

RECORD OF PROCEEDINGS

Minutes of

Regular Meeting of Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

February 21, 2022

MINUTES REGULAR MEETING OF COUNCIL FEBRUARY 21, 2022

Called to Order:

President Conway called the Village of West Jefferson Council Meeting to Order and asked for a Roll Call at 7:00 P.M.

Roll Call:

Council Members Samantha Cahill, Mike Conway, Linda Hall, Richard King, Jeff Patterson Howard Wade, and Jennifer Warner [Also attending were Chief of Police Chris Floyd; Clerk of Council, Jimmy John Hall; Assistant Finance Director, Jackie Tiberio; Building and Zoning Code Enforcement Official, Kristie West].

Quorum Declare: 7 present, 0 absent.

Prayer: Rev. Jimmy John Hall.

Almighty God, we come together in this place acknowledging that You alone are immortal and the only wise God. We thank You for the atonement given to us by Your Son, the Lord Jesus Christ. Likewise, thank You for wisdom. Allow us to use this wisdom at this time to conduct ourselves as becoming of Your children for this business set before us tonight. Also, we pray for these two officers received into the Village family tonight and ask for their protection and guidance. We pray for all our public servants the same. Hear us as we pray, asking in the Name of Jesus our Lord. Amen.

Pledge of Allegiance: Sgt. Kauffman and Officer Hammons will be leading the Pledge of Allegiance tonight.

I (we) pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation, under God, indivisible, with liberty and justice for all.

The Agenda:

Motion to Adopt the Agenda moved by Mr. Wade and seconded by Ms. Warner.
VOICED VOTE AFFIRMED
Motion Carries 7-0.

Oath of Office:

Kyle Kauffman began his Law Enforcement career with West Jefferson as an Auxiliary Officer from 2011-2014. He attended the Police academy in 2013, and became a Part Time West Jefferson Police Officer in 2014. He then became a Full Time Officer in 2016. Kyle left West Jefferson in 2019 to be a Madison County Sheriff's Office Deputy. He came back home to West Jefferson in 2021. Kyle has been promoted to Patrol Sergeant.

Kevin Hammons served in the Marine Corp. for 4 years active duty before going through the police academy. He then worked for the Madison County Sheriff's Office at Choctaw Lake, and for a short time at Capital University as a police officer, before coming to West Jefferson. He is currently still in patrol training. Kevin is being sworn in as a Full Time Police Officer.

The Oath of Office was administered by Mayor Martin for Sgt. Kyle Kauffman and Officer Kevin Hammons.

The Minutes:

Motion to Adopt the Minutes of the February 7, 2022, Regular Meeting of Council moved by Ms. Cahill and seconded by Mr. Patterson.
VOICED VOTE AFFIRMED
Motion Carries 7-0.

Motion to Adopt the Minutes of the January 17, 2022, Regular Meeting of Council moved by Ms. Hall and seconded by Mr. King.
VOICED VOTE AFFIRMED
Motion Carries 7-0.

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Motion to Adopt the Minutes of the February 10, 2022, Special Meeting of Council moved by Mr. King and seconded by Ms. Hall.
VOICED VOTE AFFIRMED
Motion Carries 7-0.

Committee Reports:

Mr. Patterson said the Parks and Recreation Council Committee will meet March 7, 2022, at 6:00 P.M. in the Council Chambers to discuss new equipment concerning Westwood Park.

Department Reports:

Report from Mayor:

Mayor Martin said the roads are being patched. If any holes have been missed, then please contact the Public Service Department. Work on the parks has started. If there are any street lights out, then please let us know. We are meeting with a company tomorrow to discuss the problem of feral cats. These feral cats are not going to be killed. However, it is possible that these wild cats can be sterilized, then released them back from whence they came, and they will not reproduce any more.

Report from Director of Public Service:

John Mitchell said after the cold weather and snow, the plows created some pot holes. But they are being filled in with the hot mix. We are continuing our paving program. We are still working on the traffic signal at Taylor Blair.

Mr. Wade asked about some underground electrical work close to Taylor Blair. Is that for the traffic lights?

John Mitchell said we are not currently doing any work. However, we are working on the permanent and temporary easement permits.

