

# RECORD OF PROCEEDINGS

Minutes of Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held March 6, 2017

## MINUTES OF THE MARCH 6, 2017 COUNCIL MEETING

By Jack R. Herrel, Clerk of Council

Meeting called to order at 7:00 p.m. by Council President Steve Johnston.

**Council Members Present:** Steve Johnston, Doug Eakins, Jennifer Warner, Randy Otis, Jim King, Lorie Cafagno, and Mike Conway. Also attending were Mayor Ray Martin, Finance Director Debbie DiLeo, Public Service Director John Mitchell, Clerk of Council Jack Herrel, and Police Sgt. Rob Campbell.

**Council Members absent:** None

**Prayer:** Reverend Jerry Dye

**Pledge of Allegiance:** led by Steve Johnston

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

*Roll Call: All Yeas*

*Motion carries 7-0*

**Motion to adopt the minutes** of the February 20, 2017 Council meeting by Mr. Conway and seconded by Mr. Johnston.

*Roll Call: All Yeas*

*Motion carries 7-0*

### **Recognition of guests:**

*Rita Williams, Director of Economic Incentives for Kroger Co.*

*Al Smith, Director of Small Formats for Kroger Co.*

*Tom Hart, Law Firm of Isaac, Wiles, Burkholder & Teetor, LLC*

*Karl Billisius, Harmony Development Group*

*Jeff Pfeil, Jefferson Township Trustee*

*Russ Miller, land owner.*

**Old Business:** None

**New Business:**

**A. Resolution 17-017**, authorizing the Mayor and Public Service Director to enter into; on behalf of the Village of West Jefferson, a Water and Sewer Agreement with Kroger Co., William R. Miller, and Kris a. Miller.

*Discussion: First Mr. Johnston explained that this is the culmination of negotiations that have been going on for the last year and a half. Al Smith and Rita Williams spoke on behalf of the Kroger Company. Mr. Smith displayed a conceptual drawing of a grocery store named "Fresh Eats Market" which Kroger intends to build at the corner of U.S. Rt. 40 and State Rt. 142. The 12,000 square-foot grocery store will have a pharmacy, food service, and a Starbucks. This is a new new Kroger store format. Mr. Smith said Fresh Eats is twice the size of*

RECORD OF PROCEEDINGS

Minutes of

*Council*

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held *March 6, 2017*

*the Turkey Hill store in Marysville, which became the inspiration for this store. Kroger owns five and a half acres at that location and currently it is not contiguous to the village. However, the village has been working in collaboration with Kroger and the Miller family who own 402 acres across State Rt. 40 which is contiguous to the village and in consideration for a housing development. The Millers want to annex to the village and gain access for water and sewer services as Kroger is willing to construct water and sewer main extensions along Rt. 40 to service the Kroger and Miller properties. Both parties must go through annexation and rezoning before any work can start. The agreement has a formula for Kroger to recoup its investment in the water and sewer lines through water and sewer tap fees. Mr. Billittis displayed a couple of conceptual plans of what the housing development could look like including residential housing and apartments, and some commercial buildings. One of the renderings included a school.*

**Motion to adopt Resolution 17-017** by Ms. Warner and seconded by

Mr. King.

Roll Call: All Yeas

Motion carries 7-0

**B. Resolution 17-018**, authorizing the Mayor and Director of Public

Service to enter into, on behalf of the Village of West Jefferson, a Pre-Annexation Agreement with Kroger Co.

*Discussion:*

**Motion to adopt Resolution 17-018** by Mr. Conway and seconded by

Ms. Cafagno.

Roll Call: All Yeas

Motion carries 7-0

**C. Ordinance 17-019**, an ordinance to approve current replacement pages

to the West Jefferson Codified Ordinances and declaring an emergency.

*Discussion: This is the annual update of the codified ordinances.*

**Motion to adopt Ordinance 17-019** by Ms. Warner and seconded by

Ms. Cafagno.

Roll Call: All Yeas

Motion carries 7-0

**D. Resolution 17-020**, confirming the implementation of section 3735.65

through 3735.70 of the Ohio Revised Code, establishing and describing the amended boundaries of the West Jefferson Northern Community Reinvestment Area in the Village of West Jefferson.

