

# **RECORD OF PROCEEDINGS**

## **MEETING OF COUNCIL**

**October 12, 2021**

Mayor O'Callaghan called the City of Union council meeting to order on Tuesday, October 12, 2021 at 7:30 p.m.

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

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.

Mayor O'Callaghan said they would need to amend the agenda to include # 4, which was Resolution 21-11. The Mayor moved to amend the agenda. Mr. Bruns seconded the motion. All concurred and the agenda for October 12, 2021 was amended.

1. Mayor O'Callaghan asked if there were any additions, deletions or corrections for the minutes of the September 27, 2021 council meeting. There were no corrections so Mr. Bruns moved that the minutes be accepted as prepared. Mrs. Oberer seconded the motion. All council members voted in favor of the motion. The minutes were accepted as prepared.

Mayor O'Callaghan said Mr. Blackwell had called and was unable to attend the meeting due to having to work. He moved that his absence be excused. Mr. Bruns seconded the motion. All concurred and Mr. Blackwell's absence was excused.

Mayor O'Callaghan said Mrs. Perkins was on vacation and not able to attend the meeting. He moved that her absence be excused. Mr. Bruns seconded the motion. All concurred and Mrs. Perkins's absence was excused.

### **2. Citizen's and Visitor's Comments**

There were no comments from any citizens or visitors in the audience.

3. Aaron Primm of the Dayton Mediation Center, [Dayton Mediation Center](#) [Landlord/Tenant Mediation](#) (website) wished to address the Union council about the Homelessness Prevention Program which is now available to all of Montgomery County residents.

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Mayor O'Callaghan welcomed Mr. Primm to the Union council meeting. Mr. Primm explained the Dayton Mediation Center was part of the City of Dayton, a non-profit with 11 employees. He said this office was trying to reach all of the municipalities and had been provided with grant money from Montgomery County. He said with the additional funds, they have been able to expand to not just Dayton but all of the communities located in Montgomery County through the Federal Cares Act Assistance. He said they can assist in a variety of things, like small claims courts, tenant/landlord issues, barking dogs, trees dropping branches on a neighbor's property, custody issues, workplace issues, any place where there is conflict. He said they can help Union residents or anywhere within Montgomery County.

Mr. Primm said Covid-19 has impacted the community, not just the Dayton municipal court but Vandalia Court and other city courts besides Dayton.

Mr. Primm said he is not an attorney, and they don't tell people what to do, but can offer support in talking through things. They do not give legal advice but can refer people to others.

As an example, Mr. Primm said people can apply on line for rental assistance, or for county services, they can call 211.

Mayor O'Callaghan asked if they were busy and Mr. Primm said they were very busy, especially since they were going out to areas in Montgomery County, making them aware of their services. He said people don't know about this process. Once they have the information, they can go forward with resolving their issues. They can refer people to attorneys. Mrs. Winemiller asked if this was for rental properties only or homeowners losing their homes. Mr. Primm said they could help both. He said there was money available to home owners and he could point them in the right direction.

Mr. Bruns then asked Mr. Applegate what percentage of homes in Union were rentals. Mr. Applegate guessed around 20 % but said he could check. Mr. Primm added that it was better to address an issue early on, before going to court. He said if a property owner sees that a renter is starting to have trouble paying their rent, the property owner can contact them and be proactive. He said they were willing to pay multiple months in arrears and three months ahead.

Mayor O'Callaghan thanked Mr. Primm for coming. He said he was unaware that the program was available.

4. **ONE READING** – RESOLUTION 21-11 - A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A CONTRACT (**THIS PROJECT WOLVERINE DEVELOPMENT AGREEMENT**) BY AND BETWEEN THE CITY OF UNION, OHIO, (the "**City**"), NORTHPOINT DEVELOPMENT (the "**Developer**")

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AND THE MONTGOMERY COUNTY TRANSPORTATION DISTRICT (the “*District*”) UNDER THE FOLLOWING CIRCUMSTANCES:

Mr. Applegate said this was another project development agreement for Project Wolverine, which was a Northpoint Development project, for an area north of Jackson Road, for the Oaks farm. Mr. Applegate said this was their fifth development agreement. Mr. Applegate will be meeting with Northpoint in October and they will continue to work on the agreement. Some of the exhibits have not been completed and there will be some tweaks to some of the terms and conditions but Mr. Applegate said they recommend the approval of this resolution. He said if approved, Northpoint can be turning dirt next week.

Mr. Bruns moved that they have the one and only reading and adopt Resolution 21-11. Mrs. Oberer seconded the motion. All concurred and Resolution 21-11 was adopted.

### **5. Open Agenda**

Mayor O’Callaghan reminded everyone that Trick or Treat would be on Sunday, October 31, from 6:00 pm to 8:00 pm.

Mr. Applegate said work on installing a water main to Aullwood was progressing. The city had ordered 38 saddles for the one inch service connectors but they currently are difficult to obtain. They had received five from their order and they have searched all over the country but everyone is holding on to them. So there has been a temporary hold up on the project but they are working to make modifications so they can continue to move forward.

Leaf pick up will be starting on October 18, 2021.

Mrs. Thomas-Roth asked who came up with the project names, like tonight’s Project Wolverine. Mr. Applegate said he didn’t know but it was never up to them and sometimes the project name would be changed several times.

Mr. Bruns asked if there was a need to have a second meeting in October and Mr. Applegate said there was nothing at this time.

Mr. Bruns moved that they cancel the meeting on October 25. Mrs. Oberer seconded the motion. All concurred and the motion was passed. Mr. Bruns said the next

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council meeting would be on November 8. He said that was one week after the November elections and that Union did not have any local issues and nothing was contested.

Mr. Applegate said that the new section of the wastewater treatment plant was on line. The old tanks were emptied and they were excited to get the new section working.

Mr. Applegate said they had gotten the first half of the parking lot for the police department poured. They hope to replace the curb and sidewalk.

Mr. Applegate said the State Route 48 project from the Ohio Department of Transportation will be starting the following week, from Phillipsburg-Union Road to County Line Road.

Mr. Bruns said he had enjoyed looking at Union's website, and recommended clicking on the History tab. He said it was very interesting and even explained why there were thirteen stars on the City of Union seal.

Mr. Moore said he had a few comments regarding the Dayton Mediation Center. He said that he had used them sometimes and they have attended the Vandalia Municipal Court. He said they have been very successful, especially in common pleas court. They offer a less expensive means to an end and get things accomplished. They are very experienced in trials and Mr. Moore said he has utilized them and they are very good.

6. 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 Monday, November 8, 2021.

Respectfully submitted,

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Denise A. Winemiller,  
Clerk of Council

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John Bruns, Vice Mayor