

## RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of Council

Held on January 6th, 2025



### VILLAGE OF WEST JEFFERSON COUNCIL

#### MINUTES

January 6th, 2025

#### CALL TO ORDER

Mayor Martin 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

#### COUNCIL VOTE FOR PRESIDENT AND VICE PRESIDENT

Elections were held for President and Vice President by the Clerk of Council. Each Council member was given a ballot for each elected position. Jen Warner was voted as Council President for 2025, and Linda Hall was voted as Council Vice President for 2025. The meeting was then turned over to the re-elected President.

#### APPROVAL OF AGENDA AND MINUTES

Motion to Adopt the January 6th, 2025 Agenda Moved by Jimmy Little and seconded by Samantha Cahill. All in Favor.

Motion to Approve the Minutes of the December 16th, 2024, Regular Meeting of Council. Moved by Erica Bogner and seconded Linda Hall. All in Favor.

#### RECOGNITION OF GUESTS

President Warner asked if there was anyone who would like to speak in regard to anything else other than the Greenhaven project. No one came forward from the audience.

#### OLD BUSINESS:

None.

#### PUBLIC HEARING

At this time a Public Hearing was entered into, and the Clerk of Council read the public hearing conduct rules. One person, Bonnie Hamilton, had requested additional time to speak prior to the meeting. This Public Hearing was in regard to RESOLUTION 24-083 & the Greenhaven project.

Brad Fleming was called to the podium to speak and sworn in. Mr. Fleming stated that he has lived in West Jefferson for 6 years which seems like how long this has gone on for and in those 6 years he has not once received any notifications in regard to Public Hearings or meetings in regard to Greenhaven. He lives on West Pearl and has only learned about the meetings through social media. His main concerns are about the traffic and zoning. Traffic is his first concern. As you are leaving the dead end at Pearl Street, there are cars parked alongside of the road on the south side. He believes



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that with the room it will only be a 1 way road and there are 3 people who currently live down there. At 1.9 cars per household, you are looking at almost 250 cars in that area. When you come out, the closest traffic light is at Sunoco and there are always cars parked alongside of the street there. His other concern is the pond. He was told they would not be filling it. How long is it going to sit there and collect water. He understands that we need houses here in town, but this is not the place to put them. President Warner let him know that we will listen to everyone's concerns and comments and then give Greenhaven time to answer the questions and concerns before Council votes. Mayor Martin asked President Warner if we could address the clerk about the resident not receiving notification about the meetings. Clerk Edwards stated that Mr. had reached out to her recently to let her know of his concerns and she mailed out a letter to him. She was unaware that in the past he had not received anything when the other clerk was here. She addressed his concerns and let him know that if he does not receive anything in the future to call her or email and she will get that addressed.

Bonnie Hamilton arrived at the podium and was sworn in by President Warner. She did want to start by saying she is against this project for so many reasons. First she would like to address the last meeting. She lives by the 2<sup>nd</sup> parcel of the project. It was brought up at the last meeting that six fences and a garage have to be moved or torn down. She didn't really talk about herself, but she has lived in her home for 47 years. She has went through the Village and the Council regarding her fence and a shed. All of this received approval when they were built. If they would come in and say that those have to be moved, she wanted to read a law that is called Real Property of Adverse Possession and it refers to the person who owns the property and takes care of it for at least 21 years, you have a legal right to claim that property and anything that is per mentally to it or cannot be easily moved. She also wants to address the fact that the project will access Lincoln St. That will dump out onto Smith Street and at best it is a one way road. It's two lanes but as the past gentleman was saying the people in Merriman, many have to park on the street. At the last meeting the discussion was also on making expansions to the curbs (40 ft wide) on Pearl Street. She is sure you are aware that there are the large electrical lines on Pearl and what is the plan to go around those. How are you going to be able to expand and go around those. To circle back to her property, she has a large electrical pole in her back yard. When she has spoken with the electric company she was told you have to leave so much easement in order to be able to make it through. There is also a transformer just down from them. She believes that in consideration moving forward, maybe Greenhaven could move up a little forward and let them keep what they have. One last comment from Bonnie was that she knows they are suing the Village and has the judge ruled on the ruling or is it still in litigation.

At this time, Craig Moncrief from Plank Law firm arrived at the podium and was sworn in by the President. Counsel asked if how they had the layout in the back if everyone could see it. Mr. Moncrief also passed out renderings to those in the audience to view while he was speaking. History was pointed out to be important in this project. In 2020, the Village Council approved the sale of the property to Rich Conie for the purpose of Development. The original plan showed a residential subdivision with 169 lots. The application was approved by the Planning & Zoning Commission. The Zoning application was approved by Council and made a PMU district, the final development plan was then denied by Council. Greenhaven went back to the drawing board, came up with a new plan, 162 lots then down to 139 and then 3.1 acres of open space acreage that could be dedicated to the Village. This was approved by Planning and Zoning and then denied by Council by a 3 to 4 vote. Some of the hot topics at that meeting were traffic, and the fact that there was only one entrance and exit to the development. With that, Greenhaven is back with a new final development plan that addresses the concerns. They have also addressed the lot sizes and have matched the 50 ft lot sizes to those of the Merriman lots that sit behind them while adding a few 60 ft lots. Keeping the 3.1 greenspace to use as the Village pleases, to the north there is a 40 ft wide easement area that will hold duplex lots that are individually owned but just share a wall. The lot in the front of the project was purchased (Bobo's property) and allows a good extension of Pearl Street. It will allow them to do a true road with curbs. A traffic study was done and included with the packet and no changes were required to be made and was approved. A second entrance/exit was added from Lincoln Street, and they understand there is concern, but they will be working with the Village and engineering to make sure this is done properly with how the properties connect. There is also a potential third connection, but this cannot be done now due to their being private property on it currently. It's owned by the Bobo family which just sold the lot at the front of the project. A comment that was brought up at this hearing was the HOA providing a pond with fish in it and they have done this at their Commercial Point project. The whole development will fall under an HOA. Another item that



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was brought up were the existing sheds/garages on the property. This is a zoning issue since they are encroachments on private property so there will be discussions on this as they go. With all of that, he hopes to have addressed the questions that were asked. They will be around to answer questions after the meeting if anyone would like to talk with them.

