

RECORD OF PROCEEDINGS

Minutes of Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held DECEMBER 17, 2018

MINUTES OF THE DECEMBER 17, 2018 COUNCIL MEETING

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

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 Jack Herrel, Director of Finance Rebecca Arnott, Public Service Director John Mitchell, Parks and Rec. Director Marci Darlington, and Police Chief Rick Hardy.

Council Members absent: None

Prayer: Pastor Jerry Newman

Pledge of allegiance led by Linda Hall.

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

Roll Call: All Yeas

Motion carries 7-0

Motion to adopt the minutes of the December 3, 2018 Council Meeting by Mr. Conway and seconded by Mr. Johnston.

Roll Call: All Yeas

Motion carries 7-0

Old Business:

Second Reading of Ordinance 18-094, authorizing the Director of Public Service to impose a new water and sewer rate schedule, and repealing any ordinance or section of an ordinance that may be in conflict with this ordinance, and declaring an emergency. *Discussion: Mr. Johnston added that the rate increase was incorporated into the 2019 budget. Mr. Eakins said he did not like the idea of perpetual increases. Mr. Eakins also questioned why we are still collecting user fees in the Reverse Osmosis Fund. Mr. Mitchell explained that it was set up that way to collect funds to pay the debt service on the Reverse Osmosis System. Once the debt is paid off, Council will likely revisit the Reverse Osmosis Fund. In fact, Council can amend the water/sewer fee schedule ordinance any time in the future and adjust it accordingly based on the funding needs of the village.*

Motion to adopt Ordinance 18-097 by Mr. Conway and seconded by Ms. Warner.

Roll Call: Yeas – Mr. Wade, Ms. Warner, Mr. Johnston, Mr. King, Ms. Hall, and Mr.

Conway. Nays – Mr. Eakins

Motion carries 6-1

New Business

Ordinance 18-097, authorizing a supplemental appropriation of \$120,616.52 in the WTP Construction Fund and \$104,000.00 in the Park Development Fund.

Discussion: Ms. Arnott stated that this is due to the contractor asking for another draw in the amount of \$120,616.52 on the Water Treatment Plant Project prior to the end of the year. The \$104,000.00 is to close the deal with the Jefferson Local School Board for the purchase of property at the old middle school and Garrett Park.

Motion to adopt Ordinance 18-097 by Mr. Conway and seconded by Ms. Warner.

Roll Call: All Yeas

Motion carries 7-0

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Ordinance 18-098, amending ordinance 15-033, passed June 1, 2015 authorizing cell phone allowances, by removing Police Officers and Chief Dispatcher from the list of employees receiving and declaring an emergency.

Discussion:

Motion to adopt Ordinance 18-098 by Mr. Johnston and seconded by Ms. Warner.

Roll Call: All Yeas

Motion carries 7-0

Resolution 18-099, a resolution authorizing the Mayor of the Village of West Jefferson to enter into a pre-annexation in the agreement between the Village of West Jefferson and Duke Realty Ohio

Discussion: Duke Realty Ohio intends to annex 205.298 +/- acres located north of US Route 29 into the village. This agreement between the Village and Duke Realty Ohio resolves certain aspects of the proposed annexation.

Motion to adopt Resolution 18-099 by Mr. Johnston and seconded by Mr. King.

Roll Call: All Yeas

Motion carries 7-0

Ordinance 18-100, an ordinance amending Ordinance No. 07-030, as amended by Ordinance No. 07-067, which declared the improvement of certain real property located in the Village of West Jefferson, Madison County, Ohio to be a public purpose; declared that improvement to that property to be exempt from real property taxation; designated specific public infrastructure improvements that, once made, will directly benefit the parcels for which improvement is declared to be a public purpose; required annual service payments in lieu of taxes; established a municipal public improvement tax increment equivalent fund; authorized the execution of a tax increment financing agreement and a first amendment to that tax increment financing agreement; and provided related authorizations pursuant to ORC Sections 5709.40(B), 5709.42, 5709.43 and 5709.85.

