



# **COVINGTON VILLAGE COUNCIL**

## **MEETING MINUTES**

### **August 16, 2021 – Village Council Meeting**

Covington Village Council had a meeting on August 16, 2021. Mayor Ed McCord called the meeting to order at 7:00 p.m. The following roll call was taken for council:

#### **Council Members Present:**

- Keith Warner
- Dawn Duff
- Jesse Reynolds
- Lois Newman
- Bud Weer
- Scott Tobias

#### **Non-member Staff participating:**

- Frank Patrizio
- Tim Cline – Police Sargent
- Rhonda Gill - Fiscal Officer
- Kyle Hinkelman - Village Administrator

#### **Consent Agenda:**

The consent agenda included:

- Minutes from August 2, 2021 Regular Meeting

A motion was made to approve the consent agenda as it stands with no modifications by Ms. Lois Newman and seconded by Ms. Dawn Duff. All ayes. Motion carried.

#### **Visitors**

Mayor Ed McCord opened the floor for comments by visitors.

**Ms. Marie Martin**, 230 College Street, expressed her concern for maintenance of Schoolhouse Park.

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**Mr. Jeff Shields**, 201 Grant Street, shared his excitement for the park but wondered about the possibility of downsizing, which would eliminate the splash pad. Mayor McCord stated the splash pad will draw a lot of children at various times throughout the day. Mr. Shields also questioned how vacating streets would be implemented by the Village.

**Mr. Frank Patrizio** responded to Mr. Shields by explaining that there are various methods the Village could use, which would be determined later.

Mr. Shields stated there is grant money available for the Wastewater Treatment Plant, which the Village should be submitting applications to receive. Mr. Hinkelman noted that the Village is aware of the funding and is in the process of applying.

**Mr. Jimmy Carter**, 310 Maple Street, stated that the splash pad will be great for kids. He would like to see the old park fixed up for more use instead of spending money on a new park.

**Ms. Joyce Robertson**, 201 Lindsey Street, expressed her concerns about the construction of the park, cost of maintenance of the park, and noted comments from individuals pertaining to Schoolhouse Park from her private Facebook Group – Covington Peeps.

A statement was read by **Ms. Kristen Alspaugh**, 216 College Street, who stated the letter is from **Mr. Johnny Graher**, 229 College Street. Ms. Alspaugh noted that the letter from Mr. Graher notes that almost \$400,000 or some other number from residents and businesses was collected based on the original plan and now the plan is different with two streets being closed. Mr. Graher states in his letter that most residents feel they were deceived and are upset. His letter also notes a concern about first responders and EMS personnel having access to residents in the area of Schoolhouse Park.

Mayor McCord reminded all present that Schoolhouse Park has always been for residents and those desiring to move into the community, not any individual. The Park will serve all residents and visitors alike, including members of the Council and the Mayor.

**Ms. Kathy Adams Miller**, 302 Debra Street, agrees the village needs a park but feels the size is too large. She noted current maintenance issues she felt needed to be addressed including the concession stand roof at Community Park. She felt that Wenrick Street sidewalks are in disrepair and the railroad that the Village owns needs repaired.

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**Ms. Sherry Stacy**, 117 S. Ludlow Street, feels residents need to realize they are all on the same team. She questioned whether there would be handicap elements incorporated into the design of the park. Mr. Hinkelman shared there would be elements for everyone, including those that are handicapped and that all elements would meet ADA compliance where applicable.

### **Mayor's Report**

Mayor McCord thanked residents for input on Schoolhouse Park. He shared the Village is applying for grants to assist in the cost of the park. Covington was rated 13 out of 50 for the last grant, which only 10 grants were awarded. The intention is to have the majority of the park paid for by donations and grant money. The Village will work to find matching funds to allow for the park to be constructed within a budget.

### **Administrator's Report**

Mr. Kyle Hinkelman shared Trick-or-Treat will be held October 28, 2021, from 6-8PM. It will be scheduled the last Thursday of October for the next five years.

The Historical Society has notified the Village of damage to the roof of the museum. Mr. Hinkelman noted that the Village's insurance company has been contacted and conducted an inspection.

He noted that the Fort Rowdy Gathering will be held Labor Day weekend from September 4 thru September 6. Village employees are working hard to get the Community Park ready.

Mr. Hinkelman stated that the Wastewater Treatment Plant RFP bids have been returned. Three proposals are currently being reviewed and one will be approved at the September 7 Council meeting.

Due to Labor Day, the next council meeting will be held on September 7<sup>th</sup> instead of the 6<sup>th</sup> and trash will be delayed one day for that week.

Currently there are no mandates due to recent rise of COVID, but the Village is watching closely to assure the safety of Village employee and those who interact with our office. The Village will be following the direction of the state and local agencies who provide guidance on the pandemic.

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## **Discussion Items**

None

## **Ordinances and Resolutions**

### **Third Reading Considerations**

None

### **Second Reading Considerations**

#### Ordinance 19-21 - A text amendment to the Village of Covington Zoning Ordinance – Article 8.

Mr. Hinkelman again noted that this section defines what is allowed and not allowed within the Village zoning districts. The proposed language clarifies the site plan review process and centralizes many of the other standards covered by other Ordinances. Mr. Hinkelman went on to explain this also regulates items such as communication towers, and adult entertainment. The third and final reading will be September 7<sup>th</sup>.

Mr. Hinkelman asked for any comments, questions, or concerns about Article 8 from the Council and there were none.