Council member Jeff Patterson asked if the Fire Chief has been shown the new plan and has he approved it. The builder and Public Service Director stated that the development will have to fall within all fire and safety requirements, but the Chief will be shown and made aware of the plan before it ever starts. Director Mitchell stated that in the original discussions there will be a walkway that connects to the park and there will be bollards there that the fire department could take down if they needed an emergency exit. He also stated that the improvements for the project will begin at Garfield. The roadway, curb and gutter will move westward into the subdivision.

Vice President Linda Hall asked at what point was the traffic study done. Legal Counsel stated that it was followed up with in 2022. They checked to see if any updates were needed, and it was found to be complete, and no changes were necessary.

Resident and past Council member Mike Conway stated that in the past when he spoke with Chief Snyder while being on Council, he stated that remembered him saying not to use Lincoln street but to remove a few of the suggested homes that were to be built and to make another entrance exit on to Pearl. Director Mitchell spoke and stated that Pearl St. is still your single point of access so that doesn't make sense, and it didn't gain us any access. Mr. Conway stated that was just what was mentioned to him the last time it was talked about.

Council member Samantha Cahill asked if the Bobo house would be staying or torn down. She also asked if the 3 houses that are located on Pearl would have curbs and sidewalks. Mr. Conie stated that the house is staying. The road will match up to his current driveway and their will be sidewalks supplied. He will work with the Village Engineer, and they will improve that road. All changes will be made to the south of those homes. Council member Cahill also stated that there really isn't a necessity of stocking the ponds because they will stock themselves many times. Mr. Conie stated that they have built numerous ponds, and they stock naturally.

Since there were no more discussions, the President closed the Public hearing at 7:35 p.m.

Clerk of Council, Tisha Edwards asked President Warner if the Developer would be willing to stay until after the meeting in order for those in attendance to ask questions. The President asked the Developer, and they stated most definitely. Some of the developing team moved out to the other section of the building in order to have time to talk with residents.

### NEW BUSINESS

**A. RESOLUTION 24-083, TO APPROVE THE PRELIMINARY AND FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH ORDINANCE 1125.10, FOR 25.2 +/- ACRES, PARCELS #10-00992.000, #10-00992.001, AND #16-00034.000.**

**Motion to adopt Resolution 24-083** Moved by Howard Wade and seconded by Samantha Cahill.

Deliberations began. "Any questions or comments?" There were no deliberations at this time.

VOTED YEA: Samantha Cahill, Jimmy Little, Howard Wade and Jen Warner.

VOTED NAY: Erica Bogner, Linda Hall, and Jeff Patterson. ABSTAINED: None. Motion Carried: 4-3-0. Motion passed.

*Due to the no vote needing a reason why, those are listed below: (Many of the yes votes gave reasoning and those are included as well)*



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**Erica Bogner** voted no. She stated that after thorough review of the proposal it has come to her attention that the Villages Comprehensive Plan which remains the guiding document provides significant direction on the types of development that we should encourage. The 2007 Comprehensive Plan states that future housing developments should primarily focus on single family homes in the R2 zoning category or higher. With an emphasis on green space and responsible planned density. The plan cautions against additional subdivisions of starter homes in the R3 category citing concerns for negative impacts on Public Services and the school system. While I understand this plan is somewhat dated, it remains our current comprehensive plan in the Village, and we must use it for our decision process. The lot sizes for this project are substantially smaller than the recommended R2 zoning category which exacerbates concerns about density and long-term impact on the Villages infrastructure. Given these discrepancies with the comprehensive plan and the potential for negative effects on our community, I believe it to be irresponsible to move forward with this development.

**Linda Hall** voted no. She stated that she too, like Council member Cahill has wrestled with her thoughts a lot. I have driven it, I have walked over there and thought about it. She can't get past the narrow streets and people who live there have to park on the street. They do not have driveways. So, she has to say no.

**Jeff Patterson** voted no. The project doesn't follow guidelines of our current Comprehensive Plan. Our current plan states that the housing should follow the R2 zoning category, and the lot sizes of this development are a lot smaller than what is recommended for R2 zoning.

**The other members that voted yes, gave explanations before voting as well.**

**Samantha Cahill**- She stated that she has wrestled with this for a long time, but she is voting yes. School enrollment is down, residents say we need houses, the lots are lining up to the Merriman lots, it hurts me, but we need houses. I want my kids and grandkids to have a place to come back to and live. So, she votes yes.

**Jimmy Little**- Council member Little stated that he agrees with Council member Cahill. We need houses and people have been making comments about we need houses without apartments. He has done a lot of studying. If you go down by Kroger in Galloway and those large communities that have and are going in and watched how much traffic comes and goes from there. He has yet to see large amounts of traffic at any time, so he says yes.

**Howard Wade**- He stated, If people remember 2 or 3 years ago, he was on board then and he is on board now. When Richard King was on Committee, we went around door to door asking people what do you think of Greenhaven. We only got 2 negative comments, and we went to several houses. We need more houses, and he is voting yes.

**Jen Warner**- She stated that she has went back and forth with this and her vote was no for a long time. She wanted to give a little history. When she first got on Council, it was put up for sale. Our first bid out was 3 million dollars. We were excited to have a Community Center or whatever. Unfortunately, that fell through. All of that money went back to into the parks and as you can see we have put well over 2 million back into the parks. All she hears is we need houses. Her goal on Council was to grow slow and do it responsibly. She continues to hear from the schools, students are down, Ray hears from the schools and when you start losing students, you start losing funding. They are asking for students, and we need homes. I have grandkids growing up that want to stay in West Jefferson. I have a grandson that is getting ready to graduate and doesn't have any place to live. Where is he going to go and what is he going to do so I am a yes.

<p><b>B.</b> 2nd reading of <b>ORDINANCE 25-001</b>, APPROVING THE RENTAL RATES FOR RESIDENTS AND NON-RESIDENTS FOR THE VILLAGE OF WEST JEFFERSON COMMUNITY CENTER.</p>
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**Motion to pass Ordinance 25-001** Moved by Jimmy Little and seconded by Samantha Cahill.

