

RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of Council

Held on August 5th, 2024



VILLAGE OF WEST JEFFERSON COUNCIL

MINUTES

August 5th, 2024

CALL TO ORDER

President Jennifer 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, and Jen Warner. **Quorum Declared: 6 present, 1 absent**

Motion to excuse Council member Howard Wade from the meeting Moved by Linda Hall and seconded by Jeff Patterson.

Roll Call.

VOTED YEA: Erica Bogner, Samantha Cahill, Linda Hall, Jimmy Little, Jeff Patterson, and Jen Warner. **VOTED NAY:** None. **Carried 6-0.**

PRAYER & PLEDGE

APPROVAL OF AGENDA AND MINUTES

Motion to Adopt the August 5th Agenda Moved by Samantha Cahill and seconded by Jimmy Little. All in Favor.

Motion to Approve the Minutes of the July 15th, 2024, Regular Meeting of Council. Moved by Erica Bogner and seconded by Linda Hall. All in Favor.

RECOGNITION OF GUESTS

At this time, Mayor Ray Martin and Chief of Police, Brandon Smith invited Detective Lieutenant Casey Conley to the podium for his Official Oath of Office. After the Mayor finished swearing in Detective Lieutenant Conley, Chief of Police, Brandon Smith spoke and stated that Detective Lieutenant Conley has been working hard in the Detective Bureau. He stated they are all excited for his leadership. Currently he is one of the longest serving Officers in the Agency. He has 27 years of Service in at the Village.

OLD BUSINESS: None.

NEW BUSINESS

At this time President Jen Warner entered into a Public Hearing at 7:07 p.m.

The Public Hearing was to discuss **ORDINANCE 24-035** to rezone 45.773 +/- acres of land (PARCEL #'S 08-00143.000 & 08-00254.000) from County to Planned Commerce District (PCD). Recommended by the Planning & Zoning Commission on April 3rd, 2024. (Please note that the acres were changed after a survey was done to 45.773 from 45.880) Council

RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of Council

Held on August 5th, 2024

Clerk, Tisha Edwards was asked to review the conduct rules with the audience and to remind them that the meeting was being recorded and if they were to take the podium, they would be sworn in by the President before speaking. Each person would be given 3 minutes to speak unless they have asked for more time prior to the meeting. At this time, no one had reached out for additional time prior.

The representative for Toagosei, Scott North, lawyer with Porter, Wright, Morris & Arthur LLP in Columbus, Ohio arrived at the podium. President Jen Warner swore Mr. North in. Mr. North stated that he believed everyone was familiar with the project. This will be for the proposed 2nd Toagosei plant which will be located next to the current plant that is home to Krazy Glue. This is a \$130,000,000.00 investment to the community. This Japanese company has operations in 6 countries in Asia and one plant in the United States which is here in West Jefferson currently. The company has been a part of the community for over 30 years now. The company will employ approximately 50 full-time employees. There are two things that need to be done at this meeting, the Rezoning of the property as well as the annexation of the property into West Jefferson. Mr. North asked if Council had any questions for him. Council member Jimmy Little asked Mr. North about a particular component being used within the plant that is noted on the Safety Data sheet. He has concerns about exposure for employees. The component in question is Acetonitrile. Council member Little stated that he read when it metabolizes in the body it can create cyanide in the body. He asked Mr. North what the plan would be if there were a spill, and if an employee would come into contact with component. Mr. North stated that in our last Development meeting to remember that all of the reaction to create these polymers is a chemical reaction and it is in a contained vessel. If the component were to get on you it is hazardous but is not known to be carcinogenic. It would definitely irritate your eyes or nose if you're exposed. Workers should never be exposed to it though. Theoretically, if a tank were to break at the bottom, everything that spills out would be fully contained inside the plant. The containment center that is inside the plant is designed specifically to catch everything. It goes directly from hoses to containment vessels. Council member Little asked if the employees would be wearing special PPE when working with the components. Mr. North stated no because there should be no risk of exposure. You can never say it's impossible or it would never, ever happen but the chances are remote. Council member Little asked if there would be trained response teams in the building in case of any emergencies. Mr. North stated yes. There will be trained, medical, fire and safety teams in the facility. Remember all of these chemicals are fully regulated by the EPA & OSCEA. Council member Samantha Cahill asked Mr. North if something does occur will the Villages fire fighters and police officers be called to assist. Mr. North stated remember that the areas in question are contained. If there are no omission sources there is nothing to ignite. If something did happen it's in a nitrogen atmosphere. There are computer controls that if a reaction would begin and there was too much heat it dumps antidote chemicals into the system to reverse the reaction. It is held within a very thick steel, fully sealed, pressurized container. Without oxygen or an ignition source it won't burn. Council member Erica Bogner asked if it was accurate that only 5-6 semi-trucks would be coming daily to the plant. Mr. North stated that is correct. She stated that is a very low impact. Council member Samantha Cahill stated she works for a gas company and within the last year, there was a semi-truck near her place of business that was full of EV batteries, and it smoked, and it smoldered for 24 hours. Mr. North stated that what she is talking about is the finished product, an actual battery. This plant will not build the actual batteries. They will only be creating a powder for the batteries. If there were a box of it at the meeting, they could put a match too it and it would not burn. It has the consistency of flour or sand. At this time, Mayor Martin asked if he could speak on behalf of Toagosei and their great track record in our community over the past 30 years. He has even been to their headquarters in Japan, and they have always been very upfront and forthcoming from the get-go. We have never had a problem with them. He suggested to Council members who had hard questions to ask them at the Development meeting that was held and at this meeting and they have always been able to provide the answers to the questions asked of them. Mr. North

RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of Council

Held on August 5th, 2024

complimented the staff of West Jefferson who he has dealt with over the years and states that many other municipalities that he has worked with in Economic Development have not been as easy to work with. Council member and Vice President Linda Hall asked where the finished product will be made. Mr. North stated that some of it will go to the new EV plant in Washington Court House off of I-71 and Panasonic is also a large buyer of the product. It can be used in small batteries from lithium batteries in phones to electric car batteries. Council member Samantha Cahill stated that in looking at the diagram that was given to Council, where are the entrances for the semi-trucks. Mr. North stated that there will be 2, one for the old plant and one for the new plant. All of the chemicals that the trucks will be hauling are in powder form. Clerk of Council, Tisha Edwards stated that if anyone in the audience or Council members had any other questions about the processes or the project many of those were answered at the Development meeting held on May 16th if they would like to review the minutes on the Village website. Council member Erica Bogner asked about the tree line located behind and beside the project. She wanted to make sure that since that is a nature conservancy that this portion of the project would not affect this area. Mr. North stated that this is an ecologically sensitive area because of the Darby, and they are following all of the EPA and OSCEA guidelines. Those areas will not be affected. A resident in the audience asked if they could know the hours of operation. Mr. North stated that there will be 2 shifts Monday through Friday. It will ultimately depend on the demand for the product what the hours will be. President Jen Warner asked if there were any other questions and since there were none, the Public Hearing was closed at 7:19 p.m.

A. 2nd reading of ORDINANCE 24-035 TO REZONE 45.773 +/- ACRES OF LAND (PARCEL #'S 08-00143.000 & 08-00254.000) FROM COUNTY TO A PLANNED COMMERCE DISTRICT (PCD). RECOMMENDED BY THE PLANNING AND ZONING COMMISSION ON APRIL 3rd, 2024. (Please note that the acres were changed after a survey was done to 45.773 from 45.880)

Motion to adopt Ordinance 24-035 Moved by Jimmy Little and seconded by Erica Bogner.

Deliberations began. “Any questions or comments?” Council member Erica Bogner stated that this company has been in our community for over 30 years without incident. She has heard great things from people that the company has contributed to the Village and allows them to use their ponds for the Village Fishing Derby's. They are clearly going to be here for a while and their track record is great. It is a pretty low impact project on residents. That was her first concern with Rt. 40 traffic, but it seems to be a negligible amount. She has not personally heard of anyone that is against the project and the company has answered all the questions she has asked so she stated that she thinks she can do nothing but support it. Council member Samantha Cahill stated that the building is 10 stories high, it is half the size of the Ace Building and 6 ½ times bigger than Restoration Hardware. It is not a low impact building when driving by it is a large building. Even though it is self-contained, it is not the Krazy Glue that we are looking at now. **Deliberations ended.**

Roll call.

