

RECORD OF PROCEEDINGS

Minutes of

Council

Meeting

GRAPHIC VILLAGE - CINCINNATI, OH

Form 6101

Held

6 March 2023

MINUTES

REGULAR MEETING OF COUNCIL

6 MARCH 2023

Called to Order:

President Linda Hall called the Village of West Jefferson Council Meeting to Order at 7:00 P.M.

Roll Call:

Council Members: Sam Cahill, Mike Conway, Linda Hall, Richard King, Jeff Patterson, Howard Wade, and Jennifer Warner.

Quorum Declare: 7 present, 0 absent.

Also attending were: Josh Beasley, Assistant Law Director; Mark Crosten, Director of Information Technology; Brandon Smith, Acting Chief of Police; Tom Hale, Director of Development; Jimmy John Hall, Clerk of Council; Ray Martin, Mayor.

Prayer: Mayor Martin.

Our dear Heavenly Father, we are so very thankful for all your blessings and our community. We pray that we might be able to hear others as they speak and understand their situation. Helps us to work things out on behalf of what is good and the best interest of the Village. Be with those who are not here due to sickness or an affliction. We ask these things in the name of Jesus Christ. Amen.

Pledge: Mr. Wade.

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.

Motion to Excuse Rebecca Arnott-Shiple, moved by Ms. Warner and seconded by Ms. Cahill.

VOTE YEA: Cahill, Conway, L. Hall, King, Patterson, Wade, and Warner.
VOTE NAY: None.
ABSTAIN: None.

Motion Carries 7/0/0

Agenda:

Motion to Adopt the Agenda as Changed moved by Ms. Cahill and seconded by Ms. Warner.

VOTE YEA: Cahill, Conway, L. Hall, King, Patterson, Wade, and Warner.
VOTE NAY: None.
ABSTAIN: None.

Motion Carries 7/0/0

Minutes:

Motion to Approve the Minutes of the 21 February 2023 Regular Meeting of Council moved by Mr. Wade and seconded by Mr. Patterson.

VOTE YEA: Cahill, Conway, L. Hall, King, Patterson, Wade, and Warner.
VOTE NAY: None.
ABSTAIN: None.

Motion Carries 7/0/0

Recognition of Guests: None.

Old Business: None.

New Business: (\*indicates an emergency requested)

A. PUBLIC HEARING: TIMBER COVE APARTMENTS, MR. CHASE KILLIAN.

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Deliberations: President L. Hall opened the Public Hearing at 7:05 P.M.

President L. Hall informed the body that the presenter will have ten (10) minutes to speak. Those speaking for or against will have five (5) minutes.

Mr. Chase Killian spoke for Timber Cove Apartments with a Power Point. Mr. Killian is the current owner of the property. The plan is to add more buildings to the rear of the property. Those new buildings will be apartments with three (3) bedrooms, a living area, dining room, two (2) bathrooms, spot for washer and dryer, and a garage. The total square foot is 1,438. Also, the existing property will be improved. Additionally, we will add new signage and new sidewalks.

Mr. Patterson asked the kind of improvements planned for the day care?

Mr. Killian responded the improvements will include exterior upgrades and the other improvements are to be determined, which would include landscaping along US 40 and along the rear of the property.

Ms. Cahill asked about the price range for tenants.

Mr. Killian responded the projected price range will be a little below market value. The reason is to attract occupants who want to stay long-term. It is his opinion that this will keep people happy, they will keep the place nice, and everybody will be pleased. So, around \$1,000 to \$1,400 per month.

Mr. King asked about an estimated time frame to improve the existing properties.

Mr. Killian responded within the next three (3) to five (5) years.

President L. Hall asked for anybody who wants to speak for the project with no responses from the guests.

President L. Hall asked for anybody who wants to speak against the project.

An unidentified person asked how many units are planned. Mr. Killian responded eight (8) units.

Ms. Cahill asked if the front of the day care could be finished first.

Mr. Killian responded income needs to come from the development first in order to fund those improvements. However, some interior improves have already been done and are ongoing.

Deliberations: President L. Hall closed the Public Hearing at 7:12 P.M.

B. FIRST READING OF ORDINANCE 23-021, TO ADOPT THE RECOMMENDATION TO REZONE PARCEL #10-02012.000 FROM AN R-3 (RESIDENCE DISTRICT-SINGLE/TWO FAMILY) TO PMU (PLANNED MIXED USE DISTRICT) CONCERNING TIMBER COVE APARTMENTS LLC, RECOMMENDED BY THE PLANNING AND ZONING COMMISSION ON 18 JANUARY 2023.

C. FIRST READING OF ORDINANCE 23-022, AUTHORIZING A SUPPLEMENTAL APPROPRIATIONS IN THE GENERAL FUND.

Mayor Martin was asked to speak to the ordinance. This ordinance is to account for a generous donation made by Battelle. The donation is a \$4,000.00 more than what was budgeted.

D. FIRST READING OF ORDINANCE 22-023, TO APPROVE CURRENT REPLACEMENT PAGES TO THE WEST JEFFERSON CODIFIED ORDINANCES.

E. ORDINANCE 23-024, AN ORDINANCE AMENDING, MODIFYING, ALTERING, OR CORRECTING ZONING CODES IN THE CODIFIED ORDINANCES OF WEST JEFFERSON, OHIO.

Reading of Resolution 23-024, as above.

Motion to Wave the Two-Reading Rule, moved by Ms. Warner and seconded by Ms. Cahill.

VOTE YEA: Cahill, Conway, L. Hall, King, Patterson, Wade, and Warner.
VOTE NAY: None.
ABSTAIN: None.

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Motion Carries 7/0/0

Motion to Adopt Resolution 23-024, moved by Ms. Warner and seconded by Mr. Wade.

