Director in the Department of Finance; Penny Jewell to the position of Dispatcher in the Department of Public Safety, Division of Police; and Zaidyn Duggins and Caleb Eitel to the positions of Firefighter-EMT in the Department of Public Safety, Division of Fire.

Receive and file Oaths of Office for Alexis Manning and Nathan Morgan

Ms. Nenni moved to approve the issues and actions listed on the Consent Agenda. Mr. Moon seconded. Motion carried. Ayes: Ms. Nenni, Mr. Moon, Mr. Muterspaw, Ms. Condrey, Mr. Ferrell.

MOTION AGENDA

Contract with Synagro Central for Biosolids Management Service

To request a multi-year contract with Synagro Central, LLC of Baltimore, MD, for the biosolids management service at the Water Reclamation Facility.

Ms. Nenni moved to approve a multi-year contract with Synagro Central, LLC of Baltimore, MD, for the biosolids management service at the Water Reclamation Facility. Mr. Ferrell seconded. Motion carried. Ayes: Mr. Moon, Mr. Muterspaw, Ms. Condrey, Ms. Nenni, Mr. Ferrell.

Contract with B.D. Morgan Overhead Doors

To authorize the City Manager to enter in to a contract with B.D. Morgan & Company, Inc. to install three new overhead doors on the sewer and water maintenance building in an amount not-to-exceed \$228,829.

Ms. Nenni moved to authorize the City Manager to enter in to a contract with B.D. Morgan & Company, Inc. to install three new overhead doors on the sewer and water maintenance building in an amount not-to-exceed \$228,829. Mr. Muterspaw seconded. Motion carried. Ayes: Mr. Muterspaw, Ms. Condrey, Mr. Ferrell, Ms. Nenni. Abstain: Mr. Moon.

Contract with Thomas Landscaping & Lawn-Care for Airport Mowing

To authorize the City Manager to enter into a contract with Thomas Landscaping & Lawncare, LLC of Monroe, Ohio up to \$40,000 for mowing and vegetation control services at Middletown Regional Airport for 2023.

Ms. Nenni moved to authorize the City Manager to enter into a contract with Thomas Landscaping & Lawncare, LLC of Monroe, Ohio up to \$40,000 for mowing and vegetation control services at Middletown Regional Airport for 2023. Mr. Ferrell seconded. Motion carried. Ayes: Ms. Condrey, Mr. Ferrell, Ms. Nenni, Mr. Muterspaw. Abstain: Mr. Moon.

Adopt a Program to Dispose of Vacant Residential Lots Not Suitable for In-Fill Construction

To adopt a program for the disposal of vacant residential lots that are deemed not suitable for in-fill construction.

Ms. Nenni moved to adopt a program for the disposal of vacant residential lots that are deemed not suitable for in-fill construction. Mr. Moon seconded. Motion carried. Ayes: Mr. Ferrell, Ms.

