

CITY OF CIRCLEVILLE CITY COUNCIL
City Hall Building | Council Chambers, 2 Fl. | 127 South Court St. | Circleville, OH

Barry D. Keller, President
Katie Logan Hedges, At large
Sheri Theis, At large
Tom Klitzka, At large



Jeff Hallinin, First Ward
John Moats, Second Ward
Audrey Lukasak, Third Ward
Tom Duvall, Fourth Ward

Circleville Website

Melissa Burns, Clerk of Council



Council Agenda Tuesday, May 20, 2025, at 7:00 p.m.

1. Roll Call
2. Pledge Of Allegiance to the Flag of the United States of America
3. Invocation
4. Reading and Disposal of City Council Minutes from May 6, 2025.
5. Reports from Council Members and Committee Reports
6. Reports from City Officials
7. Questions for City Officials
8. Public Addresses to Council
9. Communications
10. Readings of Ordinances and Resolutions

First Reading:

Originating in the Judicial Committee Meeting on May 6, 2025, Chair Klitzka with Theis and Moats

a) AMENDING AND RESTATING ORDINANCE NO. 11-66-2010 IN ORDER TO RE-ESTABLISH, DESCRIBE, AND EXPAND THE BOUNDARIES OF THE CITY OF CIRCLEVILLE COMMUNITY REINVESTMENT AREA; INCREASE THE TERMS AND CATEGORIES OF, AND AMEND ELIGIBILITY REQUIREMENTS FOR, CERTAIN REAL PROPERTY TAX EXEMPTIONS THEREIN; AUTHORIZING AND APPROVING RELATED MATTERS; AND DECLARING AN EMERGENCY.

b) AUTHORIZING THE MAYOR TO ENTER INTO A RESIDENTIAL COMMUNITY REINVESTMENT AREA AGREEMENT FOR REAL PROPERTY LOCATED WITHIN THE CIRCLEVILLE COMMUNITY REINVESTMENT AREA CONSTITUTING MULTI-FAMILY FACILITIES; AUTHORIZING AND APPROVING RELATED MATTERS; AND DECLARING AN EMERGENCY.

Originating in the Strategic Planning Meeting on May 6, 2025, Chair Theis with Moats and Lukasak

c) AN ORDINANCE CREATING THE ALTO-RYAN HOMES TAX INCREMENT FINANCING INCENTIVE DISTRICTS; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN EACH INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; REQUIRING THE DISTRIBUTION OF A PORTION OF THOSE SERVICE PAYMENTS TO THE CIRCLEVILLE CITY SCHOOL DISTRICT AND THE PICKAWAY-ROSS CAREER AND TECHNOLOGY CENTER; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT BENEFIT OR SERVE PARCELS IN THE INCENTIVE DISTRICTS; APPROVING A TAX INCREMENT FINANCING AGREEMENT WITH THE DEVELOPER OF THE INCENTIVE DISTRICTS; AND DECLARING AN EMERGENCY.

d) AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS IN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION PURSUANT TO ORC 5709.40(B); REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; REQUIRING THE DISTRIBUTION OF A PORTION OF THOSE SERVICE PAYMENTS TO THE CIRCLEVILLE CITY SCHOOL DISTRICT AND THE PICKAWAY-ROSS CAREER AND TECHNOLOGY CENTER; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT DIRECTLY BENEFIT THE PARCELS; APPROVING A TAX INCREMENT FINANCING AGREEMENT; AND DECLARING AN EMERGENCY

Originating in the Judicial Committee Meeting on May 13, 2025, Chair Klitzka with Theis and Moats

e) AN ORDINANCE TO ACCEPT THE PLAT OF RIVER RIDGE, SECTION TWO, FINAL PLAT.

11. New Business:

a) Executive Session

12. Adjournment