

RECORD OF PROCEEDINGS

MEETING OF COUNCIL

August 10, 2022

Mayor O'Callaghan called the City of Union council meeting to order on Wednesday, August 10, 2022 at 7:30 p.m.

Attendance was taken and the following council members were present: Mayor O'Callaghan, Mr. Bruns, Mrs. Oberer, Mr. Niemann, Mrs. Thomas-Roth and Mr. Prunier.

Other City staff members attending the meeting were John Applegate, City Manager, Denise Winemiller, Clerk of Council, and Joe Moore, Law Director.

Mayor O'Callaghan called for a moment of silence.

1. Mayor O'Callaghan asked if there were any additions, deletions or corrections for the minutes of the July 11, 2022 council meeting. There were no corrections so Mr. Bruns moved that the minutes be accepted as prepared. Mayor O'Callaghan seconded the motion. All concurred and the minutes were accepted as prepared.

2. Citizen's and Visitor's Comments

Bree Wise introduced herself to the Council as the representative for the North Dayton Diamondbacks baseball organization. She addressed the Council asking for assistant for the Car Show at the Union Community Park August 20, 2022. The Car Show is expecting 200 show cars and she asked if the City could assist in traffic control from 8:00 am. to 10:00 am. She also asked if the park grass could be maintained the week of the car show and if the Mayor would present the Best of Show Award and he said he would.

3. FIRST READING - ORDINANCE 1747 - AN ORDINANCE ACCEPTING THE ANNEXATION OF 1.207 ACRES IN BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO TO THE CITY OF UNION, OHIO AND DECLARING AN EMERGENCY.

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Mr. Applegate said this is the final step in the annexation process for the ground being annexed to be part of the City of Union. The (4) separate annexation parcels being brought before the Council today were held for the required 60 days and the staff asks the council to accept and approve the annexations.

Mr. Bruns moved that Ordinance 1747 be declared an emergency for the reasons set forth in the ordinance. Mrs. Oberer seconded the motion. All concurred and the motion was passed.

Mr. Bruns then moved that they have the one and only reading and adopt emergency Ordinance 1747. Mrs. Oberer seconded the motion. All concurred and emergency Ordinance 1747 was adopted on the first reading.

4. FIRST READING – ORDINANCE 1748 – AN ORDINANCE ACCEPTING THE ANNEXATION OF 1.691 ACRES IN BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO TO THE CITY OF UNION, OHIO AND DECLARING AN EMERGENCY

Mr. Bruns moved that Ordinance 1748 be declared an emergency for the reasons set forth in the ordinance. Mrs. Oberer seconded the motion. All concurred and the motion was passed.

Mr. Bruns then moved that they have the one and only reading and adopt emergency Ordinance 1748. Mrs. Oberer seconded the motion. All concurred and emergency Ordinance 1748 was adopted on the first reading.

5. ONE READING – ORDINANCE 1749 – AN ORDINANCE ACCEPTING THE ANNEXATION OF 2.816 ACRES IN BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO TO THE CITY OF UNION, OHIO AND DECLARING AN EMERGENCY.

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Mr. Bruns moved that Ordinance 1749 be declared an emergency for the reasons set forth in the ordinance. Mrs. Oberer seconded the motion. All concurred and the motion was passed.

Mr. Bruns then moved that they have the one and only reading and adopt emergency Ordinance 1749. Mrs. Oberer seconded the motion. All concurred and emergency Ordinance 1749 was adopted on the first reading.

6. ONE READING – ORDINANCE 1750 - AN ORDINANCE ACCEPTING THE ANNEXATION OF 4.617 ACRES IN BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO TO THE CITY OF UNION, OHIO AND DECLARING AN EMERGENCY.

Mr. Bruns moved that Ordinance 1750 be declared an emergency for the reasons set forth in the ordinance. Mrs. Oberer seconded the motion. All concurred and the motion was passed.

Mr. Bruns then moved that they have the one and only reading and adopt emergency Ordinance 1750. Mrs. Oberer seconded the motion. All concurred and emergency Ordinance 1750 was adopted on the first reading.

7. Public Hearing

Mayor O'Callaghan opened the public hearing for the zoning change of 4 parcels totaling 10.331 Acres from Agriculture (A-1) to Light Industrial (L-1).

Mayor O'Callaghan acknowledge Mr. Shad Sletto agent for AL Neyer, real estate developer. Mr. Sletto was sworn in.

Mr. Sletto indicated Al Neyer intends to take all the parcels that are being rezoned and combine them with the waterwheel parcel that's already zoned Light Industrial (L-I). They like the quality of the City's Industrial Park and the location and they believe their development will be a good fit.

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Mr. Applegate stated that the ORC requirements have been met. The proposed zoning change was advertised by law, notices were sent to adjoining property owners and a file was available at the City of Union front desk with information to be reviewed by anyone who wanted to do so. The staff recommends Council approve the zoning changes from Agriculture (A-1) to Light Industrial (L-1).

Mayor O'Callaghan asked if anyone else had any comments and there were no other comments and the public hearing was closed.