Report from Recreation and Special Events Manager:

Shelton Stanley said the dance on February 11th was a success. The donated amount was about \$950 to the Humane Society. The Humane Society is looking at using the money for dental equipment. On March 27, we are doing the Spring Shop Hop from 2:00 P.M. to 4:00 P.M. at the Community Center. If you want to see any of these events, there is a Google calendar on the app.

Report from Director of Finance:

Jackie Tiberio said we are working on the 2021 Financials and Footnotes that are due to the Auditor of State by February 28, 2022. We had one payment to James South for the fencing at Converse Park.

Report from Chief of Police:

Chief Floyd said the last two weeks have been busy. Officer Hammons is approaching the half-way point in his training and is progressing well. The new police cruised arrived. Lastly, over the last two weeks there was 189 traffic stops and 126 resulted in citations.

Mr. Wade asked how the simulator training going for the department?

Chief Floyd said the simulator training got put aside temporarily due to the illness in the department. (inaudible)

Mr. Wade asked how many officers are there now?

Chief Floyd said there are sixteen officers, including himself, the lieutenant, two sergeants, and the two detectives. As far as road officers, we have ten.

President Conway asked how many officers are ideal?

Chief Floyd said the number of new officers depends upon when the new building begins. At this time, the department does not have a number but needs to stay ahead of the additional 1,000 homes.

Mayor Martin stated that the department is still in need of two officers.

President Conway asked if twelve road officers was the ideal at this time?

Chief Floyd replied in the affirmative.

Report from Development Director: No report at this time

Recognition of Clerk and Council:

President Conway wanted to clarify what is going on at Westwood and asked the Public Service Director to elaborate.

John Mitchell said we have been working on both Westwood and Converse Parks for the last six or seven years, namely, maintenance and fence replacement. This year, Converse Park is getting

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fencing to enclose Stanley Field for safety reasons. About six years ago we did the backstops at Westwood, added a back stop on field three, a back stop on field two for t-ball, and enclosing field three for girls' fast pitch softball for safety reasons.

Mr. Wade asked if the Public Service Director could explain the utility easement?

John Mitchell said there is a utility easement for electric and sanitation sewer. The maintenance items are in a Village and Grounds Budget. The Capital Budget for Garrett Park and Westwood Park comes out of the Park Capital Fund.

Mayor Martin (inaudible)

Shelton Stanley said the only time the youth program used all the fields was during t-ball on Monday nights.

Ms. Cahill asked can Council get information concerning the completion of these improvements?

Mayor Martin said we will keep Council informed.

Ms. Cahill said that would be great so we can stay in touch with the public in our Wards.

Mr. Wade asked if a restroom is going to be added?

John Mitchell said that is still up to debate. We are actually discussing that on March 7, 2022.

Chief Floyd said we had an issue with some street last week. The problem was whether or not the streets were private or public. Commerce and Walker Way are public roads. On the County maps, they are still shown as private roads. Although the County maps are not updated, they are public roads.

John Mitchell said the County never updated the first part of Commerce Way and Walker Way. The reason why is the developer put those right-of-ways in our name.

Recognition of Guests:

Bonnie Hamilton said on Route 40 there is a new Core5 sign. Is that going to be warehouses? What does Core5 mean?

John Mitchell said that sight plan was approved several months ago. Core5 is a developer of warehouse distribution centers. For this development there are three warehouses.

Bonnie Hamilton said although I have been coming to the meetings for several years, the warehouses are not brought up, whether they pass or fail. Is it the Chamber of Commerce who okays these warehouses?

John Mitchell said this Council has that discretion.

Bonnie Hamilton said the warehouses come to Council first?

John Mitchell said developers go to Planning and Zoning Commission first. Then Planning and Zoning Commission either approves or denies the request. If the request is approved, a recommendation is made to Council. Finally, Council either approves or denies the recommendation.

Bonnie Hamilton said several times at the meetings the question has been raised when is enough enough? How many warehouses are we going to have?

Mayor Martin said sometimes David Kell refers developers to Council.

Bonnie Hamilton asked Council votes on the developments, right? You vote to allow them to build?

