

RECORD OF PROCEEDINGS

JEFFERSONVILLE COUNCIL

REGULAR SESSION

HELD: AUGUST 10, 2023

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The COUNCIL OF THE VILLAGE OF JEFFERSONVILLE convened in regular session from 7:00 PM to 8:44 PM in the Village Office, 8 N Main St, Jeffersonville, OH 43128. Mayor Robert Kinzer called the meeting to order with the following members and visitors present:

SUE BURNSIDE	ABSENT	ROBERT MINSHALL	PRESENT
ROGER SPAHR	PRESENT	JACOB DAWSON	PRESENT
ERIKA WOLFE	PRESENT	MIMI GARRINGER	ABSENT

MOTION BY DAWSON/WOLFE TO EXCUSE BURNSIDE AND GARRINGER. ALL IN FAVOR.

EMPLOYEES: STEPHANIE STEWART AND BRYAN RILEY WERE PRESENT.

MINUTES OF THE 27 JULY 2023 MEETING WERE APPROVED. MOTION BY DAWSON/MINSHALL. VOTE – 4 YEA 0 NAY.

FINANCIALS: RECEIVED AND REVIEWED JUNE 2023. MOTION BY DAWSON/MINSHALL ALL IN FAVOR

VISITORS: FAYETTE COUNTY COMMISSIONERS JIM GARLAND, DAN DEAN & TONY ANDERSON, VILLAGE ZONING DANNY MAXIE, TOWNSHIP TRUSTEES JEFF HOPPESS, RYAN YENGER, CHRIS WRIGHT, TOWNSHIP ZONING DANA KELLENBERGER.

RYAN YENGER- DISCUSSION OF THE JEDD CREATION AND HOW THE PROCESS WENT. THE JEDD WAS CREATED TO GET READY FOR HONDA. IT WAS THE RIGHT MOVE TO DO AT THAT TIME. THERE WERE MULTIPLE CONVERSATIONS THAT TOOK PLACE WITH THE MAYOR BOB KINZER ABOUT THE JEDD AND COMING TO THE MEETING TO DISCUSS THE JEDD. & WE INVITED COUNCIL AND BOB TO THE MEETING. ON APRIL 15 2019, THE MAYOR AND VILLAGE ADMINISTRATOR BRYAN RILEY ATTENDED A MEETING TO DISCUSS THE JEDD & THE VILLAGE WAS ASKED IF THEY WOULD LIKE TO JOIN. AUGUST 2019 AND STILL NO ANSWER FROM THE VILLAGE. AT THE NEXT MEETING WE WERE IN AGREEMENT ABOUT THE JEDD WITH WASHINGTON COURT HOUSE. JUNE 7, 2021 BURNSIDE CAME TO THEIR MEETING & ASKED ABOUT IT. THEY EXPLAINED & SHE WAS UPSET THAT SHE KNEW NOTHING. JEFFERSONVILLE WAS OUR FIRST CHOICE BUT NOTHING EVER CAME BACK FROM JEFFERSONVILLE. TRUSTEES ARE UPSET THAT THE COMMUNITY IS SAYING THERE IS A RIFF BETWEEN THE VILLAGE & TOWNSHIP. "OUR DOORS ARE ALWAYS OPEN & OUR MEETINGS ARE ALWAYS OPEN"

KINZER- WE NEED TO MOVE FORWARD & NOT LOOK BACK.

SPAHR- THE TOWNSHIP WANTED ALL INCOME TAX THEN DECIDED YOU WOULD GIVE US 1/4%. HOPPESS & WRIGHT SAID THIS DID NOT HAPPEN.

MINSHALL- WHY DIDN'T YOU COME UP TO THE FULL COUNCIL MEETING AFTER 6 MONTHS.

YENGER- WE THOUGHT WE HAD REPRESENTATION FROM THE VILLAGE & WE WEREN'T GOING TO GO OUT & BEG ANYONE TO JOIN OUR JEDD.

DAWSON- HOW MUCH LAND DOES THE JEDD ENCOMPASS?

YENGER- HONDA 400+ ACRES & MCKESSON A PORTION. DISCUSSION BETWEEN THE JEDD BOARD, DAVE MARTIN, RICHARD DAVIDSON, RONNIE MAXIE, RYAN YENGER, MARK PITSTICK OF ADDING THE WHOLE MEGA-SITE TO THE JEDD.

