

REGULAR MEETING OF CELINA CITY COUNCIL – February 12, 2024

Council President King called the Regular Meeting of Celina City Council to order at 7:01 pm. Council Members Baltzell, Buxton, Clausen, Fleck, Gray, Sanford and Wolfe were present. Also present were Mayor Hazel, Safety Service Director Hitchcock, Law Director Moore and Auditor Shinn.

CM Baltzell made a motion to accept the agenda, seconded by CM Gray. Motion passed with a roll call vote 7-0 Aye.

CM Fleck made a motion to amend the minutes, seconded by CM Wolfe. Motion passed with a roll call vote 7-0 Aye. CM Gray made a motion to accept the amended minutes, seconded by CM Buxton. Motion passed with a roll call vote 7-0 Aye.

COMMITTEE REPORTS:

CM Clausen discussed the Personnel and Finance Committee meeting that took place on January 22nd, 2024 to talk about position titles and pay.

President King discussed the Committee of the Whole that took place on January 22nd, 2024 the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee.

President King discussed the Committee of the Whole that took place on February 5th, 2024 to talk about Council rule changes.

COMMUNICATIONS:

None.

AUDIENCE COMMUNICATIONS:

Chris Putoff who resides at 507 Lyle Street stated his believe in recreational marijuana possibly helping with Celina being a destination City and asked that they put more thought into any legislation that may be ahead. President King explained the difference between voting to suspend the rules and having the emergency wording on any Ordinance or Resolution.

NEW BUSINESS: (First Reading)

8-24-O: An Ordinance to vacate a portion of Holly Street between East Wayne Street and Johnson Avenue situated in the City of Celina, Ohio; and declaring an effective date. CM Clausen discussed the before and after traffic patterns with the project and noted that it should bring some relieve to some streets and funnel the traffic to larger streets that can handle it and also mentioned that the Planning Commission had no objections. CM Gray noted that he is looking forward to getting their traffic study and seeing the results in September. CM Fleck made a motion to pass to a second reading, seconded by CM Wolf. Motion passed with a roll call vote 6-0-1 Aye. Law Director Moore noted that CM Baltzell excused himself and stood away from his Council seat during the Committee of the Whole to discuss this project due to his possible conflicts.

9-24-O: An Ordinance to accept the petition for the annexation of 3.96 acres more or less in Jefferson Township to the City of Celina; to be known as the Casey's Marketing Company annexation. Mayor Hazel explained why Casey's had to annex and how they were able to because they are touching Visions and it is not an island. CM Clausen asked if there are other properties out there that were not annexed and Mayor Hazel confirmed yes but they were not adjacent to any annexed part of the City before but now they can. CM Wolfe spoke about the storm sewer system and wanted to make sure nothing needs repaired before the annexation and Safety Service Director Hitchcock noted that he will get a more clear copy to Council showing a more clear outline of the sewer system. CM Gray asked if anyone will be forced to annex now that they are adjacent to City of Celina annexed land and Mayor Hazel confirmed they do not make anyone annex. CM Clausen made a motion to pass to a second reading, seconded by CM Gray. Motion passed with a roll call vote 7-0 Aye.

10-24-O: An Ordinance to prohibit recreational adult use cannabis operators within the City of Celina, and declaring an emergency. CM Fleck noted that CM Sanford previously spoke about how little money the City of Celina would see from a business in this filed and spoke about the dangers of over dosing on THC in the forms of gummies. CM Clausen spoke about how he went to a small town in Michigan and they had a business like that which increased traffic from out of states cars but he did not see it as an improvement to the City of Celina and spoke about how medical and recreation usage seem to be coming from the same companies. Law Director Moore spoke about how it is illegal to cross state lines with recreational marijuana just like it cannot be ordered from another state. CM Gray noted that Indiana does not have it legalized and Celina would possibly be the closest to someone in that state and Mayor Hazel noted that they also have Michigan and CM Grey agreed he did not think it would be good for the community. CM Sanford noted that he is not telling anyone what they cannot do but the City is trying to fight addiction. Mayor Hazel noted that this does not restrict medical at all and only recreational when it comes to selling with the City limits. CM Baltzell noted this is something he believes should have a full three readings. CM Sanford asked the Law Director what is considered a facility and Law Director Moore where the definition can be found and confirmed that it was legislatively noted that there is a process to go through to become a seller of this. CM Baltzell made a motion to pass to a second reading, seconded by CM Fleck. Motion passed with a roll call vote 7-0 Aye.

11-24-O: An Ordinance transferring funds, appropriating funds, and amending various categories within Ordinance 48-23-O as the Second Supplement to the 2024 Annual Appropriations, and declaring an emergency. Auditor Shinn explained where the changes are coming from and why. CM Sanford asked if the addition was the civil service exam and Auditor Shinn confirmed that was correct and CM Clausen asked how many exams that would cover and Mayor Hazel noted it will cover one exam. CM Clausen made a motion to suspend the rules, seconded by CM Sanford. Motion passed with a roll call vote 7-0 Aye. CM Wolfe made a motion to pass the Ordinance, seconded by CM Buxton. Motion passed with a roll call vote 7-0 Aye.

