

MINUTES
Wyoming City Council
July 19, 2021

The Wyoming City Council met in regular session on July 19, 2021 at 7:00 p.m. in the Council Chambers of the Wyoming Municipal Building. Mayor Hoffmeister called the meeting to order. In attendance were:

Council Members:

Thaddeus Hoffmeister, Mayor
Nancy Averett
Al Delgado
Jeff LeRoy
Jim O'Reilly
Sarah Stankorb Taylor

Others:

Rusty Herzog, Acting City Manager
Emily Supinger, City Solicitor

APPROVAL OF CONSENT AGENDA:

Mr. O'Reilly moved to approve the Consent Agenda. Mr. Delgado seconded the motion. There being no discussion, the motion to approve the following items on the Consent Agenda carried with all voting yes:

- June 21, 2021 City Council Meeting Minutes
- Resolution Authorizing the Filing of an Application for SCIP 2021-2022 Funds and Execution of Project Agreement with the Ohio Public Works Commission
- Resolution Authorizing the City Manager to Enter into a Contract with Compass Minerals America, Inc. for the Purchase of Bulk Salt
- Resolution Authorizing the City Manager to Approve an Amendment to the Labor Management Agreement Between the City of Wyoming and the American Federation of State, County, and Municipal Employees Bargaining Unit Covering the Period 2021-2023

SPECIAL REPORTS/MINUTES:

Mr. O'Reilly recapped the business before OKI and First Suburbs as well as a reminder that OKI continues to look carefully at how the Federal American Relief Fund will be spent. He will continue to provide updates as things progress.

VERBAL REPORT FROM THE ACTING CITY MANAGER:

- The City has submitted its application for American Rescue Plan funds.
- The next two Live on the Greens will be Wednesday, July 28 and Wednesday, August 4 at 7pm at Village Green. The band, Satin Smooth Project, will be playing on the 28th and Jess Lamb and the Factory will play on the 4th. Food and drinks will be available for purchase.
- Booth applications are now being accepted for the 38th Annual Fall Festival which will be held on Saturday, October 2. Information and the booth application form can

be found on the City's website under the Recreation Department folder.

REPORTS OF STANDING COUNCIL COMMITTEES:

No reports were received.

REPORTS OF SPECIAL COMMITTEES:

No reports were received.

CITIZEN PARTICIPATION:

Mr. Robert Gorman, 1010 Brayton Avenue, addressed City Council. Judge Gorman expressed concern regarding new trees that were planted on Brayton. He explained that both sides of Brayton Avenue are lined only with Crabapple trees and the new Maple and Coffee trees look out of place. He asked Council to consider replanting the Maple and Coffee trees elsewhere in the community and to replace them with Crabapples instead.

BUSINESS:

A. Report from the Economic Development Commission on 432 Springfield Pike Development Agreement: Mr. Jon B. Boss, member of the Economic Development Commission and Chair of the Planning Commission, presented the report to City Council:

Economic Development Commission Report to City Council - July 19, 2021
Pursue a Development Agreement for 432 Springfield Pike

Mayor Hoffmeister, Members of Council. Our July 12, 2021 report confirms that at the Economic Development Commission's June 15, 2021 meeting its members voted unanimously to recommend that City Council direct the Wyoming Community Improvement Corporation (CIC) to pursue a development agreement with Sara Aschliman for the sale and conversion to commercial use of the property at 432 Springfield Pike, to include a City-controlled parking and connectivity plan for the eastern portion of the property.

Background

Our report provides the history of the City's interest in this property as a key component of what, since at least 1997, has been referred to as "The Promenade." The report also provides access to prior planning efforts, especially the 2018 Master Plan and the earlier Promenade Task Force Report, and confirms that the property is located within the western boundary of the Village Historic District. Ms. Aschliman, the owner and operator of the adjacent Wyoming Community Coffee (WCC) shop, has indicated interest in acquiring 432, but her previous proposals would have required significant incremental investment from the CIC, as well as loss of control of the property for a sub-optimal use.

Ms. Aschliman's current proposal would:

- Convert the house from residential use to business use, including a co-working office and/or creative studio space,
- Convert the front yard to a dining patio dominantly serving WCC,
- Add ADA parking and ramp to the side of the building,
- Construct an industrial arts workshop building (i.e., makerspace) to the rear of the house, and
- Install a parking lot with connections to the existing City lot at 15 Wyoming Avenue and the School Board/Middle School lot at 420 Springfield Pike.

Note: the parking and connectivity improvements are presumed to be designed and funded by the City.

Summary

The EDC reviewed and discussed the new proposal with Ms. Aschliman, and concluded that the proposal is in alignment with the 2018 Master Plan's goals. Therefore; the EDC recommends that City Council direct the CIC to work with Ms. Aschliman in pursuit of a development agreement for the sale and conversion to commercial use of the property at 432 Springfield Pike, to include a City-controlled parking and connectivity plan for the eastern portion of the property.

