

CIRCLEVILLE CITY COUNCIL MEETING MINUTES 7/1/2025

Circleville City Council convened in Council Chambers Tuesday, July 1, 2025, at 7:00 p.m. Council members present at Roll call: President Pro Tem Sheri Theis, At Large Member Tom Klitzka, Second Ward John Moats, Fourth Ward Tom Duvall, and Clerks, Melissa Burns and Sarah Kolesar. Absent Members: President Barry Keller, At Large Member Katie Logan Hedges, First Ward Jeff Hallinin, Third Ward Audrey Lukasak. Invited guests present: Mayor Michelle Blanton and Auditor Mark Bidwell.

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

Moats motioned to approve City Council minutes from June 17, 2025. Duvall seconded. Motion carried.

REPORTS FROM COUNCIL MEMBERS:

Klitzka stated he has one Ordinance on the Agenda to review from the Judicial Committee.

Duvall stated there are two Ordinances from the Finance Committee on the Agenda. Duvall noted that the Service Committee has a Utility Department tour scheduled for July 15, 2025, from 5:30 p.m. to 6:30 p.m.

REPORTS FROM CITY OFFICIALS:

Bidwell noted that the annual 2024 report is complete and available.

Mayor Blanton expressed appreciation to the Police Department, Fire Department, and City Street employees for responding quickly and efficiently to recent City-wide events. Blanton said that Circleville is officially recognized as an American 250 Community. Blanton noted that on Friday, July 11, 2025, "Movies in the Park" will be playing Guardians of the Galaxy, starting at sunset and snacks will be provided. Blanton highlighted the monthly newsletter has started a Q&A corner, giving citizens the chance to ask questions. Blanton stated the City has a cooling center at Vineyard Church when the temperature is above 93 degrees.

QUESTIONS OR ANSWERS TO ADMINISTRATION: None.

PUBLIC PARTICIPATION: Dave Horning of 569 Plaza Drive expressed that 2026 will be the 25th anniversary of 9/11 and suggested that it would be nice if the City could plan something special for that date. Debbie Leasure of 32 Claire Ct. had questions pertaining to the new development across from Ohio Christian University, President Pro Tem Theis advised that she speak with the Planner in the Administration's office regarding her questions and concerns. Scott McCleintoch, representing the developer, spoke and answered some of the questions pertaining to the development.

COMMUNICATIONS: Council has received two pieces of communication from the Mayor's office.

1. The Mayor sent a letter thanking Tonya Winfield for agreeing to serve on the Tax Incentive Review Board.
2. The Mayor sent a letter thanking Kristen O'Dell for agreeing to serve on the Tax Incentive Review Board.

Discussion: Mayor Blanton explained this Tax Incentive Review Board is established by the Ohio Revised Code. Blanton explained that when tax incentives are used within the City, the Tax Incentive Review Board will meet annually with the County and City Auditor along with other appointees from other municipalities determined by the Ohio Revised Code, to review all agreements, compliance, granting, exemptions from property taxation, and can request any information reasonably necessary to make determinations and use all information gathered to make recommendations to Council.

MOTION-ROLL CALL-VOTE

Klitzka motioned to accept and place the correspondence on file. Moats seconded. (4 Yeas-0 Nays). Motion carried.

ORDINANCES FOR FIRST READING:

a) AN ORDINANCE AMENDING THE ANNUAL APPROPRIATION ORDINANCE IN THE GENERAL FUND 101 MUNICIPAL COURT CCA GRANT 24/25 FUND 263 SANITARY SEWER OPERATING FUND 909 SANITARY SEWER IMPROVEMENTS & EXTENSIONS FUND 920 OF THE CITY OF CIRCLEVILLE.

Discussion: Auditor Bidwell explained this Ordinance pertains to passthrough funding that the City is appropriating and accounting for, including three large items: \$888,000 from the OPWC grant for the North Court and Pickaway Street parks, a \$250,000 donation from PCCF for the Ted Lewis Park shelter house and \$20,000 insurance reimbursement, and \$1,500,000 passthrough funds for sanitary sewer improvement and extensions

MOTION-ROLL CALL -VOTE

Duvall motioned to hold the Ordinance for a second reading. Moats seconded. Roll call. (4 Yeas- 0 Nays). The Ordinance will be held for a second reading.

b) ADOPTING THE BUDGET OF THE CITY OF CIRCLEVILLE, OHIO FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026, AND SUBMITTING THE SAME TO THE COUNTY AUDITOR.

Discussion: Bidwell clarified that per the Ohio Revised Code, the budget must be approved and signed by Council by July 15, 2025, and to the County Auditor by July 20, 2025. Bidwell noted that this is a preliminary budget for the year 2026, highlighting that the estimation for total revenue from the general 101 fund in 2026 is \$9,190,000 (9.19 million dollars) explaining that \$265,000 is estimated from the IRA grant, and real estate taxes are estimated at \$300,000. Bidwell stated the preliminary, estimated expenditures in 2026 from the general fund 101 are \$10,460,000, noting the increase for safety forces, leaving an estimated \$762,000 remaining in the general fund at the end of 2026.

MOTION-ROLL CALL -VOTE

Duvall motioned to hold the Ordinance for a second reading. Moats seconded. Roll call. (4 Yeas- 0 Nays). The Ordinance will be held for a second reading.

c) AN ORDINANCE TO AMEND THE ZONING DISTRICT OF 0 STOUTSVILLE PIKE (PARCEL #A35-0-001-00-022-00 AND PARCEL #A35-0-001-00-023-00) FROM LDR (LOW DENSITY RESIDENTIAL) DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT).

Discussion: Klitzka explained there was a public hearing regarding this Ordinance on June 17, 2025, then presented to the Judicial Committee on June 24, 2025, and forwarded it to Council with a recommendation for passage. Klitzka explained that this Ordinance is to amend the zoning district from a low-density residential district to a planned unit development district for the 125 acres between 22 and Stoutsville Pike. President Pro Tem Theis clarified that this Ordinance does not approve of the development yet but to approve the change in zoning.

MOTION-ROLL CALL -VOTE

Klitzka motioned to hold the Ordinance for a second reading. Duvall seconded. Roll call. (4 Yeas- 0 Nays). The Ordinance will be held for a second reading.

NEW BUSINESS:

Klitzka motioned to excuse Hedges from tonight's meeting. Moats seconded. Motion carried.
Klitzka motioned to excuse Hallinin from tonight's meeting. Moats seconded. Motion carried.
Moats motioned to excuse Lukasak from tonight's meeting. Duvall seconded. Motion carried.

Moats motioned to adjourn the City Council meeting. Duvall seconded. Council adjourned at 7:35 p.m.

Minutes prepared by: Sarah Kolesar, Assistant Clerk.