12-24-O: An Ordinance amending Ordinance 5-13-O which adopted the Rules and Regulations of Civil Service Commission of the City of Celina and declaring an emergency. Law Director Moore summarized the changes which included changes to the age limitations, how the tests will be conducted, and extra credit for certificates and where they reside. CM Clausen asked what the passing grade is and it was confirmed that they have to get 70% to pass. Mayor Hazel, CM Clausen, and CM Gray spoke about how other cities are making similar changes and how this will ultimately benefit the City of Celina in many ways. CM Sanford asked how far the retroactive date would be and Chief Wale noted it would be January

25th when they met. Mayor Hazel spoke about applicant who are waiting and how important it is to have a suspension of the rules. CM Baltzell made a motion to suspend the rules, seconded by CM Fleck. Motion passed with a roll call vote 7-0 Aye. CM Gray made a motion to pass the Ordinance, seconded by CM Sanford. Motion passed with a roll call vote 7-0 Aye.

13-24-O: An Ordinance authorizing a lease agreement between the City of Celina and Grand Lake Rotary for the lease of the Bryson Park District and declaring an emergency. Mayor Hazel noted that this was a non-profit group and the money made from this event goes back into the City of Celina. CM Buxton noted his belief there should be two permits, one for beer sales and one without. CM Clausen asked about the beer sales and the anticipated attendance and Chief Wale spoke about police presence and when it is or is not needed. CM Clausen asked about the hours of the event and it was confirmed that it is a 6-hour event usually and not an all-day event. Safety Service Director Hitchcock noted that all events will be coming to Council this year for the events scheduled which is why they are seeing this one. CM Buxton asked about parking and what exactly would be used. CM Clausen made a motion to suspend the rules, seconded by CM Fleck. Motion passed with a roll call vote 7-0 Aye. CM Buxton made a motion to pass the Ordinance, seconded by CM Baltzell. Motion passed with a roll call vote 7-0 Aye.

14-24-O: An Ordinance authorizing a lease agreement between the City of Celina and Celina Lake Festival for the lease of the Bryson Park District. CM Buxton made a motion to amend the Ordinance, seconded by Wolfe. Motion passed with a roll call vote 7-0 Aye. CM Clausen made a motion to pass the Ordinance, seconded by CM Sanford. Motion passed with a roll call vote 7-0 Aye.

15-24-O: An Ordinance to amend Ordinance 34-20-O to eliminate the Account Clerk Supervisor, the Assistant Fire Chief, and the Laboratory Technician and to add a Customer Accounts Director, a Battalion Chief/Paramedic, and an additional Water Treatment Operators I, II, III, or Trainee and declaring an emergency. It was noted that the pay scale lettering was wrongly input for one position. Mayor Hazel noted that we do not currently have a Laboratory Technician and we have lab certified Water Operators. CM Buxton made a motion to amend the Ordinance, seconded by CM Gray. Motion passed with a roll call vote 7-0 Aye. CM Clausen made a motion to suspend the rules, seconded by CM Baltzell. Motion passed with a roll call vote 7-0 Aye. CM Gray made a motion to pass the Ordinance, seconded by CM Sanford. Motion passed with a roll call vote 7-0 Aye.

16-24-O: An Ordinance appropriating money from the General Fund for deposit in the Police Capital Fund, Fire Capital Fund, Street Improvement Capital Fund, Park Capital Fund, Economic Development Fund, and Montgomery Field Investment Fund, to transfer funds, and declare an emergency. Mayor Hazel noted where the funds are coming from and that this is usually done about twice a year and that the police, fire, and street funds are from the 2023 half percent. Auditor Shinn noted she would provide how much money is in the Montgomery Field fund at the next meeting. CM Clausen made a motion to suspend the Ordinance, seconded by CM Fleck. Motion passed with a roll call vote 7-0 Aye.

17-24-O: An Ordinance authorizing the Safety-Service Director to advertise and receive bids and enter into an agreement for the Bryson Park paving projects, appropriating funds, and declaring an emergency. Mayor Hazel noted that the City needs this to pass so they can get it bid out and get it on schedule so they can have a projected date. CM Fleck made a motion to suspend the rules, seconded by CM Buxton. Motion passed with a roll call vote 7-0 Aye. CM Gray made a motion to pass the Ordinance, seconded by CM Buxton. Motion passed with a roll call vote 7-0 Aye.

4-24-R: A Resolution amending City of Celina Council Rules. President King and Law Director Moore discussed the verbiage changes and how they are meant to be interpreted and the best practice for them which would allow audience communicators to speak after the reading and council discussion of an Ordinance or Resolution if enough people want to speak about that topic specifically. CM Buxton asked about people who decide to speak after sign up still giving their name and address on the sign-up slip or aloud if they did not fill one out prior and decided to speak. CM Clausen made a motion to pass to a second reading, seconded by CM Sanford. Motion passed with a roll call vote 7-0 Aye.

OLD BUSINESS (Second Reading):

None.