Deliberations began. "Any questions or comments?" Recreation and Special Events Managers wanted to state that the Village has not changed the rates since they purchased the building many years ago. The building is rented Friday-Sunday two or three months in advance at this point. We do not wish to



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deter people, but we do hope that this will give more residents a chance to use the facility since it was the nonresident fee that was raised. Currently it is \$50 for 4 hours for a resident to rent the Community Center and \$25 for each 2 hours after. For a non-resident it is \$75 for 4 hours and \$35 for 2 hours after. When you break that down you are basically renting the building for \$12.50 per hour. The new rates are below. (The rest of the cost and break down are listed on the legislation sheet attached to the minutes)

- 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.
- c. A deposit for the Community Center rental will be \$50.00. The deposit will be refundable a month after the date of the event if all areas are left as found. Floors need to be swept, trash bags in the outside dumpster and tables and chairs put back or left where found. A signature will be required of all renters on the agreement.

Director Mitchell stated that in essence we raised the resident rate \$25 and the no resident rate \$100.00.

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

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

**C. 2nd reading of ORDINANCE 25-002, AMENDING ORDINANCE 22-052, SETTING POOL USE RATES FOR THE VILLAGE OF WEST JEFFERSON PUBLIC POOL.**

**Motion to pass Ordinance 25-002** Moved by Howard Wade and seconded by Jeff Patterson.

Deliberations began. "Any questions or comments?" Recreation and Special Events Manager, Shelton Stanley stated that we didn't raise residential cost, but we did raise the non-resident fee. We never had legislation stating the non-profit fees and we now have the rental rate of \$100.00 for them. The pool fees are: (The rest of the cost and break down are listed on the legislation sheet attached to the minutes)

Single Membership	\$120.00	\$200.00
Family Membership	\$170.00	\$250.00
Senior Citizen (over 60)	Free	Free
Babysitter's Membership	\$250 base price	

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

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

**D. \*ORDINANCE 25-003, AUTHORIZING A SUPPLEMENTAL APPROPRIATIONS IN THE GENERAL FUND.**

**Motion to waive the 2<sup>nd</sup> reading of Ordinance 25-003** Moved by Samantha Cahill and seconded by Linda Hall.

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

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



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

**Motion to pass Ordinance 25-003** Moved by Howard Wade and seconded by Samantha Cahill.

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: 7-0-0.

**E. RESOLUTION 25-004**, AUTHORIZING THE VILLAGE OF WEST JEFFERSON, MADISON COUNTY, OHIO, TO ENTER INTO AN ENTERPRISE ZONE AGREEMENT WITH MADISON COUNTY AND JEFFERSON INDUSTRIES CORPORATION.

**Motion to adopt Resolution 25-004** Moved by Linda Hall and seconded by Jimmy Little.

Deliberations began. "Any questions or comments?" At this time, Director Mitchell stated that, and Enterprise Zone is set up through the County. We have to approve allowing the County to do this because it is within the Village. It is basically a CRA but instead an Enterprise Zone through the County. This a 10 year/75% which means it's not 100% or 15 years. He introduced David Kell, the Madison County Economic Development Director. Mr. Kell took to the podium and thanked the Mayor and Council and stated that he also had representatives with him from Jefferson Industries Corporation. This is a growth opportunity. They are proposing a 118k sq ft expansion on to their existing facility. This would allow them to retain 130 jobs in effort to retool their facility to expand and produce a tool. There is competition with another state in the southern United States so we would like to retain the jobs here in West Jefferson. They will have to propose the project to Japan to make sure that it comes to this facility here in West Jefferson. Having the Villages support would help with that proposal. Jefferson Industries has been a part of the community for over 3 decades and has been a great corporate citizen. At this time, Mr. Kell asked if they could answer any questions for Council. The Mayor stated that again we would retain 130 jobs here in West Jefferson. If it would go to the other southern state, we would lose 130 jobs. 75/10 is a win, win for everyone. The schools are happy with that because they get 25% of the taxes, the fire department is happy with that as well. We did an Enterprise Zone several years back with them as well. This will allow 130 jobs from being displaced. People need to understand that West Jeffersons life blood is coming from that commerce area. We are trying to keep things at a responsible growth and that takes time.

Council member Erica Bogner asked are you saying that if we don't bring this EV then they are leaving? The Mayor replied back, no, it would be 130 jobs that would get moved to a southern state. The Mayor asked Mr. Kell if that is correct, and Mr. Kell validated the question by saying yes. The Mayor stated that if we win the bid, then it will preserve those jobs. Council member Bogner stated so their jobs are hanging in the balance if this tax abatement is not approved. She has been looking at the numbers which the Finance Director helped her obtain. Council member Bogner stated that with this information it looks like the County will lose \$266,000.00 annually. She knows money is tight everywhere not just government entities, but she is just worried that if we take that tax money away from important services like the fire department. The Mayor stated that the fire department signed off on this agreement and Superintendent Mullet from the schools stated they would rather have this. The abatements supply us with the income tax and how we supply the Fire Department, and the schools is by the housing. People move in and they pay the milage to the fire department. It's a cycle. We are also working with the Fire Department currently to see what else we can do together. Council member Bogner asked if the Village has ever considered any shorter abatements. This will account for a loss of 2.6 million over a ten year abatement. Mayor Martin stated there is a reason for the abatements of 10 or 15 and there is a cycle to them. If we had no abatements we wouldn't have the parks that we do because we wouldn't have the income we do now and we wouldn't be able to help the fire department. Mr. Kell stated that its important to know that if this expansion doesn't happen then there are no new revenues realized at all. You would look at not only losing jobs, but income tax would be an estimated \$65,000.00 per year. Council member Bogner stated that she thinks what she is having difficulty with is Council just recently approved a hundred million dollar expansion for Toagosei, and they didn't ask for a CRA. Director Mitchell and multiple other staff stated they haven't yet. Mr. Kell stated that there is still time for that to



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happen. Council member Little stated that Toagosei is there only facility in the U.S. This company, JIC, is competing against a southern entity for the bid so this is a different situation. Resident Bonnie Hamilton asked if JIC were already done with their original abatement and Mr. Kell and the JIC representatives stated yes. Council member Patterson asked Mr. Kell if the fire department was happy with this agreement and Mr. Kell stated yes. Mr. Kell stated that one of the things that they do at the County level is don't want to do projects unless they involve the locals to figure out if they are in support of it and that is how they gauge if they should move on with it. Mayor Martin wanted to clarify that the Township Trustees are the ones that are on board, he does not know specifically about the Chief, but Mr. Kell stated that they have also spoke with Tracy Hatmaker their Business Director and he knows that the Chief supports the project.

