

RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of Council

Held on April 21st, 2025



VILLAGE OF WEST JEFFERSON COUNCIL

MINUTES

April 21st, 2025

CALL TO ORDER

President Warner called the Village of West Jefferson Council Meeting to Order at 7:00 p.m.

Roll Call.

Council Members in attendance: Erica Bogner, Samantha Cahill, Linda Hall, Jimmy Little, Jeff Patterson, Howard Wade and Jen Warner. **Quorum Declared: 7 present, 0 absent.**

PRAYER & PLEDGE

APPROVAL OF AGENDA AND MINUTES

Motion to Adopt the April 21st, 2025 Agenda Moved by Jimmy Little and seconded by Samantha Cahill. All in Favor.

Motion to Approve the Minutes of the April 7th, 2025, Regular Meeting of Council. Moved by Howard Wade and seconded by Jimmy Little. All in Favor.

RECOGNITION OF GUESTS

No recognitions at this meeting.

OLD BUSINESS

None.

NEW BUSINESS

A. RESOLUTION 25-017, SETTING FORTH A STATEMENT OF MUNICIPAL SERVICES THE VILLAGE OF WEST JEFFERSON WILL PROVIDE TO THE 81.769 +/- ACRES OF LAND (Parcel # 05-00124.003), LOCATED IN DEERCREEK TOWNSHIP, AND PROPOSED TO BE ANNEXED TO THE VILLAGE OF WEST JEFFERSON VIA AN EXPEDITED TYPE-II ANNEXATION PURSUANT TO R.C. 709.023; AND THE BUFFER REQUIREMENTS THE VILLAGE OF WEST JEFFERSON WILL ENFORCE AS PROVIDED BY R.C. 709.023(C).

Motion to adopt Resolution 25-017 Moved by Jimmy Little and seconded by Samantha Cahill.

Deliberations began. "Any questions or comments?" At this time, Nathan Painter who was in attendance on behalf of the applicant, Sentinel, introduced himself and thanked Council. He wanted to update Council on the status of the petition of annexation. The petition application was submitted to the County Commissioners' Office last week. The Commissioners had scheduled their meeting for tomorrow, but the Village will not be able to provide the fully signed Municipal Services legislation that is required by the tomorrow morning meeting so that meeting has been moved to Tuesday April 29th. This is on track. Once the application has been signed and approved by Council it will go to the Commissioner's Office, and they will hold a Public hearing to approve. It will then come back to the Village Council Clerk who will then prepare an Ordinance and forward to legal counsel for review. The documents will be held for 60 days before placing the Ordinance on the Agenda for Council to approve. Once it is approved the documents will be sent to all of the necessary entities. Again, everything seems to be on track

Village of West Jefferson, OH

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VOTED YEA: Erica Bogner, Samantha Cahill, Linda Hall, Jimmy Little, Jeff Patterson, Howard Wade, and Jen Warner.

Council member Erica Bogner asked to make a note that she voiced her dissent last vote, and she sees no point to vote no again.

VOTED NAY: None. ABSTAINED: None. Motion Carried: 7-0. Motion passed.

B. *ORDINANCE 25-018, AMENDING ORDINANCE 24-077 PASSED ON NOVEMBER 18TH, 2024, BY INCREASING THE PAY RATES FOR VARIOUS VILLAGE POLICE DEPARTMENT EMPLOYEES, AND REPEALING ANY ORDINANCE OR SECTION OF AN ORDINANCE THAT MAY BE IN CONFLICT WITH THIS ORDINANCE AND DECLARING AN EMERGENCY.

Motion to Waive the 2nd reading of Ordinance 25-018 Moved by Linda Hall and seconded by Howard Wade.

Deliberations began. "Any questions or comments?" None.

VOTED YEA: Samantha Cahill, Linda Hall, Jimmy Little, Jeff Patterson, Howard Wade, Jen Warner and Erica Bogner.

VOTED NAY: None. ABSTAINED: None. Motion Carried: 7-0. Motion passed.

Motion to pass Ordinance 25-018 Moved by Erica Bogner and seconded by Samantha Cahill.

Deliberations began. "Any questions or comments?" Chief Brandon Smith commented that he has met with Mayor Martin, Director of Finance Rebecca Shipley-Arnott and Assistant Director of Finance & HR Manager, Jackie Tiberio to express his interest in getting the pay to at least an average to be competitive and retain officers within the Village.

Finance Committee Chairman Samantha Cahill stated that the committees did meet prior to the Council meeting, and all voted to recommend this to Council and that the funds are already budgeted so there is no need for a supplemental appropriation.

Finance Director, Rebecca Shipley-Arnott stated that they did an average of Madison County, and they addressed the Police Officers and then spread it out evenly between the Sergeants, Detectives & Lieutenant who are not close to the Madison County average.

VOTED YEA: Linda Hall, Jimmy Little, Jeff Patterson, Howard Wade, Jen Warner, Erica Bogner and Linda Hall.

VOTED NAY: None. ABSTAINED: None. Motion Carried: 7-0. Motion passed.

C. *ORDINANCE 25-019, SETTING THE SHIFT DIFFERENTIAL RATES FOR VILLAGE POLICE EMPLOYEES, AND REPEALING ANY ORDINANCE OR SECTION OF AN ORDINANCE THAT MAY BE IN CONFLICT WITH THIS ORDINANCE AND DECLARING AN EMERGENCY.