VOTED YEA: Erica Bogner, Linda Hall, Jimmy Little, Jeff Patterson, and Jen Warner.
VOTED NAY: Samantha Cahill. **ABSTAINED:** Jeff Patterson. **Motion Carried 4-1-1**

Please note that Jeff Patterson had to abstain from voting due to a Conflict of Interest of working for Krazy Glue/Toagosei.

RECORD OF PROCEEDINGS

Minutes of the
Regular Meeting of Council

Held on
August 5th, 2024

B. *ORDINANCE 24-056, AUTHORIZING SUPPLEMENTAL APPROPRIATIONS IN VARIOUS TIF FUNDS.

Motion to waive the 2nd reading of Ordinance 24-056 due to an emergency? Moved by Samantha Cahill and seconded by Linda Hall.

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

Roll call.

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

VOTED NAY: None. ABSTAINED: None. Motion Carried 6-0-0.

Motion to Adopt Ordinance 24-056 due to an emergency? Moved by Erica Bogner and seconded by Jimmy Little.

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

Roll call.

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

VOTED NAY: None. ABSTAINED: None. Motion Carried 6-0-0.

C. RESOLUTION 24-057 ACCEPTING THE ANNEXATION OF 45.773 +/- PARCEL #08-00143.000 & 08-00254.000) TO THE VILLAGE OF WEST JEFFERSON, OHIO, PURSUANT TO AN ANNEXATION PETITION FILED WITH AND GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF MADISON COUNTY, OHIO, AS PROVIDED FOR IN OHIO REVISED CODE SECTION 709.023.

Motion to Adopt Resolution 24-057? Moved by Jimmy Little and seconded by Samantha Cahill.

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

Roll call.

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

VOTED NAY: Samantha Cahill. ABSTAINED: Jeff Patterson. Motion Carried 4-1-1.

Please note that Jeff Patterson had to abstain from voting due to a Conflict of Interest of working for Krazy Glue/Toagosei.

D. RESOLUTION 24-058, CONFIRMING THE APPOINTMENT OF JOHN LEPAARD BY THE MAYOR TO FILL THE VACANT PLANNING AND ZONING COMMISSION SEAT LEFT BY RICHARD KING.

Motion to Adopt Resolution 24-058? Moved by Linda Hall and seconded by Samantha Cahill.

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

Roll call.

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

RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of Council

Held on August 5th, 2024

VOTED NAY: None. ABSTAINED: None. Motion Carried 6-0-0.

E. RESOLUTION 24-059, APPROVING THE PAY RATE AND CLASSIFICATION FOR MATT DARST AS A FULL-TIME PUBLIC SERVICE WATER OPERATOR CLASS 1.

Motion to Adopt Resolution 24-059? Moved by Samantha Cahill and seconded by Erica Bogner.

Deliberations began. "Any questions or comments?" Mayor Ray Martin stated that Matt Darst works in the Water Department, and this is a classification that helps him in his daily job and is an incentive for them to receive training and advance their skills. Matt Carruthers another Water Department employee holds the classification as well. Council member Jeff Patterson also spoke and stated that he knows a lot of employees who work with Matt Darst, and they speak very highly of him. He supports approving the pay rate and classification. Deliberations ended.

Roll call.

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

VOTED NAY: None. ABSTAINED: None. Motion Carried 6-0-0.

F. *ORDINANCE 24-060, AUTHORIZING SUPPLEMENTAL APPROPRIATIONS IN THE GENERAL FUND.

Motion to waive the 2nd reading of Ordinance 24-060 due to an emergency? Moved by Linda Hall and seconded by Samantha Cahill.

Deliberations began. "Any questions or comments?" Finance Director, Rebecca Shipley-Arnott explained that she received Grant monies for Recreation and Special Events Manager, Shelton Stanley's Step Outside program (the Fishing Derby). These monies were not put in at budget time due to not being sure if we would receive the grant. Now that we did, she needed to do the appropriation so he would be able to spend the funds. Deliberations ended.