Respectfully submitted,

Jon B. Boss, Secretary of the Economic Development Commission

Ms. Averett asked what the industrial arts workshop is. Mr. Boss explained that it will be a makerspace area similar to what some libraries offer. Ms. Stankorb Taylor asked if there are plans for Edward Jones and/or Rod Sidley to vacate their spaces. Mr. Boss explained this is not something that the Planning Commission is involved in reviewing however he believes that Ms. Aschliman has ideas for improving the lower level areas of the building in the distant future. Mr. Boss added that the City has looked at improving this particular area and increasing business and office spaces for the past three Master Plans and added that, given the current economy, Ms. Aschliman has been the first to express interest in renovating her space and the adjacent property. Ms. Stankorb Taylor asked if Ms. Aschliman has done any studies of other makerspaces that would differentiate hers from others. Mr. Boss stated that the Planning Commission is unaware of what she has in mind for her specific makerspace. It is apparent that her business is growing and she has the resources to expand it.

Mr. Delgado questioned if the proposed ADA ramp and sidewalk extension is part of the connectivity to the public parking lot. Mr. Boss stated that Ms. Aschliman is currently working on solidifying these plans and final details are to be submitted. He noted that the building is not currently ADA compliant.

Mr. LeRoy asked for confirmation that a family is currently renting the house at 432 Springfield Pike. Mr. Boss explained that there is and that they have found another home in the community and will be moving. The CIC will then turn the lease of the home over to Ms. Aschliman to assume the remainder of it.

Mr. O'Reilly moved to adopt the report. Ms. Stankorb Taylor seconded the motion. There being no further questions or comments, the motion to adopt the Report from the Economic Development Commission on 432 Springfield Pike Development Agreement carried with all voting yes.

Mr. Delgado motioned to direct the Community Improvement Corporation to negotiate a Development Agreement with Ms. Aschliman for the property at 432 Springfield Pike. Mr. O'Reilly seconded the motion. There being no discussion, the motion to direct the Community Improvement Corporation to negotiate a Development Agreement with Ms. Aschliman for the property at 432 Springfield Pike carried with all voting yes.

B. Report from the Planning Commission on Proposed Legislation Amending Chapter 1331 of the Codified Ordinances Pertaining to Signs: Mr. Jon B. Boss, Chair of the Planning Commission, presented the report to City Council:

Planning Commission Report to City Council - July 19, 2021
Proposed Ordinance Amending Chapter 1331-Temporary Signage

Mayor Hoffmeister, Members of Council. Our July 7, 2021 report confirms that at our June 7, 2021 meeting, the Planning Commission voted unanimously to recommend that City Council adopt the proposed Ordinance amending Chapter 1331 as it relates to the regulation of temporary signs in residential districts. The purpose of the amendment is to ensure the regulations are content neutral, clarify certain language, and improve the Ordinance's readability.

Background:

Our report details the timeline and the review process that has resulted in the Planning Commission's recommendation since the proposed changes were provided to Council in September 2020.

The recommended amendments:

- Do not change the current temporary sign regulations in regards to the number of size of signs,
- Do more clearly define temporary signs,
- Remove the differentiation of residential temporary signs based on content by removing reference to "commercial" vs "non-commercial" temporary signage,

- Clarify the maximum number of temporary signs (4)

Summary:

The recommended changes are intended to:

- Make these regulations easier to understand, and
- Provide content neutrality to ensure that our city's sign regulations are compliant with current First Amendment case law and are otherwise constitutional.

We recommend adoption of the proposed amending ordinance.

Respectfully submitted,

Jon B. Boss, Chair - The City of Wyoming's Planning Commission

Mr. O'Reilly moved to adopt the report. Ms. Averett seconded the motion. There being no comments, the motion to adopt the Report from the Planning Commission on Proposed Legislation Amending Chapter 1331 of the Codified Ordinances Pertaining to Signs carried with all voting yes.

C. First Reading of the Ordinance Amending Chapter 1331 of the Codified Ordinances of the City of Wyoming and Declaring an Emergency: Mayor Hoffmeister noted this is the first reading of the Ordinance and set the second reading and public hearing for the August 16, 2021 City Council meeting.

D. Public Hearing on the Special Use Permit for the Hearts of Stearns Bed and Breakfast Establishment Located at 333 Oliver Road: Ms. Statt Blake presented a PowerPoint presentation to Council:

333 Oliver Road is known as the Edward R. Stearns House, associated with the Stearns & Foster textile company in neighboring Lockland. The estate is approximately 120 years old, built circa 1900-1902 and is approximately 14,000 square feet. The estate is sited on 5-1/2 acres of land including the carriage house. It has been on the National Register of Historic Places since 1986. The estate was designed by Elzner & Anderson, prominent Cincinnati architects [responsible for the Ingalls building in downtown Cincinnati]. The style is a four-square Madison in the style of Richardsonian Romanesque which is particularly characterized by rock-faced stone.