Motion to waive the 2nd reading of Ordinance 25-019 Moved by Howard Wade and seconded by Jimmy Little.

Deliberations began. "Any questions or comments?" None.

VOTED YEA: Jimmy Little, Jeff Patterson, Howard Wade, Jen Warner, Erica Bogner, Samantha Cahill and Linda Hall.

VOTED NAY: None. ABSTAINED: None. Motion Carried: 7-0. Motion passed.

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Minutes of the Regular Meeting of Council

Held on April 21st, 2025

Motion to pass Ordinance 25-019 Moved by Samantha Cahill and seconded by Linda Hall.

Deliberations began. "Any questions or comments?" None.

VOTED YEA: Jeff Patterson, Howard Wade, Jen Warner, Erica Bogner, Samantha Cahill, Linda Hall, and Jimmy Little.

VOTED NAY: None. ABSTAINED: None. Motion Carried: 7-0. Motion passed.

D. First reading of ORDINANCE 25-020, AMENDING ORDINANCE 25-001, APPROVING THE RENTAL RATES FOR THE RESIDENTS AND NON RESIDENTS FOR THE VILLAGE OF WEST JEFFERSON COMMUNITY CENTER & REMOVING THE DEPOSIT FOR THE RENTAL. *This Ordinance will have a 2nd reading at the May 5th Regular meeting and Public Hearing.*

Director of Public Services, John Mitchell stated that after a long discussion we are getting new municipal payment software, and a new website that a deposit would become cumbersome to refund, and they couldn't guarantee timing for the refunds, so it was decided to remove the refund. Now that people will be paying for their rental online for the whole charge upfront, the deposit is no longer needed. There have only been 4 or 5 times in the past that we have not given a refund back for some reason. It was also stated that if the Center is rented now and someone has not fulfilled their part of the contract then they will be tagged in the system to no longer allow them to rent the facility.

COMMITTEE REPORTS

No reports were given.

DEPARTMENT REPORTS

Report for the Mayor – Mayor Martin reported that the Easter Egg hunt went very well, and it was better organized this year. He wanted to thank everyone for their patience with infrastructure and improvements to amenities being made. Thank you to Howard Wade and his work with getting the artist for the pool mural. The work has begun and is looking good. The Chief will be working with all employees to get an official id badge for the Village.

Report for the Director of Public Service– Director John Mitchell reported that the Gravity rail in Garrett Park is broken, and they are working to repair that. The contractor on the Rt 40 Transmission main struck a fiber optics line today by the booster station at Rt 29. Numerous people lost their internet, but they are working to repair that. The Rt 40 transmission main is a 16" line that is going from Taylor Blair Rd to the booster station at Rt 29. They will be doing boorings under the road across to the other side where the old line is located during the project. They will be cutting close the school administration building so that will cause more traffic delays. The project in town will last about two more weeks for restoration and asphalt repairs. Still in the final design for the Fellow to Garfield Cul de sac. That will go out to bid in the next month or two and we will see how that goes. His concerns with that project and the other project of Washington, Depot and Burnham is they are waiting for grant funding. After the storm sewer is replaced in the Washington, Depot and Burnham areas and the paving is complete he is concerned that when we bid the jobs out and normally only give the contractors until October to have them complete whether there will be enough time. We have to be careful, if we put the bids in and ask for a completion of October and the bids come into high we can always rebid in early 2026 in April or May like we had to do in West Chester.

Council member Samantha Cahill asked if he expected Darbyview to be complete in the next week or couple of weeks? Director Mitchell stated that they went down and cleaned up some of the excess mess, but the topsoil that the Village has right now is wet and somewhat muddy so they will look at purchasing some dry materials and have that completed in the next week or two. They will come back in August or September after that and clean it up again. They have to finish up the asphalt restoration on some of it as well.

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Council Vice President Linda Hall asked Director Mitchell how long it would take for the project on Rt 40 to Rt 29. Director Mitchell stated that it will probably finish up sometime around October. It was also asked if there is anything that can be done about the steel plates on the road. Council member Cahill stated that she almost comes to a complete stop when she comes to them to not hurt her tires. Director Mitchell stated that hopefully this week they will be able to start with the asphalt work and this will help with that. Director Mitchell stated that the Village also completed the sanitary lines to the Westwood restrooms. They are waiting on finishing the electric doors that are safety regulated so that no one can be closed in. Council member Howard Wade asked for his wife what the signs were about at Westwood Park in regard to no parking after dark and what that was about. The Mayor stated that this was due to his request because there was a work truck that was parking there overnight so he contacted Chief Smith on what the Ordinances were in relation to that. The park sign itself states the park closes at dark, but the Chief placed the sign for him to remind individuals they can't park there overnight. The Officers that see vehicles parked there during the evening will be contacting the registered owners and letting them know that they are unable to park there. They are usually very receptive and move their cars. Director Mitchell reported that they recently had a promotion within the Public Service department for an employee who was our part time/seasonal Parks and Rec maintenance person and is now full time Street and Labor Maintenance worker, Kole York. If you see him, say a congratulations.