Roll call.

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

VOTED NAY: None. ABSTAINED: None. Motion Carried 6-0-0.

Motion to Adopt Ordinance 24-060? Moved by Samantha Cahill and seconded by Jennifer Warner.

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

Roll call.

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

VOTED NAY: None. ABSTAINED: None. Motion Carried 6-0-0.

COMMITTEE REPORTS

Public Service and Special Events (Chair, Erica Bogner) None.
Finance (Chair, Samantha Cahill) None.
Employee Benefits (Chair, Jimmy Little) None.

RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of Council

Held on August 5th, 2024

Parks and Recreation (Chair, Jeff Patterson) None.

Development (Chair, Linda Hall) None.

Police (Chair, Howard Wade) None.

DEPARTMENT REPORTS

Report for Mayor – Mayor Martin reported that the bathroom project is now starting at Westwood Park. They were able to visit the Ballantrae Community Park in Dublin (also known as the Bunny Park) to see their facilities that lock time lock to decrease vandalism and other issues. The new restrooms will contain this locking system in the evenings. The sidewalk at Garrett Park is finished. They will be working more with the Community Association to discuss increasing parking. The Midwest Japan Conference is coming to Columbus this year. The Mayor and the Development Director, Tom Hale, will be attending. He has also invited Council members to attend as well. The Midwest has more Japanese companies than anywhere else in the United States. One of the main sponsors of the event is Honda located in Marysville. At one of the last conferences the Mayor was able to travel to Japan and visit the Toagosei headquarters. Toagosei has one of their only US companies located here in West Jefferson, Krazy Glue. John Lepard was on the Charter Review committee and the Mayor chose him to fill the position on the Planning and Zoning Commission left by Richard King. The Mayor believes that he will do a great job for the Village. The Mayor asked if there were any questions and Council member Samantha Cahill asked if the Mayor could give an update on the situation with the water off of Darbyview Drive. The Mayor stated that the plan is to “loop” the water. They are planning to come down London Street and loop the water. He stated that we have the equipment and the operator and John Mitchell, the Director of Public Service may look into getting another operator for the job as well. Council member Cahill asked if there was a time frame and the Mayor stated sooner than later, because he knows it is an issue.

Report for the Director of Public Service– Director John Mitchell was unable to attend but the Mayor reported on the Public Service Department during the report for the Mayor.

Report for Recreation and Special Events Manager – Manager Shelton Stanley reported after the Mayor and wanted to remind everyone that with the snow fence up around Westwood Park due to the building of the bathrooms to be cautious. Please use the path to the playground and stay out of the fenced area for safety. The estimated time frame is 2-3 weeks. This is the last week of Lunch and Learn and the last day of the Pool is August 18th. The Doggy Swim will be on the 19th from 5-7 p.m. This past weekend was Movie Night at the pool partnered with Harvest Chapel. It was moved due to weather from Friday to Sunday, but they still had almost 200 in attendance, and it was a great night. His Department will be working closely with the Police Department during National Night Out tomorrow evening. They were able to pack 125 bookbags with the items donated to Cram the Cruiser. Those will be handed out at the National Night Out event. The Fall Fest is October 26th, 2024. More information will be posted in the weeks to come. They will be holding the Clean Free Cycle on August 17th. This is their 3rd year for the event. It is similar to a garage sale, but once the day is done what hasn't been given away will be loaded up by the Village and taken to a thrift store for you. The bid was received today for the Pickleball Court at Converse Park. The last Friday Night Uptown will be this Friday, August 9th. The West Jefferson High School Band is doing a Street Concert at 5:45 to open the night up. The band will be taking donations during that event. Nat & the Boys will open up on the concert stage and the main band will be North to Nashville. Plenty of food trucks will be available. It is Farm Night so there will be a petting zoo, pony rides as well as a mechanical bull. The Village will give out free snow cones & cotton candy to the first 200 children. The Mayor wanted to say thank you to all those helping out at the event.

RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of Council

Held on August 5th, 2024

Report for Director of Finance – Director Rebecca Shipley-Arnott reported that the June Financials were in the Council members' packets. June Income Tax was up by 70%. The Village received over \$362,000.00 from the State of Ohio for Net Profit Returns. Income Tax is up 13% for the year. Interest received for July was \$41,892.95.