President Conway said on the wall we have posted a map so we can see the growth of developments and ask that same question. We can also see what area has already been designated.

Bonnie Hamilton said but the issue is the traffic and now three more warehouses are being added.

President Conway said we often ask that same question but also ask the other question, namely, when does development stop? What developers bring in terms of tax dollars allow us to repair the streets, parks, and other parts of the infrastructure.

Bonnie Hamilton asked what is the total number of warehouses now, twenty-one?

John Mitchell said the total number of warehouses is likely twelve or thirteen. The number you might be thinking of would include all the buildings, including JIC, the ODOT garage, Crazy Glue, and other trucking companies. Also, these additional warehouses will take six or seven years to construct.

Bonnie Hamilton asked if the picnic tables are coming back to Garrett Park? Also, is there any plan to build a shelter?

John Mitchell said they are coming back but we have not been able to do anything lately. The shelter build is a longer-term building plan. We have discussed that but have no plan yet.

Bonnie Hamilton asked when is Smith Street scheduled for maintenance?

John Mitchell said Smith Street is possibly scheduled in 2023 along with Grant St. and Lincoln St.

Mayor Martin said as far as the building, that area has been zoned and we are watching it. As far as the traffic, this is an issue we talking about every day. Eventually we would like to see US 29 go across 142 to keep the truck traffic out of the down town area.

Erica Bogner said there was some grass torn up in Westwood Park. Is that going to be fixed?

John Mitchell said that where equipment had to drive in order to install the fence and will be repaired when the weather gets better.

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Erica Bogner asked if Council has the final say concerning new build? Also, can Council turn down any new for any reason?

(inaudible)

Erica Bogner urged Council to open up a line of communication with residents before any new buildings are approved. Even though I attend, I feel blindsided every time a new warehouse is approved. I don't get the Council packets, look at the agenda, and look up the parcel numbers but fell like I am missing a lot of the information. So, I am asking that you would ask the residents what they want. I don't want any more warehouses or traffic. I would really like see the impact of everything already approved. I know you guys see the tax dollars but as a resident these things are squashing the things I love about this town. It does not feel like a nice small town anymore.

President Conway said we don't have anything before us currently besides what is already approved. Lisa Wooton said with all the warehouses and everything the income tax has doubled compared to twenty years ago. A lot of us work elsewhere and pay taxes there too. Has Council thought about reducing or an offset for Income Tax on residents in light of the warehouses?

Mayor Martin said some of the other municipalities use RITA and they take a percentage of the Income Tax. This would increase our Village Income Tax. We have not raised our Income Tax unlike some other municipalities.

Ms. Warner said people out there working don't necessarily live in West Jefferson either. We would be off setting theirs too.

Old Business:

Second Reading of Ordinance 22-018, authorizing changes to the Codified Ordinances of West Jefferson Ohio, Chapter 505.15, concerning the keeping of farm animals.

President Conway invited discussion.

Mr. King said this issue was brought up during the first reading concerning the court. This issue should be a Village issue not a court issue.

President Conway said our Law Director said we are going to do everything possible to keep this issue out of the court.

Mayor Martin said if the judge issues a court order to remove the chickens, then they have to be removed.

Erica Bogner said if the order is not obeyed, then an assessment is made against the property.

John Mitchell said this would come under the property maintenance violation for a fine.

Kristie West said there are several steps before the issue would go to the court. There is a first occurrence, a second occurrence, thirty-day notice, auditor's office is notified, and then the court is involved.

Mr. King said what if they are renting?

John Mitchell said the property owner would be taking steps too otherwise his property is going to be assessed.

Ms. Warner said if I remember right, there was a dog issue that was going to go to court but there was (inaudible) to testify. That's what held it up.

Mayor Martin asked how the Planning and Zoning Commission decided on four chickens?

Kristie West said that is the number they were comfortable with.

Jimmy John Hall said Council has the authority to amend the ordinance from four chickens to six, just as an example.

Mayor Martin said there is the square footage per chicken as well.

Motion to Adopt Ordinance 22-018 moved by Mr. Patterson and seconded by Mr. Wade.