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

VOTED NAY: Erica Bogner. ABSTAINED: None. Motion Carried: 6-1-0. Motion passed.

**F. \*ORDINANCE 25-005, AUTHORIZING A CASH TRANSFER FROM THE GENERAL FUND TO THE VARIOUS FUNDS FOR OPERATING PURPOSES IN 2025.**

**Motion to waive the 2<sup>nd</sup> reading of Ordinance 25-005** Moved by Samantha Cahill and seconded by Linda Hall.

Deliberations began. "Any questions or comments?" President Warner asked the Finance Director if this was being passed as an emergency to speed the time up at the County level and to get the items back in a more timely manner and the Director stated yes.

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

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

**Motion to pass Ordinance 25-005** Moved by Howard Wade and seconded by Jeff Patterson.

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

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

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

**G. \*ORDINANCE 25-006, AUTHORIZING A CASH TRANSFER FROM THE GENERAL FUND TO THE WATER AND SEWER FUND.**

**Motion to waive the 2<sup>nd</sup> reading of Ordinance 25-006** Moved by Samantha Cahill and seconded by Linda Hall.

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: 7-0-0.

**Motion to pass Ordinance 25-006** Moved by Samantha Cahill and seconded by Jeff Patterson.

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



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

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

**H. \*ORDINANCE 25-007, AUTHORIZING SUPPLEMENTAL REVENUE IN THE WATER FUND FOR THE 2025 REVENUE BUDGET.**

**Motion to waive the 2<sup>nd</sup> reading of Ordinance 25-007** Moved by Erica Bogner and seconded by Linda Hall.

Deliberations began. "Any questions or comments?" None. Council member Jeff Patterson did ask if this had anything to do with water pay or employees and the Finance Director stated no. He asked to make sure he could vote.

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

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

**Motion to pass Ordinance 25-007** Moved by Jimmy Hall and seconded by Howard Wade.

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: 7-0-0.

**I. \*ORDINANCE 25-008, AUTHORIZING SUPPLEMENTAL APPROPRIATION IN THE GENERAL FUND FOR A TRANSFER TO THE STREETS FUND.**

**Motion to waive the 2<sup>nd</sup> reading of Ordinance 25-008** Moved by Samantha Cahill and seconded by Howard Wade.

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

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

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

**Motion to pass Ordinance 25-008** Moved by Howard Wade and seconded by Jimmy Little.

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

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

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

### COMMITTEE REPORTS

Committees will be named by the next Council meeting for 2025.

### DEPARTMENT REPORTS



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**Report for the Mayor** – Mayor Martin congratulated the 2025 President and Vice President, and he looks forward to a new year with Council. He would like to remind everyone to use the snow routes so that the Village can plow the snow. The Public Service Director states that the best way to plow the snow is from curb to curb so if cars need to be moved, please be sure to move them. He would also like to suggest that everyone take the time to talk to the developer before you leave to get your questions answered. Sometimes there is an answer sometimes there isn't but there is still time to make suggestions. He would also like to take the time to make a couple of opinions. His opinion is that even if we had a current Village Comprehensive Plan for 2025 the PMU allows for variances to be built in so we would still be having the same vote tonight. Also, he will be at the Commissioners meeting tomorrow morning supporting the Enterprise zone for Jefferson Industries to protect those 130 jobs and those people in those positions.

**Report for the Director of Public Service**– Director Mitchell reported that he wanted to thank everyone for their patience with the snow. It seems to happen right whenever everyone is going to work. The guys have been doing a great job and if you see them out, be sure to wave at them. It's been 16 to 12 hour shifts straight through. They will still be doing clean up throughout the week. Trash has been delayed one day but they should be out tomorrow. The contractor who is putting in the water main on Route 40 has suspended work until February or March when the weather turns nicer. Our in town water crew is still working on Darbyview Drive and is getting closer even though the weather hasn't helped. The small crew down there is doing a great job and hopefully we get some dry weather soon to finish the job. The next few weeks we will be taking down lights and Christmas decorations. Right now, it is kind of nice with the snow out there having them up. We appreciate the Christmas in the Park and all the work that Jeff Pfeil and the Association has put into that project.

Mayor Ray Martin asked the Public Service Director a question in regard to the Darbyview Drive work. The Mayor stated that he lives in Westwood, and he has a filter cartridge where the water comes in. He has no rust anywhere, but the filter is very rusty due to old pipes. Council member Samantha Cahill stated that the home in question on Darbyview has that filter as well and they are still rusty. This has been going on for 3 years. She was just made aware when she brought it to the Public Service Director. They change their filter weekly, and it is full. Director Mitchell stated that the line is a 4 inch line and after flushing the line, they found its an old cast iron line, not a cement line. Since it is strictly cast iron it just continually rusts.

Council Vice President Linda Hall asked the Director when Fellows is up for new roads, paving and curbs. Director Mitchell stated that this year will be the design and hopefully the bid will go out this year and they can begin the work. It will be from Garfield to the end of the Cul de sac. We did get the grant money for that, and it is budgeted for this year and so the design may begin as soon as tomorrow.

Council member Samantha Cahill asked if we will be doing the work on Depot St this year since we put that off last year. Director Mitchell stated that we have the money funded for storm water and we are waiting to see if we get and OPWC grant. We will then start the storm water work and the paving. We may bid them together and hopefully get the same contractor.

Council member Howard Wade asked the Director how the handicap lift is coming along for Village Hall. The Director stated that he and Director Crosten stopped in at the office for 101 Mobility and they said the problem is this product is actually manufactured in the Netherlands and that company bought out another company in the US, so they are transitioning with everything here, so it was caught up in that transition. Council member Wade asked if we received the funding and Director Mitchell stated we did receive the grant, and our Finance Director is working with the grant people to make them aware of the hold up and making sure that we do not lose the funding. Vice President Linda Hall asked why we didn't use a company in the U.S. Director Mitchell stated there are only two companies in Ohio that work on elevators or lifts like these. Ohio Elevator is the other one and they declined to bid, and 101 Mobility is here in Columbus off of Trabue Rd and they bid on the job. Where they get this particular piece of equipment is from outside of the U.S., no one here makes them. She stated hopefully we get it before the building falls down.

