
CITY OF CARLISLE COUNCIL – WORK SESSION MINUTES

Tuesday, March 14, 2023

CARLISLE COUNCIL CHAMBERS - CARLISLE, OHIO

Mayor Winkler called the Carlisle, Ohio City Council Work Session of Tuesday, March 14, 2023, to order at 6:00pm in the Council Chambers at the Carlisle City Hall building, 760 Central Avenue, Carlisle, Ohio with the following members in attendance:

Council Attendees:

Mr. Tim Humphries

Mr. Chris Stivers

Mr. Michael Kilpatrick

Mr. William Bicknell

Mrs. Debbie Kemper

Mr. Jason Faulkner

Mr. Randy Winkler, Mayor

Staff members present: Finance Director Ryan Rushing
Zoning Administrator Cathy Walton
Clerk of Council Jennifer Harover

Discussion Items:

Homan Shelter Picnic Tables

This shelter was recently moved from the rear of the park closer to the playground area. Mrs. Kemper was curious if it was budgeted to have picnic tables for this shelter. Mr. Rushing explained that the Service Department has retained the tables from the shelter's previous location and those will be put out once the park is open for the season. These tables are not new but they are in good condition.

Trees at Roscoe Park

Mr. Kilpatrick would love to see 4-5 trees planted at the park near this new shelter and the playground area. He has a good connection in getting well-established trees at very affordable pricing. He would be willing to purchase these trees on his own if the Service Department could plant them. He would like to see more shade available in the area of the playground for parents and younger children. Mr. Rushing mentioned a popular trend at local parks for shade are the large sails. These may have a larger initial cost but would provide immediate shade without the upkeep of trees or their impending root systems around a play area. Mayor Winkler stated that he recalls there being soil condition issues at the park that caused trees to die in the past. This may be something to speak with our Service Director about as to what would work the best. Mr. Rushing reminded the group that this could be a great topic for the Park & Recreation Committee to work through.

Business of the Month

Mrs. Kemper wanted Council's opinion of continuing the Business of the Month. Mr. Bicknell knows that the recipients of this have been very appreciative and it has been a positive addition to the community. He would rather see some sort of criteria instated as to how Council chooses the Business of the Month. Mayor Winkler thought it would be nice to have Business Owners come to a Council meeting to be recognized and spotlighted on camera. Mr. Faulkner mentioned that he would like to have a vehicle to improve relationships with businesses. He would also like to see some sort of community survey where Council could find out more opinions of the residents and what they would like to see within the city. Mr. Kilpatrick believes that sitting down with business owners could give Council incredible feedback as well as a possible community survey.

Relationship Building with Businesses

Mr. Bicknell recalled Council meeting with the new management team at Refresco when they came on board. They met them one evening and went through the business as well as discussed their future plans. He doesn't

recall any negative comments being discussed at that time. Mr. Kilpatrick commented the manager at Refreso had mentioned that he was upset about the permitting process and "red tape" he was required to go through during a recent upgrade to their facility. The manager also stated that he was concerned about his water/sewer bill and how the fee is calculated. The water coming into his plant is much greater than what goes down the sewer due to the bottling production. Mr. Rushing explained that sewer rates are based off of the metered water usage. Businesses and residents can obtain deduct meters through the City that will then back out the amount of water actually down the drain for truer meter reading of water used. This is a business decision as to whether or not the cost of that deduct meter is beneficial for cost savings. There are also other items in businesses that vary this usage such as cooling towers and HVAC that draw water. The school system recently took advantage of this option and engineers can help businesses better understand what equipment requires water within their buildings.

Mr. Kilpatrick mentioned he would like Council to sit down with 8-10 of the larger businesses within the city to better understand how they can support each other. Mr. Bicknell has no problem in meeting with businesses but he had never heard anything negative from a business owner nor have any of them come to a Council meeting to present any concerns. However, he does have issues if businesses are complaining without bringing their concerns to staff. If staff is following regulations set forth in our codified, they are doing what needs to be done and that is not something that businesses can dictate. If businesses are dissatisfied with our codified rules, then they should be coming in and speaking with Council about it. Mayor Winkler stated that if these meetings with businesses do occur, he would like to have staff there as well to be sure that both sides of the issue are being represented.

Mr. Kilpatrick suggested that Council make their current Business of the Month process more of a hybrid and include a meeting of 2-3 Council Members with the business owner prior to the presentation. Mr. Stivers commented that they could look at lining up these presentations on an off Tuesday evening. He would also like to have some sort of selection process established for choosing Business of the Month. Mr. Faulkner recommended that Council choose 3-4 businesses quarterly so that Mrs. Kemper has a couple to choose from each month.

City Entrance

Mr. Kilpatrick asked if there was any way that Council could assist in properties cleaning up their areas along SR 123 coming West from Franklin. Mr. Rushing explained that there is currently a court order on the property in question and our Code Enforcement Officer makes occasional visits to see if progress is being made. This has been an ongoing issue for many, many years. Courts are very cautious of private property rights and every issue needs to be documented. Discussions were made regarding a few other properties on the SR 123 corridor. Mr. Kilpatrick asked if there was any way that the City could initiate contact with the property owners of the trailer storage business to make improvements of privacy to their fence. This could help to hide the vehicles parked there and make the area more appealing. Mayor Winkler suggested that the Zoning Administrator should first investigate the records to see if the business was compliant with code at the time the fence was erected.

350 Central Avenue

Mr. Kilpatrick asked if there were any plans to improve the building at 350 Central Avenue. Mr. Rushing explained that Mr. Bicknell had raised similar concerns in the past. There are funds in the 2023 Budget to replace the door which will give it a bit more curb appeal. Other improvements are proposed to be phased in as the budget allows. This building currently serves as extra storage for equipment of the Service Department. The current Service Department was designed to be added on to for future growth. Without question, the Service Department will be needed additional storage space in the future that will include climate-controlled space.

Proposed New Businesses

Mrs. Walton commented that an urgent care is coming into the shopping center with the pharmacy. Permits have been pulled and progress is moving forward. She has received a call from Goodwill that they are wanting to come into the shopping center next to Dollar General. There has also been a recent sale of property at the corner of Sunset and Central. There have been a few phone calls regarding minor details and information about zoning but no official business proposal has been made at this time. The only information that she was given was that the business was a national retailer. The proposed business at Osprey and Central went before Planning Commission this month and they were approved for their conditional use. However, they had no representative at the meeting so their development plan proposal was tabled until the meeting in May.

Adjournment:

With no further business, Council adjourned the meeting by voice vote with all in favor.

Meeting adjourned at 7:01 p.m.

Date: 3-28-23



Mayor

Attest: 

Clerk of Council