

COVINGTON VILLAGE COUNCIL

MEETING MINUTES

March 20, 2023

Mayor Ed McCord called the meeting to order at 7:00PM. The following roll call was taken for council:

Council Members Present:

- Keith Warner
- Derrick Canan
- Julie Blumenstock
- Jesse Reynolds
- Amy Welborn
- Dawn Duff

Non-member Staff participating:

- Frank Patrizio – Legal Counsel
- Rhonda Gill - Fiscal Officer
- Kyle Hinkelman - Village Administrator
- Tim Cline – Police Sergeant

Consent Agenda:

The consent agenda included:

- Approval of Council Minutes

Mayor Ed McCord presented Council Minutes of March 13, 2023. He asked if there were any questions or modifications. There were none. He motioned they be approved as read. Council concurred.

Visitors – Public Comment

None

Mayor's Report

None.

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Administrator's Report

Mr. Hinkelman reminded residents the next council meeting has been moved to April 10th and the following meeting will be April 17th, 2023.

Discussion Items

LMI Survey

Mr. Hinkelman discussed the survey that many residents received which asked them to supply information regarding their income. He noted that this survey was last updated in 2015 and that the results could allow the Village to qualify for more grants from the State and Federal government. He explained some of the revitalization and infrastructure grants that could be available if the community qualifies. It is important to verify if 51% of the local population is at low to moderate income, which would qualify the Village for additional opportunities. He continued that the third-party consultants will begin going door to door to obtain information if survey's have not been returned, as the Village needs 304 responses for a valid survey result.

As a reminder, Mr. Hinkelman stated only the aggregate numbers are shared with the Village, no other information.

Street Pavement

Mr. Hinkelman explained that the Village posts the historical paving projects and anticipated future paving projects on the website. He noted that the street fund budgets around \$100,000 each year for paving projects in the Village, but unfortunately that isn't going as far as it once did. Mr. Hinkelman explained how each fund has uses that are supported, and that money going to each fund cannot be used for other purposes. He noted that he has heard people ask about why money dedicated to the park or to the street cannot be used to fund the wastewater plant, or why water fees cannot be used to pay for street improvements, and he discussed why the Village cannot mix funds.

Mr. Hinkelman went on to explain the Village receives between \$9,000 to \$12,000 each year for the purpose of maintaining the State Route's in the Village – US36, SR41, and SR48. The fund currently has roughly \$70,000 and has been used to purchase signage, pave section, or other maintenance. He strongly urged residents with questions to contact him to discuss the specifics.

He reminded Council that the State Route 36 repavement and infrastructure project is projected to be funded by the Ohio Department of Transportation (ODOT) in 2027-2028.

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Wastewater

Mr. Hinkelman discussed that Peterson Construction was awarded the bid for the new Wastewater Treatment Plant at the last meeting and that they are already moving forward with the project. He advised that trees will be removed from the property prior to April 1 to comply with the Indiana Bat habitat requirements.

Old Business

Resolution R06-23 – Declaring the intention to levy a tax in excess of the ten-mill limitation and requesting the Auditor of Miami County, Ohio certification pursuant to Ohio Revised Code section 5705.03.

Mr. Hinkelman explained Resolution R06-23 and Resolution 09-23 (under New Business) are the same resolutions except one reflects a potential 3.0 mill levy and the other is for a potential 2.9 mill levy. He noted that if Council approves these resolutions, the Village will be able to determine actual amount of funds to be generated for each levy, and then choose which option to place on the ballot.

Mr. Hinkelman asked if there were any further questions, and there were none. The third and final reading will be April 10, 2023.

Ordinance 05-23 – Creation of the Downtown District and Regulations.

Mr. Hinkelman noted that this is the third reading.

Ms. Welborn requested the Council revisit the zoning map boundaries and expressed concerns with the name of the district including the word downtown before any approval.

There was general discussion by the Council about the Ordinance.

Mr. Hinkelman asked Council how they wished to move forward. He reminded them that currently buildings within the historical district can only be painted the colors previously set forth with prior Ordinances as discussed. He also noted that the planning commission heard public comment and discussed the regulations for many months before recommending the standards in a 4-0 vote.

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There was additional discussion by Council about the timing of the approval, the boundary lines, and the naming of the district, and after discussion it was decided to table Ordinance 05-23 until further notice.

A motion to table Ordinance 05-23 was made by Ms. Blumenstock, seconded by Mr. Canan. Mr. Warner – aye; Mr. Canan – aye; Ms. Welborn – aye; Ms. Blumenstock – aye; Ms. Duff – aye; Mr. Reynolds – no. Motion passed 5-1, and the Ordinance is tabled until further notice.

Ordinance 06-23 – Adopting the High Street Banner Program.

Mr. Hinkelman stated that this was the second reading, and that there were no changes from the first reading.

A motion to waive the three-reading rule for Ordinance 06-23 was made by Ms. Welborn, seconded by Mr. Canan. All ayes. Motion passed.