**Report for Recreation and Special Events Manager** – Manager, Shelton Stanley reported that they held their Winter Formal dance, and they were able to donate \$1,005.00 to West Jefferson Adopt a Family. We have the Valentines dance coming up and they will be taking donations for the dance

*Village of West Jefferson, OH*



## RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of Council

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and those will go to the Madison County Humane Society. Last year the Humane Society was able to purchase an x-ray machine. Mr. Stanley also handed out a list of events for the year with dates to each of the Council members. The list will be sent out to the schools as well. Mr. Stanley stated that for Lunch and Learn they applied for \$16,000.00 and received \$15,000.00. He believes the Library applied for \$22,000.00 and received \$13,000.00 so unfortunately they cut their donation quite a bit. There are now more requesting money than ever from Battelle.

**Report for Director of Finance** –Director Rebecca Shipley-Arnott reported that they have been busy opening the 2025 PO's so the dreaded documents asking for signatures will be making their rounds soon. The financials for December will be in your next packet. The Department processed 2 income tax refunds totaling \$948.42.

Since the last meeting:

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

12/20/24	Tokio Marine	Insurance from Total Loss Cruiser	\$ 38,385.36
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Total receipts since last reporting:	114 receipts for \$701,089.24	thru 1/3/25
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Payment items (over \$10,000.00 other than reoccurring expenses; non-payroll)

12/17/24	Advizex Technologies	Agreement/IT	\$ 18,000.00
12/17/24	B&C Communications	Charger/IT	\$ 13,898.42
12/17/24	Industrial Technologies	Ditch rotor replacement	\$ 35,507.39
12/20/24	Ag-Pro	Mower-Streets	\$ 10,671.90
12/26/24	Advizex Technologies	IT Support Services	\$ 39,775.00
12/26/24	Apple Inc.	iPhone	\$ 18,011.00
12/26/24	MNJ Technologies	IT-Hardware/Software	\$ 32,101.63
12/27/24	Tech Support Center	Cloud Backup/Tech support	\$ 11,860.00
12/31/24	Jefferson Local Schools	2024 CRA Revenue Sharing	\$1,024,043.83
12/31/24	CDW LLC	Apple Vision Pro	\$ 10,732.84
12/31/24	Dell Computers	OptiPlex Micro form/Dells	\$ 19,754.90
01/02/25	OWDA	1 <sup>st</sup> half debt payment	\$ 383,549.40
Total payments since last reporting	81 payments for 134 invoices paid		\$1,845,229.31 thru 01/06/25

**Report for Chief of Police** – Chief of Police Brandon Smith reported that the Department has been focusing on recruitment. In the past 5 months we have lost 3 Officers to outside agencies. We have another Officer that announced last week that they are in process for another position. This is very concerning with the Villages growth. We have a Sergeant that is schedule for active recruitment at the Central Ohio Police Academy and do a presentation explaining why they should come to us. We are working with the Mayor on ways to retain our Officers. In the past the concern as how we compete with Franklin County and adjacent agencies are just becoming more competitive with their pay. This is a Nationwide problem as well. We at least want to stay on average to retain our people. We train them, our citizens get use to them and establish trust & relationships. We are reaching out to past applicants that never moved forward and to some previous folks so we are doing everything we can to make sure we have applications coming in. In the past few weeks we have had 71 traffic stops, 50 on Main Street and 19 resulted in citations.

Council member Samantha Cahill asked if we have thought about getting with the tech school and setting up an internship or something since they offer Police and Fire. Chief Smith stated that two of our Officers have come from there and we have very good relations with them. Sergeant Hickman has been busy making sure that he has all of the appointments scheduled with the different agencies and schools where we can present and make ourselves as attractive as possible. She knows we are focusing on pay and that may be an issue, but when the Officers who are leaving are going to cities such as Whitehall and Columbus they have quotas. There is much more crime in those areas. It concerns her that we are trying to beat with pay when we have other options like being a smaller community and getting to know the residents and the crime rate is very low. Mayor Martin stated that if they bring another stat in here it would be concerning to all as well. The crashes that are out in the triangle, there are issues with guards pulling guns on another guard and pulling the trigger. He knows that Chief Smith only reports on traffic stops but there is a lot more going on than traffic. We have been looking at many options and will continue to, but honestly it may take some pay to make it happen. We are also looking



## RECORD OF PROCEEDINGS

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into what TIFs that we can use to offset that as well. When we get close to that we will start involving the Council Committees to have meetings. The Finance Director stated that they have had conversations that are mostly focusing on Madison County and not trying to compete with Franklin.

Council member Jeff Patterson stated that he can say this now because his father in law is no longer on the force, but he believes that the pay should definitely go up. Vice President Linda Hall wanted to say that just because people want to call us a small town that doesn't take away the risk of an Officer walking up to someone's car. The danger is still there. Chief Smith stated we have that more than ever now with the traffic that is on Route 40.

**Report for Director of Development** – Director Tom Hale was unable to attend due to inclement weather and no report was given.

**Report for Director of Information Technology** – Director Mark Crosten reported that as you could tell he was very busy in December. There are a lot of things percolating under the scenes that will show in 2025. We have had a couple meetings about our new Utility billing software and that will be coming this year. John and Taylor have been very helpful getting that going. Jill, Tish, Brandon, Mallory, Shelton and Amanda have all been working on the new website and flushing out how we want things to look. The site is built, we now just have to go through and add specifics before we hit the switch and then it will be a work in progress with everyone working on it to keep it updated.

**Recognition of Clerk and Council** – Clerk of Council, Tisha Edwards reminded those in attendance that the next Council meeting will be held on Tuesday, January 21<sup>st</sup>, 2025 due to the holiday. The President stated that worked out with the National title football game being on the 20<sup>th</sup> which everyone laughed and agreed to.