VOTE YEA: Ms. Cahill, Mr. Conway, Ms. Hall, Mr. King, Mr. Patterson, Mr. Wade, and Ms. Warner.

VOTE NAY: None.

ABSTAIN: None.

Motion Carries 7-0.

New Business:

Ordinance 22-020, declaring the improvement of certain real property located at the Columbus Logistics Park West Land, LLC site 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, 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; authorizing the execution of a Tax Increment Financing Agreement; and providing related authorizations pursuant

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to Ohio Revised Code Sections 5709.40(B), 5709.42, 5709.43, 5709.832 and 5709.85, and declaring an emergency.

President Conway invited discussion.

John Mitchell said Columbus Logistics Park West Land, LLC is the Amboise group. They are going to fund extending Park West Dr. down to US 40, with access on US 40 to Commerce to Route 29. This will help the traffic move. Also, this will extend the water and sewer lines. This is an emergency due to the discussions between the London Local Schools. The discussion put everything behind about a month.

Bonnie Hamilton asked where this parcel shares part with London?

President Conway said wherever Deer Creek and Jefferson Townships are divided, which is London Public Schools.

Motion to Adopt Ordinance 22-020 moved by Mr. Patterson and seconded by Mr. Wade.

VOTE YEA: Ms. Cahill, Mr. Conway, Ms. Hall, Mr. King, Mr. Patterson, Mr. Wade, and Ms. Warner.

VOTE NAY: None.

ABSTAIN: None.

Motion Carries 7-0.

Resolution 22-021, approving the execution of a Community Reinvestment Area real property tax abatement agreement between the Village of West Jefferson and Columbus Logistics Park West Land, LLC.

President Conway invited discussion.

John Mitchell said this is the agreement on the tax abatement for the property, which will be for fifth teen years. We have an agreement between Jefferson Local and London Public Schools.

Motion to Adopt Resolution 22-021 moved by Mr. King and seconded by Ms. Warner.

VOTE YEA: Ms. Cahill, Mr. Conway, Ms. Hall, Mr. King, Mr. Wade, and Ms. Warner.

VOTE NAY: 1, Mr. Patterson.

ABSTAIN: None.

Motion Carries 6-1.

Resolution 22-022, setting forth a statement of Municipal Services the Village of West Jefferson will provide to the 44 +/- acres of land, located in Jefferson Township, and proposed to be annexed to the Village of West Jefferson via an Expedited Type 2 Annexation pursuant to R.C. 709.021 and 709.023; and the buffer requirements the Village of West Jefferson will enforce as provided by R.C. 709.023(C).

President Conway invited discussion.

John Mitchell said this is a resolution for all of the Village services. This is a requirement by the ORC and to be submitted to the County within twenty days.

Ms. Hall asked the Public Service Director to explain the last line of the preamble concerning the buffer.

John Mitchell said under the ORC annexations are required to have a buffer zone for something like a commercial next to a residential zone. Buffers can be trees, shrubs, mounds, or fences.

Mr. Wade asked if this is the property along Plain City-Georgesville Road, north of Madison Gardens?

John Mitchell said indeed. It is at US 40 and 142.

Ms. Cahill asked if the Council will have a say concerning the buffer material?

John Mitchell said undeniably.

Motion to Adopt Resolution 22-022 moved by Mr. Patterson and seconded by Ms. Warner.

VOTE YEA: Ms. Cahill, Mr. Conway, Ms. Hall, Mr. King, Mr. Patterson, Mr. Wade, and Ms. Warner.

VOTE NAY: None.

ABSTAIN: None.

Motion Carries 7-0.

Additional Business: None.

Pay the Bills:

Motion to Pay the Bills moved by Ms. Hall and seconded by Ms. Cahill.

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VOICED VOTE AFFIRMED
Motion Carries 7-0.

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

Adjourn:

Motion to Adjourn at 8:10 P.M. moved by Mr. Patterson and seconded by Mr. Wade until 7:00 P.M. March 7, 2022, Regular Meeting of Council.

VOICED VOTE AFFIRMED
Motion Carries 7-0.



Jimmy John Hall
Clerk of Council



Mike Conway
President of Council