Wyoming Zoning Code: Chapter 1197

- B&Bs permitted as Special Uses
- Planning Commission review/recommendation
 - Meetings in May and June 2021
 - Notification of neighbors within 200 feet of property

- Written report to City Council (June 15, 2021)
- City Council review/decision
 - Public Hearing
 - Approval of Ordinance
 - First reading in June, second reading in July 2021
- If approved, annual renewal is required

The Hearts of Stearns estate proposal includes five guest rooms on the second floor of up to ten guests. Parking will be in the rear of the house. There will be ten, 10'x20' parking spaces around a pervious gravel traffic circle near the woods so as not to be seen from area neighbors. Ms. Statt Blake clarified that there is no event venue component. Any significant changes to the grounds, such as a fence, fountain, gate, or parking, is to be reviewed for historic integrity.

Slides were shown of the first floor and second floor plans.

Based on reports from Building Code expert, Gregory Nicholls, AIA from The Preview Group and Wyoming Fire Chief, Dennis Brown, the following improvements are being planned:

- The main drive will be a minimum of 20' wide for fire trucks, some portions 26' for aerial fire apparatus.
- A new drive will go around the main portico at the front door for fire truck access to the whole building.
- The proposed entrance and exit gates in the perimeter fence, will have a minimum width opening of 20'.
- The exit to Glenway Avenue will be locked, and only used by the resident owner or emergency vehicles.
- The guest parking area behind the mansion will be built near the south property line, around a circular drive that will be designed to accommodate the turning radius of the City of Wyoming fire trucks, allowing them to respond to a car fire and then be able to follow the circular drive around to safely exit back onto Oliver Road.
- Additional improvements inside the home are proposed as well.

Wyoming Zoning Code: Chapter 1197, continued

- Criteria for B&B approval:
 - 19 distinct criteria for approval
 - Waivers may be approved by City Council
- Highlights:
 - 17 of 19 criteria are expected to be met
 - 2 of 19 criteria are recommended by the Planning Commission for waiver:
 - 5 guest rooms instead of 3
 - 10 guests instead of 5

City Council may issue a Special Use permit only if the proposed bed and breakfast does not, by nature or in terms of the requirements of Chapter 1197, have a detrimental impact on the community. In making this determination, City Council shall consider the following factors:

-Whether the proposed bed and breakfast establishment will promote the purpose of this Chapter in enhancing the appeal of the community by offering short stay housing options for friends and relatives of residents,

-Whether the proposed bed and breakfast establishment will be well integrated into the surrounding neighborhood, maintain and preserve the integrity of the residential property and neighborhood, and retain the architectural characteristics of the residential structure,

-The location and number of other bed and breakfast establishments in the City, and

-The impact on the public peace, health, safety, morals, and welfare of the surrounding neighborhood

Additional Considerations

- Historic Review
 - Any changes proposed to house, carriage house, or grounds
 - Historic Preservation Commission and Architectural Review Board review/recommendation
 - Approval by City Council

- Board of Zoning Appeals
 - Variations would be required for:
 - Perimeter fence
 - Sign larger than 1 square foot

Mayor Hoffmeister opened the public hearing.

Ken Irwin, 358 Oliver Road. Commented that he came here for the quaint residential neighborhood and has admired the administration and the school, however having a business open on Oliver Road is distressing to him. A fence, signage, and a parking lot is unreasonable in a residential neighborhood. He expressed concern that his comments that were made in past meetings have received no responses. He expressed concern with an event center in the future.

Kay Landers, 333 Oliver Road. Ms. Landers read a prepared written statement to read to Councilmembers:

I have read your bio's and find this to be an extremely educated, experienced, and committed Council. I am B. Kay Landers, Kay, and I have owned the Stearns Estate since

October of 2002.

My vision of a Bed & Breakfast at 333 Oliver Road is that it is a service to the Wyoming Community. Many of our citizens have raised their children here due to the schools, the quality of the arts and the general quality of the homes and neighborhood. Young adults do leave but often return later to raise their children. My vision of a Bed & Breakfast is that families who have spread their wings return for multi-generational gatherings be it for a wedding, a funeral, a family reunion or out of state children and grandchildren visiting. This is how the home has functioned for our family of four, now aged 32, 35, 73 and 74.

The other type of visitor I believe will come to this Bed & Breakfast would be people who want to experience the level of quality our home has built into it. The large open rooms with tall ceilings and double pocket doors makes movement throughout the first floor and onto the veranda inviting. Rookwood and marble fireplaces and rooms jeweled with signed Tiffany glass shades, silver sconces and period chandeliers make a trip most memorable. The extended lawn and woods create a rare privacy. Top executives from GE and P&G are likely guests. A Stearns's relative from Colorado has already planned a vacation at the Stearns Estate to enjoy the history and architecture when the proposed B & B opens.

The Bed & Breakfast Ron and Allison propose will allow them to provide this type of atmosphere for their guests and their own family. It will be their home and they are willing to share this amazing architecture and grounds with others. They have proven themselves to be of high caliber through their education and their careers. I have come to know them as people of exceptionally high personal ethics and they have already demonstrated their high quality standards through the Open House gathering. Ron is a top executive with a company that serves the Greater Cincinnati community. The Bed & Breakfast is a dream of Allison's due to her social nature and her love of this community developed years ago. Her organizational skills will be an asset to the Bed & Breakfast. They have the financial ability to maintain and improve the quality of the Stearns Estate. Allison and Ron have a huge stake in making sure their guests conduct themselves in a professional manner. Every guest will be required to sign a contract which defines excessive noise or inappropriate behavior of any kind as grounds for expulsion from the property. I have spent 7 years trying to find people with the love I have for this property and the ability to preserve it and I could look for another 10 years and never find people so qualified and invested in this estate and the community of Wyoming as Ron and Allison.