<p>Waive Charter</p>	<p>Nenni, Mr. Moon, Mr. Muterspaw, Ms. Condrey.</p> <p>Ms. Nenni moved to suspend the Charter provision that requires reading on two separate days and to declare Ordinance No. O2023-08, Ordinance No. O2023-09, Resolution No. R2023-01, Resolution No. R2023-02, Ordinance No. O2023-10 and Resolution No. R2023-03 emergency measures and read one time only. Mr. Moon seconded. Motion carried. Ayes: Ms. Nenni, Mr. Moon, Mr. Muterspaw, Mr. Ferrell. Nay: Ms. Condrey.</p>
<p>Ord. No. O2023-08 Bachman Commercial 6 Trucks- Various Departments</p>	<p>Ordinance No. O2023-08, an ordinance establishing a procedure for and authorizing a contract with Bachman Commercial for the purchase of six 2023 Chevrolet Silverado 1500 trucks for the departments of Public Works and Utilities and Development Services and declaring an emergency was read.</p> <p>Ms. Nenni moved to approve Ordinance No. O2023-08, an ordinance establishing a procedure for and authorizing a contract with Bachman Commercial for the purchase of six 2023 Chevrolet Silverado 1500 trucks for the departments of Public Works and Utilities and Development Services and declaring an emergency. Mr. Muterspaw seconded. Motion carried. Ayes: Mr. Moon, Mr. Muterspaw, Ms. Condrey, Ms. Nenni, Mr. Ferrell.</p>
<p>Ord. No. O2023-09 Bachman Commercial 3 Trucks- Streets & Grounds</p>	<p>Ordinance No. O2023-09, an ordinance establishing a procedure for and authorizing a contract with Bachman Commercial for the purchase of three 2023 Chevrolet Silverado 2500HD trucks for the Division of Streets and Grounds and declaring an emergency was read.</p> <p>Ms. Nenni moved to approve Ordinance No. O2023-09, an ordinance establishing a procedure for and authorizing a contract with Bachman Commercial for the purchase of three 2023 Chevrolet Silverado 2500HD trucks for the Division of Streets and Grounds and declaring an emergency. Mr. Moon seconded. Motion carried. Ayes: Mr. Muterspaw, Ms. Condrey, Mr. Ferrell, Ms. Nenni, Mr. Moon.</p>
<p>Res. No. R2023-01 Amend Appropriations CDBG Funds</p>	<p>Resolution No. R2023-01, a resolution to make adjustments to appropriations for current expenses and other expenditures of the City of Middletown, Counties of Butler and Warren, State of Ohio, for the period ending December 31, 2023 and declaring an emergency was read. (Community Development Act 1974 Fund)</p> <p>Ms. Nenni moved to approve Resolution No. R2023-01, a resolution to make adjustments to appropriations for current expenses and other expenditures of the City of Middletown, Counties of Butler and Warren, State of Ohio, for the period ending December 31, 2023 and declaring an emergency. (Community Development Act 1974 Fund) Mr. Moon seconded. Motion carried. Ayes: Ms. Condrey, Mr. Ferrell, Ms. Nenni, Mr. Moon, Mr. Muterspaw.</p>
<p>Res. No. R2023-02 Amend Appropriations Street Levy Fund</p>	<p>Resolution No. R2023-02, a resolution to make adjustments to appropriations for current expenses and other expenditures of the City of Middletown, Counties of Butler and Warren, State of Ohio, for the period ending December 31, 2023 and declaring an emergency was read. (Street Levy Fund)</p> <p>Ms. Nenni moved to approve Resolution No. R2023-02, a resolution to make adjustments to appropriations for current expenses and other expenditures of the City of Middletown, Counties of Butler and Warren, State of Ohio, for the period ending December 31, 2023 and declaring an emergency. (Street Levy Fund) Mr. Ferrell seconded. Motion carried. Ayes: Mr. Ferrell, Ms. Nenni, Mr. Moon, Mr. Muterspaw, Ms. Condrey.</p>
<p>Ord. No. O2023-10 Lutz Locker Room Change Order</p>	<p>Ordinance No. O2023-10, an ordinance authorizing the amendment of a contract with Lutz Construction Management, Co. for the police locker room remodel and declaring an emergency was read.</p> <p>Ms. Nenni moved to approve Ordinance No. O2023-10, an ordinance authorizing the amendment of a contract with Lutz Construction Management, Co. for the police locker room remodel and declaring an emergency. Mr. Muterspaw seconded. Motion carried. Ayes: Ms. Nenni, Mr. Moon, Mr. Muterspaw, Ms. Condrey, Mr. Ferrell.</p>
<p>Res. No. R2023-03 ARPA Funds Butler Tech Hangar</p>	<p>Resolution No. R2023-03, a resolution to make adjustments to appropriations for current expenses and other expenditures of the City of Middletown, Counties of Butler and Warren, State of Ohio, for the period ending December 31, 2023 and declaring an emergency was read. (American Rescue Plan Act of 2021 Fund)</p> <p>Mayor Condrey stated that she had not received any additional information since the ARPA work session such as the lease details, corporate buy-in from any companies, if other communities have paid money into Butler Tech buildings or the Butler Tech financials. According to the internet, they're \$33M in positive cash right now. They're one of the most well-funded programs. Their government fund balance alone is \$28,665,940. They have plenty of debt capacity. I don't believe that we should be spending City dollars on this without doing more research. I don't have enough answers to those questions I don't understand why we're in a first reading emergency for a speculative building. I'm fully supportive of the efforts that they're</p>

making I think the hanger has a ton of potential I just don't think the end use has been figured out yet. I'm not ready to commit half a million dollars to it. I'll be a no.

Ms. Nenni moved to approve Resolution No. R2023-03, a resolution to make adjustments to appropriations for current expenses and other expenditures of the City of Middletown, Counties of Butler and Warren, State of Ohio, for the period ending December 31, 2023 and declaring an emergency. (American Rescue Plan Act of 2021 Fund) Mr. Muterspaw seconded. Motion carried. Ayes: Mr. Moon, Mr. Muterspaw, Ms. Nenni, Mr. Ferrell. Nay: Ms. Condrey.

Resolution No. R2023-04, a resolution authorizing the City Manager to file an application with the U.S. Department of Transportation for a grant under the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Discretionary Grant Program and declaring an emergency was read with no action requested until February 21, 2023.

Ordinance No. O2023-11, an ordinance authorizing an amendment to the small business grant agreement between City of Middletown and Ohio Soda, LLC was read for the first time.

Mr. Moon announced that the Warren County Municipal League was having their first dinner meeting of the year and the speaker is Warren County Commissioner Shannon Jones. She will be speaking on the Warren County Workforce Development Initiative. He encouraged City staff to attend.

At 6:42 p.m., Ms. Nenni moved to adjourn to executive session under the authority of O.R.C. 121.22 (G) (2) To consider the purchase of property for public purposes, or for the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage. Mr. Ferrell seconded. Motion carried. Ayes: Mr. Muterspaw, Ms. Condrey, Mr. Ferrell, Ms. Nenni, Mr. Moon.

At 7:09 p.m., Ms. Nenni moved to return to regular session. Mr. Moon seconded. Motion carried. Ayes: Mr. Muterspaw, Mr. Moon, Ms. Condrey, Ms. Nenni, Mr. Ferrell.

At 7:09 p.m., the meeting was declared adjourned until February 21, 2023 at 5:30 p.m. in Council Chambers.

Attest: 


Nicole Condrey, Mayor