Council Vice President, Linda Hall state to Director Mitchell that she was not sure if this was the place to ask this question, but Amanda Adkins who runs the Lunch and Learn Program and volunteers a lot of her time to the Village, why can't we make her a full time employee and give her benefits. Director Mitchell stated that the question is for another time.

Report for Recreation and Special Events Manager – Manager, Shelton Stanley reported that as the Mayor stated the mural on the pool walls has begun and the artist started last Friday. She should be back again on Wednesday but that of course is all dependent on weather. He believes that the completion date should be by the 14th of May this year. Pool opening day is May 24th. This year will be the same as last year. They will go Saturday, Sunday and Monday as full days and then the rest of the week they will be open from 4pm until close. The cost that week will be the 5pm price. He has hired all of the seasonal staff for the year. The Easter egg hunt was very well attended. There were 12,000 eggs and it took a couple hours to place them, and they were gone in 10 minutes. We had a few firsts this year, there was no rain, and they had to actually turn away volunteers because they had so many ask how they could help which they appreciated. Looking ahead we are less than a month away from the first Uptown event on May 16th. There was a band booking issue for that evening so now the opening event will be Kenny Chaffin, and the main act will be Alan Carl. The theme will be kids' night so we will have blow up, face painting and much more. In June on the 20th, we will have the car show at the event. We are looking at getting an intern from MORPC to help with Lunch and Learn this year and have their first interview tomorrow. In regard to the parks, its Spring and Converse is packed from now until July 4th. There is not much he can do, but he does try to not schedule 3 soccer games with 3 baseballs games so that the traffic is manageable. Tball this year is Tuesday evenings and that will be held at the Westwood Park.

Report for Director of Finance –Finance Director, Rebecca Shipley-Arnott reported that March financials were emailed out today.

Another successful tax season in the books. They worked last Saturday from 8am-2pm and then stayed open until 6pm Monday evening helping the taxpayers. It was busy on 4/14 & 4/15, She and April processed 1,097 transactions and balanced to the penny. They processed 32 refunds since the last meeting for \$18,612.62. Jackie Tiberio and Tish Edwards assisted with mail and other items and the Director stated this was greatly appreciated.

Thank you to all combined Committee members for meeting to discuss various issues prior to this meeting. Jackie Tiberio, Chief Smith, Mayor Martin and herself put a lot of time and effort into the issues that were discussed.

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Held on April 21st, 2025

Since the last meeting:

Revenue items (over \$10,000 other than water, tax and regularly received items) Nothing notable.

Nothing notable.

Total receipts since last reporting 103 receipts for \$ 456,124.98 thru 4/18/25

Payment items (over \$10,000 other than recurring expenses-non payroll) Nothing notable.

4/10/25	Bob's Flatwork	Sidewalk/Concrete Work	\$ 13,600.00
4/10/25	Bricker Graydon LLP	Legal Services	\$ 10,303.75
4/10/25	Madison County Sheriff	Quarterly Dispatching	\$ 30,663.00
4/16/25	Choice One	Engineering	\$ 14,467.50
4/16/25	Darby Pike Farm	Sludge Hauling	\$ 21,092.50

Total payments since last reporting 90 payments for \$186,309.37 thru 4/21/25
135 invoices paid

Report for Chief of Police – Chief of Police Brandon Smith reported that today was Officer Jeremy Wards first day and he came to us from Trotwood. They are excited to have him. Officer Adam Brison is maturing very well during his field training, and he came to us from Columbus PD. We are well on the way to being fully staffed again. They met with Skylar Smith today who will be the first Police Cadet in our new training program. His academy is set for the 21st of July. Chief Smith really appreciates everyone's support for the Department and making sure that we are around the average mark in pay in order to retain our Officers, which is important to the Community as well. Chief received a call from the President of the Light Ohio Blue Campaign. On May 8th the ceremony will be held at the Ohio Peace Officers Academy in London. The day before they do a caravan through Central Ohio with all of the police cruisers, and they have asked if we can be the entry community that starts it off which is a big deal. He is planning with the Fire Department to make sure we have the ladder trucks out and we will be using Marysville's large freedom flag at the event. We are hoping that the whole community comes out on Mian Street to be a part of the event. He will push out information on all of the expected times on Facebook and social media so everyone is aware. The Mayor will be passing out flags to wave. Chief stated that he learned that the department has reached gold status with our policy management. It means a lot to them and shows they are doing their jobs well.

Since the last meeting there were 123 stops, 46 on Main Street and 44 resulted in citations. 3 OMVI arrests over this past weekend and Canine Diego had another alert to a suspected drug vehicle and they are awaiting the results back from the crime lab.

President Jen Warner asked if they have had any issues with the High School Senior game that is happening. Chief Stated Shelton had explained it to him and that this is just the first 2 weeks but after that it could get interesting. Chief stated that they will be observing the parks and schools at night just to make sure everyone is safe while having fun.

Report for Director of Development – Zoning and Code Enforcement Official, Kristie West reported that they do have several cases on the agenda so there will be a Planning Commission meeting on May 7th. There Department will also be getting an intern through MORPC, and they have already interviewed and chosen theirs and he will be starting May 14th. For March the department processed 266 permits vs 163 permits in February. It's that time of the year so things are beginning to pick up. Kristie reported that they had 24 new dwelling for the month of March.