Since the last meeting:

Revenue items (over \$10,000 other than water, tax & regularly received items)

Nothing notable.

Total receipts since last reporting: 201 receipts for \$659,231.53
thru 8/02/24

Payment items (over \$10,000.00 other than reoccurring expenses; non-payroll)

| | | | |
|------------|-------------------------------|---------------------|--------------|
| 07/17/2024 | City of London | Development Fees | \$ 20,880.48 |
| 07/29/2024 | Hill & Hamilton | Liability Insurance | \$ 77,198.00 |
| 08/02/2024 | Cox Paving | 2024 Repair Program | \$193,382.84 |
| 08/02/2024 | Industrial Tech Solutions LLC | Repairs-WTP & WWTP | \$ 10,109.15 |

Total payments since last reporting 156 payments for \$604,021.12
417 invoices paid thru 08/05/24

The Mayor asked at this time about the amount of property tax we received. The Finance Director stated she would have to look but it was over \$300,000, but that was TIF monies also.

Council member Samantha Cahill asked if the Village or our insurance company ever received monies back from the Wastewater Treatment Plant when they wired it incorrectly. The Finance Director said she would look into that and also speak to Public Service Director, John Mitchell about it. The Mayor and Council member Jeff Patterson believed that we did receive that back.

Council member and Vice President, Linda Hall asked if there were any updates on the lift in the Village Hall. The Mayor stated that they followed up last week and they are currently working on building the lift.

Report for Chief of Police – Chief, Brandon Smith reported that they just finished National Night Out Planning. A lot of that happens months in advance and then can go up to the night before to see if all of your mutual aid partners are going to be involved and if so in what capacity. The city of Columbus helicopter you usually don't hear from until the day before. We just heard back from the City of Columbus, and they will be doing a fly over, but they do not have enough helicopters currently to be able to do an actual landing. The event is tonight, and great attendance is expected. The Cram the Cruiser was the best we have ever had in years. They will be donating the backpacks at the National Night Out event. Chief Smith just began Police Executive Leadership College and is expected to graduate towards the end of November. He is very excited about the program. The Department is continuing Amazon tours with the Officers to make sure that they have fine detail and footprint of the buildings. Detective Lieutenant Conley just completed his certification for Building Threat Assessments. All of the companies can now call the Village Police Department to provide a walk thru of the building with one of our Leaders to give certified advice on what they should be doing for any threat assessment, not just active shooter. Chief Smith has been working with Director of Information Technology, Mark Crosten extensively on different projects related to Central Dispatching and some back-end items with LEADS software. He is very thankful for Marks partnership and all of his hard work. Central Dispatching is going very well. Over the past few weeks there have been 60 stops, 30 on Main Street and 20 resulted in citations. Chief Smith stated that the traffic stops were lower, but he checked on the calls to service and those have spiked within the past month which would explain why

RECORD OF PROCEEDINGS

Minutes of the *Regular Meeting of Council*

Held on *August 5th, 2024*

the traffic stops are lower. The Department is still in background stages with one more Officer to hire and then they will be full staff.

Recreation and Special Events Manager, Shelton Stanley stated that he works with many people in the Village and in this past year, Chief Smith has been a mutual partner with him. He said that at any time he can text him and request an Officer for an event and in his time being here they have never had a more successful Cram the Cruiser than with Chief Smith. He is very thankful for him and his work in the Village.

