

RECORD OF PROCEEDINGS

Minutes of

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

MINUTES OF SEPTEMBER 21, 2020 COUNCIL MEETING

Meeting called to order at 7:01 P.M. by President Jen Warner

Roll Call: Howard Wade, Jennifer Warner, Richard King, Linda Hall, Jeff Patterson, Samantha Cahill, and Mike Conway. Also attending were Mayor, Ray Martin, Clerk of Council, Debbie DiLeo, Clerk of Council in Training, Jimmy John Hall, and Chief of Police, Chris Floyd

Council Members absent: None

Prayer: Ms. Hall

Pledge of Allegiance: Mr. Conway

Motion to adopt the agenda by Mr. Wade and seconded by Mr. Conway.

Roll Call: All yeas

Motion Carries 7-0

Motion to adopt the minutes as corrected of the September 8, 2020 Council Meeting by Ms. Hall and seconded by Mr. Patterson.

Discussion: A correction needs to be made from 'six years' to 'six weeks.'

Roll Call: All yeas

Motion Carries 7-0

Recognition of Guests: The guests present want to address Council during the Public Hearing and refrained from commenting.

Public Hearing to discuss a recommendation from the Planning & Zoning Commission to rezone 21+/- acres of land (parcels 10-00980.000, 10-01806.001 and 10-01842.000) from Agriculture (A1), Residential (R-2) and Business (B-3) to Planned Mixed Use (PMU), as recommended by the Planning and Zoning Commission on March 4, 2020 called to order at 7:06 P.M. by Ms. Warner

Discussion: The President invited public comments.

Mr. Dave Peters said his major concerns are the land use, ingress, and egress. Mr. Peters explained his concerns are over school, work, and visitor traffic, the convergence of traffic from several different directions into one intersection, and rain water runoff with the additional roads and sidewalks.

Ms. Lisa Wooden reiterated what the previous speaker said and expressed her concerns for the anticipated traffic volume and the number of people unaware of these plans. Ms. Wooden said the majority of people she talked to do not want this development.

Ms. Erica Bogner said she is concerned about the future traffic volume and asked Council for plans concerning the viaduct and the lanes through the down town area. Ms. Bogner said if this development is going to happen, then the Village should focus on traffic and the viaduct.

Mayor Martin said the Village cannot do anything with U.S. 40 until the Village becomes a city and the Village has no control over the viaduct. Mayor Martin stated he is in agreement with the previous speaker and her concerns. Mayor Martin said the Chief can talk to the local businesses to encourage them to use other roads to go around the down town area such as State Route 29 or U.S. 40 as much as possible, but the Village cannot force them to do this.

Ms. Phyllis Greenwood said she is concerned about the number of apartments being built near the Dairy Queen, congestion, crime, and seeing the apartments directly out her front door. Ms. Greenwood said she is not at all happy about this development.

Mr. Conway said the assumption that planning is done is invalid. Nothing has been done yet. At this time, Council is only considering rezoning. Council's decision will be taken up by the developer to likewise follow the process.

Mayor Martin reassured the public that rezoning gives Council more control of the development than the current zoning.

Chief Floyd commented about the crime concerns and said the police department checked into the current records for the apartments and found very few calls to service. The department continues to monitor for speed violations and issues citations as called for. The Village is picking up a lot of traffic from Springfield, Dayton, and Columbus, but if they drive through or live here, then Village will pick up revenue.

Mayor Martin said the Village has to balance the industries with housing and we want amenities to come like a grocery store.

Ms. Connie Klema said she would like to talk about the process. The zoning code has a two-part process to make sure the developer is responsible with the land use and development. The developer has to do such things as submit designs for storm water usage, engineering plans, provide ponds and wells, follow EPA rules, clean up the site, research wet land procedures, location of utilities, fire hydrants, sewage and drainage, access areas, entrances and exits, pedestrian walkways and access to other walk ways, signage,

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and any other issues. Ms. Klema said there is no plan for development because the PMU has not been approved yet and the proposed rezoning and potential development has nothing to do with the current traffic issues. In summary, Ms. Klema wants to improve the Village with a beautiful development and is available for contact.

Mr. Mark (last name inaudible) said the proposed land is already zoned. If the land was developed accordingly, then we could easily not like that. But this recommendation is an improvement on the land. So, the alternative is an improvement.

Ms. Warner asked if there were any other public comments.

Public Hearing closed at 7:35 P.M. by Ms. Warner

Old Business: None

New Business:

1st Reading of Ordinance 20-068, to rezone 21+/- acres of land (parcels 10-00980.000, 10-01806.001 and 10-01842.000) from Agriculture (A-1), Residential (R-2), and Business (B-3) to Planned Mixed Use (PMU), as recommended by the Planning and Zoning Commission on March 4, 2020

1st Reading of Ordinance 20-069, to rezone 27 +/- acres of land (parcels 10-00992.000, 10-00992.001, and 16-00034.000) from Residential (R-2), and Residential (R-2), to Planned Mixed Use (PMU), as recommended by the Planning and Zoning Commission on August 5, 2020

Ordinance 20-070, authorizing supplemental appropriations in the Sanitation Fund for Waste Management in the amount of \$40,000.00

Discussion: Ms. Arnott explained the Village had additional charges for flood dumpsters with additional charges from converting to electronics payments. The electronic change caused 13 payments to come out this year causing a short of \$35,115.50. A supplemental appropriation of \$38,000.00 to \$40,000.00 should cover this issue.

