

RECORD OF PROCEEDINGS

Minutes of

Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

January 4, 2021

MINUTES OF JANUARY 4, 2021 COUNCIL MEETING

Meeting called to order at 7:00 P.M. by President *Pro Tempore*, Mayor Martin.

Roll Call: Council Members Samantha Cahill, Mike Conway, Linda Hall, Richard King, Jeff Patterson, Howard Wade, and Jennifer Warner. Also attending were Finance Director, Rebecca Shipley-Arnott, Lt. Randy Sibbalds, Building and Zoning Director, Tom Hale, Clerk of Council in Training, Jimmy John Hall, Mayor, Ray Martin, and Public Service Director, John Mitchell.

Prayer: Mr. Wade.

Pledge of Allegiance: Mr. King.

Mayor Martin Honorary Recognition: Mr. Caleb Fergusson, member of the Los Angeles Dodgers World Championship Team 2020 and a 2014 graduate of West Jefferson High School.

- Mayor Martin presented a certificate of recognition and a commemorative road sign.

Nomination(s) for President: Ms. Jennifer Warner.

- Mayor Martin declared nominations closed, we have an election, and Ms. Jennifer Warner assumed the Chair of President of the Council for the 2021 year.
- President Warner thanked everybody for the re-election and placing trust in her again.

Nomination(s) for Vice President: Mr. Richard King and Ms. Linda Hall.

Vote for Vice-President: 3 Votes for Mr. King and 4 Votes for Ms. Hall.

- President Warner declared Ms. Hall the Vice President of Council for the 2021 year.
- Vice President Hall thanked everybody for their vote of confidence.

Motion to Adopt the Agenda by Mr. Wade and seconded by Mr. Conway.

Roll Call: All yeas.

Motion Carries 7-0.

Motion to Adopt the Minutes of the December 14, 2020 Special Council Meeting by Ms. Cahill and seconded by Ms. Hall.

Roll Call: All yeas.

Motion Carries 7-0.

Motion to Adopt the Minutes of the December 21, 2020 Council Meeting by Ms. Hall and seconded by Ms. Cahill.

Roll Call: All yeas.

Motion Carries 7-0.

Motion to Adopt the Minutes of the December 29, 2020 Special Council Meeting by Mr. Wade and seconded by Mr. Conway.

Roll Call: All yeas.

Motion Carries 7-0.

Recognition of Guests: Nena Dillon, Charles Taylor, Steve Cilla, Rebecca Mott from Plank Law Firm, Bonnie Hamilton, Lisa Wooten, Erica Bogner, Taylor Patterson from West Jefferson Water Department, Tyler Daniels, Richard Whittenberger, Beth Roberts, the Ferguson family, Dylan Wildman, Gene White, Shelby Ellinger, James Graham, and Mike Corney. Two of the guest names were unreadable.

- President Warner welcomed the guests and asked their comments be limited to two or three minutes each.
- Nena Dillon provided a document to Council concerning things she learned while talking to Russ Miller about the Sky Ranch development. First, Mr. Miller said Village taxes on the people will not be increased but only the homes within the Sky Ranch development. The Community Authority District (CAD) would allow for maintenance without taxing Village residence. Like Sky Ranch CAD, Nena Dillon wonders if there will be a similar maintenance of the green spaces and the pond or will the Village residences be taxed. Second, between the hours of 2:20 P.M. and 6:30 P.M. on December 22, 2020 Nena Dillon counted 670 cars at the intersection of Frey Ave. Pearl Street. This intersection is already busy even before more development. Likewise, on December 23, 2020

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between the hours of 1:15 P.M. and 4:20 P.M. Nena Dillon counted 741 cars at the intersection of Fellows Ave. and Frey Ave. Third, Nena Dillon said growth is not bad but the Village needs to be more responsible in its methodology. For example, the Village infrastructure is terrible, the parks need makeovers, and with an impending city status change the Village will lose State road maintenance assistance. Finally, Nena Dillon recommends the Sky Ranch development to be a pilot project before additional developments are approved. Nena Dillon asked how much more can the water and sewer plants sufficiently handle. Mr. Mitchell said the water and sewer plants have enough capacity for all of these development projects.

- Charles Taylor said he is opposed to the Greenhaven development for the following reasons: between 3 P.M. and 6 P.M. there are line after line of cars, there is already a lot of trash around town, there is spring flooding around town and too much for the sewer system to handle, there are empty warehouses but when in use will contribute to an already terrible traffic situation. In sum, the biggest issue is the traffic.
- Rebecca Mott from Plank Law Firm and represents the Greenhaven Development. Ms. Mott said, first, some of the history of the property includes purchases in 1993, 2015, and in December of 2019 Council authorized the property for development to meet future industrial employment needs. Second, in March 2020 Resolution 20-026 authorized the Mayor and the Public Service Director to execute documents for the sale of the property. Third, in July 2020 the Developer applied for an application for that development and Council approved the recommendations found in Resolution 20-069. Third, in subsequent action in December 2020 the Development Plan was Tabled and the Developer resubmitted a plan to accommodate for the recommendations such as less housing and more green-space. In sum, the Developer's plan is consistent with various requests, approved zoning, goals, and purposes. Also, the traffic issues have been taken care of through proposed improvements. We respectfully ask for approval.
- Bonnie Hamilton said she was told some years ago the proposed development site could not be built on and considering this is preposterous. Additionally, there are two street lights out on Madison Dr. N.
- Nena Dillon asked if the Village could be sued for voting against the Greenhaven Development. Ms. Cahill said the Council has met concerning these issues.