The earlier restrictions on the property made it impossible to secure a buyer at an even below market value due to the size (14,000 square feet) and accompanying costs. This remained true after regional, national, and international advertising and in-depth television and newspaper coverage. Nationally most historical homes of this size and character have either been torn down or are owned and operated by a government entity. They are used as tour homes which would negatively impact our neighbors. If the Stearns Mansion were

torn down the 5-1/2 acres would accommodate 4-12 homes. I believe the B & B would provide income for maintenance of this special home and not disrupt our neighbors.

I ask you to approve the property for a B&B with 5 bedrooms rented. I am confident that once the community becomes familiar with an actual B&B here, they will see that Ron and Allison are particular and the quality of the guests is high. Ron and Allison will become an active positive part of the fabric of the great small town that is Wyoming Ohio.

Thank you for your commitment to making solid decisions for the community our family has happily called home for the past two decades.

Elise Randman, 645 Glenway Avenue. Her property immediately abuts Stearns Woods. One primary factor when purchasing her home was that there was a deed restriction on the Stearns House restricting it from being developed. She believes now the value of her property will be affected if the B&B is approved. She expressed many concerns to Council and stated that it appears to her that the current homeowner made a poor investment decision and asked if it is the purpose of City Council to financially bail out homeowners. This is not something that is in the City's Master Plan and she encouraged City Council to vote down this request.

Chris Schunk, 240 Oliver Road. Mr. Schunk stated that he is directly diagonal from the Stearns property and stated that he is in favor of City Council approving the proposal. The Stearns Estate as a Bed and Breakfast is a great home for this proposal. Mr. Schunk reminded all that the request is not a zoning change and the proposal is operating within the Codes that the City already has. The proposal will do nothing but help the grounds and he cannot imagine damage that a B&B will do, it will only improve the property for decades to come and will be a jewel to the community. He cannot think of anything but a plus and it will have no effect on his property value or his quality of life.

Mike Cooper, 356 Oliver Road. Stated he has lived in Wyoming for 61 years and chose to live here before he had children. He did so for the values that the City has and the general aesthetics of the community. After his children finished college they came back and stayed. He has enjoyed living here but he is against the proposal as he does not see it being a good fit, will be a detriment to the neighborhood, and it will impact property values. He commented that the applicants said that they plan to live in the house and he stated that he hopes that they will; that the property is zoned residential and he believes it should remain residential and should not be rezoned commercial.

John (& Brett) McMichen, 376 Oliver Road. Mr. McMichen stated that he moved to Wyoming from Treasure Island, Florida. He stated that where he moved from, regulations and traditions have been written in the sand and change with each developer's proposal. He expressed concern with the amount of students walking to school and the high speed of

cars on Oliver. He stated that he travels for his job and spends approximately 150 nights a year in a hotel. He is challenging Council to understand that there will be impacts to this becoming a business. There will be an impact on the neighbors when people miss the driveway of the B&B and use the resident's driveways to turn around. He asked Council that if they are going to make this a commercial venture then lighting will need to be increased and consideration will have to be given as to how traffic will be monitored. He expressed concern with requests being considered that go against the City's Ordinances that are already in place.

Sarah Williams, 86 Oliver Road. She asked what data is available that supports the idea that a bed and breakfast is a viable, safe, and appropriate option. There have been many statements, conjecture, opinions, and anecdotal evidence presented and she asked where the data is that supports this. She does not see that this is on solid ground. She sees that this is creating a change for reasons that seem unclear other than to solve an individual property owner's distress. It does not seem appropriate. She does not feel that we should be creating a tradition of monetizing our neighborhoods however acceptable or tolerable this change might feel, it is precedence setting. She asked if we are in the mood to monetize our residential places. Do we want to make money off of where our kids go, play, go to school, and where we come home for a way back from the world not to continue to be in the middle of the monetization of everything? You can look in the city and you'll see other large estate that are sold but yet they are at lower prices and they are turning to single family residence, examples of which can be found in Glendale and Norwood. They are out there but we have to look at the price and make sure that it makes sense. She stated that she is against this and urged City Council to consider what this means for Wyoming and to step back and ask themselves if this will be a decision that they will be comfortable with in 5, 20, or 50 years down the road in terms of its impact on our neighborhoods.

