

# RECORD OF PROCEEDINGS

Minutes of

*Special Meeting*

Meeting

GRAPHIC VILLAGE - CINCINNATI, OH

Form 6101

Held

*January 9th 2024*



## Village of West Jefferson Council

### Special Meeting Minutes January 9th, 2024

**Meeting Called to Order at 5:31 P.M.** by President Jen Warner.

**Roll Call:** Council Members Erica Bogner, Samantha Cahill, Linda Hall, Jimmy Litte, Jeff Patterson, Howard Wade and Jen Warner.

**Also attending:** Mayor Ray Martin; Assistant to the Mayor & Community Engagement Officer, Jill Sorenson; Assistant Law Director, Josh Beasley; Director of Finance, Rebecca Shipley-Arnott; Director of Public Service, John Mitchell; Director of Development, Tom Hale; Planning & Zoning Code Enforcement Official, Kristie West; Director of Information Technology, Mark Crosten; Chief of Police, Brandon Smith and Clerk of Council, Tisha Edwards.

### Motion to Adopt the Agenda

**Motion to adopt the Agenda** by Jen Warner and seconded by Samantha Cahill.

All in Favor

### Motion to Adopt the Minutes from the November 10th, 2023 Special Meeting of Council

motion by Linda Hall and seconded by Erica Bogner.

All in Favor

### New Business:

**Orientation for 2024 Council-** Clerk of Council presented a PowerPoint presentation where the Mayor, Directors and the Assistant Law Director spoke to Council, introducing themselves and gave background on their positions and how Council can reach them if they ever have questions. A large portion of the orientation was focused towards the legislative responsibilities of the Council and the rules of Open Meetings. Many questions were asked throughout the presentation, and a resource packet was given to each member of Council for their benefit. A brief recess was taken for refreshments.

When Council returned to their seats, Metro Development joined the group to discuss a potential future development venture with the Village. This meeting was simply to get a feel for how Council felt about the project and if it was even lucrative for the Developer to purchase the property. The Developer presented each Council member with a paper packet of the plan and layout. The Property is located at the corner of Broad Street and St Rt 142. Parcel #'s 08.00357.004 and 08.00357.000. The Company is a family-owned company that has been in the area for over 50 years. In the last 10-15 years they have been focusing on multifamily homes. They currently have 4 developments on the west side in or near the Galloway area. The units would



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be 1-, 2- and 3-bedroom units ranging from 680 sq ft to 1,230 sq feet. The cost would be in the range of \$1,100 - \$1,850 for rent. The Redwood property across the street are two-bedroom, two-bath and currently listed at right around \$2,000 per month for rent. The Community would have a clubhouse, 24-7 fitness area, pool, grills, movie theatre room, business center, wooded preserve & trails and even a dog park. The Engineer for the Developer, Todd Ferris, discussed the entrances and exits to the Community and some of the landscaping that would be used to make it more appealing from the road. He also discussed the parking and that they would use. There would be 2 compactors vs. dumpsters, which is a much better option. It is very important to the developer to maintain the property to a very high quality, and they wanted to stress the importance of that. There is a property manager and leasing consultant there every day of the week. There is a resident services coordinator that lives on site and is available for after-hours issues. The total site is just under 20 acres. The project would take about 24 months to complete. Typically, the clubhouse and the first units are built, and then other units would continue to be added. Council member Jimmy Little asked about security enhancements in order to not affect our Police Department. The developer stated that with the onsite staff there to monitor it is a benefit and if they seem to be having issues, they will hire off duty security to patrol the property. They have not had to provide any type of video surveillance at their properties to date. After reviewing and asking questions President Jennifer Warner stated that historically Council is not for three story complexes, and they have been turned down in the past. She stated she did not speak for all seven of the members and they may have a different idea. The main focus now is housing for the Village and that is what the residents are looking for. The Developer did say that they would be willing to review the plan and put the units that are closer to the roads as two-stories and then in the middle where they are more blocked, they would add the three-story units. Some members voiced their pros and cons and gave the Developer feedback as to what they are hearing from constituents, which is as the President stated, housing over apartments. Council did mention that they appreciated that the developers were looking at sitting the project off of the road and not so close to the other residents on 142 or Broad Street. The Developer asked that Council go view some of their properties to see that they do sit low and provide a non-skyscraper type feel in a small community. They suggested looking at Dixon House in Galloway. A single-family residency on this particular property is not feasible to most developers because of the cost of the land and its surroundings. The Developer appreciated Councils time and ended their portion of the meeting.

The Director of Public Service and Director of Development brought to Council items to keep in mind such as if the developer would go to the County instead of through the Village annexation process that the Village would still have to provide water and sewer to the project. The Directors also reminded Council that if the County were to approve the project, then we would receive very little money on the development end, but if we approved and annexed it, we would receive 100% of the monies. If it is not annexed by the Village, we could still be called in for shared service for the Police Department as mutual aid. Council spoke of the pros and cons such as the possibility of losing thousands of dollars in income tax if it were not approved, but then was rebutted with residents in apartments come and go, and it is very hard to collect income taxes. One of the Council members stated that this is one of the best projects that has been presented to them for that area, but they would prefer it to be two stories instead of three. Discussions wrapped up on this subject.

The meeting went on to discuss Councils appointment for the Planning and Zoning Commission seat. Jeff Patterson motioned to recommend Paula Hay and Linda Hall Seconded the motion. Deliberations consisted of how Council would vote in the future on an appointment to the Commission. Erica Bogner stated she would like to see more of a process or application to see the individuals' qualifications in the future to make a more educated decision. Other members agreed.

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Motion to Adjourn at 8:19 P.M.

Motioned by Erica Bogner and seconded by Jeff Patterson.  
**All in Favor**

Tisha Edwards  
Tisha Edwards  
Clerk of Council

Jen Warner  
Jen Warner  
President of Council