Report for Director of Information Technology – Director of Information Technology, Mark Crosten reported that it is extremely busy behind the scenes. The proposed date for the website release will be in June. The Village is working on a new credit card/online payment system and one of the items affected by this will be the Parks and Rec website. It will allow payment for the Community Center and pool.

Recognition of Clerk and Council – Clerk Tisha Edwards stated that this Thursday from 11am-12pm she will be showing the Statehouse Update webinar in the Council Chambers. She can also send the registration link to those who want to watch individually if you request a link from her.

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Council member Howard Wade stated that he reached out to the Amy Gravlin the Art teacher at the high school and spoke to her about involving the art students with the mural at the pool. They will be working together to find some dates to make that happen. He loves to see the community involvement in these projects.

Motion to Adjourn by President Jen Warner at 7:35 p.m. and reconvene at the May 5th, 2025, Regular Meeting and Public Hearing of Council. Motion by Jeff Patterson and seconded by Howard Wade. All in favor.

 5-5-25
Tisha Edwards Date
Clerk of Council

 5-5-25
Jennifer Warner Date
President of Council



Date: 4.21.25

[illegible]

Report to Council

March Financials were emailed out today. Thanks Tish!!

Another successful Tax Season in the Books.

4/14 & 4/15 Processed 1097 transacations and balanced

Processed 32 Refunds for \$18,612.62

Jackie and Tish helped with mail, etc and were greatly appreciated.

Thank all the Combined Committee Members for meeting to discuss various issues.

Jackie, Brandon, the Mayor and I have put lots of time and effort into these issues.

Since the last meeting:

Revenue Items (over \$10,000 other than Water, Tax & Regularly Recd Items)

Nothing Notiable

Total Receipts since last reporting 103 Receipts for \$456,124.98 thru 4/18/25

Payment Items (over \$10,000 other than reoccurring expenses - non Payroll)

4/10/2025	Bob's Flatworks	Sidewalk/Concrete Work	\$	13,600.00
4/10/2025	Bricker Graydon LLP	Legal Services	\$	10,303.75
4/10/2025	Madison County Sheriff	Quarterly Dispatching Service	\$	30,663.00
4/16/2025	Choice One	Engineering	\$	14,467.50
4/16/2025	Darby Pike Farm	Sludge Hauling	\$	21,092.50

Total Payments since last reporting 90 Payments for \$186,309.37 thru 4/21/25
135 Invoices Paid



REGULAR MEETING OF COUNCIL AGENDA

April 21st, 2025

Call to Order & Roll Call

Council Members: Jen Warner, Linda Hall, Samantha Cahill, Erica Bogner, Howard Wade, Jeff Patterson, and Jimmy Little.

Prayer and Pledge

Approval of the Agenda and Past Minutes

Past Minutes from the April 7th, 2025 Regular Meeting of Council

Recognition of Guests

Old Business

New Business:

- A. **RESOLUTION 25-017**, SETTING FORTH A STATEMENT OF MUNICIPAL SERVICES THE VILLAGE OF WEST JEFFERSON WILL PROVIDE TO THE 81.769 +/- ACRES OF LAND (Parcel # 05-00124.003), LOCATED IN DEERCREEK TOWNSHIP, AND PROPOSED TO BE ANNEXED TO THE VILLAGE OF WEST JEFFERSON VIA AN EXPEDITED TYPE-II ANNEXATION PURSUANT TO R.C. 709.023; AND THE BUFFER REQUIREMENTS THE VILLAGE OF WEST JEFFERSON WILL ENFORCE AS PROVIDED BY R.C. 709.023(C).
- B. ***ORDINANCE 25-018**, AMENDING ORDINANCE 24-077 PASSED ON NOVEMBER 18TH, 2024, BY INCREASING THE PAY RATES FOR VARIOUS VILLAGE POLICE DEPARTMENT EMPLOYEES, AND REPEALING ANY ORDINANCE OR SECTION OF AN ORDINANCE THAT MAY BE IN CONFLICT WITH THIS ORDINANCE AND DECLARING AN EMERGENCY.
- C. ***ORDINANCE 25-019**, SETTING THE SHIFT DIFFERENTIAL RATES FOR VILLAGE POLICE EMPLOYEES, AND REPEALING ANY ORDINANCE OR SECTION OF AN ORDINANCE THAT MAY BE IN CONFLICT WITH THIS ORDINANCE AND DECLARING AN EMERGENCY.
- D. **First reading of ORDINANCE 25-020**, AMENDING ORDINANCE 25-001, APPROVING THE RENTAL RATES FOR THE RESIDENTS AND NON RESIDENTS FOR THE VILLAGE OF WEST JEFFERSON COMMUNITY CENTER & REMOVING THE DEPOSIT FOR THE RENTAL.

Village of West Jefferson, OH

Committee Reports

Development- *Chairperson, Linda Hall*
Employee Benefits-*Chairperson, Jimmy Little*
Finance- *Chairperson, Samantha Cahill*
Parks & Recreation- *Chairperson, Jeff Patterson*
Police- *Chairperson, Howard Wade*
Public Service & Special Events- *Chairperson, Erica Bogner*

Department Reports

Mayor (Ray Martin)
Director of Public Service (John Mitchell)
Recreation and Special Events Manager (Shelton Stanley)
Director of Finance (Rebecca Shipley-Arnott)
Chief of Police (Brandon Smith)
Director of Development (Tom Hale)
Director of Information Technology (Mark Crosten)

Communications from Clerk & Council

Motion to Adjourn

Adjourn & Reconvene at the May 5th, 2025, Regular meeting & Public Hearing of Council at 7:00 P.M.

