

# RECORD OF PROCEEDINGS

Minutes of Council

BARRETT BROTHERS - DAYTON, OHIO

Meeting

Form 6101

Held NOVEMBER 5, 2018

## MINUTES OF THE NOVEMBER 5, 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, Temporary Clerk of Council Deborah Dileo, Director of Finance Rebecca Arnott, Public Service Director John Mitchell, Parks and Recreation Director Marcie Darlington and Police Chief Rick Hardy.

**Council Members absent:** None.

**Prayer:** Carl Fladt

**National Anthem:** led by Mr. Fladt.

**Motion to adopt the agenda** by Mr. Conway and seconded by Mr. Eakins.

*Roll Call: All Yeas  
Motion carries 7-0*

**Motion to adopt the minutes** of the October 15, 2018 Council Meeting by Ms. Warner and seconded by Mr. King.

*Roll Call: All Yeas  
Motion carries 7-0*

**New Business:**

**Resolution 18-077**, accepting the petition for annexation of 205.514+/-acres to the Village of West Jefferson, located in Jefferson Township, Madison County, Ohio  
*Discussion: Mr. Johnston stated this property is located on the south side of 40, the County Commissioners have accepted the annexation and the Village has waived the required 60 days. The legislation is being declared an emergency.*

**Motion to adopt Ordinance 18-077** by Mr. Conway and seconded by Mr. Eakins.

*Roll Call: All Yeas  
Motion carries 7-0*

**Public Hearing A was called to order at 7:08 p.m.**

Rezone 205.514+/- acres of land located on US 40, known as the Maple Project from R (Residential) to PCD (Planned Commerce District)

*Discussion: Mr. Mike O'Reilly asked where the property was located. Mr. Johnston responded that the property is on the south side of US 40 near Ace Hardware.  
No further discussion.*

**Public Hearing A was adjourned at 7:09 p.m.**

**Public Hearing B was called to order at 7:09 p.m.**

Rezone 394.338+/- acres of land located on US 40 and owned by Sky Ranch Properties LLC from A1 (Agricultural) to PMU (Planned Mix Use District)

*Discussion: Ms. Linda O'Reilly asked if the new zoning from Agriculture to PMU means that everything is preapproved. Mr. Johnston informed her that all plans would still have to be reviewed and approved by the Planning and Zoning Commission prior to construction. Mayor Martin added that the PMU gives the Village more control than regular zoning. Mr. John Gleason stated that he represented various adjacent property owners and residents. Although they do not oppose development, they are concerned that this project will have a negative impact on the downtown area and possibly a negative impact on the environment. He hopes*

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*their concerns are proven wrong. If Council passes this legislation, he hopes to continue to work with the developer, Planning and Zoning, and Council to ensure that the development is a success and there is not a negative impact to adjacent properties and the Little and Big Darby areas.*

**Public Hearing B was adjourned at 7:12 p.m.**

**Recognition of guests:** None

**Old Business:** None

**New Business:**

**Ordinance 18-078**, to rezone 205.514+/- acres in the Village of West Jefferson, located on US Route 40, AKA "The Maple Project" R (Residential) to PCD (Planned Commerce District)

*Discussion: Mr. Johnston stated that this legislation is being passed as an emergency and would go into effect as soon as it is signed.*

**Motion to adopt Ordinance 18-078** by Mr. King and seconded by Ms. Warner.

*Roll Call: All Years*

*Motion carries 7-0*

**Ordinance 18-079**, to rezone 394.338+/- acres in the Village of West Jefferson, located on US Route 40, AKA "The Sky Ranch Property" A1 (Agricultural) to PMU (Planned Mix Use District)

*Discussion: Mr. Gleason reiterated his statements from the public hearing and Mr. Johnston noted that this legislation is also an emergency.*

**Motion to adopt Ordinance 18-079** by Mr. Johnston and seconded by Ms. Warner.

*Roll Call: All Years*

*Motion carries 7-0*

**Resolution 18-080**, approving the Site Plan and granting a variance for the Landscape Plan ("The Plans") for Project Maple as recommended to Council by the Planning and Zoning Commission on October 10, 2018

*Discussion: Mr. Johnston pointed out there is a landscape variance included in the site plan.*

**Motion to adopt Resolution 18-080** by Mr. Wade and seconded by Ms. Hall.

*Roll Call: All Years*

*Motion carries 7-0*

**Resolution 18-081**, amending the boundaries of the West Jefferson Northern Community Reinvestment Area to include additional property and amending the exemption that can be negotiated within the West Jefferson Community Reinvestment Area

