



COVINGTON VILLAGE COUNCIL

MEETING MINUTES

September 7, 2021 – Village Council Meeting

Covington Village Council had a meeting on September 7, 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
- Bud Weer
- Scott Tobias

Non-member Staff participating:

- Robert Buch, Legal representative from McClulloch, Flegler, Fite & Company
- Steve Blei – Police Officer
- Rhonda Gill - Fiscal Officer
- Kyle Hinkelman - Village Administrator.

Consent Agenda:

The consent agenda included:

- Minutes from August 16, 2021
- Check Report – August
- Income Tax Report – August
- Fund Balance Report - July

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

Visitors

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Ms. Marie Martin, 230 College Street, read an excerpt of August 2nd approved minutes and requested a modification to a portion of the minutes.

Mayor's Report

Mayor McCord noted a large amount of business to review and turned the meeting over to Mr. Hinkelman.

Administrator's Report

Mr. Kyle Hinkelman wished to thank publicly the village service department employees for working on an issue at Pearl Street and Broad Street over the weekend.

He noted that the Fort Rowdy Gathering went well and hoped that many residents were able to attend.

Mr. Hinkelman noted that Miami County was selected for the Tunnels to Towers mobile exhibit, which will be held in Troy in memory of 9/11.

He noted that September 12th there will be a Fishing Derby at Stillwater Prairie.

He also noted that on September 16th Miami County will hold their Tire and Recycle Day. The cost is \$1 per regular tire and \$5 for large tires.

Mr. Hinkelman reminded residents the village does offer ACH payment option for utility bills. There is no additional charge for residents. Residents may download the form from the village website or contact the office for further information.

Ms. Martin asked for the location of the Tire and Recycle. Mr. Hinkelman stated the Miami Co. Solid Waste is holding the event, and it would likely be best to call them for the exact location. Ms. Martin stated she would reach out to them.

Discussion Items

Mr. Hinkelman stated that the Village-wide Electric Aggregation was to be locked in place this week, however Hurricane Ida has slowed this process. It will be locked at a later date.

Mr. Hinkelman noted that there are many Boards within the Village that will need additional members on them. The CAIC Board, CRA Housing Council, CRA Tax Incentive Review Council – These various boards have not met consistently and some not for a designated time. He stated that the focus is now on economic development. If

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anyone is interested or knows someone who may be interested in being on the boards, please have them contact Mr. Hinkelman.

He noted that the village is currently working on submitting several grant applications with Ohio Division of Environmental and Financial Assistance Applications. The village is seeking a \$250,000 grant for design of the new Wastewater Treatment Plant.

Ordinances and Resolutions

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

A motion to approve Ordinance 19-21, Article 8 was made by Mr. Scott Tobias and seconded by Ms. Dawn Duff. All ayes. Motion passed.

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

Mr. Hinkelman explained that Article 9 covers the zoning district regulations. Mr. Hinkelman noted changes to Section 913 which regulates storage of vehicles, accessory structures, and swimming pools; Section 915 which regulates fences; and Section 916 which covers additional standards like curb and gutter and sidewalk requirements.

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

A motion to approve Ordinance 20-21, Article 9 was made by Mr. Tobias and seconded by Mr. Keith Warner. All ayes. Motion passed.

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

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Mr. Hinkelman discussed the proposed Ordinance related to the exterior maintenance of properties within the Village. He 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.

Mr. Hinkelman asked for any comments, questions, or concerns about the Property Maintenance Code from the Council and there were none.

A motion to approve Ordinance R21-21 was made by Mr. Tobias and seconded by Mr. Keith Warner. All ayes. Motion passed

Ms. Martin questioned when the ordinance would go into effect and if the Government Center would be held to the same standards as residents. She also questioned if it would simply be on a complaint basis. Mr. Hinkelman responded the Village intends to be reactive, but that does not mean that if something is seen that needs maintained, the village would wait for a complaint to be made to begin the process.

Ms. Martin went on to state her issue is the same piece of metal is flapping on the Rudy Elevator property. She has complained several times.

Ms. Julie Blumenstock, 216 S. High Street, asked how many steps people have before they must comply to rectify a complaint issue. Mr. Hinkelman responded a maintenance issue could go to Miami County Common Pleas Court. Ms. Blumenstock asked if she would need to begin the process again, to which Mr. Hinkelman stated no.

Ms. Martin questioned as to whether complaints were required to be signed or state the name of who was complaining. Mr. Hinkelman stated at this time names are not a requirement.

Second Reading Considerations

None

First Reading Considerations

Ordinance 23-21 – Reappropriation of Funds.