Jerry Williams, 86 Oliver Road. Stated that he has lived here for 14 years and has invested \$400,000 into his home to get it to the place he wants it to be. He asked if a zoning change will come before Council in the future when a five bedroom B&B is not viable and it needs to be increased to a ten bedroom B&B or will it need to be changed to add an event center for it to be viable. The residents on Oliver, Glenway, and Hillcrest have not been given assurances that the owners will not keep coming back to the well asking for more. The fear is and the reality is, because precedent has been set, that when the owners couldn't find a buyer, they asked the City to change the zoning. Now that a buyer has been found and may become residents, that in two or three years from now, or another buyer, says we don't have a viable business as a five bedroom, we are going to change it again to make it work. This is something that we should not have to tolerate as residents. The prospective buyers have removed the event center as an option but it has not been removed. The comments were that the community did not have an appetite for an event center and a ten room bed and breakfast at that time, and it was taken off the table at that time. Once they are in and

people start to see that a five bedroom bed and breakfast is working that then the appetite will start to become, or they will have more tolerance for this, to become a ten bedroom bed and breakfast or potentially an event center. He is not ready to go down that path in ten years, he does not want to see our properties being monetized. Because the stop signs that were added on Fleming Road, people now use Oliver as a thoroughfare and cars fly up and down the road. He stated that he is opposed to the proposal and he hopes that City Council denies the request but if it has to be discussed he suggests that lighting be discussed and adding a stop sign to Oliver Road to try to slow down the traffic.

Mike D'Agostino, 336 Oliver Road. He stated that he purchased his home in 2004 and has seen the time, effort, love, and money that the owners have put into the house. He does not want to see it go back to the way it was when it was vacant. He does not believe that the property, at its grandeur, could go back to a single family residence. The discussion of the traffic concerns is not related to the B&B, it has always been there. He is encouraged about the project and is in favor of maintaining the historic integrity of the house and would like it to remain sustainable.

Christine Graeter, 210 Wilmuth. She explained that she is not an immediate neighbor to the Stearns Estate but she has been through the Special Use permit process when she helped to establish The Healing Space of Cincinnati at the Presbyterian Church. The Healing Space is in a residential neighborhood and to them, it was incredibly important to be in a good relationship with its neighbors and to receive good feedback each year when the permit is renewed. They were able to work in collaboration with the neighbors on traffic and noise, and there is a quality assurance process in this proposal. She personally would love to have a B&B in the community as she has grandchildren across the country and would love to have her children come and share the home. She expressed concern whether there are many people that are able to buy the property and maintain it as a single family residence as she believes that it will deteriorate over time and that is a risk she is not willing the City to take.

Cathy & Tony Ramstetter, 629 Liddle Lane. She shared that she owns one of the other significantly historic homes in the community, which is the Robert Reily house and she opens her house to the third grade tours to share the roots and history of the house with the students. She added that anything that is approved tonight will have to go before a review by the Historic Preservation Commission and she shared a letter that she read to the Members of the Planning Commission at their meeting in June:

Dear Members of the Wyoming Planning Commission, Wyoming Acting City Manager and Wyoming Council:

We are near neighbors of the Stearns Mansion property. We are writing representing a collective group in support of the new owners, Ron Wehtje and Allison Yeager, and their

request for a variance needed to allow for a 5-room, 10-occupant Bed & Breakfast.

We attended the Planning Commission meeting on May 3, and some of us also visited the property on May 2, 2021, for the Open House. We have all reviewed the revised plan which was submitted by Allison and Ron on May 21, 2021.

We are greatly appreciative of their response to our community's concerns and hold their ability to adapt their plan in high regard. Based on this, as well as their invitation to neighbors and other stakeholders to meet with them to share concerns and support, we believe Ron and Allison are eager to be members of our city-community: They want to live here. They chose this home because they love its character and its history. For us, most importantly, we believe they will be good stewards; they want to preserve the house, the grounds, and the integrity of the place.

The revised plan addresses concerns about impact to our neighborhood thoroughly; notably:

- Limiting occupancy to a maximum of 10 guest(s) per night in the 5 guest rooms.
- Providing parking behind the mansion, nestled within the tree line, so that guests' cars will not be visible to neighbors who live across the street or that are driving by.
- Actively monitoring outdoor guests for excessive noise...ensuring that visitors are always respectful of the neighbors who live nearby.

Ron and Allison have done their research on what it would take to not only have a B&B, but more importantly, to live here. They consulted local experts in structural, historical and code requirements. They are eager to be not only the "new owners" but to be active community members. They know the requirements of the property covenants, and have the backing of the Landers family.

We feel strongly that the necessary variance in code to permit the B&B expansion is in the best interest of our community, and the new owners will bring new life and love to this most-special of homes.

Sincerely,
Tony & Cathy Ramstetter, 629 Liddle Lane
Scott Williams & Mette Richter, 635 Liddle Lane
Greg & Sue Zenni, 638 Liddle Lane
Gerry & Sharon Daugherty, 623 Liddle Lane
Val Prevish, 430 Reily Road
Ron & Robyn Cramer, 614 Liddle Lane
Chuck & Frannie Rogers, 41 Burns Avenue
Fred & Deanna Erny, 25 Ritchie Avenue

Tony Ramstetter, 629 Liddle Lane. He stated that as citizens, we need to listen during the process. The process will be followed. The Special Use permit will be reviewed and re-issued every year so long as there have not be significant disruptions. He has listened to concerns about traffic on Oliver but that has been going on all the time and has nothing to do with this project. Oliver has had a traffic issue for some time but the proposed B&B is not the cause of the existing traffic issues.

