**REGULAR MEETING OF CELINA CITY COUNCIL – March 22, 2021**

President King called the Regular Meeting of Celina City Council to order at 7:00 pm. Council Members Baltzell, Buxton, Clausen, Fleck, Lochtefeld, and Scott answered roll call. CM Sovinski was absent. Also present were Safety Service Director Hitchcock, Mayor Hazel, Auditor Strawn, and Law Director Moore.

CM Scott made a motion to accept the Agenda, seconded by CM Fleck. Motion passed with a roll call vote 6-0 Aye.

CM Clausen made a motion to approve the minutes of the March 8, 2021 Regular Council Meeting as written, seconded by CM Baltzell. Motion passed with a roll call vote 6-0 Aye.

**COMMITTEE REPORTS:**

CM Fleck reported the Utility Committee met March 8, 2021 for discussion of the solar field sale.

President King reported the Committee of the Whole met March 8, 2021 for review of the noise ordinance.

**COMMUNICATIONS:**

Liquor Transfer – Bottle N Keg Inc. to McCoy Pizza Company LLC. No action was taken.

Representatives from the Westlake Association were present. Richard Sherrick, homeowner and board member stated the association is looking at getting a breakwater in front of their property. On March 17, 2021 waves ripped two fingers off of the boat dock in front of a privately owned home. A breakwater would provide protection for these docks. The association is requesting help to continue the breakwater 400’ south toward Westbank Park. Since 2014, an average of $3,000 per year is being spent repairing the damaged docks. Director Hitchcock explained the breakwater was put in to protect the City docks and boardwalk area. The permit allowed for the breakwater from the spillway north. The breakwater towards the spillway is as close as ODNR allows. Wetlands were built to offset the fill into the lake. All the land is owned by the State of Ohio; the City just has a lease. The roadway is owned by the township.

Jeff Larmore stated no one expected the type of wave action in this area. It is difficult to build a stone type breakwater. There are wave barriers as an option instead of building stone jetties. He is not saying who should pay for it, but there is a better option than spending the next six years building stone jetties. He recommends the City look into helping the association to solve this problem. The TIF could be an option for assistance in payment. Mayor Hazel reported Administration will take a further look into these options.

T-Mobile representative reported T-Mobile is taking over Sprint and they are looking to add a couple cabinets in the water tower. They need additional space to have clearances required to get to the equipment and open the doors. CM Scott stated the issue is if we decided to allow them to expand, would be if it is prudent to charge additional rental fees. The representative responded from their perspective, the original is such a small space and they should have had more space to begin with. CM Scott asked had Sprint would have asked for more space, if they would have received it. Mayor Hazel stated Sprint asked for that amount of space in the original agreement. Law Director Moore reported the Council’s recommendation was to increase the rent by $181.25 per month. He asked what the rational for the change in paragraph 5 of the proposed agreement to add a clause for a more restrictive ability of the City to transfer the lease agreement to another entity. The representative responded it is in each Agreement they have. The City does have the option to not agree with it. The intent is to protect T-Mobile against predatory companies. There companies that are in the business of buying and selling cell tower leases. It is just saying they do not want the City sell the lease, unless the property is being sold. Mayor Hazel stated the City has no intention to give up control of the tenant’s lease. Law Director Moore will correspond further with T-Mobile for a final agreement.

**AUDIENCE COMMUNICATIONS:**

None.

**NEW BUSINESS:** (First Reading)

12-21-O: An Ordinance amending various categories within Ordinance 32-20-O as the Fourth Supplement to the 2021 Annual Appropriations, and declaring an emergency. Mayor Hazel explained the requested amendments. CM Buxton asked if the parking lots are just being repaired or replaced. Mayor Hazel explained the needed improvements to each lot. CM Baltzell made a motion to amend the Ordinance to add the wording “and or repair” to the fifth whereas, seconded by CM Buxton. Motion passed with a roll call vote 6-0 Aye. Mayor Hazel explained Sixty thousand dollars was committed by the City from the Revolving Loan Fund for the demolition of the Stokley Building. Any additional cost above the amount awarded would need to be paid by the owner. If the City does not use the money from the RLF, the State could take it back. CM Baltzell made a motion to suspend the rules, seconded by CM Clausen. Motion passed with a roll call vote 6-0 Aye. CM Fleck made a motion to pass the Ordinance, seconded by CM Lochtefeld. Motion passed with a roll call vote 6-0 Aye.