Meeting Date: April 21st, 2024
Publication Date: April 17th, 2024

Please note this bulletin is posted on the Village of West Jefferson website under the Council section @ <https://www.westjeffersonohio.gov/villagecouncil>.



This legislative bulletin contains Ordinances & Resolutions to be voted on by Council and announcements of second readings and Public Hearings. If noted, supplemental and supporting documents, such as exhibits, and copies of all legislation are available upon request to the Clerk of Council's office, 28 East Main Street, West Jefferson, OH 43162. Phone 614-379-5321 or via the website at <https://www.westjeffersonohio.gov/villagecouncil>.

Resolutions and Ordinances on the Agenda for April 21st, 2025

(This color indicates attachments if there are any)

RESOLUTION 25-017, SETTING FORTH A STATEMENT OF MUNICIPAL SERVICES THE VILLAGE OF WEST JEFFERSON WILL PROVIDE TO THE 81.769 +/- ACRES OF LAND (Parcel # 05-00124.003), LOCATED IN DEERCREEK TOWNSHIP, AND PROPOSED TO BE ANNEXED TO THE VILLAGE OF WEST JEFFERSON VIA AN EXPEDITED TYPE-II ANNEXATION PURSUANT TO R.C. 709.023; AND THE BUFFER REQUIREMENTS THE VILLAGE OF WEST JEFFERSON WILL ENFORCE AS PROVIDED BY R.C. 709.023(C).

Whereas, on April , 2025 a petition (*attached*) was filed with the Board of County Commissioners of Madison County, Ohio, for the annexation of 81.769 +/- acres, Parcel # 05-00124.003, of territory in Deercreek Township to the Village of West Jefferson, which petition was signed by 100% of the property owners of the territory sought to be annexed; and

Whereas, said territory is adjacent to the Village of West Jefferson, and no street or highway will be divided or segmented by the boundary line between Deercreek Township and the Village of West Jefferson, if the territory is so annexed; and

Whereas, Ohio Revised Code Section 709.023(C) requires that a municipal corporation, by ordinance or resolution, adopt a statement of services setting forth what services it will provide the territory upon its annexation and an approximate date by which it will provide such services, which ordinance or resolution must be adopted and filed with the county commissioners within twenty (20) days after the petition is filed; and

Whereas, Ohio Revised Code Section 709.023(C) requires that a municipal corporation, by ordinance or resolution, require buffers separating any new uses in the annexed territory that the Village Council determines are clearly incompatible with the uses permitted under current township or county zoning regulations in the adjacent land remaining within the township from which the territory was annexed; and

Whereas, the Village of West Jefferson supports the proposed annexation and will provide the services set forth in this Resolution to the territory proposed for annexation, upon its annexation to the Village.

Now Therefore, be it Resolved by the Council of the Village of West Jefferson, County of Madison, State of Ohio, With a Majority of Duly Elected Members Therefore Concurring as Follows:

SECTION I: The following services will be available and provided by the Village of West Jefferson to the territory proposed for annexation once the Village's resolution or ordinance accepting the annexation becomes final as provided by law; provided, the owners and/or their designee(s) are responsible, at their sole expense, for any and all connection(s) to the Village's water main and/or sanitary sewer main, as set forth below. Said services will be provided by the Village of West Jefferson on the terms and conditions, and shall be subject to the rates, rules, and regulations established by Village ordinances, to the same extent as such are provided to other territory and properties located within the Village of West Jefferson:

- a. **Sanitary Sewer Service and Potable Water Service:** to the annexed territory, provided the Village is not obligated to and shall not construct or cause to be constructed any extensions and/or connections to the existing public sanitary sewer main and/or public water lines, or any hydrants within the annexed territory. All such extensions/connections, etc. shall be installed pursuant to plans and specifications approved by the Village Engineer in accordance with the Village's usual and customary requirements.
- b. **Police Services**
- c. **Road/Street Maintenance; Ice and Snow Removal:** for publicly dedicated streets and roadways within the village.
- d. **Storm Water Utility Maintenance**
- e. **Zoning**
- f. **All other public services and utilities, to the same extent and under the same conditions as such services and/or utilities are provided to all other citizens and properties within the Village**

SECTION II: If the territory is annexed and becomes subject to the Village of West Jefferson zoning, and the Village's zoning permits uses in the annexed territory that the Village determines are clearly incompatible with the uses permitted under Madison County and/or Deercreek Township zoning regulations, in effect at the time of the filing of the petition, in the adjacent land remaining within Deercreek Township, the Village Council will require, in the zoning ordinance permitting the incompatible uses, that the owner(s) of the annexed territory provide a buffer separating the use of the annexed territory and the adjacent land remaining within Deercreek Township. "Buffer" may include open space, landscaping, fences, walls, and other structured elements, streets, and street rights-of-way; and bicycle and pedestrian paths and sidewalks.

SECTION III: The Clerk of the Village Council of West Jefferson is hereby directed to immediately forward and file a certified copy of this Resolution to the Board of County Commissioners of Madison County, Ohio (and in no manner later than April 29th, 2025).