Francie G. Pepper, 233 Oliver Road. She has lived next door to the Stearns Estate since 1978 having raised four children. When Mrs. Stearns lived in the house they would frequently visit each other on her porch. Following Mrs. Stearns' death, her son was to take over the maintenance of the home. She visited the home at some time later and when the contractors let her in, the house was a disaster, it was not being maintained. A mansion such as this needs to be preserved; she does not know where one would find a family that can live there and keep up with the maintenance. Motorists speed on Oliver but this property needs to be preserved. The bed and breakfast will not interfere with the traffic; there will only be five rooms. Glenway Avenue has been a problem since she moved in to her home. The road is narrow but that is not a problem that is caused by a proposed bed and breakfast. She asked City Council that for these reasons she hopes that they will approve the request.

Ron Wehtje and Allison Yeager, applicants of the proposed bed and breakfast. Mr. Wehtje stated that he and Ms. Yeager are truly excited to be part of the community and are confident that the bed and breakfast that they envision will add value to the neighborhood and will be a treasure that a lot of people that live here can take advantage of. He stated that he is here and listening to the concerns of the neighbors, he stated the he hears them loud and clear. As residents who would be there living, not just as operators of the bed and breakfast that it an important thing for them to take care of and make sure that we don't add a problem that we add a solution that we help make sure that things are run well and that we are proud of that our neighbors around us are proud of. Ms. Yeager added that they have listened to the concerns of the community and have addressed as many as they could. They are doing everything in their power to maintain the stipulations and guidelines and she knows that change can be scary sometimes but sometimes it can be a great thing and if you just open your hearts and your minds to something new maybe it can be something great for the entire community and for the neighborhood. So, they will do their part we they hope that someday everyone will embrace it.

Mayor Hoffmeister closed the public hearing.

E. Second Reading of the Ordinance Approving the Special Use Permit for the Hearts of Stearns Bed and Breakfast Establishment Located at 333 Oliver Road: Mayor Hoffmeister noted this is the second reading of the Ordinance and set the third reading for the August

16, 2021 City Council meeting.

F. Report from the Finance Committee on the 2022 Tentative Tax Budget: Mr. Delgado reported that the Finance Committee met on June 21, 2021 and reviewed the Assumptions for Year 2022 Tentative Tax Budget Process, the 2022 Tentative Tax Budget, and the Assumptions for the 2022-2024 Financial Projections. Mr. Delgado reported that at that meeting, Mr. Caudill reviewed the Tentative Tax Budget document that is due to Hamilton County Budget Commission by July 23, 2021. This budget was developed based upon the Assumptions for Year 2022 Tentative Tax Budget. The Committee had no recommended changes to the tentative tax budget. Mr. O'Reilly moved to receive the report. Mr. LeRoy seconded the motion. There being no comments or discussion, the motion to receive the report from the Finance Committee on the 2022 Tentative Tax Budget carried with all voting yes.

G. Public Hearing on the 2022 Tentative Tax Budget: Mayor Hoffmeister opened the public hearing. Having received no comments, Mayor Hoffmeister closed the public hearing.

H. Resolution Adopting the Tax Budget of the City of Wyoming, Ohio for the Fiscal Year Beginning January 1, 2022 and Submitting Same to the County Auditor: Mr. O'Reilly moved to adopt the Resolution. Mr. LeRoy seconded the motion. There being no comments or discussion, the motion to adopt the Resolution Adopting the Tax Budget of the City of Wyoming, Ohio for the Fiscal Year Beginning January 1, 2022 and Submitting Same to the County Auditor carried with all voting yes.

I. Report from the Finance Committee on the Assumptions for the 2022-2024 Financial Projections: Mr. Delgado reported that at the Finance Committee meeting, Mr. Caudill reviewed the Tentative Tax Budget Assumptions with members of the Committee. These assumptions are captured in a memo. Based upon the current economic conditions, the assumption for the 2022 tax budget is that the Local Government Fund will be flat in 2022 compared to 2021. This amount is \$116,281. The 2022 Tax Budget income tax receipts are expected to be slightly up (2%) from the 2021 estimated amount. This is an increase of \$100,000.

Operating budgets remain flat in in 2022 with two exceptions. Personnel increases are tentatively estimated at 2.75% for represented and non-represented employees and education training budgets have been reinstated. These were frozen in 2020 and cut from the budget in 2021. The Tentative Tax Budget is required in order for the City to receive its

Local Government Fund allocation, but serves no other substantial purpose. The Committee had no recommended changes to the assumptions provided. There were no recommendations or changes from the Committee to the Finance Director or the City Manager.

Ms. Averett moved to adopt the report. Mr. O'Reilly seconded the motion. There being no comments or discussion, the motion to adopt the report from the Finance Committee on the Assumptions for the 2022-2024 Financial Projections carried with all voting yes.