Report for Director of Development – Director Tom Hale reported that it is hard to believe but their Department only has two weeks left of Marnie internship and a week from Friday will be her last day. It has been a great experience, and he would encourage Council to consider using the program for them or any of the other Departments that can participate. Not only did she learn a lot, but they even learned a few things from her. Of course, the help in the office was tremendous. It was a very positive experience. Director Hale will be gone in two weeks for the Flood Plain conference on behalf of the Village in Columbus and will be gone for two days. He will also be attending the Midwest U.S. Japan Association Conference with Mayor Martin. They are four months into their new software and the transition has been good. The software serves the entire County, and we truly wouldn't have been able to do it without Director Mark Crosten's help. Every day we would have a glitch or bug in the system if the software company wasn't responding, Mark was there. At the end of June, the Department was at 1,300 permits for the year and that puts them on target for 2,600 permits for the year and that is amazing to him. They used to process about 1,000 permits per year. They wouldn't be able to do it without these tools, so they are very thankful, and they hope that Mark knows, and they try to tell him often that he is appreciated. Finance Director, Rebecca Shipley-Arnott stated that it used to take them 3-4 days to balance items for monies in the Development Department before the software and now it may take ½ hour to an hour to balance. Director Hale stated that he was glad that the Finance Director mentioned that. It is important with all of the entities involved that the accuracy is there.

Recreation and Special Events Manager, Shelton Stanley stated that he was going to jump on the train of giving kudos to Director Crosten as well. Mr. Stanley stated that at the Movie Night event at the pool he had to call Director Crosten because they could not get any sound for the movie. It was 7:35 and the movie was supposed to go on at 8:00 and at 7:42 and he provided the cord that was needed to make it work.

Report for Director of Information Technology – Director Mark Crosten reported that he did not have anything at this time other than to say that he works with good people.

President Jen Warner stated to Director Crosten that on behalf of Council they appreciate him, and this is not the first time that people have mentioned how great he is, and the Village is very fortunate to have him.

Recognition of Clerk and Council – The Clerk wanted to let Council know that a representative from Redwood Apartments came to the beginning of the meeting and dropped off cookies and some office supplies. She will be sending the Clerk an email with the date of their upcoming Grand Opening and would like Council to attend.

Mayor Martin stated that he has been getting questions about the "Hitching post" at Frey and Fellows laying on the ground. It is on Mr. Snead's private property. If he wants to get rid of that he will contact the Village because it is old and historical, and the Village will see to keeping it.

At this time, the Chairpersons of the Committees that have recently had meetings will make a motion to approve the minutes for those meetings.

RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of Council

Held on August 5th, 2024

Jimmy Little, Chairperson of the Employee Benefits Committee

Do I have a Motion to approve the Minutes of the Employee Benefits Committee meeting held on July 15th, 2024 ? Moved by Samantha Cahill and seconded by Erica Bogner. All in Favor.

Samantha Cahill, Chairperson of the Finance Committee

Do I have a Motion to approve the Minutes of the Finance Committee meeting held on July 15th, 2024 ? Moved by Jen Warner and seconded by Linda Hall. All in Favor.

ADDITIONAL BUSINESS

President Jen Warner wanted to let Council know that they have been invited to the Grand Opening for the new West Jefferson Carry Out that replaced Circle K on August 17th, 2024 at 11:00 a.m.

ADJOURN

Motion to Adjourn by President Jen Warner at 7:56 p.m. and reconvene at the August 19th, 2024, regular meeting of Council. Motion moved by Jeff Patterson and seconded by Erica Bogner. All in favor.

Tisha Edwards 8.20.24
Tisha Edwards Date
Clerk of Council

Linda Hall 8/19/24
Jennifer Warner Date
President of Council
Acting President

Meeting Date: August 5, 2024
Publication Date: August 2, 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 August 5th 2024
(This color indicates attachments)

2nd reading of ORDINANCE 24-035 TO REZONE 45.773 +/- ACRES OF LAND (PARCEL #'S 08-00143.000 & 08-00254.000) FROM COUNTY TO A PLANNED COMMERCE DISTRICT (PCD). RECOMMENDED BY THE PLANNING AND ZONING COMMISSION ON APRIL 3rd, 2024. (please note that the acreage changed after a survey from the first read from 45.880 to 45.773)

WHEREAS, the current zoning on parcels 08-00143.000 and 08-00254.000 is County zoning; and,

WHEREAS, the Planning and Zoning Commission has recommended approval of the zoning request change to Planned Commerce District (PCD); and,

WHEREAS, this recommendation was based on future submission of the required engineering and traffic studies as required by text along with landscape plan, screening, and consideration of the neighboring residential properties; and,

WHEREAS, a copy of the submitted application and recommendation of the Planning and Zoning Commission is attached hereto.