Deliberations: President L. Hall opened Council deliberations.

*Mr. Hale explained the emergency need for this ordinance. Although the changes were adopted in December of 2022, a portion of the language was missed and it needs to be included.*

Deliberations: President L. Hall closed Council deliberations to vote on the main motion.

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

VOTE NAY: None.

ABSTAIN: None.

Motion Carries 7/0/0

## Committee Reports:

*Mr. Wade, Special Events Chairman, reported we are planning on scheduling a meeting to discuss some internet policies. We will have the meeting posted soon.*

*Mr. Conway, Finance Chairman, reported there was a meeting prior to the Regular Meeting of Council in order to consider the Battelle donation. The Committee brought a recommendation to approve the supplemental appropriations.*

## Department Reports:

Report for Mayor – *Mayor Martin reported a donation from Renewable Energies was made in the amount of \$9,000.00 for the 'Friday Night Up Town' event. Second, we appreciate the support from the community considering the park was closed. A slide was damaged by vandalism. We certainly did not want anybody hurt. Third, the rain fall was about two (2) inches and the Public Service Director will talk about that. Fourth, Madam President and the Mayor meet with Dabney Leigh representing US Senator Mike Carey. This meeting was to further understand the viaduct and receive help. Lastly, we have a grant writer for the chair lift.*

Report for Director of Public Service – *Mr. Mitchell reported we are continuing the Drain Disconnect program. If you know anybody needing this information, please put them in contact with the Village. This back water valve will keep water out of a residence. Second, we are waiting on a date for Westwood Park for its rubber surface. After we work on the rubber surface, then we will start on the walking paths.*

*Mr. Conway asked about the status on the poles for Taylor Blair.*

*Mr. Mitchell responded we have not heard anything but will call and find out. Once they arrive, the entire system will be up and running in a matter of weeks.*

Report for Recreation and Special Events Manager – *Mr. Mitchell gave the Manager's report. First, 'Shop Hop' is March 25, from 12pm to 4pm. All the vendor spots have sold out. Second, April 8<sup>th</sup> is the Easter Egg Hunt, from 10am to 1 pm, at Converse Park. Third, we want to thank Amazon for their donation of nearly 6,000 eggs for the hunt.*

Report for Director of Finance – *Mayor Martin read the Director of Finance's report. First, the interest earned from February is \$29,305.60. The amount was lower than last month due to fewer days. Second, our 2022 financials have been submitted to the Ohio Auditor of State. An auditor from our contracted audit agency has already reached out to start the audit process for 2021/2022. Third, tax season is upon us. We are busy processing refunds. Ms. Jackie Tiberio is working on employee evaluations. Fourth, since the last meeting, we had no revenue items over \$10,000.00, but the total receipts were \$264,593.42. Fifth, we had payment items over \$10,000.00 for (1) B L Anderson LLC, for \$21,348.00, and MNJ Technologies, for \$25,326.00. The total payments were 54, for \$104,835.84.*

Report for Chief of Police – *Acting Chief Smith reported the department is doing good. We had 90 traffic stops, 67 were on Main Street, and 71 resulted in citations.*

Report for Director of Development – *Mr. Hale had nothing to report.*

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Report for Director of Information Technology – Mr. Crosten had nothing to report but things are going good.

**Recognition of Clerk and Council:**

Mr. Conway asked for an update concerning the Chief's vehicle.

Mayor Martin responded we are doing the same thing as last year when Mr. Conway was President. We have the keys and can retrieve it if we need it.

Mr. Conway asked the Acting Chief of Police if there is a need for the vehicle.

Acting Chief Smith responded there has been a need for the vehicle.

Mayor Martin responded this is an administrative matter not a legislative matter.

Mr. Conway responded this is a Village matter.

At this time, many voices were raised about the use of the vehicle. The body was divided concerning the use of the vehicle. The gavel was administered to call the body to order.

**Additional Business:** None.

**Pay the Bills:**

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

VOTE YEA: Cahill, Conway, L. Hall, King, Patterson, Wade, and Warner.  
VOTE NAY: None.  
ABSTAIN: None.

Motion Carries 7/0/0

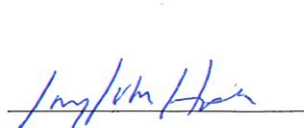
**Motion to Approve "Then and Now" Certificates over \$3,000.00.** None.

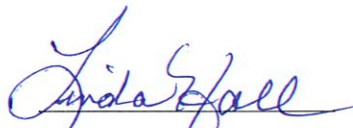
**Adjourn:**

Motion to Adjourn at 8:36 P.M. moved by Ms. Warner and seconded by Mr. King.

VOTE YEA: Cahill, Conway, L. Hall, King, Patterson, Wade, and Warner.  
VOTE NAY: None.  
ABSTAIN: None.

Motion Carries 7/0/0

  
Jimmy John Hall  
Clerk of Council

  
Linda Hall  
President of Council

Jimmy

Interest Earned for February 2023 \$29,305.60  
Amount lower than last month, but daily rate up (only 28 days in February).

2022 Financials have been submitted to the Ohio Auditor of State.  
An auditor from our contracted audit agency has already reached out to start the audit process for 2021/2022.

Tax Season is upon us. Getting busy and processing refunds  
Jackie is working on gather all employee evaluations.

Since the last:

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

Nothing notable.

Total Receipts since last meeting \$ 264,593.42

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

|           |                  |                          |              |
|-----------|------------------|--------------------------|--------------|
| 2/23/2023 | B L Anderson LLC | Mydro Nema - Sewer Plant | \$ 21,348.00 |
| 2/23/2023 | MNJ Technologies | Toughbooks - PD          | \$ 25,326.00 |

Total Payments since last meeting 54 Payments for 140,835.84