*Discussion: This resolution reaffirms the amendment of the CRA boundaries under Resolution 13-052.*

**Motion to adopt Resolution 17-020** by Mr. Eakins and seconded by

Mr. King.

Roll Call: All Yeas

Motion carries 7-0

# RECORD OF PROCEEDINGS

Minutes of Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held March 6, 2017

**E. Resolution 17-021**, accepting the recommendation of the Public Service Director to award the 2017 Paving Maintenance Program to Columbus Asphalt Paving, Inc.

*Discussion: John Mitchell explained that this is the lowest and best bid received and is under the engineers estimate. The bid came in at \$218,031.20*

**Motion to adopt Resolution 17-021** by Ms. Cafagno and seconded by Mr. Johnston.  
Roll Call: All Yeas  
Motion carries 7-0

**F. Resolution 17-022**, accepting the recommendation of the West Jefferson Tax Incentive Review Commission to continue the Duke and MTB CRA agreements.

*Discussion: The Tax Incentive Review Council met on March 2, 2017 to review CRA abatement agreements with the village. They found the MTB and Duke Realty agreements to be in compliance and recommended them to be continued.*

**Motion to adopt Resolution 17-022** by Mr. King and seconded by Mr. Eakins.  
Roll Call: All Yeas  
Motion carries 7-0

**G. Resolution 17-023**, appointing Lisa Richmond to the full-time position of Police Dispatcher and setting the salary at the twenty year level.

*Discussion: Lisa has over 30 years of experience with Leads, The Ohio State Highway Patrol, and The Madison County Sheriff's Department. She is currently working as a part-time dispatcher for the Village Police Department.*

**Motion to adopt Resolution 17-023** by Mr. Johnston and seconded by Mr. Eakins.  
Roll Call: All Yeas  
Motion carries 7-0

**H. Ordinance 17-024**, an ordinance to approve and adopt the imposition of a Fire and EMS Service Fee applicable to certain buildings pursuant to Ohio Revised Code Section 9.60; the adoption of procedures for the imposition, calculation, collection, expenditure, and administration of the Fire and EMS Service Fee as applicable, and declaring an emergency.

*Discussion: This agreement adds \$.25 per square-foot with a maximum of \$25,000.00 onetime charge to any newly constructed building receiving a property tax abatement, to help fund the Jefferson Township Fire and Emergency Services.*

**Motion to adopt Ordinance 17-024** by Ms. Cafagno and seconded by Ms. Warner.  
Roll Call: Yeas- Johnston, King, Cafagno, Conway, Otis, and Warner.  
Nays-Eakins  
Motion carries 6-1

# RECORD OF PROCEEDINGS

Minutes of Council

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Meeting

Held March 6, 2017

## Committee Reports:

Finance: None

Police: None

Employee Benefits: None

Public Service: None

Development:

Parks and Recreation: Absent

Special Events: None

**Director of Finance Report:** Debbie Dileo distributed the February Financial Report

**Director of Public Service:** John Mitchell reported that fencing at Converse is done and looks good; Concrete pads have been installed for trash bins and picnic tables; Put in the actuators which makes traffic run much smoother.

**Director of Parks and Recreation Report:** Absent

**Mayor's Report and Recognition:**

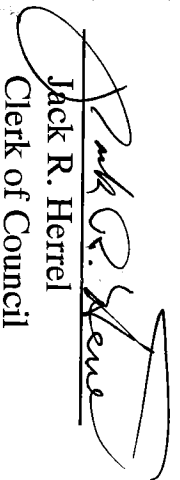
**Recognition of Clerk and Council:**

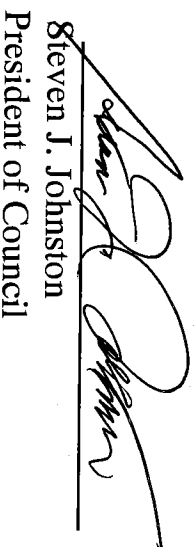
**Additional Business:**

**Motion to pay the bills** by Mr. Eakins and seconded by Mr. King  
*Passed by Acclamation of Council*

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

**Motion to adjourn at 8:22 p.m.** by Ms. Warner and seconded by Mr. Eakins.  
*Passed by Acclamation of Council.*

  
Jack R. Herrel  
Clerk of Council

  
Steven J. Johnston  
President of Council