#### Ordinance 20-21 – A Text amendment to the Village of Covington Zoning Ordinance – Article 9.

Mr. Hinkelman explained the Article 9 covers the zoning district regulations. He also noted that some of the standards within those districts were modified. Mr. Hinkelman again specifically noted changes to Section 913 which regulates storage of vehicles, accessory structures, and swimming pools; Section 915 which clearly regulates all fences; and Section 916 which covers additional standards like curb and gutter and sidewalk requirements. This section would no longer permit parking lots to be constructed of stone or gravel.

Mr. Hinkelman asked for any comments, questions, or concerns about Article 9 from the Council and there were none.

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#### Ordinance R21-21 – Adoption of a Property Maintenance Code.

Mr. Hinkelman discussed the proposed Ordinance related to the exterior maintenance of properties within the Village. He again noted that this Ordinance centralizes a lot of rules and regulations that are already being required of property owners, but now it will be easy to see and easier for the Village to penalize those who do not meet the standards. He said that the Village intends to use this document as a reactionary option when property owners are not investing in their properties or when neighbors call to complain about their neighbor. Mr. Hinkelman stated that he does not have the staff to proactive go after every property like what West Milton was doing recently.

Mr. Hinkelman asked for any comments, questions, or concerns about the Exterior Property Maintenance Ordinance from the Council and there were none. Mr. Hinkelman noted that the case would receive a third and final reading at the September 7 meeting.

#### *Public Comments on Ordinance R21-21*

**Ms. Julie Blumenstock**, 216 S. High Street, asked about gutters and what was stopping the Village from pursuing these bad conditions now. Mr. Hinkelman stated that the Village needs standards to be in writing to assure consistency and expectations and to provide due process to property owners. As noted previously in the meeting, West Milton was doing a property sweep to look at property maintenance issues at once, to try and get the best bang for their buck in terms of staff time. The Village of Covington needs this document to help streamline some of the processes related to property maintenance.

**A resident** expressed concern the village would target individuals who were unable to maintain their property as well as others. She felt that perhaps others in the community could help with mowing and weeding rather than the Village issuing a citation to a resident. Mr. Hinkelman agreed that he is hopeful that neighbors will continue to help each other, especially those who need help the most. He noted the Community Beautification Committee was created, which has done a great job at the Government Center and his hope was that they will continue to help around the Village and provide a positive outlet for those in the Village who want to help out.

**Ms. Amy Welborn**, 303 N. Main Street, spearheaded the Community Beautification Committee to assist in helping the community look nice. She is hearing people state they wanted things done, and then once they are done they complain when it gets done. Ms. Welborn was disappointed that the Community Beautification Committee was being used as a reason to be negative about the Village.

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Council expressed their gratitude to the Community Beautification Committee for the hard work they had performed at the Government Center.

### **First Reading Considerations**

#### Resolution 31-21 – EMERGENCY – Levy a Special Assessment for Lighting Districts.

Mr. Hinkelman read the resolution which relates to the Village lighting districts. The Village has an agreement with Miami Valley Lighting to providing lighting within the Village and the Village then assess against all lots, lands and properties within the Village for the purpose of in paying for the expenses of those street lights. This is the same agreement that was in place last year, and there are no increases.

A motion to waive the three-reading rule for Resolution 31-21 was made by Ms. Newman, seconded by Ms. Duff. All ayes. Motion passed.

A motion to approve Resolution 31-21 was made by Ms. Newman, seconded by Mr. Weer. All ayes. Motion passed.

#### Resolution 32-21 – EMERGENCY – Accepting terms of OneOhio Settlement.

Mr. Hinkelman read the resolution which relates to the adoption of a resolution that authorizes the Village Administrator to accept the settlement pertaining to opioid misuse in Ohio called OneOhio.

A motion to waive the three-reading rule for Resolution 32-21 was made by Mr. Reynolds, seconded by Ms. Duff. All ayes. Motion passed.

A motion to approve Resolution 32-21 was made by Ms. Newman, seconded by Mr. Weer. All ayes. Motion passed.

#### Resolution 30-21 – EMERGENCY - Adoption of the Schoolhouse Park Master Plan.

Mr. Hinkelman read the resolution which relates to the adoption of a master plan for Schoolhouse Park and allows for the Village to begin the process of formally creating the park boundaries and go after funding. Mr. Hinkelman noted that this resolution does not obligate Village to funding the full park, only to moving forward with obtaining and applying for grants to put together a financial package to complete the park over time. It

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allows the Village Administrator to seek money and then move to implement various elements and components of the park as provided by the Council.

Mr. Hinkelman stated he had spoken to over 100 people on various components of the park. The Master Plan up for consideration is the final (4<sup>th</sup> draft). Mr. Hinkelman stated that funding will be sought for individual components after the Village applies for larger grants. He noted that there are a lot of opinions on the plan, but the goal has always been and continues to be to create a plan that makes the village a better place to live. If the plan is approved, several grants will be sought to begin getting the park built. Due to funding cycles, it is best to pass the resolution as an emergency to allow more time to seek grants in the Fall funding cycles.

A motion to waive the three-reading rule for Resolution 30-21 was made by Ms. Newman, seconded by Mr. Weer. All ayes. Motion passed.

A motion to approve Resolution 30-21 was made by Mr. Tobias, seconded by Mr. Weer. Mr. Tobias voted aye. Mr. Weer voted aye. Mr. Warner voted aye. Ms. Newman voted aye. Mr. Reynolds voted aye. Ms. Duff voted nay. Motion passed 5-1.

### **Police Chief Comments**

Sargent Cline reported Chief Harmon was attending his stepson's graduation from the Air Force Academy.

### **Adjournment**

A motion was made by Mr. Weer and seconded by Ms. Newman. Meeting adjourned at 8:41 PM.

Fiscal Officer

Mayor

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