

CIRCLEVILLE CITY COUNCIL MEETING MINUTES 05/20/2025

Circleville City Council convened in Council Chambers Tuesday, May 20, 2025, at 7:00 p.m. Council members present at Roll call: President Barry Keller, At Large Members Katie Logan-Hedges, Sheri Theis, and Tom Klitzka, First Ward Jeff Hallinin, Second Ward John Moats, Third Ward Audrey Lukasak, Fourth Ward Tom Duvall, and Clerks, Melissa Burns and Sarah Kolesar. Invited guests present: Mayor Michelle Blanton and Law Director Kendra Kinney.

President Keller called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited, and invocation was given by all.

Theis motioned to approve City Council minutes from May 6, 2025. Lukasak seconded. Motion carried.

REPORTS FROM COUNCIL MEMBERS:

Hedges announced she will have a Finance Committee meeting to discuss budget issues on May 27, 2025, at 6:00 p.m.

Theis stated she has two Ordinances on the Agenda from the Strategic Planning Committee that she will speak to.

Klitzka announced he will have a Judicial Committee meeting on May 27, 2025, at 7:00 p.m.

Keller announced that prior to the Council meeting there were two Public Hearings to discuss rezoning of the old Cellar Lumber property and for zoning code amendments. Both Ordinances will move forward to the Judicial Committee for review.

REPORTS FROM CITY OFFICIALS:

Law Director Kinney announced she and her Assistant Law Director attended the State Highway Patrol Refresher for field sobriety testing to aid in the prosecution of alcohol related offenses.

Mayor Blanton stated last week was National Nursing Home week and she visited local long term care facilities to visit with residents. Mayor Blanton acknowledged last week as being Law Enforcement Officer's week and noted that Small Nation convened here for a session last Tuesday. Mayor Blanton attended Circleville City Elementary School's "When I Grow Up" event with other Administration members and Police Cruisers and Fire Trucks in attendance. Mayor Blanton announced that the incoming Safety Director Paul Pride will be sworn in on Friday May 23, 2025, at 10:00 a.m. in Council Chambers.

QUESTIONS OR ANSWERS TO ADMINISTRATION: None.

PUBLIC PARTICIPATION: None.

COMMUNICATIONS:

Circleville City Council will hold a Public Hearing Tuesday, June 17, 2025, at 6:00 p.m. in Council Chambers located in the City Hall Building, 127 S. Court Street, 2nd FL, Circleville, OH 43113. The purpose will be to hear: Preliminary Planned Unit Development #1-24, as requested by BR Realty Properties, LLC located at Parcel ID A35-0-001-00-022-00 and Parcel ID A35-0-001-00-023-00 to rezone the property from Low Density Residential (LDR) to Planned Unit Development (PUD).

MOTION-ROLL CALL -VOTE

Hallinin motioned to place the communication on file for City Council. Moats seconded. Motion carried.

ORDINANCES FOR FIRST READING:

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.

Discussion: Planner Hannah Wynne explained that this Ordinance will designate Planned Unit Developments (PUDs) as eligible zoning districts for CRA tax abatements. Currently, CRA benefits are restricted to commercial zoning districts, and this Ordinance aims to broaden those eligibility criteria to include PUDs.

MOTION-ROLL CALL -VOTE

Klitzka motioned to suspend the rules. Theis seconded. Roll call. (7 Yeas- 0 Nay). Rules are Suspended.

MOTION-ROLL CALL -VOTE

Duvall motioned for passage of the Ordinance. Klitzka seconded. Roll call. (7 Yeas- 0 Nay). The Ordinance is passed and assigned #05-43-2025.

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.

Discussion: Planner Hannah Wynne stated this Ordinance is to enter into the CRA agreement specifically for the Alto project.

MOTION-ROLL CALL -VOTE

Klitzka motioned to suspend the rules. Theis seconded. Roll call. (7 Yeas- 0 Nay). Rules are Suspended.

MOTION-ROLL CALL -VOTE

Klitzka motioned for passage of the Ordinance. Hedges seconded. Roll call. (7Yeas- 0 Nay). The Ordinance is passed and assigned #05-44-2025.

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.

Discussion: Planner Hannah Wynne announced that this Ordinance establishes a Tax Increment Financing (TIF) district for a single-family home development led by developer Ryan Holmes. Tim Colburn elaborated that the TIF is designed to support the developer with site improvements, aligning with the City's comprehensive thoroughfare plan. Colburn emphasized that the benefits for this project were granted based on its merits, with each future project to be evaluated individually.

MOTION-ROLL CALL -VOTE

Theis motioned to suspend the rules. Hedges seconded. Roll call. (7 Yeas- 0 Nay). Rules are Suspended.

MOTION-ROLL CALL -VOTE

Theis motioned for passage of the Ordinance. Klitzka seconded. Roll call. (7 Yeas- 0 Nay). The Ordinance is passed and assigned #05-45-2025.

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

Discussion: Planner Hannah Wynne clarified that this Ordinance establishes a Tax Increment Financing (TIF) district for the apartment section of the Alto Planned Unit Development (PUD), managed by AB Contracting. Tim Colburn highlighted the collaborative efforts with the City Council, Committees, school officials, and county representatives to secure the necessary legislation. Theis reassured that this project will not result in any financial loss for the schools.

MOTION-ROLL CALL -VOTE

Hallinin motioned to suspend the rules. Moats seconded. Roll call. (7 Yeas- 0 Nay). Rules are Suspended.

MOTION-ROLL CALL -VOTE

Theis motioned for passage of the Ordinance. Moats seconded. Roll call. (7 Yeas- 0 Nay). The Ordinance is passed and assigned #05-46-2025.

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

Discussion: Planner Hannah Wynne explained that this Ordinance addresses the final plat for the River Ridge development. She noted that draft performance bonds for the River Ridge subdivision have been submitted but are still under review and not yet approved. Wynne proposed adding a condition to the Ordinance, requiring the performance bonds to be reviewed, accepted, and approved before final passage. Law Director Kinney recommended postponing the Ordinance to a second reading, pending approval of the performance bonds.

MOTION-ROLL CALL -VOTE:

Klitzka motioned to hold the Ordinance for a second reading on June 3, 2025. Theis seconded. Roll call. (7 Yeas, 0 Nay). Motion carried.

NEW BUSINESS:

1. Executive Session:

MOTION-ROLL CALL -VOTE

Hedges motioned to adjourn into executive session per Ohio Revised Code section 121.22(G)(3) to consult with legal counsel on matters that subject imminent court action. Hedges requested the Law Director, Mayor, City Council, President Keller, HR Director Valerie Dilley and incoming Safety Director Paul Pride, and Chief Brian Thompson be a part of the executive session. Hallin seconded. Roll call. (7 Yeas- 0 Nay). Motion carried.

MOTION-ROLL CALL -VOTE

Klitzka motioned to adjourn executive session and go back into regular session. Duvall seconded. Roll call. (7 Yeas- 0 Nay). Motion carried.

Hallinin motioned to adjourn the City Council meeting. Hedges seconded. Council adjourned at 8:51 p.m.

Minutes prepared by: Melissa Burns and Sarah Kolesar, Clerks.