OLD BUSINESS (Third Reading):

1-24-O: An Ordinance amending Ordinance 28-81-O to include Tax Exemption for the construction of residential structures and declaring an emergency. CM Baltzell spoke about where the taxes from property taxes go and how a majority goes to the schools. Mayor Hazel spoke about how the abatement would not affect City of Celina much because of how little is received from property taxes. Mayor Hazel spoke about the abatements and how the City is in charge of residential abatements and how the Ordinance is currently written it would be retroactive for anyone who meets the standards in the last 10 years and they would be able to apply for an abatement. Mayor Hazel noted that the intention was not to start abatements for past builds and it was for new builds only. Mayor Hazel spoke about how this is the last change we can make while still being pre-94 tax abatements. CM Clausen spoke about how many houses or improvements would qualify over the last 10 years. The audience asked if Council had the ability to select a date and say all houses or improvements after this date are eligible for the abatement and it was confirmed to be correct. CM Gray noted that the intention from the City was to make it start after the Ordinance was passed and not apply to past builds. CM Buxton voiced his concern about hurting the school and how some schools try to pass an operating levy after a new school is built and CM Baltzell spoke about how to partner with the state they had to set aside half a million dollars for maintenance and operations of the new building. CM Baltzell noted that the 10-year look back was new information that needed to be looked into further. CM Sanford asked if the 10-year retroactive was correct coming from the school's law team and Law Director Moore and confirmed that if Council does not put date limitations on it will automatically go back 10 years. CM Sanford also spoke about how it goes both ways as property taxes went up about 40% recently which should help cover any loses if Council decided to do the 10-year look back. Mayor Hazel spoke about how he wants incentives for people to move into Celina and build houses. CM Wolfe spoke about the tornado damage and asked if those would be available for the tax abatement and if those would be considered an improvement and Safety Service Director Hitchcock noted it would depend if the house value stayed the same or went up dramatically based on the repairs. CM Clausen noted that his understanding was that it would be for new reconstructions and new builds and not retroactive. CM Buxton confirmed that remodeling was already in and this would address new builds. CM Gray confirmed that pre-94 made it 100% or nothing for the abatements. CM Baltzell made a motion to table the Ordinance, seconded by CM Gray. Motion passed with a roll call vote 7-0 Aye.

1-24-R: A Resolution authorizing the sale by internet auction during calendar year 2024 of municipally owned personal property which is not needed for public use, or which is obsolete or unfit for the use for which it was acquired, pursuant to Ohio Revised Code Section 721.15(D). CM Clausen made a motion pass the Resolution, seconded by CM Gray. Motion passed with a roll call 7-0 Aye.

3-24-R: A Resolution of support for House Bill 245 to amend sections 2907.39 and 4301.25 of the Ohio Revised Code to prohibit adult cabaret performances in locations other than adult cabarets, and declaring an emergency. CM Sanford noted that this is a Resolution of support and does not put any laws into place. Mr. Bartlett who resides at 1133 Princeton Avenue noted that he knows this does not put any law into effect but also wondered if anyone actually read the bill and spoke about the definition of obscene and how it has changed over time. CM Fleck made a motion to pass the Resolution, seconded by CM Clausen. Motion passed with a roll call vote 6-1 Aye.

ADMINISTRATIVE REPORTS:

None.

FOR THE GOOD OF THE ORDER:

CM Gray asked about the management training and Mayor Hazel spoke about how well it has been going and how they have already had four meetings.

CM Sanford asked about the Resolution for the training to receive it as a gift and Mayor Hazel noted that would come after the whole gift has been received.

CM Sanford asked about the property tax increase and asked if there was anything the City could do to help alleviate some of that burden for our elderly citizens and Mayor Hazel noted there was anything the City could do unfortunately but spoke about social agencies that could help and President King spoke about how they can appeal the property tax increase.

President King scheduled and Parks & Recreation meeting for March 11, 2024 at 6:00 pm.

At 9:16 pm, CM Clausen made a motion to go into executive session to consider the purchase or lease of property for public purposes, or for sale of property at competitive bidding, seconded by CM Wolfe. Motion passed with a roll call vote 7-0 Aye.

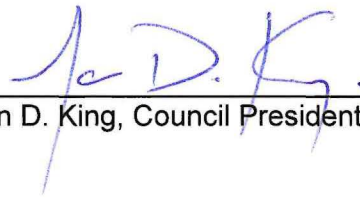
The meeting convened in Executive Session at 9:24 pm. Attendees of the Executive Session were President King; Council Members Baltzell, Buxton, Clausen, Fleck, Gray, Sanford, and Wolfe; Mayor Hazel, Safety Service Director Hitchcock, Auditor Shinn, and Law Director Moore.

President King adjourned the meeting at 9:25 pm.

Submitted by Michael F. DiDonato, Clerk of Council



Michael F. DiDonato, Council Clerk



Jason D. King, Council President

I, Michael F. DiDonato, Clerk of Council of the City of Celina, Ohio, hereby certify that the foregoing is a true and correct copy of the minutes of 2/12/2024, and were approved by Council 2/26/2024.

_____ Council Clerk