

# RECORD OF PROCEEDINGS

Minutes of \_\_\_\_\_

Council

Meeting \_\_\_\_\_

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held June 3, 2019

## MINUTES OF THE JUNE 3, 2019 COUNCIL MEETING

Meeting called to order at 7:02 p.m.

**Council Members Present:** Steve Johnston, Doug Eakins, Howard Wade, Jennifer Warner, Jim King, Linda Hall and Mike Conway. Also attending were Mayor Ray Martin, Clerk of Council Debbie Dileo, Director of Finance Rebecca Arnott, Public Service Director John Mitchell and Acting Chief Brandon Smith. Parks and Recreation Director Marci Darlington was not in attendance.

**Council Members absent:** None

**Prayer:** Rev. Isaac Shupe

**Pledge of Allegiance:** Mr. Johnston

**Motion to adopt the agenda** by Ms. Hall and seconded by Ms. Warner

*Roll Call: All Yeas*

*Motion carries 7-0*

**Motion to adopt** the Minutes of the May 20, 2019 Council Meeting by Mr. King and seconded by Mr. Wade

*Roll Call: All Yeas*

*Motion carries 7-0*

**Recognition of Guests:** Chris Connelly and TJ O'Brien in attendance to address Council during discussion of legislation.

**Old Business:** None

**New Business:**

**Ordinance 19-056**, approving the execution of a Community Reinvestment Area Agreement among the Village of West Jefferson and WJ Park West Building 1, Inc. and declaring an emergency

*Discussion: Mr. Chris Connelly, Taft Law Firm, representing Hillwood, discussed the CRA and TIF ordinances being presented to Council. Mr. TJ O'Brien is on hand to answer specific questions. Mr. Connelly explained that this is a building "spec" building which means the building is being built without a specific tenant. Hillwood likes the site and other projects that have been completed in the area and feel they will be able to attract a tenant. The School Board approved the agreement at a special board meeting earlier today, and Hillwood is requesting that Council approve both the CRA and TIF tonight.*

**Motion to adopt Ordinance 19-056**, by Mr. Eakins and seconded by Ms. Warner

*Roll Call: All Yeas*

*Motion carries 7-0*

**Ordinance 19-057**, declaring the improvement of certain real property located in the Village of West Jefferson, Madison County, Ohio to be a public purpose; declaring such property to be exempt from real property taxation; designating specific public infrastructure improvements that, once made, will benefit the parcels for which improvement is declared to be a public purpose; requiring annual service payments in lieu of taxes; establishing a municipal public improvement Tax Increment Equivalent Fund; authorizing the execution of a Tax Increment Financing agreement; and providing the related authorizations pursuant to



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Ohio Revised Code Sections 5709.40(B), 5709.42, 5709.43, 5709.832 and 5709.85, and declaring an emergency

*Discussion: See discussion on Ordinance 19-056*

**Motion to adopt Ordinance 19-057**, by Mr. Conway and seconded by Mr. Wade

*Roll Call: All Yeas*

*Motion carries 7-0*

**Resolution 19-058**, amending Resolution 18-095 passed December 3, 2018 that authorized the Mayor to enter into a certain real estate purchase contract with the Board of Education of the Jefferson Local School District, by changing the authorized purchase price from \$200,000.00 to \$205,000.00

*Discussion: The increased amount of the purchase price was due to a required land purchase that the Village and Schools are sharing in the cost.*

**Motion to adopt Resolution 19-058**, by Mr. King and seconded by Ms. Hall

*Roll Call: All Yeas*

*Motion carries 7-0*

**Resolution 19-059**, amending Resolution 18-104, passed December 17, 2019, that authorized the initial payment for the purchase of land from Jefferson Local School District Board of Education, by changing the authorized payment amount of (not to exceed) \$104,000.00 to (not to exceed) \$108,000.00

*Discussion: The Mayor explained that the additional amount was needed due to increased closing costs.*

**Motion to adopt Resolution 19-059**, by Mr. Johnston and seconded by Mr. Eakins

*Roll Call: All Yeas*

*Motion carries 7-0*

**Ordinance 19-060**, authorizing a supplemental appropriation in the Park Development Fund in the amount of \$8,000.00

*Discussion: The additional appropriation is needed to complete the purchase of Garrett Park.*

**Motion to adopt Ordinance 19-060**, by Mr. Eakins and seconded by Mr. Conway

*Roll Call: All Yeas*

*Motion carries 7-0*

**Resolution 19-061**, authorizing the Village to donate \$3,000.00 to West Jefferson July 4<sup>th</sup> Street Fest, Inc.