SECTION IV: This resolution shall take effect at the earliest period of time allowed by law.

***ORDINANCE 25-018**, AMENDING ORDINANCE 24-077 PASSED ON NOVEMBER 18TH, 2024, BY INCREASING THE PAY RATES FOR VARIOUS VILLAGE POLICE DEPARTMENT EMPLOYEES, AND REPEALING ANY ORDINANCE OR SECTION OF AN ORDINANCE THAT MAY BE IN CONFLICT WITH THIS ORDINANCE AND DECLARING AN EMERGENCY.

WHEREAS, the Village of West Jefferson wishes to adequately compensate its employees; and

WHEREAS, the attached pay schedule will replace the pay scale adopted per Ordinance 24-077; and,

NOW THEREFORE, BE IT ORDAINED, by the Council, Village of West Jefferson, County of Madison, State of Ohio, with a majority of members concurring as follows:

SECTION I: Council hereby establishes the following rates of pay for various Village Police Department employees. (*Copy attached of those various positions affected*).

SECTION II: This ordinance shall take effect with the first payroll in May, 2025.

SECTION III: This ordinance hereby repeals any ordinance or section of an ordinance that may be in conflict with this ordinance.

SECTION IV: The categories of **Start, 1 Year, 2 Year, 3 Year, 4 year, and 5 year** shall designate the total years of an employee's full-time service with the Village of West Jefferson. Salaried employees are not eligible for overtime or compensation time.

SECTION V: This ordinance shall take effect the earliest period of time allowed by law.

***ORDINANCE 25-019**, SETTING THE SHIFT DIFFERENTIAL RATES FOR VILLAGE POLICE EMPLOYEES, AND REPEALING ANY ORDINANCE OR SECTION OF AN ORDINANCE THAT MAY BE IN CONFLICT WITH THIS ORDINANCE AND DECLARING AN EMERGENCY.

WHEREAS, the Village of West Jefferson wishes to adequately compensate its employees; and,

WHEREAS, the Village wishes to simplify the payment of shift differential; and,

NOW THEREFORE, BE IT ORDAINED, by the Council, Village of West Jefferson, County of Madison, State of Ohio, with a majority of members concurring as follows:

SECTION I: Council hereby establishes the following rate of pay for Village Police employees shift differential at \$0.85 per hour regardless of whether the additional pay is being applied to regular or overtime hours.

SECTION II: This ordinance shall take effect with the first payroll in May, 2025.

SECTION III: This ordinance hereby repeals any ordinance or section of an ordinance that may be in conflict with this ordinance.

Continued on next page

SECTION IV: The categories of ***Start, 1 Year, 2 Year, 3 Year, 4 year, and 5 year*** shall designate the total years of an employee's full-time service with the Village of West Jefferson. Salaried employees are not eligible for overtime or compensation time.

SECTION V: This ordinance shall take effect the earliest period of time allowed by law.

First reading of ORDINANCE 25-020, AMENDING ORDINANCE 25-001, APPROVING THE RENTAL RATES FOR THE RESIDENTS AND NON RESIDENTS FOR THE VILLAGE OF WEST JEFFERSON COMMUNITY CENTER & REMOVING THE DEPOSIT FOR THE RENTAL. (2nd reading will occur at the May 5th Council meeting after the Public hearing).

WHEREAS, The Village allows residents and non-residents to rent the facility in the Village of West Jefferson; and

WHEREAS, per Ordinance 25-001 new rates were created in order to rent the facility which includes tables, chairs and kitchen space within the facility; and in item (c) a deposit for the Community Center of \$50.00 was established.

NOW THEREFORE, BE IT RESOLVED, by the Council, Village of West Jefferson, County of Madison, State of Ohio, with a majority of the members concurring as follows:

Section I: Council hereby approves the rental rates for the residents and non-residents and the removal of Section II, item (c) the deposit for the rental of the Village of West Jefferson Community Center.

Section II: Said rates will be followed:

- a.** Residential rental rate is \$75.00 for 4 hours. \$25.00 per hour after the initial 4 hours. This time includes set up and clean up time. If more time is needed it will need to be requested in advance.
- b.** Non-residential rate is \$200.00 for 4 hours. \$50.00 per hour after the initial 4 hours. This time includes set up and clean up time. If more time is needed it will need to be requested in advance.

Section III: This Ordinance shall take effect at the earliest period of time allowed by law.

Notes: _____

**EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE VILLAGE OF WEST JEFFERSON OF
81.769+/- ACRES, MORE OR LESS,
FROM DEERCREEK TOWNSHIP**

**TO THE BOARD OF COUNTY COMMISSIONERS
OF MADISON COUNTY, OHIO**

The undersigned, petitioners in the premises, and being THE SOLE OWNER(S) OF REAL ESTATE in the territory described, consisting of 81.7691+/- acres, more or less, with a total length of the annexation perimeter of 9,137.78 feet, more or less, in the Township of Deercreek, which area is contiguous along 1,634.49 feet, or 17.9% is contiguous to the Village of West Jefferson, do hereby pray that said territory be annexed to the Village of West Jefferson, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto as Exhibit "A" and "B" and made part hereof.

In support of said Petition, the petitioners state that they are the sole OWNER(S) OF SAID REAL ESTATE within the territory so prayed to be annexed.