Council member Erica Bogner wanted to ask Council if they might consider some conversations about a new Comprehensive Plan. She did reach out to Plain City and London. She didn't get a cost, but their last one was in 2018 or 2019, and London's is in process, and it will take 12 months to complete. Their last one was in 2008, and they are spending \$82,500.00. The President and others stated they will discuss it, and Council member Jeff Patterson mentioned that it had been talked about in the last few years, but they backed away due to the price of it. Council member Samantha Cahill stated that part of it was the price, but the other part was that the day after its done, its obsolete and we have spent tax payor money on a document that is filed away. President Warner stated that the next day someone can offer land or something and then it's done. She stated that we can possibly put a meeting together and sit with the Department heads and hash it out. Maybe we can do a lot of it in house if possible or maybe we have to hire it out. The Mayor wanted to mention that all the information that goes into that, Jill Sorenson did coordinate it all in 2023. The President stated that she didn't want to be cheap, but she also doesn't want to spend tax payer money on something that is going to be dead the day you sign it.

Clerk of Council asked President Warner if Council could approve the minutes for the Special Meeting held on December 10<sup>th</sup>, 2024. Motioned by Jimmy Little and seconded by Linda Hall. All in favor.

### ADJOURN

**Motion to Adjourn by President Jen Warner at 8:30 p.m.** and reconvene at the January 21<sup>st</sup>, 2025, Regular Meeting of Council & Public Hearing. Motion moved by Jeff Patterson and seconded by Samantha Cahill. All in favor.

  
Tisha Edwards  
Clerk of Council

1-23-25  
Date

  
Jennifer Warner  
President of Council


1-21-25  
Date



## Scrivner Error

01/07/2025

Per the Financial Director, an account number was incorrectly documented on Ordinance 25-005. The name of the fund was correct but the #'s listed were 4902 for the Municipal Building Capital Fund. The number should have been 4904. This Scrivner's error will be attached to the legislation by the Clerk of Council, Tisha Edwards on 01/07/2025.

  
Clerk of Council  
Village of West Jefferson

1.7.25  
Date





## REGULAR MEETING OF COUNCIL AGENDA

January 6th, 2025

### Call to Order & Roll Call by the Mayor

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

### Prayer and Pledge

### Election of Council President & Vice President

Mayor Martin will turn the meeting over to the President elect after the vote

### Approval of the Agenda and Past Minutes

Past Minutes from December 16th, 2024

### Recognition of Guests

### Old Business

### New Business:

(\* indicates an emergency requested)

**Public Hearing for Resolution 24-083** (*This was listed as Ordinance 24-076 but was changed to a Resolution for the Preliminary and Final Development Plan*) TO APPROVE THE PRELIMINARY AND FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH ORDINANCE 1125.10, FOR 25.2 +/-, ACRES PARCEL #10-00992.000, #10-00992.001 and #16-00034.000.

2nd reading of **ORDINANCE 25-001**, APPROVING THE RENTAL RATES FOR RESIDENTS AND NON-RESIDENTS FOR THE VILLAGE OF WEST JEFFERSON COMMUNITY CENTER.

2nd reading of **ORDINANCE 25-002**, AMENDING ORDINANCE 22-052, SETTING POOL USE RATES FOR THE VILLAGE OF WEST JEFFERSON PUBLIC POOL.

**\*ORDINANCE 25-003**, AUTHORIZING A SUPPLEMENTAL APPROPRIATIONS IN THE GENERAL FUND.

**RESOLUTION 25-004**, AUTHORIZING THE VILLAGE OF WEST JEFFERSON, MADISON COUNTY, OHIO, TO ENTER INTO AN ENTERPRISE ZONE AGREEMENT WITH MADISON COUNTY AND JEFFERSON INDUSTRIES CORPORATION.

**\*ORDINANCE 25-005**, AUTHORIZING A CASH TRANSFER FROM THE GENERAL FUND TO THE VARIOUS FUNDS FOR OPERATING PURPOSES IN 2025.

**\*ORDINANCE 25-006**, AUTHORIZING A CASH TRANSFER FROM THE GENERAL FUND TO THE WATER AND SEWER FUND.

*Village of West Jefferson, OH*



**\*ORDINANCE 25-007**, AUTHORIZING SUPPLEMENTAL REVENUE IN THE WATER FUND FOR THE 2025 REVENUE BUDGET.

*Continued on other side*

**\*ORDINANCE 25-008**, AUTHORIZING SUPPLEMENTAL APPROPRIATION IN THE GENERAL FUND FOR A TRANSFER TO THE STREETS FUND.

#### Committee Reports

Committees for the 2025 year will be named by the January 21<sup>st</sup> meeting

#### 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

Due to the holiday on Monday, January 20<sup>th</sup>, the next Council meeting will be held on Tuesday, January 21<sup>st</sup>, 2025.

Approving the minutes from the 12/10/24 Special meeting of Council.

#### Motion to Adjourn

Adjourn & Reconvene at the Tuesday, January 21<sup>st</sup>, 2025, Regular meeting of Council & Public Hearing at 7:00 P.M.



Meeting Date: January 6th, 2024  
Publication Date: January 3rd, 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 January 6th, 2025**  
**(This color indicates attachments if there are any)**

**RESOLUTION 24-083**, TO APPROVE THE PRELIMINARY AND FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH ORDINANCE 1125.10, FOR 25.2 +/-, ACRES PARCEL #10-00992.000, #10-00992.001 and #16-00034.000. **(plan attached)**

**WHEREAS**, the Planning and Zoning Commission has reviewed the preliminary and final development plan at the Village of West Jefferson Planning and Zoning Commission Meeting on November 6th, 2024, regarding parcels 10-00992.000, 10-00992.001 and 16-00034.000; and,

**WHEREAS**, the Planning and Zoning Commission has found the preliminary and final development plan to be consistent with the Codified Ordinances of West Jefferson Ohio pursuant to §1123,

**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 preliminary and final development plan in accordance with Ordinance 1125.10 for 25.2 +/- acres parcel #'s 10-00992.000, #10-00992.001 and 16-00034.000, as recommended by the Planning and Zoning Commission.

**SECTION II:** The site shall be developed in general conformance with the submitted plans, which may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plan are completed.

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

**2<sup>nd</sup> reading of ORDINANCE 25-001**, APPROVING THE RENTAL RATES FOR RESIDENTS AND NON-RESIDENTS FOR THE VILLAGE OF WEST JEFFERSON COMMUNITY CENTER.

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

**WHEREAS**, new rates have been created in order to rent the facility which includes tables, chairs and kitchen space within the facility; 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 concurring as follows:

**Section I:** Council hereby approves the rental rates for residents and non-residents for 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.
- c. A deposit for the Community Center rental will be \$50.00. The deposit will be refundable a month after the date of the event if all areas are left as found. Floors need to be swept, trash bags in the outside dumpster and tables and chairs put back or left where found. A signature will be required of all renters on the agreement.