*Discussion: This donation is done every year.*

**Motion to adopt Resolution 19-061**, by Mr. Wade and seconded by Ms. Hall

*Roll Call: All Yeas*

*Motion carries 7-0*

## Committee Reports:

**Finance:** Minutes of the last meeting were presented. Ms. Warner will schedule another meeting soon.

**Police:** Minutes of the last meeting were presented.

**Employee Benefits:** None

**Public Service:** Meeting scheduled for Monday May 10<sup>th</sup> at 10:30 a.m. in Council Chambers

**Development:** Minutes of the last meeting were presented. Mr. Johnston explained



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the committee feels we should move forward with bonding for the Village. This symbol would be used on business cards, stationary etc.

**Parks and Recreation:** None

**Special Events:** The July 4<sup>th</sup> parade is coming up. Mr. Conway will be out of town and Ms. Warner will be working and unable to attend.

**Director of Finance Report:** The Finance Department is working with Marci to add summer pool employees to the payroll system and has been assisting Acting Chief of Police, Brandon Smith. Ms. Arnott will be on vacation for the first meeting in July and requested that Council excuse her from that meeting.

**Director of Public Service Report:** Amazon has received a temporary occupancy permit and can now move forward. Mr. Wade asked if Council could tour the facility. Mr. Mitchell will check. The Walnut/Fellows paving should begin this week and the Pearl/Franklin paving should begin around the 24<sup>th</sup> of June. Mr. Mitchell requested a meeting with the Public Service Committee to discuss the Parkdale/Norwood Sanitary Sewer Project. The meeting was scheduled as noted above. The Darby Creek Water and Sewer Line Extension should start around July 1<sup>st</sup>.

**Director of Parks and Recreation Report:** The Mayor attended the first Lunch and Learn today. He also distributed a flyer with information on all the summer programs. Mr. Conway asked about "Food Truck Night". He wondered about the status of the pending Zoning amendment regarding mobile vendors. Mr. Johnston will attend the Planning and Zoning meeting on Wednesday, but the amendment needs to be rewritten.

**Mayor's Report and Recognition:** The Mayor asked for patience with the increased traffic through town. It is due to the road construction around us and not any of the new warehouses and development.

**Recognition of Clerk and Council:** Mr. Eakins and Mr. Conway will not be here for the first meeting in July. Mr. Johnston asked Council to keep June 24<sup>th</sup> open for a possible special meeting. He also wants to let people know that State Route 29 is open. There will be a traffic light at SR 29 and US 40. Mr. Conway asked if the officers are still going to the pool like they did last year. Acting Chief Smith reported that they are continuing the practice. Ms. Dileo asked when they will close State Route 142 for the additional lane at Battelle. He will have to check, but the plan is not yet finalized. He also reported that the Village will have to close SR 142 for 3 to 5 days to replace a culvert prior to the construction at Battelle.

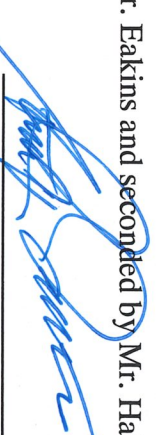
**Additional Business:** None

**Motion to pay the bills** by Ms. Hall and seconded by Ms. Warner  
*Passed by Acclamation of Council*

**Motion to approve** "Then and Now" Certificates over \$3,000.00: None

**Motion to adjourn at 7:35 p.m.** by Mr. Eakins and seconded by Mr. Hall  
*Passed by Acclamation of Council.*

  
Deborah J. Dileo  
Clerk of Council

  
Steve Johnston  
President of Council