

MINUTES
Wyoming City Council
July 17, 2023

The Wyoming City Council met in regular session on July 17, 2023 at 7:00 p.m. in the Council Chambers. Mayor Monich called the meeting to order. In attendance were:

Council Members:

Dan Driehaus
Grant Hoffman
Melissa Monich
April Robles
Sarah Stankorb Taylor
Jodi Woffington
Chris Woodside

Others:

Rusty Herzog, City Manager
Emily Supinger, City Solicitor

APPROVAL OF CONSENT AGENDA:

Mr. Driehaus moved to approve the Consent Agenda. Ms. Stankorb Taylor seconded the motion. There being no discussion, the motion to approve the following items on the Consent Agenda carried with all voting yes:

- June 19, 2023 City Council Meeting Minutes
- Resolution Authorizing the City Manager to Enter into a License Agreement with the Wyoming City School District Board of Education for the Parking Area Located at 1052 Springfield Pike
- Resolution Authorizing the City Manager of the City of Wyoming Ohio to Prepare and Submit an Application to Participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program(s) and to Execute Contracts as Required
- Resolution Declaring Certain Equipment Owned by the City of Wyoming to be Surplus Property No Longer Needed for Municipal Purposes and Authorizing the City Manager to Sell Such Equipment to the Village of Woodlawn
- Resolution Authorizing the City Manager to Enter into a Three Year Labor Management Agreement Between the City of Wyoming and the American Federation of State, County, and Municipal Employees Bargaining Unit Covering the Period 2024-2026

SPECIAL REPORTS/MINUTES:

No comments were received.

VERBAL REPORT FROM THE CITY MANAGER:

Mr. Herzog reported that the next Family Entertainment Series event is Thursday, July 20, 2023 and will feature the Cincinnati Circus Children's Musician. The event starts at 7:00 p.m. at Crescent Park. The next Live on the Green concert will be Wednesday, July 26,

2023 featuring Satin Smooth Project. The concert starts at 7:00 p.m. at Crescent Park. Also, on Friday, August 4, 2023 the End of Summer Celebration will be held on Wyoming Avenue from 7:00-9:00 p.m. Music will be by the Evan Matthews Band. There will be plenty of family friendly activities for all ages and delicious food!

Mr. Herzog commented on some of the various construction projects going on such as the Compton Road project, Vermont Avenue reconstruction, and the expansion of the Hike/Bike Trail. If anyone would like more information on these and other major projects going on there is a page on the City's website called "Major Projects" where regular updates can be found, or anyone can contact the City Manager by phone or email, and he will answer any questions.

Lastly, Mr. Herzog reported that the Community Improvement Corporation has a lease agreement for the 400 Wyoming Avenue property. The new tenant will be Gilligan's on the Green, a restaurant and brewery. As the process progresses there will be updates on social media by Gilligan's development team and will be shared by the City on our social media sites as well.

REPORTS OF STANDING COUNCIL COMMITTEES:

No comments were received.

REPORTS OF SPECIAL COMMITTEES:

No reports were received.

CITIZEN PARTICIPATION:

No comments were received.

BUSINESS:

A. Report from the Planning Commission on the Development Plan Application for the Brave Like Brayden Community Dog Park: Mr. Jon B. Boss, Chair of the Planning Commission, presented the report to Council. At its July 10, 2023 meeting, the Planning Commission reviewed and the four members present voted unanimously to recommend City Council approve the Development Plan Application for 514-520 Van Roberts Place, also known as The Brave Like Brayden Community Dog Park, contingent upon completion of the City Solicitor's recommendation that a mutually agreeable Memorandum of Understanding (MOU) be developed outlining the remaining construction and ongoing operation and maintenance details yet to be confirmed.

514-520 Van Roberts Place is owned by the City of Wyoming; is zoned "E" Commercial District; is located within the Village Historic District; and will continue to be owned by the City. The concept of a dog park at this location was discussed at the

Recreation Commission's April 6, 2023 meeting, at which time the Commission recommended that City Council move forward with exploring the concept. City Council discussed the proposal at their April 24, 2023, Committee of the Whole meeting, and advised the applicant to submit a Development Plan Application.