Discussion:

Motion to adopt Ordinance 18-100 by Mr. King and seconded by Mr. Wade.

Roll Call: All Yeas

Motion carries 7-0

Ordinance 18-101, an ordinance 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 directly benefit or that, once made, will directly 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; and providing related authorizations pursuant to ORC Sections 5709.40(B), 5709.42, 5709.43, 5709.832, and 5709.85.

Discussion: Amazon property

Motion to adopt Ordinance 18-101 by Ms. Warner and seconded by Mr. Conway.

Roll Call: All Yeas

Motion carries 7-0

Ordinance 18-102, an ordinance 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 directly benefit or that, once made, will directly 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; approving a TIF agreement; and providing related authorizations pursuant to ORC Sections 5709.40(B), 5709.42, 5709.43, 5709.832, and 5709.85.

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Discussion: Medline property

Motion to adopt Ordinance 18-102 by Mr. Eakins and seconded by Mr. King.

Roll Call: All Yeas

Motion carries 7-0

Ordinance 18-103, an ordinance approving the execution of a Community Reinvestment Area agreement among the Village of West Jefferson and Medline Industries, Inc.

Discussion:

Motion to adopt Ordinance 18-103 by Mr. Conway and seconded by Mr. Wade.

Roll Call: All Yeas

Motion carries 7-0

Resolution 18-104, authorizing the Director of Finance to make the initial payment for the purchase of land from Jefferson Local School District Board of Education, said land, located at 177 South Frey Avenue, West Jefferson, Ohio

Discussion: Sales price is \$200,000.00 with \$100,000.00 due at closing plus closing costs of \$4,000.00. The remaining amount of \$100,000.00 plus interest to be paid no later than one (1) year from the date of closing.

Motion to adopt Resolution 18-104 by Ms. Hall and seconded by Mr. Conway.

Roll Call: All Yeas

Motion carries 7-0

Resolution 18-105, authorizing the Mayor to accept the renewal rates as proposed by Medical Mutual of Ohio (MMO) for a fully insured plan for 2019 health insurance benefits.

Discussion: This renewal was recommended by the Finance Committee and the Employee Benefits Committee. The benefits remain the same; however, the rate increase is 9.5% and is locked in through 2020.

Motion to adopt Resolution 18-105 by Ms. Warner and seconded by Mr. King.

Roll Call: All Yeas

Motion carries 7-0

Resolution 18-106, authorizing the Public Service Director to accept a proposal from Command Heating for the purchase and installation of a new heating system at the Village Street Garage.

Discussion:

Motion to adopt Resolution 18-106 by Mr. Johnston and seconded by Mr. Eakins.

Roll Call: All Yeas

Motion carries 7-0

Committee Reports:

Finance: None

Police: None

Employee Benefits: None

Public Service: None

Development: None

Parks and Recreation: Meeting set for Friday Dec. 21 at 9:30 a.m. at the Community Center.

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Special Events: Mr. Wade reported that he is working on getting a mural painted on the Cheyvon Building. A benefit concert will be held to collect funds for the project.

Director of Finance Report: Income tax receipts up 11% for November 4% on the year so far.

Director of Public Service: John Mitchell reported that they are ready for snow if and when it comes.

Director of Parks and Recreation Report: Marci Darlington is working on grants for 2019 events

Mayor's Report and Recognition: Mayor Martin reported that the closing on the school property should be completed by the end of the year.

Recognition of Clerk and Council: Mr. Johnston asked Council members to put on paper what committees they would like to serve on next year.

Additional Business: Merry Christmas to everyone!

Motion to pay the bills by Mr. Eakins 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 7:41 p.m. by Mr. Eakins and seconded by Ms. Warner.
Passed by Acclamation of Council.



Jack R. Herrel
Clerk of Council



Steve Johnston
President of Council