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 thereof concurring as follows:

SECTION I: Council hereby amends the Official Zoning Map, by zoning parcels 08-00143.000 and 08-00254.000 as Planned Commerce District (PCD); and said parcels are more particularly described in **the maps attached hereto**.

SECTION II: The Clerk of Council shall give a certified copy of legislation to the Director of Development to facilitate the changes to the Official Zoning Map of the Village of West Jefferson, Ohio, to reflect the zoning contained in and approved by this Ordinance.

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

***ORDINANCE 24-056, AUTHORIZING SUPPLEMENTAL APPROPRIATIONS IN VARIOUS TIF FUNDS.**

WHEREAS, the second half property tax distribution was received; and,

WHEREAS, required service payments to various developers in the amount of \$155,800.00 will need to be paid; and,

WHEREAS, pursuant to the TIF Agreements with these developers, supplemental appropriations are required to make the required payments; and,

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

SECTION I: Council hereby authorizes supplemental appropriations in the following funds:

| | | |
|--|---------------------------|--------------|
| Duke TIF Fund | Account 2905-730-500-0000 | \$118,400.00 |
| <i>The Village of West Jefferson, Ohio</i> | | |

| | | |
|---|---------------------------|--------------|
| Target TIF Fund | Account 2908-730-500-0000 | \$ 6,600.00 |
| Medline TIF Fund | Account 2913-730-500-0000 | \$ 5,500.00 |
| Columbus Logistics Park West 1 TIF Fund | Account 2915-730-500-0000 | \$ 600.00 |
| C5 Gateway 3 LLC TIF Fund | Account 2916-730-500-0000 | \$ 15,800.00 |
| Michael Foods TIF Fund | Account 2917-730-500-0000 | \$ 8,900.00 |

SECTION II: The Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, safety and welfare of the Village of West Jefferson, and this Ordinance shall become immediately effective upon the earliest period allowed by law.

RESOLUTION 24-057 ACCEPTING THE ANNEXATION OF 45.773 +/- PARCEL #08-00143.000 & 08-00254.000) TO THE VILLAGE OF WEST JEFFERSON, OHIO, PURSUANT TO AN ANNEXATION PETITION FILED WITH AND GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF MADISON COUNTY, OHIO, AS PROVIDED FOR IN OHIO REVISED CODE SECTION 709.023.

WHEREAS, on March 13, 2024, a petition was filed with the Board of County Commissioners of Madison County, Ohio pursuant to Ohio Revised Code 709.21 and 709.023, for the annexation of 45.773 +/- acres of territory in Jefferson Township to the Village of West Jefferson, which petition was signed by 100% of the property owners of the territory sought be annexed, a **copy of which petition and accompanying map/legal description is attached hereto as Exhibit A;** and,

WHEREAS, pursuant to Ohio Revised Code 709.023(C), the Village of West Jefferson adopted Resolution No. 24-030 on April 1, 2024, which Resolution indicates the type and scope of services the Village of West Jefferson will provide to the territory upon annexation to the Village, and addressed any buffer requirements ("Services Resolution"), which Services Resolution was timely filed with the Madison County Board of Commissioners; and,

WHEREAS, on May 21st, 2024, the Madison County Board of Commissioners approved the proposed annexation; and,

WHEREAS, a certified copy of the annexation proceedings was provided by Madison County to the Clerk of Council of the Village of West Jefferson on May 31st, 2024; and,

WHEREAS, pursuant to Ohio Revised Code 709.04, the Clerk of Village Council has placed before Village Council the resolution of the Madison County Board of Commissioners granting the petition, as well as the annexation petition and accompanying map/plat and legal description at this next regular meeting following the expiration of sixty (60) days from receipt by the Clerk of the same; and,

WHEREAS, Village Council is authorized under Ohio Revised Code 709.04 to accept or reject the Petition for annexation at this time.

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 thereof concurring as follows:

Section I. The proposed annexation of 45.773+/- acres from Jefferson Township, Madison County, Ohio to the Village of West Jefferson, a petition for which was filed with the Board of Commissioners, Madison County, Ohio on March 13, 2024 and approved by the Board of County Commissioners on May 21st, 2024 is hereby accepted. **The petition and accompanying map/plat and legal description are attached hereto as Exhibit A**, which graphically depicts and describes the territory that is the subject of the annexation.