The concept of a dog park is consistent with what was heard during the development of the 2018 Master Plan, and while that Plan envisioned this site to be developed for commercial use, the site will continue to be owned by the City, and the proposed footprint appears to provide space for future commercial development, fronting Wyoming Avenue. The potential need to adjust the site of the proposed dog park in the future, along with the several development and long-term maintenance details, are the reason the Planning Commission is recommending the development of a mutually agreeable MOU.

Additionally, the Planning Commission received comments at its July 10, 2023 meeting from one resident across from the site on the west side of Van Roberts Place expressing concern about the proposed park. In summary, Mr. Boss stated that the Development Plan Application complies with Section 1133.06(b)(2) A-G as detailed in the Planning Commission's report of July 17, 2023. The Brave Like Brayden Community Dog Park will add to the City's recreational assets.

Mr. John Otten, representing the Brave Like Me Foundation, addressed City Council and presented an abbreviated PowerPoint presentation. As noted in the Planning Commission's report, the Foundation board members presented an in-depth PowerPoint presentation at the April 24, 2023 Committee of the Whole meeting. There have been a few minor alterations to the overall site since the first presentation in April.

Mr. Otten explained that minor details of the proposal are still being finalized but what has already been idealized is incredible. The Brave Like Me Foundation has many goals in mind but decided to start at home in Wyoming. Within the first year, the community has done so much to support the Otten family and it felt right to do something for the City in return. The overall map and design plans have been revised after receiving feedback from the Planning Commission and the Committee of the Whole. The park will be a first-class facility and the landscaping will be second to none. The amenities of the park will be accessible to everyone, the site will be irrigated to keep the turf fresh, shade trees, benches, and lighting will be provided as well. This forgotten and barren plot of land will be given new life and will be a beautiful tribute to the community.

Mayor Monich commented that the Ottens and the Foundation are turning their grief into something that will be a beautiful asset for the community to enjoy and Council's hearts are in support as well.

Ms. Stankorb Taylor commented that she is impressed with the way that the plan has evolved since it was first presented. The team has stepped up and has worked very hard and the way the Foundation has worked with the City is a testament to the pride being put into this project.

Mr. Driehaus commented that the Planning Commission's report captured everything that Council needs. He thanked Cori Besse, Helen McCormick, John Otten, and Ron Sweeney for their in-depth presentation to Planning Commission. All the details were worked through with the City Manager, Rachel Leininger, Megan Statt Blake, and several staff members in checking off the site items that were missing and making sure that the plan was complete before addressing the needs of the community. It is a nice working relationship and will be a gift to the community. The proposal has also checked off many key elements in the Master Plan.

Ms. Stankorb Taylor moved to receive the report. Ms. Woffington seconded the motion. The motion to receive the Report from the Planning Commission on the Development Plan Application for the Brave Like Brayden Community Dog Park carried with all voting yes.

B. First Reading of the Ordinance Approving the Development Plan for the Brave Like Brayden Community Dog Park Located at 514-520 Van Roberts Place and Amending the Zoning Code: Mayor Monich noted that this is the first reading and set the second reading and the public hearing for the August 21, 2023 City Council meeting.

C. Report from the Finance Committee on the Assumptions for the 2024-2026 Financial Projections and on the 2024 Tax Budget: Finance Director, Jeremiah Caudill, presented the report to City Council. The Finance Committee met on June 19, 2023 to review the Assumptions, Financial Projections, and the 2024 Tax Budget. Based upon the current economic conditions, the assumption for the 2024 Tax Budget is that the Local Government Fund will be flat in 2024 compared to 2023. This amount is \$153,000. The 2024 Tax Budget income tax receipts are expected to be flat compared to the 2023 year-end estimate of \$6,800,000. Property Tax revenue is budgeted at \$3,480,000 in the 2024 Tax Budget. The amount will be adjusted once the final property tax estimated revenues are provided by the Hamilton County Auditor's office in the fall of this year.

The Operating Budgets remain flat in 2023 with two exceptions. Personnel increases are tentatively estimated at 3.50% and 6.00% for represented and 3.00% for non-represented employees. During the budget process, this figure may be modified. The Tentative Tax Budget is required for the City to receive its Local Government Fund allocation, but it serves no other substantial purpose. The Committee had no recommended changes to the assumptions provided.