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

**2<sup>nd</sup> reading of ORDINANCE 25-002, AMENDING ORDINANCE 22-052, SETTING POOL USE RATES FOR THE VILLAGE OF WEST JEFFERSON PUBLIC POOL.**

**WHEREAS**, the Mayor and Council take great pride in having the best possible pool in Madison County; and

**WHEREAS**, the Mayor and Council wish to offer the best services possible to the community such as swim lessons, water aerobics, and other activities; and

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

<u><b>SECTION I: Season pass rates:</b></u>	<u>Village Resident</u>	<u>Non-Resident</u>
Single Membership	\$120.00	\$200.00
Family Membership	\$170.00	\$250.00
Senior Citizen (over 60)	Free	Free
Babysitter's Membership	\$250 base price	

*(Prices may vary depending on other memberships and the likelihood of several different situations)*

Annual memberships purchased on or before Tuesday, June 2, 2025 will receive a \$10.00 discount.



A family pass consists of two adults and five (5) children that are immediate family members under the age of 22 who are single and dependent on parent for support and reside in the same home. An additional \$15.00 for Resident and \$25.00 for Non-Resident fee will be charged for each additional child after the fifth.

A Babysitter's pass consists of one adult and up to five (5) children under the age of 18 who are single and dependent on a parent for support. This pass can be used Monday through Friday from noon to 4:00pm. An additional rate of \$3.00 per person per day will be collected for those wanted to stay later than 4:00pm. Regular rates will apply for Saturdays and Sundays. Prices may vary depending on varying situations that are likely to occur. The base rate applies when possible and other rates will be determined by the Parks and Recreation Director and/or Mayor.

All paid Village employees are eligible for a free season pass consisting of two adults and five (5) children that are immediate family members under the age of 22 who are single and dependent on parent for support and reside in the same home.

**SECTION II: Daily admission rates:**

Children 2 and under with Adult paid admission:	Free
3-5 years old	\$2.00
6-59 years old	\$4.00
60 years and older	Free
After 5:00 pm	(no rain checks) \$2.00
Day tickets (10 admission anytime)	\$35.00

**SECTION III: Group rates:**

The Parks and Recreation Director, with approval by the Mayor, may negotiate rates with any group larger than 15 persons between the hours of 12:00 noon and 8:00 pm. A 2.5 hour time limit will be imposed. The group must have adult supervision by the pool at all times. The group must be pre-announced by one day before arriving at the pool.

**SECTION IV: Activity Rates:**

The Parks and Recreation Director, with approval by the Mayor, will set the rates for activities at the pool, including but not limited to, swim lessons, water aerobics, sports activities, and special events.

**SECTION V: Pool Rental Rates:**

The West Jefferson pool is available for rent before and after normal business hours. The pool rental is \$175.00 for two hours at either 10:00am-12:00pm or 8:00pm-10:00pm for residents and \$300.00 for Non-residents. Non-Profit organizations rate will be \$100.00 for the two hours.

**SECTION VI: Heat Emergency:**

During a heat emergency, under the discretion of the Mayor and Council conferring, the pool rates may be altered temporarily by the Parks and Recreation Director.

**SECTION VII: This Ordinance shall take effect at the earliest period of time allowable by law.**



**\*ORDINANCE 25-003, AUTHORIZING A SUPPLEMENTAL APPROPRIATIONS IN THE GENERAL FUND.**

**WHEREAS**, the Village received donations from Battelle/The Columbus Foundation for the Lunch and Learn Program in the amount of \$15,000.00; and

**WHEREAS**, only \$14,000.00 was included in the 2025 Operating Budget,

**NOW THEREFORE, BE IT ORDAINED**, by the Council, 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 authorizes a supplemental appropriation to the General Fund in the following accounts:

1000-320-400-0146 (Lunch and Learn Grant) in the amount of \$1,000.00.

**SECTION II:** This 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 25-004, AUTHORIZING THE VILLAGE OF WEST JEFFERSON, MADISON COUNTY, OHIO, TO ENTER INTO AN ENTERPRISE ZONE AGREEMENT WITH MADISON COUNTY AND JEFFERSON INDUSTRIES CORPORATION. (agreement is attached)**

**WHEREAS**, the Ohio Enterprise Zone Act, as set forth in Ohio Revised Code ("R.C.") Sections 5709.61 through R.C. 5709.69 (the "**Act**"), authorizes counties, with the consent of any affected municipal corporations or townships, to designate areas as enterprise zones for the purposes of offering incentives for establishing, expanding, renovating, or occupying facilities and hiring new employees and/or preserving jobs within said enterprise zones in exchange for specified local tax incentives; and

**WHEREAS**, the Village, by Ordinance No. 88-55, adopted on May 23, 1988, designated a certain area as an "Enterprise Zone" pursuant to R.C. Chapter 5709; and

**WHEREAS**, effective August 8, 1988, the Director of Development of the State of Ohio determined that the aforementioned area designed as an Enterprise Zone in said Ordinance No. 88-55 contains the characteristics set forth in Section 5709.61(A) of the Ohio revised Code and certified said area as an Enterprise Zone under R.C. Chapter 5709; and

**WHEREAS**, the Council of the Village of West Jefferson, Ohio (the "**Village**") and the Board of County Commissioners (the "**Board of Commissioners**") of Madison County, Ohio (the "**County**") have encouraged the development of real property, and the acquisition of personal property located in the area designated as an Enterprise Zone; and

**WHEREAS**, Jefferson Industries Corporation (the "**Enterprise**") desires to construct an approximately one hundred eighteen thousand (118,000) square foot expansion of its current facility located in the Enterprise Zone at 6670 State Route 29, NE, West Jefferson, Ohio 43162 (the "**Project Site**") with an estimated total cost of construction of approximately \$100,000,000.00, which will result in the creation of new full-time equivalent positions that will be filled by current employees (the "**Project Phase 3**"); and



**WHEREAS**, the Enterprise is desirous of developing Project Phase 3 at the Project Site in the Enterprise Zone, provided that the appropriate economic development incentives are available to support the economic viability of Project Phase 3; and