A motion to approve Ordinance 06-23 was made by Ms. Duff, seconded by Ms. Welborn. All ayes. Motion passed.

New Business

Resolution R09-23 – Declaring the intention to levy a tax in excess of the ten-mill limitation and requesting the Auditor of Miami County, Ohio certification pursuant to Ohio Revised Code section 5705.03.

Mr. Hinkelman noted it was as discussed under Resolution R06-23 but was reflecting a 2.9 mill potential levy.

He continued that the second reading would be April 10, 2023.

Resolution R10-23 – Authorizing the Village Administrator to enter into an agreement with Wagner Paving for Mill & Fill of US36 and SR41.

Mr. Hinkelman discussed Resolution R10-23 which authorized him to enter into an agreement with Wagner Paving for US36 and SR41. He noted that the Public Works director has been working with Wagner Paving for several months and Mr. Denson has

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received an estimate of \$61,000 for mill and fill along SR 41 and US36. Mr. Hinkelman stated that the funding for the project will come out of the State Highway fund. He stated that the Village had contracted with the City of Troy prior to Winter to do some free fill work on SR41, but the fill did not hold.

Council members discussed the roadways within the Village and agreed that portions of both roads are very bad and that this solution will not completely fix the issues, but it will help make them better.

A motion to wave the three-reading rule for Resolution R10-23 was made by Ms. Welborn, seconded by Ms. Duff. All ayes. Motion passed.

A motion to accept Resolution R10-23 was made by Mr. Reynolds, seconded by Mr. Warner. All ayes. Motion passed.

Ordinance 09-23 – Modifying Expenditures and Revenues for the Village of Covington during the Fiscal Year Ending December 31, 2023.

Mr. Hinkelman explained Ordinance 09-23 is necessary to allocate the funds from the State Highway fund to pay for the mill and fill agreement.

A motion to waive the three-reading rule for Ordinance 09-23 was made by Ms. Duff, seconded by Ms. Blumenstock. All ayes. Motion passed.

A motion to accept Ordinance 09-23 was made by Mr. Reynolds, seconded by Ms. Welborn. All ayes. Motion passed.

Ordinance 07-23 – Repealing and replacing the Salary Ordinance.

Mr. Hinkelman spoke regarding Ordinance 07-23 which is an update to the existing 2023 Salary Ordinance. He continued that the Village is working to hire a police officer currently, and that the Village has done a review of the salaries of surrounding communities and feels modifications to the salary ordinance are necessary. Mr. Hinkelman believes raising the pay scale, along with emphasizing the great work environment, and additional benefits that are provided by the Village will make our community more competitive in the currently challenging job market. He reiterated how important it is to keep good people in the organization, and to hire and bring new people who want to work for the Village on board. He noted that Covington cannot compete

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with other jurisdictions on pay scales, but that the Village can be more competitive on pay along with quality of life benefits that other communities do not have.

Mr. Hinkelman asked if there were any additional questions, and there were none. He noted that the second reading will be held April 10th.

Ordinance 08-23 – Amending the Employee Manual.

Mr. Hinkelman discussed Ordinance 08-23 which is a modification to the employee manual related to sick leave usage. He explained that this update better defines the policy regarding the use of sick leave, sick leave abuse, and the documentation required to utilize sick leave.

Mr. Hinkelman asked if there were any questions, and there were none. He noted that the second reading will be held April 10th.

Executive Session

A motion to enter into executive session at 7:57PM for the purpose of discussing the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit for use property under ORC 121.22.G was made by Ms. Blumenstock, seconded by Ms. Duff. All ayes. Motion passed. Mr. Hinkelman noted that potential legislation may come out of the executive session.

A motion to leave executive session and enter back into regular session was made by Mr. Canan, seconded by Ms. Duff at 8:16 PM. All ayes. Motion passed.

Regular Session

A motion to modify the agenda to include Resolution R11-23 was made by Ms. Welborn, seconded by Mr. Canan. All ayes. Motion passed.

Resolution R11-23 – Purchase agreement with Jane Sellman.

Mr. Hinkelman read Resolution R11-23, which is a resolution to authorize the Village Administrator to enter into an agreement with Jane Sellman for the purchase of four parcels, known as the Sellman's Warehouse properties. He noted that the Village

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would purchase the property for \$140,000 with \$70,000 being paid in 2023 and \$70,000 in 2024.

Mr. Hinkelman asked if there were any questions on the resolution and there were none.

A motion to waive the three-reading rule for Resolution R11-13 was made by Ms. Duff, seconded by Mr. Warner. All ayes. Motion passed.

A motion to approve Resolution R11-13 was made by Ms. Duff, seconded by Mr. Warner. All ayes. Motion passed.

Adjournment

A motion to adjourn was made by Mr. Keith Warner, seconded by Mr. Canan. All ayes. Meeting adjourned at 8:21PM.

A handwritten signature in blue ink, reading "Rhonda Bell", written over a horizontal line.

Fiscal Officer

A handwritten signature in blue ink, reading "Edward L. McCard", written over a horizontal line.

Mayor

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