Thomas L. Hart, whose address is Painter & Associates, LLC, 5029 Cemetery Road, Hilliard, OH 43026, is hereby appointed agent for the undersigned Petitioners, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Madison County Engineer in his examination of an amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

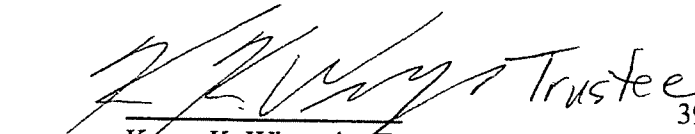
"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."



NAME

ADDRESS

DATE


Karen K. Wiegerig, Trustee
The Karen K. Wiegerig Revocable Trust

3938 Nile Avenue
Groveport, OH 43125

3/11, 2025

EXHIBITS

Exhibit A=	Legal Description
Exhibit B=	Plat Map
Exhibit C=	Adjacent Parcel Owner List

**ANNEXATION OF 81.8 ACRES
FROM DEERCREEK TOWNSHIP TO VILLAGE OF WEST JEFFERSON**

Situated in the State of Ohio, County of Madison, Township of Deercreek, in Virginia Military Survey Numbers 12142 and 12153, being comprised of all of that 78.826 acre tract of land conveyed to Karen K. Wiegerig Trustee by deed of record in Official Record 351, Page 1726 (Parcel Number 05-00124.003), and part of that 6.49 acre tract of land conveyed to The Columbus, London and Springfield Railway Company by deed of record in Deed Book 65, Page 370 (Parcel Number unknown) (all references refer to the records of the Recorder's Office, Madison County, Ohio), and more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of that 10.947 acre tract conveyed to Marty L. Hivick, Trustee by deed of record in Official Record 318, Page 2590, in the centerline of U.S. Route 40, in the existing Village of West Jefferson Corporation Line, as established by Resolution Number 18-031, of record in Official Record 348, Page 2688, in the southerly line of that 173.708 acre tract conveyed as Tract II by deed of record in Official Record 432, Page 1789;

Thence South $03^{\circ} 46' 04''$ West, with the westerly line of said 10.947 acre tract and the westerly line of that 12.7886 acre tract conveyed to George Lassel, Trustee by deed of record in Official Record 414, Page 408, a distance of 1778.77 feet to a point;

Thence South $18^{\circ} 04' 08''$ East, with the westerly line of that 14.295 acre tract conveyed to Johann (John) Lassel, Trustee by deed of record in Official Record 428, Page 1163, a distance of 801.86 feet to a point;

Thence South $21^{\circ} 03' 37''$ East, with the westerly line of that 17.690 acre tract conveyed to Chester L. Bennett and Belinda S. Bennett by deed of record in Official Record 287, Page 352, a distance of 646.44 feet to the northeasterly corner of that 206.16 acre tract conveyed as Parcel 3 to Floyd Farms, LLC by deed of record in Official Record 318, Page 64;

Thence South $81^{\circ} 29' 24''$ West, with the northerly line of said 206.16 acre tract, a distance of 907.59 feet to a point;

Thence North $19^{\circ} 01' 57''$ West, with the easterly line of that 104.580 acre tract conveyed as Parcel 2 to Floyd Farms LLC by deed of record in Official Record 318, Page 64, a distance of 3368.63 feet to a point in the centerline of said U.S. Route 40 and said existing corporation line;

Thence North $86^{\circ} 49' 57''$ East, with said centerline and said existing corporation line, a distance of 1634.49 feet to the POINT OF BEGINNING, containing 81.8 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