Old Business:

"To Take from the Table" Resolution 20-097, to accept the development plan in the Planned Mixed Unit (PMU) from Greenhaven Development for parcels 10-00992.000, 10-00992.001, and 16-00034.000, as proposed and recommended by the Planning and Zoning Commission on December 9, 2020.

Motion to Take from the Table" Resolution 20-097 by Mr. Conway and seconded by Ms. Warner.

Roll Call: 6 yeas and 1 nay (Patterson).

Motion Carries 6-1.

Motion to Adopt Resolution 20-097 by Mr. Conway and seconded by Mr. Wade.

Roll Call: 3 Yeas (Wade, King, and Conway) and 4 Nays (Cahill, Patterson, Warner, and Hall)

Motion Defeated 3 to 4.

New Business:

Resolution 21-001, authorizing a cash transfer from the General Fund to the Street Fund in the amount of \$200,000.00.

Discussion: Ms. Shipley-Arnott said when the Village receives Income Tax revenue for the year, it is divided up between several funds, which is what these Resolutions are accomplishing at this time.

Motion to Adopt Resolution 21-001 by Mr. Wade and seconded by Mr. Conway.

Roll Call: All yeas.

Motion Carries 7-0.

Resolution 21-002, authorizing a cash transfer from the General Fund to the Capital Projects Fund in the amount of \$550,000.00.

Discussion: None.

Motion to Adopt Resolution 21-002 by Ms. Hall and seconded by Mr. Patterson.

Roll Call: All yeas.

Motion Carries 7-0.

Resolution 21-003, authorizing a cash transfer from the General Fund to the Pool Fund in the amount of \$20,000.00.

Discussion: None.

Motion to Adopt Resolution 21-003 by Ms. Hall and seconded by Mr. King.

Roll Call: All yeas.

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Motion Carries 7-0.

Ordinance 21-004, repealing Ordinance 19-009 and Ordinance 19-097, passed January 21, 2019 and August 5, 2019, respectively, and any Ordinance or Section of Ordinance in conflict with this Ordinance, and declaring an emergency.

Discussion: None.

Motion to Adopt Ordinance 21-004 by Ms. Hall and seconded by Mr. Patterson.

Roll Call: All yeas.

Motion Carries 7-0.

Resolution 21-005, setting employee cell phone reimbursement allowances.

Discussion: None.

Motion to Adopt Resolution 21-005 by Mr. Wade and seconded by Ms. Cahill.

Roll Call: All yeas.

Motion Carries 7-0.

Resolution 21-006, authorizing the Village of West Jefferson to participate in the State of Ohio Cooperative Purchasing Program.

Discussion: None.

Motion to Adopt Resolution 21-006 by Mr. Conway and seconded by Mr. Patterson.

Roll Call: All yeas.

Motion Carries 7-0.

Committee Reports:

Finance: Committee Chair, President Warner, said nothing at this time.

Police: Committee Chair, Ms. Hall, said noting at this time.

Employee Benefits: Committee Chair, Mr. King, said the Finance Director and the insurance agent are going to meet with the employees to go over the policy.

Public Service: Committee Chair, Mr. Wade, said noting at this time.

Development: Committee Chair, President Warner, said noting at this time.

Parks and Recreation: Committee Chair, Mr. Conway, said noting at this time.

Special Events: Committee Chair, Mr. Patterson, said noting at this time.

Mayor's Report and Recognition: Mayor Martin said he is glad the old business is over, the problem with the water bills was a labeling issue but its fixed, and he drove around during the recent rain event and saw no flooding.

Discussion: None.

Director of Public Service Report: Mr. Mitchell said the Village purchased a newer used street sweeper. The Christmas Eve and Christmas Day snow storm was maintained well by the Service Department. They took time away from their families and did a great job. The Service Department has begun to remove the Christmas decorations.

Discussion: None.

Director of Parks and Recreation Report: Mr. Mitchell said advertising for the Recreation & Special Events Manager closes of Friday January 8, 2021. Lastly, the Village is considering pool rates for residents and non-residence at this time.

Discussion: None.

Director of Finance Report: Ms. Shipley-Arnott said over the weekend she received spending authority for the 2021 Budget. Income Tax is up 42% and up 39% for the year. On December 31, 2020 Jefferson Local Schools was sent \$1,025,981.07. The process of balancing and closing 2020 and opening 2021 is in process. End of the year reporting for the Coronavirus Relief Fund is in process and due January 6, 2020. All Traffic Solutions Inc. was paid \$16,035.00. Lastly, Boone Water Systems received \$13,952.80 for an emergency expense for a failed well pump.

Discussion: None.

Chief of Police Report: Lt. Randy Sibbalds said nothing at this time.

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Recognition of Clerk and Council:

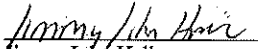
Discussion: Mr. Conway asked Mr. Mitchell about the Jefferson Lodge and the Environmental Protection Agency (EPA). Mr. Mitchell said Jefferson Lodge failed to pay a fine.


Additional Business: None.

Motion to pay the bills by Ms. Hall and seconded by Mr. Wade.
Passed by acclamation of Council.

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

Motion to adjourn at 7:50 P.M. by Mr. Patterson and seconded by Mr. Conway.
Passed by acclamation of Council.


Jimmy John Hall
Clerk of Council in Training


Jennifer Warner
President of Council