*Discussion: Mr. Johnston explained that the expansion would include Project Maple, the Golf Course, the Flucke property and the Looby property on the south side of State Route 29.*

**Motion to adopt Resolution 18-080** by Mr. Conway and seconded by Mr. Wade.

*Roll Call: All Years*

*Motion carries 7-0*

**At this time, Mr. Johnston called for a brief recess to allow the previous legislation to be signed. Council then resumed regular session.**

**Resolution 18-082**, a resolution authorizing the Mayor and Public Service Director of the Village of West Jefferson to negotiate a land purchase with Jefferson Local School District

*Discussion: Mayor Martin stated that the schools have property that include the old middle school land and Garrett Park that they would like to sell and the Village is interested in purchasing the properties. If the purchase is made there would be some reciprocating agreements to allow use for various activities including Christmas in the Park.*

**Motion to adopt Resolution 18-080** by Mr. Conway and seconded by Ms. Hall.

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Motion carries 7-0

**Ordinance 18-083**, authorizing various supplemental appropriations in various Funds  
*Discussion: A breakdown of the various appropriations is attached. There were no questions.*  
**Motion to adopt Ordinance 18-083** by Ms. Hall and seconded by Mr. King.  
Roll Call: All Yeas  
Motion carries 7-0

**Resolution 18-084**, authorizing a donation in the amount of \$1,500.00 to West Jefferson Christmas in the Park, Inc.  
*Discussion: The Village makes this donation every year. It not only benefits village residents but county and non-county residents as well.*  
**Motion to adopt Resolution 18-084** by Mr. Johnston and seconded by Ms. Warner.  
Roll Call: All Yeas  
Motion carries 7-0

**Committee Reports:**

**Finance:** There will be a Special Meeting on Monday, November 12<sup>th</sup> at 6:30 p.m. for a preliminary review of the 2019 Budget

**Police:** None

**Employee Benefits:** The Committee met on October 31<sup>st</sup> to discuss 2019 health insurance. They are also progressing on updates to the Employee Handbook and benefit policies.

**Public Service:** None

**Development:** None

**Parks and Recreation:** The committee will meet on Friday, November 9<sup>th</sup> at 10:00 a.m. Mr. Conway will verify the time.

**Special Events:** It is a little too early to discuss the Christmas Parade.

**Director of Finance Report:** Rebecca Arnott reported that the budget packets were distributed last Thursday, November 1<sup>st</sup>.

**Director of Public Service:** State Route 29 will be closed until around Thanksgiving. JIC and other businesses located on Route 29 still have access. There is also additional work being completed at Route 29 and Commerce Drive. There will be no road closures and should be completed by the end of November. The next phase will begin in the spring. The OPWC scoring for regular grants is completed and the village did not qualify, although the small government grant looks good for a sanitary sewer project. Mr. Mitchell will apply again next year. He will have legislation at the next meeting for the 2019 paving program.

**Director of Parks and Recreation Report:** Marci Darlington reported that the Rooster's team once again won the fall softball tournament. Make a Difference Day was held on October 27<sup>th</sup> and a Trunk or Treat event was added. Since the weather was uncooperative, Girl Scout Troop 4079 planted hostas last Saturday utilizing a Serve Ohio Grant of \$1,000. A Yoga class will be held on Tuesdays from 6:30 to 7:30. Donations will be accepted. She is now working on 2019 programs and grants. An indoor walking track should be ready sometime in November.

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**Mayor's Report and Recognition:** ODOT has changed the merge on US 40 east of town. The new merge has alleviated congestion in front of the hardware store. Buckeye Ready Mix has facilitated a grant from Ohio Contractors Association to install a sidewalk at the high school and middle school. The sidewalk will be installed on November 13<sup>th</sup>. Mayor Martin pointed out his scruffy beard that is due to "No Shave November". This year individual donations as well as donations from Coughlin Automotive, Target and other businesses will fund "Shop with a Cop". Paula Martin and Chief Hardy are spearheading this year's efforts. The program was a great success last year and ten families will be selected for this year's program.

**Recognition of Clerk and Council:** Mr. King said thank you for the new microphones. Mr. Johnston noted that the exceptionally large council packets that were distributed on Friday, took between 20 and 30 hours to prepare. He thanked the temporary clerk for her help.

**Additional Business:** None

**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 7:44 p.m.** by Mr. Eakins and seconded by Mr. King.  
*Passed by Acclamation of Council.*

  
Clerk of Council

  
Steve Johnston  
President of Council