Mr. Caudill reviewed the Tentative Tax Budget document that is due to Hamilton County Budget Commission by July 20, 2023. This budget was developed based upon the previously discussed assumptions. The Committee had no recommended changes to the 2024 Tentative Tax Budget.

Assumptions for the 2024-2026 Financial Projections are used in the development of the 2024 Operating Budget. These assumptions largely mirror the Tentative Tax Budget assumptions. The impact of Capital Projects and Equipment Transfer are yet to be determined. Mr. Caudill provided an overview of the current version of the State of Ohio operating budget voted out of Committee by the Ohio Senate Finance Committee. The current version contains an amendment that exempts stock options and non-qualified deferred compensation income from municipal income tax. The legislation will be closely monitored by the City Administration. The Committee had no recommended changes to the assumptions.

Mr. Woodside moved to receive the report. Ms. Robles seconded the motion. The motion to receive the Report from the Finance Committee on the Assumptions for the 2024-2026 Financial Projections and on the 2024 Tax Budget carried with all voting yes.

D. Public Hearing on the 2024 Tax Budget: Mayor Monich opened the public hearing. Having received no comments or questions, Mayor Monich closed the public hearing.

E. Resolution Adopting the Tax Budget of the City of Wyoming, Ohio for the Fiscal Year Beginning January 1, 2024 and Submitting Same to the County Auditor: Mr. Hoffman moved to adopt the Resolution. Ms. Stankorb Taylor seconded the motion. There being no comments or questions, the motion to adopt the Resolution Adopting the Tax Budget of the City of Wyoming, Ohio for the Fiscal Year Beginning January 1, 2024 and Submitting Same to the County Auditor Carried with all voting yes.

F. First Reading of the Ordinance Appropriating Revenues Within Certain Funds, Transferring Revenues from Certain Funds, and Transferring Certain Funds Within Designated Accounts: Mr. Driehaus moved to suspend the rules. Ms. Woffington seconded the motion. By roll call vote, the motion to suspend the rules carried with all voting yes. Ms. Stankorb Taylor moved to adopt the Ordinance. Mr. Woodside seconded the motion. By roll call vote, the motion to adopt the Ordinance Appropriating Revenues Within Certain Funds, Transferring Revenues from Certain Funds, and Transferring Certain Funds Within Designated Accounts carried with all voting yes.

G. Second Quarter Financial Summary: Mr. Jeremiah Caudill, Finance Director, presented the report in a PowerPoint presentation. The second quarter report reflects the financial activity as of June 30, 2023.

- General Fund Revenue:
 - \$8,264,676 total revenues which are comprised of:
 - Real Estate taxes of \$3,022,702
 - Income Tax receipts of \$4,701,115
 - Local Government Fund of \$85,843
 - Charges for services of \$112,287
 - Permits-\$20,469
 - Court costs/fines/forfeits of \$46,122
 - Interest of \$115,873
 - Other Revenue of \$160,265

- General Fund Expenditures:
 - \$7,503,307 total expenditures comprised of:
 - Police Department/Mayor's Court expenditures-\$1,484,257
 - Other Operating expenditures-\$747,602
 - Public Works/Facilities expenditures-\$1,148,914
 - Fire/EMS expenditures-\$282,789
 - Administrative/Legislative/Community Engagement-\$276,429
 - Customer Service/Finance expenditures-\$214,565
 - Legal expenditures-\$27,481
 - Community Development expenditures-\$122,813
 - Transfers/Debt Service-\$3,198,457

- General Fund Highlights:
 - Income tax receipts down 9.64% compared to 2022
 - Property tax receipts totaled \$3,022,702 flat compared to 2022
 - Transfers Out \$3,025,000
 - Expenses of \$7,503,307 – 54.02% of budgeted amount compared to 50% of year complete

- Recreation Fund Revenues:
 - Total Recreation Fund revenues: \$711,824
 - Major Revenue Sources:
 - Recreation-\$379,872
 - Civic Center-\$77,232
 - Aquatic Center-\$163,012
 - Parks & Fields-\$91,707

- Recreation Fund Expenditures:
 - Total Recreation Fund Expenditures-\$727,905
 - Recreation-\$327,934
 - Civic Center-\$99,167