13-21-O: An Ordinance amending Ordinance 69-01-O to change the zoning classification of a portion of property owned by Henry Hoskins (WeldTec LTD) from R-2 Medium Density Residential District to M-1 Manufacturing District. Director Hitchcock reported this resulted from a 1999 property that was rezoned. CM Scott stated this building has been there forever. Director Hitchcock explained it is a different type of business than what was there. There were no concerns at the Planning Commission meeting. CM Scott made a motion to pass the Ordinance to second reading, seconded by CM Baltzell. Motion passed with a roll call vote 6-0 Aye.

14-21-O: An Ordinance appropriating money from the General Fund for deposit in the Police Capital Fund, Fire Capital Fund, Street Improvement Capital Fund, Park Capital Fund, and Montgomery Field Investment Fund, and to transfer funds. Mayor Hazel stated there is enough carryover balance that we can continue to make transfers and gave details of the transfers. CM Scott made a motion to pass the Ordinance to second reading, seconded by CM Buxton. Motion passed with a roll call vote 6-0 Aye.

15-21-O: An Ordinance accepting a donation from the Celina Lions Club to the Celina Park and Recreation Department for the Bryson District Park to add restroom facilities. Mayor Hazel expressed his gratitude to the Lions Club for the donation. This is a part of the Land and Water Conservation Fund Grant from ODNR. An amended Ordinance will be presented at the next meeting changing Resolved to Ordained and removing the emergency sentence in the last Section. CM Buxton made a motion to pass the Ordinance to second reading, seconded by CM Clausen. Motion passed with a roll call vote 6-0 Aye.

16-21-O: An Ordinance authorizing the Safety Service Director to enter into an agreement with Celina Solar Project #1, LLC to transfer ownership of that certain 4.99 megawatt Solar Electric Generation Project located at 600 Meyer Road within the City’s boundaries to Meyer Road Solar, LLC, and declaring an emergency. CM Fleck made a motion to amend the 2nd Whereas changing 2021 to 2012, seconded by CM Buxton. Motion passed with a roll call vote 6-0 Aye. CM Clausen stated in the committee meeting they were told that the company purchasing the property is Carval. Mayor Hazel explained Meyer Road Solar is an LLC started by Carval. CM Baltzell made a motion to amend the Ordinance to add (a subsidiary of Carval Investors) in the title and the second Whereas, seconded by CM Fleck. Motion passed with a roll call vote 6-0 Aye. CM Scott made a motion to suspend the rules, seconded by CM Baltzell. Motion passed with a roll call vote 6-0 Aye. CM Clausen made a motion to pass the Ordinance, seconded by CM Buxton. Motion passed with a roll call vote 6-0 Aye.

8-21-R: A Resolution appointing a representative and an alternate from the City of Celina to the Ohio Public Works Integrating District 13 Board. CM Scott made a motion to pass the Resolution to second reading, seconded by CM Lochtefeld. Motion passed with a roll call vote 6-0 Aye.

**OLD BUSINESS** (Second Reading):

9-21-O: An Ordinance to approve, adopt and enact the current replacement pages to the Codified Ordinances, and declaring an emergency. CM Clausen made a motion to pass the Ordinance to third reading, seconded by CM Baltzell. Motion passed with a roll call vote 6-0 Aye.