Mr. Hinkelman noted the Ordinance states which line items are being increased to cover additional appropriations where necessary.

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A motion to waive the three-reading rule for Ordinance 23-21 was made by Mr. Tobias and seconded by Ms. Duff. All ayes. Motion passed.

A motion was made to approve Ordinance 23-21 was made by Mr. Tobias and seconded by Mr. Weer. All ayes. Motion passed.

Resolution R33-21 – Authorizing a Contract with Poggemeyer for the design of a wastewater treatment facility.

Mr. Hinkelman explained the contract is for the engineering, design, and construction management of the wastewater treatment facility. Four tasks and cost estimates were reviewed with three companies who submitted bid packets. He noted that all three were very good, with Poggemeyer winning the bid by scoring the highest on the tabulations. As the winning bidder, they will also be tasked with assisting with locating finance for the project.

Mr. Hinkelman asked for any comments, questions, or concerns about the contract with Poggemeyer from the Council and there were none.

A motion to waive the three-reading rule for Resolution R33-21 was made by Mr. Tobias and seconded by Mr. Reynolds. All ayes. Motion passed.

A motion was made to approve Resolution R33-21 was made by Mr. Tobias and seconded by Mr. Weer. All ayes. Motion passed.

Ordinance 24-21– Adopting a Village Purchasing Policy.

Mr. Hinkelman presented the ordinance which create a documented purchasing policy for the Village. As part of the policy, it requires purchases over \$50,000 to receive Council approval and those under \$50,000 to not require Council approval. Transparent limits are set for purchases under \$50,000 including requirements to get multiple bids for larger purchases.

Ms. Martin and Ms. Joyce Robertson questioned the passing of emergency legislation. Mr. Hinkelman explained that Council can waive the three-reading rule, due to no anticipated changes, if they felt it was necessary by a 2/3rd majority vote, which would require five council members to vote in favor of it.

A motion to waive the three-reading rule for Ordinance R24-21 was made by Mr. Tobias and seconded by Mr. Weer. All ayes. Motion passed.

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A motion was made to approve Ordinance 24-21 was made by Mr. Tobias and seconded by Ms. Duff. All ayes. Motion passed.

Resolution R34-21 – Recycling Agreement – Covington Schools.

Mr. Hinkelman presented this resolution which formalizes the agreement between the Village and School District related to having recycling serviced at the school, and ensures pick up of recycling at a cost of \$63.75 per month for 15 toters.

A motion to waive the three-reading rule for Resolution R34-21 was made by Mr. Tobias and seconded by Mr. Warner. All ayes. Motion passed.

A motion to approve Resolution R34-21 was made by Mr. Tobias and seconded by Ms. Duff.

Resolution R35-21 – WWTP Design Loan Application.

Mr. Hinkelman explained that applying for a loan does not obligate the Village to accept the loan, only allows the consultants to apply for a grant/loan. If the Village qualifies for the grant portion it will reduce the necessary design loan obligation. Once the Village is provided the status, an additional resolution will come forward to accept the grant or loan obligation.

Ms. Duff asked is loan application was for the design portion only, to which Mr. Hinkelman answered yes.

Mr. Hinkelman asked for any additional comments, questions, or concerns about the WWTP Design Loan Application from the Council and there were none.

A motion to waive the three-reading rule for Resolution R35-21 was made by Mr. Tobias and seconded by Mr. Reynolds. All ayes. Motion passed.

A motion to approve Resolution R35-21 was made by Mr. Tobias and seconded by Ms. Duff. All ayes. Motion passed.

Resolution R36-21 – Intention to Appropriate Property.

Mr. Hinkelman explained that due to road widening as part of the High Street Project, ODOT has required the Village to purchase one foot of right-of-way from residents

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along High Street. At the current time, there were a handful who had not yet signed and returned the paperwork. This resolution would appropriate the purchasing of the property and pay the homeowner the fair market value.

Ms. Blumenstock asked why some residents were not signing. Mr. Robert Buch, Attorney from McClulloch, Fieger, Fite & Company interjected their firm was working on obtaining agreements. Currently there was verbal confirmation from two more residents that they would be signing, leaving one remaining resident.

A motion to waive the three-reading rule for Resolution R36-21 was made by Mr. Tobias and seconded by Mr. Weer. All ayes. Motion passed.

A motion to approve Resolution R36-21 was made by Mr. Tobias and seconded by Ms. Duff. All ayes. Motion passed.

Police Chief and Elected Officials' Comments

None

Executive Session

None

Adjournment

A motion was made by Mr. Weer and seconded by Ms. Duff. Meeting adjourned at 7:44 PM.

Fiscal Officer

Mayor

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