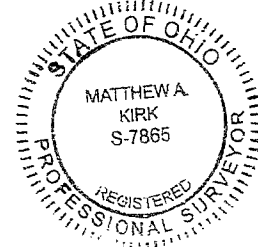
29 JAN 25

Mathew A. Kirk

Date

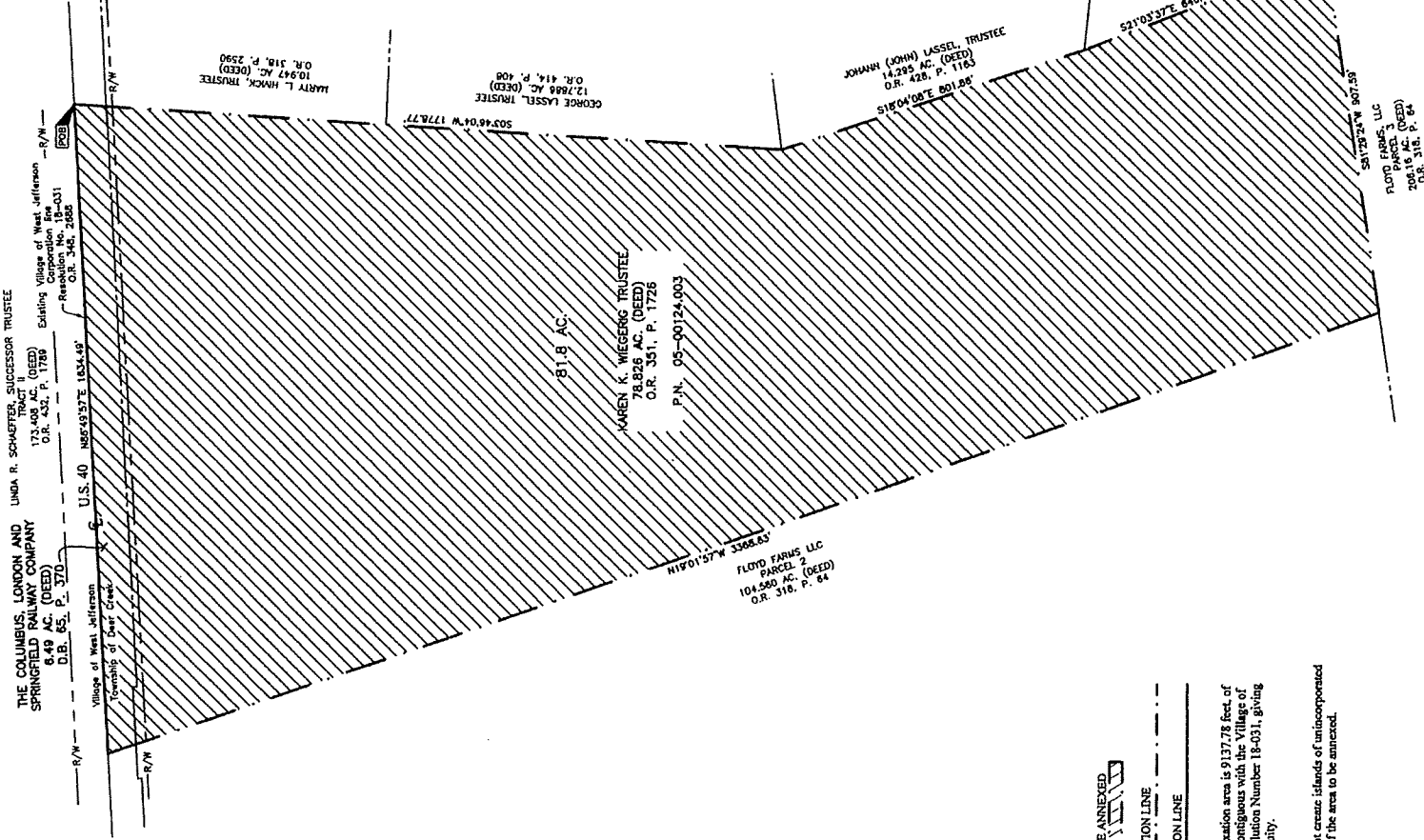
Professional Surveyor No. 7865

MAK: td
81_769 ac 20240858-VS-ANNX-01.docx



A

ANNEXATION PLAT OF 81.769 ACRES
FROM DEERCREEK TOWNSHIP TO VILLAGE OF WEST JEFFERSON
VIRGINIA MILITARY SURVEY NUMBERS 12142 & 12153
TOWNSHIP OF DEERCREEK, COUNTY OF MADISON, STATE OF OHIO



AREA TO BE ANNEXED

PROPOSED CORPORATION LINE

EXISTING CORPORATION LINE

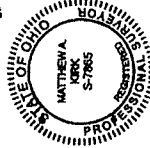
Contiguity Note:
Total perimeter of annexation area is 9137.78 feet, of which 1634.49 feet is contiguous with the Village of West Jefferson by Resolution Number 18-031, giving 17.9% perimeter contiguity.

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.



PREAPPROVED
ANNEXATION
PLAT

DEEDITION-HALF-TITLE-MADISON COUNTY ENGINEERS



By Matthew A. Kirk Date 7/24/25
Matthew A. Kirk
Professional Surveyor No. 7865
matkirk@emht.com

EMHT	Date: January 24, 2025
Professional Engineer: Matthew A. Kirk, No. S-7865	Scale: 1" = 200'
Project: Annexation of 81.769 Acres to Village of West Jefferson	Job No: 2024-0858
Sheet: 1 of 1	REVISIONS
DATE	DESCRIPTION

Job Title: 2024-0858-VS-ANNEX-01

R

EXHIBIT C - ADJACENT PARCEL OWNERS

1. Parcel No. 05-00124.001
104.58 acres, US 40, London, OH
Floyd Farms LLC
1374 Round Hill Drive
Hamilton, OH 45013
2. Parcel No. 05-00125.000
206.16 acres, Glade Run Road
Floyd Farms LLC
1374 Round Hill Drive
Hamilton, OH 45013
3. Parcel No. 34-00010.001
3564 US 40, London, OH
Linda R. Schaefer, Suc. Trustee
The Paul J. Flucke Trust
2079 Hoffman Road
Centerburg, OH 43011
4. Parcel No. 05-00325.000
3915 US 40, London, OH
Marty L. Hivick, Trustee
The Marty L. Hivick Revocable Living Trust
4213 N. Bank Road
Millersport, OH 43046
5. Parcel No. 05-00227.002
12.78 ac, Glade Run Road
George Lassel, Trustee
The George Lassel Revocable Living Trust
300 Glade Run Road
West Jefferson, OH 43162
6. Parcel No. 05-00227.003
14.295 ac, Glade Run Road
Johann (John) Lassel Trustee
The Johann (John) Lassel Revocable Living Trust
6766 Woods End Court
Galloway, OH 43119

7. Parcel No. 05-00249.000
Chester & Belinda Bennett
582 Glade Run Road
West Jefferson, OH 43162