10-21-O: An Ordinance accepting a donation from Celina VFW Post 5713 to the Celina City Recreation Department for the Bryson Pool party rent fee, to purchase referee shirts, to sponsor a baseball team, for the Fall Festival, for punt pass and kick, and any monies left over of the donation to be used as the Celina City Recreation Department sees fit such as awards and recognition at the end of the season and appropriating funds. CM Fleck made a motion to accept the amended version of the Ordinance, seconded by CM Buxton. Motion passed with a roll call vote 6-0 Aye. CM Fleck made a motion to pass the Ordinance to third reading, seconded by CM Baltzell. Motion passed with a roll call vote 6-0 Aye.

(Third Reading):

5-21-O: An Ordinance updating certain sections of the Celina Codified Ordinances pertaining to “Vehicle Impounding Fees”, and declaring an effective date. CM Lochtefeld made a motion to pass the Ordinance, seconded by CM Clausen. Motion passed with a roll call vote 6-0 Aye.

6-21-O: An Ordinance authorizing the Mayor to enter into a lease agreement with ChargePoint for the purpose of leasing two (2) “Charge Points” within the City of Celina for the purpose of charging electric vehicles for a period of five (5) years, and declaring an emergency. CM Scott stated there has been discussion if the length of time on the agreement should be five years or three years. CM Baltzell stated he would be curious of the reasoning of three years vs. five. CM Buxton stated there may not be a need for two units. Possible locations of the untit near the lake was discussed. He recommended this be taken back to committee for further review. CM Scott stated there is an assumption that this would end up as a private venture. In essence he believes that by the City doing this, businesses will look to see the success of them. There is $350 per year difference for a three-year Agreement. CM Fleck stated he sees the electric car service as a wave that is coming. The fee to get out of the Agreement is nominal if it does not work out. CM Baltzell stated this was forward thinking by Administration. He would be supportive of staying with two units for five years. CM Clausen stated he thinks this is a good service to offer. CM Lochtefeld stated he is in favor of five years. Mayor Hazel explained the City will set the rates for these and Administration will provide a report to council annually. This is about attracting visitors to the area. CM Scott stated he has no problem with this but wanted to relay concerns that was pointed out to him. CM Buxton also stated he has no problem with it. A committee meeting will be scheduled to discuss the final locations of the units. CM Clausen made a motion to pass the Ordinance, seconded by CM Baltzell. Motion passed with a roll call vote 6-0 Aye.

7-21-O: An Ordinance accepting a donation from Mercer Savings Bank to the Celina Fire Department for the purchase of tables and chairs for the training room and appropriating funds. CM Clausen made a motion to pass the Ordinance, seconded by CM Lochtefeld. Motion passed with a roll call vote 6-0 Aye.

7-21-R: A Resolution authorizing the Mayor of the City of Celina to submit a grant application through the Ohio Department of Natural Resources NatureWorks Grant Program for the development of pickleball courts at Eastview Park. CM Fleck made a motion to pass the Resolution, seconded by CM Buxton. Motion passed with a roll call vote 6-0 Aye.

**ADMINISTRATIVE REPORTS:**

Mayor Hazel stated the Bryson Park land is now fully paid off. Heavy trash pick-up will be held the four Saturdays of April. There are certain items that are restricted for pick up that Mahargs will not be picking up this year. Items that are not picked up will be addressed by the City. A committee meeting is needed to review electric rates and net metering. A Utility Committee meeting was scheduled for April 12, 2021 at 6:00 pm.

**FOR THE GOOD OF THE ORDER:**

CM Baltzell stated he has had a few questions related to Lakeshore Drive and the ultimate plans for the Bryson Park. There is a master plan available for view on the City’s website. He clarified the plan does not eliminate Lakeshore Drive. It just reroutes it near the hot water hole for safety issues.

CM Scott asked about limb pick up. Director Hitchcock reported it starts the first Monday of April.

CM Lochtefeld stated this meeting is not being streamed on Facebook. He further recommended a better way of televising the meetings for viewing by the public.

Council President King adjourned the meeting at 9:01 pm.

Submitted by Joan S. Wurster, Clerk of Council