- Aquatic Center-\$245,779
- Parks & Fields-\$55,025
- Capital Improvement and Water Works Capital Improvement Program Funds:
 - Total CIP Fund Expenses-\$668,017
(North Pike & Promenade Streetscape-\$6,010; Village Green Improvements-\$58,058; Residential Compost-\$9,515; Municipal Camp Storage-\$14,257; Hike/Bike Trail Section 3-\$#,402; Vermont Reconstruction-\$42,032; Compton Rd. Improvements-\$337,104; Debt Service-\$197, 638)
 - Total WW CIP Fund expenses-\$118,630
(OEPA Lead Inventory-\$24,346; Lime Sludge Study-\$29,054; Debt Service-=\$65,230)
- Water Revenue Fund:
 - 2021 Water Revenues (at the end of second quarter)-\$942,543
 - 2021 Water Expenditures (at end of second quarter)-\$930,045
 - 2022 Water Revenues (at end of second quarter)-\$845,485
 - 2022 Water Expenditures (at end of second quarter)-\$1,009,684
 - 2023 Water Revenues (at end of second quarter)-\$867,883
 - 2023 Water Expenditures (at end of second quarter)-\$744,646
- Non-Major Funds:
 - Street Construction Fund:
 - Total Revenue-\$273,532
 - Total Expenses-\$23,824
 - State Highway Fund:
 - Total Revenue-\$135,265
 - Total Expenses-\$8,205

Mr. Woodside asked what provides the largest revenue in the Recreation Department budget. Mr. Caudill explained that currently, fitness memberships and pool memberships are generating the highest revenues in the second quarter, followed by the Day Camp revenues because the second quarter is when Day Camp is held. Following these top three, the highest revenues become sports related such as soccer, baseball, bowling, etc.

Mr. Caudill added that Civic Center rentals are up for the year, however he did not have specific data with him to indicate what types of events are bringing in the most revenue.

Ms. Stankorb Taylor asked for clarification about the change in the interest on investments. Mr. Caudill explained that interest rates are much higher now than they were last year at this time. Some of the short-term interest rates that the City can invest in are much higher, one of which is Star Ohio, which is like a money market fund that the City can invest in with the state. In the first half of last year their interest rate was 1.1% and today it is just over 5.2%. We have moved a number of dollars into that fund to take advantage of this higher interest rate. Prior to the interest rate increase we invested \$2,000 into the account just to keep it open but as the rates increased, we transferred additional funds into the account to take full advantage of this higher interest rate. If the rates begin dropping those funds will be diverted to other investment opportunities. Ms. Stankorb Taylor thanked Mr. Caudill for the explanation and for keeping an eye on the interest rates and making good investments for the City.

Mr. Woodside moved to receive the report. Mr. Hoffman seconded the motion. By voice vote, the motion to receive the Second Quarter Financial Summary carried with all voting yes.

H. First Reading of the Ordinance Amending Section 168.02 of the Codified Ordinances of the City of Wyoming Pertaining to the Promote Wyoming Commission: Ms. Stankorb Taylor asked for clarification for the change. Mr. Herzog explained that the Promote Wyoming Commission has been in existence for many years and has been one of the more difficult commissions to get volunteers to serve on mostly because they need volunteers with professional skills in photography, writing, and graphic arts to name a few. There are currently three positions available on the Commission and the City has been advertising for over a year and lately it has been difficult to obtain a quorum at the monthly meetings. The goal of reducing the membership by two people will hopefully provide a quorum moving forward.

Ms. Woffington moved to suspend the rules. Ms. Robles seconded the motion. By roll call vote, the motion to suspend the rules carried with all voting yes. Mr. Hoffman moved to adopt the ordinance. Mr. Woodside seconded the motion. By roll call vote, the motion to Adopt the Ordinance Amending Section 168.02 of the Codified Ordinances of the City of Wyoming Pertaining to the Promote Wyoming Commission carried with all voting yes.

MISCELLANEOUS:

Mr. Woodside encouraged residents to apply for the Promote Wyoming Commission vacancy and he questioned whether high school students can apply because there is a significant number of talented students that may be able to lend us their talents.