Mayor Martin asked if Council plans on doing the Spring Cleaning before we are done with the dumpsters. Mr. Warner said yes and we are not letting any dumping on the ground as what happened last year.

Motion to adopt Resolution 20-070, by Mr. Patterson and seconded by Ms. Hall.

Roll Call: All yeas

Motion Carries 7-0

Resolution 20-071, creating the position of Chief Building Inspector

Discussion: Ms. Warner said the Finance Committee met with Mr. Hale about this new position. This new person will help Mr. Hale and have the same credentials. The new person will also be part of zoning enforcement, replacing the previous employee.

Motion to adopt Resolution 20-071, by Mr. Wade and seconded by Ms. Cahill.

Roll Call: All yeas

Motion Carries 7-0

Ordinance 20-072, amending ordinance 19-129, passed December 2, 2019, (2020 Employee Pay Scale) by adding the position of Chief Building Inspector, setting the salary, and declaring an emergency

Motion to adopt Resolution 20-072, by Mr. Conway and seconded by Ms. Hall.

Roll Call: All yeas

Motion Carries 7-0

Committee Reports:

Finance: Ms. Warner said on September 17, 2020 the Finance Committee met and discussed the new inspector and met with the Chief of police concerning the items he wants to bring forth, namely, body cameras.

Police: None

Employee Benefits: None

Public Service: None

Development: None

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Parks and Recreation: None

Special Events: None

Director of Finance Report: Ms. Arnott reported on the financials, Federal COVID grant, and the budget. August taxes were up 72%, which brings the Village up 31% on the year. This is an official bounce back from the beginning of pandemic. The Village received the second Federal COVID Grant monies in the amount of \$37,319.08. At the next Council Meeting supplemental legislation will be needed so that the Village can use the grant monies. Budget worksheets have been sent out to all department heads. At the next Council Meeting budget work sessions will need to be scheduled.

Director of Public Service Report: Mayor Martin reported there is ongoing street work. Since 2016, we have had a real aggressive road paving projects and we are still trying to finish it. We have been trying to put in for an OPWC small city grant to try to re-do some of the oldest streets and Converse Avenue. So far, we have been denied. We had to perform some side walk work between West Street and Twin Street.

Director of Parks and Recreation Report: Mayor Martin said Mr. Stanley Shelton is working on grants. Meanwhile, Ms. Jill Sorenson sent out 69 letters to businesses and received \$1,500.00 in donations so far. There is a meeting with Target about the Parks and Recreation Fund to beautify the parks we have. We had \$300,000.00 in grants from the State of Ohio but we lost it due to the Corona Virus. We will keep you posted regarding other businesses and their support for the Village parks.

Mayor's Report and Recognition: Mayor Martin appreciates all the public comments concerning the potential rezoning projects and shares the concern for traffic. Mayor Martin said because State Route 40 is a State Route, we don't get control until the Village becomes a city. The lights on State Route 40 used to be trip lights. In this way, the lights stay green as long as possible until they are tripped. We used to have to switch the lights when there was an accident but we don't have to do that anymore. A jamming point is at 142 and Taylor Blair. We are still waiting for the report about this spot. We received permission from ODOT to put in a light and a crosswalk. The TIB (Transportation Improvement Board) grant will pay for the new lights. Mayor Martin said he wants the residence to know there is nothing withheld from the residence. In fact, Council went beyond the legal requirement by having extra meetings for the public. Council is trying to be very thorough with everything that is going on.

Recognition of Clerk and Council: Mr. Conway said in the future when there are street projects going on, the residents that are affected will be notified and provide a meeting to review the plans. Mr. Conway said if we approve the PMU, that does not mean the building plans have been approved. Rezoning does not mean housing. After the September 14 Question and Answer Session, Mr. Conway drove around to view the traffic and the businesses are benefiting from the traffic. A member from the public asked how many readings are required before there is a vote.

Ms. Warner said after this reading, we will vote on October 5, 2020. That vote will only be on the rezoning to PMUs. Greenhaven already has their final plans. Council may vote on that or decided to Table. We have not decided whether we want changes or not. There is a Question and Answer Session on September 28, 2020. Ms. Warner said Council does care, we live here too, and we are here for the Village. These extras meetings were not required but we wanted to hear from people.

Mr. Conway said we want to be transparent.

Ms. Warner said people assume that since we are presenting these projects that we are for them. But, right now we are gathering facts and want what is best for the Village.

Mr. Hall said this meeting most likely will be Debbie DiLeo's last official meeting as the Clerk of Council. Ms. DiLeo seems to be connected to everybody in town, every story that's been around, she's a wonderful grandmother, is actively involved in her family, has friends everywhere, and has board professional skills that have been an asset to every department in the Village of West Jefferson. Mr. Hall encouraged everyone present to please thank Ms. DiLeo for all her hard work.

Additional Business: None.

Motion to pay the bills by Mr. Conway and seconded by Mr. Wade.
Passed by acclamation of Council

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

Motion to adjourn: 7:57 P.M. by Ms. Hall and seconded by Mr. Conway.
Passed by acclamation of Council

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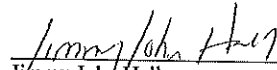
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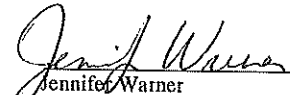
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Jimmy John Hall
Clerk of Council in Training


Jennifer Warner
President of Council