J. First Reading of the Ordinance Appropriating Revenues Within Certain Funds, Transferring Revenues from Certain Funds, and Transferring Certain Funds Within Designated Accounts: This Ordinance is adopted in July and December in order to appropriate additional revenue that has been received during this six-month period. Under state law, Council action is only required to approve additional appropriations. Council action is not required for transfers between accounts that do not exceed the fund appropriation or the departmental appropriation; however, historically, all transfers over \$50 are approved in order to provide a record of budgetary transactions.

Mr. Delgado moved to suspend the rules. Mr. O'Reilly seconded the motion. There being no discussion, by roll call vote, the motion to suspend the rules carried with all voting yes. Mr. O'Reilly moved to adopt the Ordinance. Ms. Stankorb Taylor 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.

K. Second Quarter Financial Summary: Mr. Jeremiah Caudill, Finance Director, presented the report in a PowerPoint presentation. The first quarter report reflects the financial activity as of March 31, 2021.

- General Fund Revenue:
 - \$7,602,452 total revenues which are comprised of:
 - Real Estate taxes of \$2,599,031
 - Income Tax receipts of \$4,358,065
 - Local Government Fund of \$72,312
 - Charges for services of \$84,666
 - Permits-\$18,835
 - Court costs/fines/forfeits of \$47,487
 - Interest of \$24,621
 - Other Revenue of \$397,435

- General Fund Expenditures:
 - \$4,301,130 total expenditures comprised of:
 - Police Department/Mayor's Court expenditures-\$1,089,206
 - Other Operating expenditures-\$1,044,464
 - Public Works/Facilities expenditures-\$863,776
 - Fire/EMS expenditures-\$228,663
 - Administrative/Legislative/Communication-\$109,704
 - Customer Service/Finance expenditures-\$167,666
 - Legal expenditures-\$29,174
 - Community Development expenditures-\$93,522
 - Transfers/Debt Service-\$674,956

- General Fund Highlights:
 - Income tax receipts up 44.7% compared to 2020
 - Property tax receipts totaled \$2,599,03
 - Expenses of \$4,301,130 42.3% of budgeted amount compared to 50% of year complete

- Recreation Fund Revenues:
 - Total Recreation Fund revenues: \$449,345
 - Major Revenue Sources:
 - Recreation-\$225,073
 - Civic Center-\$43,528
 - Aquatic Center-\$108,228
 - Parks & Fields-\$72,516

- Recreation Fund Expenditures:
 - Total Recreation Fund Expenditures-\$530,832
 - Recreation-\$236,946
 - Civic Center-\$50,603
 - Aquatic Center-\$187,083
 - Parks & Fields-\$56,199

- Capital Improvement and Water Works Capital Improvement Program Funds:
 - Total CIP Fund Expenses-\$351,798
(Debt Service-\$179,066; Kattelman Property Improvements-\$9,490; Tennis Courts-\$28,000; Village Green Improvements-\$56,876; Civic Center Updates-\$78,366)
 - Total WW CIP Fund expenses-\$64,775
(Water Risk Assessment-\$637; Debt Service-\$64,138)

- Water Revenue Fund:
 - 2019 Water Revenues (at end of second quarter)-\$833,454
 - 2019 Water Expenditures (at end of second quarter)-\$808,523
 - 2020 Water Revenues (at end of second quarter)-\$916,972
 - 2020 Water Expenditures (at end of second quarter)-\$593,375
 - 2021 Water Revenues (at the end of second quarter)-\$942,543
 - 2021 Water Expenditures (at end of second quarter)-\$930,045

- Non-Major Funds:
 - Street Construction Fund:
 - Total Revenue-\$268,258
 - Total Expenses-\$234,139
 - State Highway Fund:
 - Total Revenue-\$22,098
 - Total Expenses-\$13,407

L. Third Reading of the Ordinance Authorizing the Placement of Proposed Revisions to the Charter of the City of Wyoming on the November 2, 2021 Ballot and Declaring an Emergency: Mr. O'Reilly moved to adopt the Ordinance. Ms. Averett seconded the motion. There being no comments or discussions, the motion to adopt the Ordinance Authorizing the Placement of Proposed Revisions to the Charter of the City of Wyoming on the November 2, 2021 Ballot and Declaring an Emergency carried with all voting yes.

M. First Reading of the Ordinance Adding Chapter 901, Wyoming Avenue Business District Revocable Street License and Declaring an Emergency: The purpose of this Chapter is to authorize and permit string lights over the public right-of-way within the Wyoming Avenue Business District installed by abutting owners or others for private use through a Revocable Street License. Any person seeking a Revocable Street License for displaying string lights over the public right-of-way shall submit an application to the City Manager and pay the fee for the Revocable Street License in accordance with the most current schedule of fees adopted by City Council. Ms. Averett asked what this Ordinance is for. The string lighting and process was explained. Ms. Supinger added that the Ordinance would help regulate the installation of the string lights by requiring a permit and requiring professional installation, among other things.

Mr. Delgado moved to suspend the rules. Ms. Stankorb Taylor seconded the motion. By roll call vote, all voted yes, the motion to suspend the rules carried. Mr. Delgado moved to adopt the Ordinance. Mr. O'Reilly seconded the motion. By roll call vote, all voted yes, the motion to adopt the Ordinance Adding Chapter 901, Wyoming Avenue Business District Revocable Street License and Declaring an Emergency carried.