**WHEREAS**, the Enterprise submitted an Enterprise Zone Agreement application dated December 6, 2024 (the "**Application**") to the Village and the County, a copy of which Application is attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, the Enterprise's Application proposed Project Phase 3 to involve an investment by the Enterprise of approximately \$100,000,000.00 for: (i) the digitization by the Enterprise of certain production and warehousing processes with new cutting-edge equipment and SMART factory technology assets, (ii) the expansion of the Enterprise's product portfolio to include a new line of an electric vehicle battery component, (iii) the construction of an approximately one hundred eighteen thousand (118,000) square foot facility that will house the new product line and create space for advanced system storage, (iv) the creation of new higher paying positions at the Project Site that will be filled by current employees of the Enterprise, and (v) the retention of 617 existing full-time permanent jobs and approximately ninety (90) temporary employees with an associated retained payroll of approximately thirty-eight million eight hundred thousand dollars (\$38,800,000.00), all of which benefits the citizens of the Village and the County; and

**WHEREAS**, the Advisory Board of said Enterprise Zone has investigated the Application and has recommended the same to the Council of said Village and the Board of Commissioners of the County on the basis that the Enterprise is qualified by financial responsibility and business experience to create and preserve employment opportunities in the Enterprise Zone and improve the economic climate of the Village; and

**WHEREAS**, the Village is desirous of making available to the Enterprise an exemption for ten (10) years of seventy-five percent (75%) of the increase in the assessed valuation of real property constituting the Project Site, subsequent to the passage of this Resolution; and

**WHEREAS**, the Village, County, and the Enterprise desire to enter into a written Enterprise Zone Agreement (the "**Agreement**") pursuant to the form required under R.C. 5709.631, substantially in the form attached hereto as **Exhibit B** and incorporated herein by this reference, in order to facilitate the construction of Project Phase 3, which will benefit the economic climate of the Village; and

**WHEREAS**, the Boards of Education of the West Jefferson Local School District and the Tolles Career and Technical Center (collectively, the "**School Districts**") have each been notified in accordance with R.C. 5709.83 and have been given a copy of the Application; and

**NOW, THEREFORE**, be it ordained by the Council of the Village of West Jefferson, Madison County, Ohio, that:

**Section 1.** This Council finds that the Enterprise is qualified by financial responsibility and business experience to create and preserve employment opportunities in the Enterprise Zone and to improve the economic climate of the Village.

**Section 2.** This Council finds that the Enterprise, subject to approval of the Agreement, intends to expand operations at an existing site in the Enterprise Zone that the Enterprise currently operates.



**Section 3.** In consideration of the Enterprise's commitment to develop Project Phase 3, this Council hereby approves the Agreement. The Mayor or his or her designee is hereby authorized to sign and deliver, in the name of and on behalf of the Village, said Agreement, in substantially the form as is now attached as **Exhibit B**. Said Agreement is approved, together with any changes or amendments that are not inconsistent with this Resolution and not substantially adverse to the Village and that are approved by Legal Counsel to the Village and the Mayor, on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Agreement or amendments thereto.

**Section 4.** That all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Ohio's Sunshine Laws under R.C. Section 121.22.

**Section 5.** That the Clerk is hereby directed to forward a copy of the Agreement to the Director of the Ohio Department of Development and to the Ohio Tax Commissioner within fifteen (15) days after the Agreement is executed.

**Section 6.** This Resolution shall take effect and be in force from and after the earliest period allowed by law.

**ORDINANCE 25-005, AUTHORIZING A CASH TRANSFER FROM THE GENERAL FUND TO THE VARIOUS FUNDS FOR OPERATING PURPOSES IN 2025.**

**WHEREAS**, the Income Tax Revenue of \$2,620,000.00 will be split between various funds that require transfers from the General fund in order to operate in 2025; and

**NOW THEREFORE, BE IT ORDAINED**, by the Council, 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 authorizes the Director of Finance to make a permanent transfer of \$2,620,000.00 from the General Fund Cash Balance to the various funds below:

	<u>Per the 2025 Appropriation budget</u>
2902 Park Development fund	\$ 400,000.00
2011 Street fund	\$ 240,000.00
4901 Capital Projects fund	\$1,300,000.00
4902 Municipal Building Capital fund	\$ 500,000.00
5501 Pool fund	\$ 140,000.00
5601 Sanitation fund	<u>\$ 40,000.00</u>
Total	\$2,620,000.00

**SECTION II:** This 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.



**ORDINANCE 25-006, AUTHORIZING A CASH TRANSFER FROM THE GENERAL FUND TO THE WATER AND SEWER FUNDS.**

**WHEREAS**, Council has appropriated a transfer in the 2025 appropriation budget; and

**WHEREAS**, interest was not allowed to be applied to Water and Sewer funds; and

**NOW THEREFORE, BE IT ORDAINED**, by the Council, 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 authorizes a transfer of appropriation from the General Fund account 1000-910-910-0000 to the:

Water fund	5101-931-0000	\$	31,000.00
Sewer fund	5201-931-0000	\$	31,000.00
Total		\$	62,000.00

**SECTION II:** This 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.

**\*ORDINANCE 25-007, AUTHORIZING SUPPLEMENTAL REVENUE IN THE WATER FUND FOR THE 2025 REVENUE BUDGET.**

**WHEREAS**, due to the timing of OPWC grant and loan fund receipts the additional revenues were not included in the 2025 Operating Budget as they were expected to be received in 2024; and

**WHEREAS**, the \$1,000,000.00 was not included in the 2025 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 the supplemental revenue to the Water Fund in the following accounts:

5101-931-000 (transfer in) in the amount of	\$1,000,000.00
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**SECTION II:** This 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.



**\*ORDINANCE 25-008, AUTHORIZING SUPPLEMENTAL APPROPRIATION IN THE GENERAL FUND FOR A TRANSFER TO THE STREETS FUND.**

**WHEREAS**, in the last quarter of 2024, over \$80,000.00 was spend in the Streets fund which was not included in the 2025 Budget figures; and

**WHEREAS**, the \$80,000.00 was not included in the 2025 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 the supplemental appropriation to the General fund in the following accounts and transfer to the Streets fund:

1000-910-910-0000 (Transfers Out) in the amount of \$80,000.00.

**SECTION II:** This 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.

Notes: \_\_\_\_\_  
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