8. ONE READING – ORDINANCE 1751 - AN ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE ZONING ORDINANCE OF THE CITY OF UNION AS ENACTED BY ORDINANCE 314 AS SUBSEQUENTLY AMENDED AND DECLARING AN EMERGENCY. (1.207 acres)

Mr. Bruns moved that Ordinance 1751 be declared an emergency for the reasons set forth in the ordinance. Mrs. Oberer seconded the motion. All concurred and the motion was passed.

Mr. Bruns then moved that they have the one and only reading and adopt emergency Ordinance 1751. Mrs. Oberer seconded the motion. All concurred and emergency Ordinance 1751 was adopted on the first reading.

9. ONE READING – ORDINANCE 1752 - AN ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE ZONING ORDINANCE OF THE CITY OF UNION AS ENACTED BY ORDINANCE 314 AS SUBSEQUENTLY AMENDED AND DECLARING AN EMERGENCY. (1.691 acres)

Mr. Bruns moved that Ordinance 1752 be declared an emergency for the reasons set forth in the ordinance. Mrs. Oberer seconded the motion. All concurred and the motion was passed.

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Mr. Bruns then moved that they have the one and only reading and adopt emergency Ordinance 1752. Mrs. Oberer seconded the motion. All concurred and emergency Ordinance 1752 was adopted on the first reading.

10. ONE READING - ORDINANCE 1753 - AN ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE ZONING ORDINANCE OF THE CITY OF UNION AS ENACTED BY ORDINANCE 314 AS SUBSEQUENTLY AMENDED AND DECLARING AN EMERGENCY. (2.816 acres)

Mr. Bruns moved that Ordinance 1753 be declared an emergency for the reasons set forth in the ordinance. Mrs. Oberer seconded the motion. All concurred and the motion was passed.

Mr. Bruns then moved that they have the one and only reading and adopt emergency Ordinance 1753. Mrs. Oberer seconded the motion. All concurred and emergency Ordinance 1753 was adopted on the first reading.

11. ONE READING - ORDINANCE 1754 - AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE ZONING ORDINANCE OF THE CITY OF UNION AS ENACTED BY ORDINANCE 314 AS SUBSEQUENTLY AMENDED AND DECLARING AN EMERGENCY. (4.617 acres)

Mr. Bruns moved that Ordinance 1754 be declared an emergency for the reasons set forth in the ordinance. Mrs. Oberer seconded the motion. All concurred and the motion was passed.

Mr. Bruns then moved that they have the one and only reading and adopt emergency Ordinance 1754. Mrs. Oberer seconded the motion. All concurred and emergency Ordinance 1754 was adopted on the first reading.

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12. ONE READING – ORDINANCE 1755 – AN ORDINANCE AUTHORIZING AND APPROVING THE LIST OF LIGHT ASSESSMENTS. (waive three readings)

Mr. Applegate said Ordinance 1755 is the annual street lighting Ordinance that reflects the cost on property taxes and there is no increase.

Mrs. Thomas-Roth moved to suspend the three separate readings on three separate dates for Ordinance 1755. Mrs. Oberer seconded the motion. All concurred and the motion was passed.

Mrs. Thomas-Roth then moved that they have the one and only reading and adopt Ordinance 1755. Mrs. Oberer seconded the motion. All concurred and Ordinance 1755 was adopted on the first reading.

13. ONE READING- ORDINANCE 1756 – AN ORDINANCE AMENDING THE ANNUAL APPROPRIATIONS ORDINANCE F/Y 2022 AND DECLARING AN EMERGENCY.

Mr. Applegate said Ordinance 1756 amends the current appropriation Ordinance for Fiscal year 2022. The increase in ARPA funds of \$1,440.65 was received from the federal government. Also, the TIF Fund increased in the amount of \$14,510,000.00. (\$13,510,000.00 is the state bank investment loan ODOT signed and the remaining \$1,000,000.00 is the two Edge grants. \$500,000.00 was received for Amazon and Dogleg Road and \$500,000.00 was received for Douglas Way.

Mrs. Thomas-Roth moved that Ordinance 1756 be declared an emergency for the reasons set forth in the ordinance. Mrs. Oberer seconded the motion. All concurred and the motion was passed.

Mrs. Thomas-Roth then moved that they have the one and only reading and adopt emergency Ordinance 1756. Mrs. Oberer seconded the motion. All concurred and emergency Ordinance 1756 was adopted on the first reading.

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14. Open Agenda


Mayor O'Callaghan announced that the Spirit of City of Union award was given to the Klipstine family for the appearance of their home and landscaping located at 113 Irongate. He also commented the new roof on the City building looks very nice and was completed in a timely manner with little disruption.

Mr. Bruns asked if there was anything for the second council meeting in August. Mr. Applegate said there was nothing at this time. Mr. Bruns then moved that the second council meeting in August be cancelled. Mrs. Oberer seconded the motion. All concurred and the second meeting was cancelled. Mr. Bruns stated that the next council meeting would be on September 12, 2022.

15. Adjourn

Mr. Bruns moved that the council meeting be adjourned. Mrs. Oberer seconded the motion. All concurred and the council meeting was adjourned. The next council meeting will be on September 12, 2022.

Respectfully submitted,


Denise A. Winemiller,
Clerk of Council


John Bruns, Vice Mayor