NEW BUSINESS NOT OTHERWISE ON THE AGENDA:

No items were received.

MISCELLANEOUS:

Mr. O'Reilly commended Mike Lippert, Rob Nicolls, and Chuck Zeilman for interacting with the residents on Brayton Avenue with the tree issues. He applauded the interactions that the City staff have had with them. He agreed with Mr. Gorman that the maple trees look out of place on a street lined with only Crabapple trees. Ms. Averett asked and Mr. Lippert answered that the maple trees can be replanted elsewhere in the city.

Mr. LeRoy questioned the City Manager regarding the Compton reconstruction for 2022 or 2023 and the grant application for sidewalks and he is curious if there is a status update on that. Mr. Herzog stated that the City has applied for the SORTA infrastructure grant. Part of the SORTA tax, 25% of that tax, was reserved for infrastructure improvements along the bus routes. We have applied for a grant against that 25% and the grant we have applied for would fund the repaving of Compton with some partial areas of reconstruction and the sidewalk between Poage Farm and Mt. Pleasant. We should find out about that grant in the fall if we will be rewarded. It is a \$1.5 million project. The grant would cover 70% of the project, the City would have to fund the remaining 30%. If we do not receive the grant funding, the project will not move forward. Mr. LeRoy applauded Mr. Herzog for proactively communicating that to the residents on the task force for the sidewalk that was established a year or two ago. He has heard from several of the residents that they appreciated the updates.

Mr. LeRoy asked Ms. Statt Blake clarification that around the Stearns Estate property has there been any discussion on what the nightly rate will be for the rooms. Ms. Statt Blake stated that this has not been addressed in any of the previous meetings or by the applicants.

Mr. Delgado asked follow up questions with Ms. Statt Blake on the amount of acreage the bed and breakfast will occupy and how the parcels were divided. He expressed concern about clarifying that the bed and breakfast will occupy the 5.6 +/- acres of the property or the 3.92 +/- acres. Ms. Statt Blake clarified that the main house sits on a parcel that is 3.924 acres and the carriage house sits on a parcel that is 1.66 +/- acres. The buyers are proposing to purchase both parcels. Mr. Delgado asked if the bed and breakfast will be sitting on 5.6 acres or on 3.92 acres. Ms. Statt Blake clarified that the Special Use permit will apply to the main house at 333 Oliver Road which sits on the parcel that is 3.92 acres; looked at more broadly, the property is a little over 5-1/2 acres. Mr. Delgado explained that in his mind the impact of a bed and breakfast on a 5.6 acre parcel is very different than that which sits on a 3.92 acres parcel. Ms. Statt Blake stated that the Ordinance references the size of the entire property, which is 5.6 acres. Ms. Supinger explained that if the owners

were to sell the carriage house, the Special Use permit would need to be amended to show that the bed and breakfast operates on the 3.92 acre parcel.

Mr. Delgado asked when the City's DORA permit is up for renewal consideration. Ms. Supinger stated that it is renewed every five years. He asked if the DORA district could ever be expanded. Ms. Supinger stated that the district has to be a contiguous area and the City's application would need to be amended with the Division of Liquor Control.

Ms. Stankorb Taylor thanked the fire department for bailing out many residents whose basements had flooded. She commented that the Environmental Stewardship Commission's Storm Water Study group, many questions came up about what the rules are in terms of new construction and uphill neighbors making property changes that essentially create new flooding for downhill neighbors, and the like. She asked what material the parking area of the proposed bed and breakfast will be. Ms. Statt Blake stated that it will be gravel. Ms. Stankorb Taylor stated that she would like to know if the gravel will create flooding for the downhill neighbors. Ms. Statt Blake added that she can have the City's contracted engineer speak on that at the next meeting.

Ms. Stankorb Taylor commented that in looking at the proposed floor plan of the bed and breakfast it calls for an ADA accessible entrance on the first floor but she wondered if there are any bedrooms on the first floor that will be ADA accessible. Ms. Statt Blake explained that all of the bed and breakfast bedrooms will be located on the second floor and that there is a chair lift currently available. The buyers are investigating whether the existing chair lift can remain viable or if it will need to be updated.

Ms. Averett congratulated Mr. LeRoy on his retirement from the Army.

Mayor Hoffmeister urged everyone to be safe physically and mentally and to look out for your neighbors.

EXCUSAL OF ABSENT MEMBERS:

Mr. O'Reilly moved to excuse Mr. Green. Mr. Delgado seconded the motion. There being no discussion or comments, by roll call vote, 5-1 the motion to excuse Mr. Green carried with Ms. Averett voting no and all others voting yes.

EXECUTIVE SESSION:

There were no items for Executive Session.

ADJOURN:

Mr. Delgado moved to adjourn the meeting. Ms. Stankorb Taylor seconded the motion. By roll call vote, the motion to adjourn the meeting carried with all voting yes. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Debby Martin, Executive Assistant

Karen Zeilman, Clerk of Council

Thaddeus Hoffmeister, Mayor