Section II. The Clerk of Village Council is hereby authorized and directed, pursuant to Ohio Revised Code 709.06, to make three (3) copies of this Resolution, to each of which shall be attached: a copy of the annexation petition and accompanying map/plat/legal description; the transcript of the proceedings of the Madison County Board of Commissioners; and all other resolutions and/or ordinances relating to the annexation, with a certificate as to the correctness of each of the three (3) copies, signed by the Clerk of Council and authenticated by the seal of the Village, if any. The Clerk of Council shall forthwith deliver one copy to the County Auditor, one (1) copy to the County Recorder, and one (1) copy to the Ohio Secretary of State. The Clerk of Council shall provide notice of this annexation in writing, along with a copy of the map/plat/legal description, to the Board of Elections of Madison County within thirty (30) days after it becomes effective. The Clerk of Council shall do all other things with respect to the action taken by this Resolution as may be required by law.

Section III. All formal actions relative to the adoption of this Resolution were taken in an open meeting of this Council, and all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

RESOLUTION 24-058, CONFIRMING THE APPOINTMENT OF JOHN LEPARD BY THE MAYOR TO FILL THE VACANT PLANNING AND ZONING COMMISSION SEAT LEFT BY RICHARD KING.

WHEREAS, a vacancy currently exists on the Planning and Zoning Commission due to the recent seat left by of Richard King and,

WHEREAS, John Lepard has been asked to representative and complete the rest of the term ending January 1, 2025, and,

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

SECTION I: Council hereby confirms the appointment of John Lepard to the vacant Planning and Zoning Commission seat, such appointment shall end January 2, 2025.

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

RESOLUTION 24-059, APPROVING THE PAY RATE AND CLASSIFICATION FOR MATT DARST AS A FULL-TIME PUBLIC SERVICE WATER OPERATOR CLASS 1.

WHEREAS, Matt Darst has successfully passed certification for a Public Service Water Operator Class 1, and,

WHEREAS, Matt Darst has 10 years of public service with the State of Ohio, and,

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

SECTION I: Council hereby approves the pay rate and classification for Matt Darst as a Public Service Water Operator Class 1 at the 5-Year Level. (Currently \$29.72 per hour).

SECTION II: This resolution shall take effect retroactively to July 18th, 2024 (date license issued).

***ORDINANCE 24-060, AUTHORIZING SUPPLEMENTAL APPROPRIATIONS IN THE GENERAL FUND.**

WHEREAS, the Village has received donations from the State of Ohio for the Step Outside Grant Program in the amount of \$500.00; and,

WHEREAS, the \$500.00 was not included in the 2024 Operating Budget, and,

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

SECTION I: Council hereby authorizes a supplemental appropriation to the General Fund in the following accounts:

1000-320-400-0151 (Step Outside/Rod & Reel Grant) in the amount of \$500.00

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

Just

Report to Council

June Financials are in your packets.

June Income Tax was up by 70%. -- Recd over \$362,000 from the State of Ohio for Net Profit Returns. Puts income tax up 13% for the year.

Interest received for July was \$41,892.95.

Since the last meeting:

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

Nothing Notiable.

Total Receipts since last reporting 201 Receipts for \$659,231.53 thru 8/02/24

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

| | | | | |
|-----------|-------------------------------------|----------------------|----|------------|
| 7/17/2024 | City of London | Development Fees | \$ | 20,880.48 |
| 7/29/2024 | Hill & Hamilton | Liability Insurance | \$ | 77,198.00 |
| 8/2/2024 | Cox Paving | 2024 Paving Program | \$ | 193,382.84 |
| 8/2/2024 | Industrial Technology Solutions LLC | Repairs - WTP & WWTP | \$ | 10,109.15 |

Total Payments since last reporting 156 Payments for \$604,021.12 thru 8/05/24
417 Invoices Paid



Village Council Sign In Sheet

***All guest will have 3 minutes to speak unless more time is asked for in advance**

Date: 8.5.24

[illegible]