Ms. Robles commended the Recreation Center staff who have done a great job in supporting the SeaDragons Swim Team in their championship matches today and finals

tomorrow. There were close to 100 swimmers participating and they all enjoyed the Recreation Center staff members who made this swim season possible, and she specifically thanked Rachel Leininger and Emily Dengler.

Ms. Stankorb Taylor commented that she received an email from the City Manager that was forwarded from Public Works Director Rob Nicolls. The email was a list of all the projects that Public Works is either currently working on or has a part in, as well as those projects being constructed by outside contractors. She commented that she is amazed at how much work is going on in the community. Some of the projects mentioned are 1) Compton Road-the sidewalk and driveway work is mostly completed from Poage Farm Road to Ardon Lane. City crews repaired a sink hole that was found in the construction area that was unrelated to the project. 2) Vermont Avenue-the contractor has installed the water main from West Avenue to Springfield Pike. City crews will flush, and pressure test the new main and then new service lines to homes will be installed. The new main will be connected to existing water mains at the intersection of Springfield Pike. All work in this section will be completed before school starts. 3) Village Green-the foundations for the pavilion have been poured. 4) Two trees have been transplanted from Village Green to Crescent Park. 5) Hike/Bike Trail Phase 3-Ford Development has begun the project and plans to have the work completed in early fall. 6) Bonham Road Paving-work is scheduled to be done in August. This project is being managed by the Hamilton County Engineer's office.

Some other items Public Works has been working on include 1) Wood staining was completed at the Oak Park bridge and the picket fence at the Public Safety Facility. 2) The dugouts at Grove North will be stained as well. 3) There are several fire hydrants in need of repair. These repairs are noted as part of the hydrant flushing program that the Public Works Department performs twice a year. There are two obsolete hydrants that will be replaced. 3) Tree removal work continues as there are over 100 trees to be removed this summer. Another planting will occur in September. 4) Public Works will be doing a storm sewer replacement/re-routing near the end of Beechwood Avenue next week. 5) Street painting continues. Most of the white paintings (stop bars, lane lines, railroad symbols, etc.) have been completed on the portion of town east of Springfield Pike. Painting will continue on the west portion of town, then crews will begin painting the yellow areas such as no parking areas and along curbs, etc.). 6) Pothole repairs were completed on Mt. Pleasant as well as minor repairs on other streets. More potholes will be repaired on Reily Road before the end of the summer.

Ms. Stankorb Taylor commented that the list above is just some of what is currently going on and it is dizzying, but things have been getting done so efficiently and she thanked Rob Nicolls for managing the projects and thanked the Public Works crews for everything they do as well.

Ms. Woffington recognized City staff for another great 4th of July event. All the events throughout the day were well run and makes it feel like the best place in the world when you have this small-town feel. She also gave kudos to Megan Statt Blake and Rusty Herzog for working so diligently and thoughtfully on getting the 400 Wyoming Avenue building occupied. The level of effort and level of thinking and diligence was extraordinarily high and may not be visible to the public, but she feels good about where things have landed, and that Gilligan's will be a great fit for the community.

Mr. Hoffman thanked Tana Bere and Megan Statt Blake for their work on the North Pike Subcommittee. It was great to see so many people attend the feedback session, many good ideas and suggestions were received. The information presented at the community feedback session will be available on the City's website soon.

Mr. Driehaus commented on the sale of equipment to the Village of Woodlawn and noted that cooperation among neighboring communities is a theme in the Master Plan. He is glad to see this transaction occur with Woodlawn rather than have the equipment be auctioned off. The sale is a win for Wyoming and the purchase is a win for Woodlawn.

Mr. Driehaus commended Megan Statt Blake for her work with the 400 Wyoming Avenue building in finding a new tenant. He believes that she has found a tenant that will be a good fit for Wyoming.

EXCUSAL OF ABSENT MEMBERS:

All members were present, there were none to excuse.

EXECUTIVE SESSION:

There were no items for Executive Session.

ADJOURN:

With no further business to discuss, Ms. Stankorb Taylor moved to adjourn the meeting. Ms. Woffington seconded the motion. All voted yes, the motion carried. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Debby Martin, Executive Assistant

Karen Zeilman, Clerk of Council

Melissa Monich, Mayor