WRIGHT- IN THE FUTURE, AS LONG AS THERE ARE NO PROBLEMS BETWEEN THE VILLAGE AND TOWNSHIP, I DON'T HAVE ANY PROBLEM WITH THE VILLAGE JOINING OUR JEDD, IF ANOTHER ONE COMES ALONG. BUT WITH THE THINGS BEING SAID RIGHT

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NOW, I'LL NEVER HAVE ANYTHING TO DO WITH IT. I'M TIRED OF IT AND I'M JUST DONE WITH IT.

KINZER- WE NEED TO ATTEND EACH OTHERS REGULAR MEETINGS MORE OFTEN. TOWNSHIP REGULAR MEETINGS ARE 1ST & 3RD MONDAYS @ 6:30PM.

ANDERSON- WANTED TO ADDRESS THE REQUEST FOR THE GRANT FROM COUNTY I WOULD ASK COUNCIL TO LOOK OVER THIS SCOPE. RIGHT NOW, WE DO HAVE SOME AARPA MONEY, THAT CONTINUES TO GO AWAY. \$8 MILLION FOR A ROAD TO GO THROUGH. WE BORROWED \$2 MILLION OF THE \$8 MILLION IT TAKES TO DO THE IMPROVEMENTS TO THE ROAD. THE \$2 MILLION THAT THE COUNTY BORROWED DIRECTLY WE ISSUED BONDS FOR WILL BE PAID WITH TIF MONEY ON THE DIRT PORTION ONLY OF THE HONDA PROPERTY. THE SEWER PLANT COSTS \$20-25 MILLION. WE RECEIVED MONEY FROM THE STATE TO BUILD THE WATER PLANT, \$1 MILLION GALLON TANK & WATER LINE.

ANDERSON- ENCOURAGES THE VILLAGE TO LOOK @ DIFFERENT IDEAS THAT OVRDC HAVE SENT UP. THE COMMISSIONERS WOULD BE GLAD TO HELP US. THIS SHOULD HELP THE VILLAGE BECOME MORE DEFINED.

YENGER- THE JEDD MONEY THAT HONDA IS RECEIVING CAN BE USED FOR ANYTHING INFRASTRUCTURE. HONDA WILL RECEIVE \$50 MILLION OVER 30 YEARS.

DEAN- DO IT ALL TOGETHER THE COUNTY, COUNCIL, VILLAGE. BE SURE WE ARE CHOOSING THE RIGHT PEOPLE TO WORK FOR US. MONEY IS NOT PLENTIFUL RIGHT NOW.

YENGER- PERSONAL BUSINESS OLD OAK PROPERTY MANAGEMENT & VENTURES. I OWN PROPERTY NEXT TO THE HOTEL. THE RETAIL FACILITY IS A DRIVE-THRU WITH A STOREFRONT & AN OUTDOOR VENUE FOR WINE & BOURBON TASTING. LIQUOR LICENSE IS AVAILABLE RIGHT NOW FOR MONDAY-SATURDAY SALES, BUT I'VE CHOSE TO WAIT FOR A FULL LICENSE WHICH WILL BE ON THE NOVEMBER BALLOTT. I CHOSE A PROFESSIONAL COMPANY TO TAKE CARE OF THIS PROCESS. THIS FALL IT WILL BE ON THE BALLOTT. I WOULD LIKE TO DISCUSS MY RENTAL PROPERTIES, THE VILLAGE HAS A \$200.00 WATER DEPOSIT POLICY. RECENTLY, THE VILLAGE ALLOWED MY PREVIOUS TENANT TO MAKE PAYMENTS FOR THE DEPOSIT. I'M ASKING THAT YOU DO NOT ALLOW MY TENANTS TO MAKE PAYMENTS ON THEIR DEPOSIT & ASK THAT YOU DISCONNECT THEM AFTER ONE MONTH OF NON-PAYMENT. WHEN I BUY A HOUSE & I INVEST IN JEFFERSONVILLE I FIX THEM UP, WHY IS THERE A VACANCY FEE?

KIGER- IT HELPS WITH CLEANUP NOTES. IT HELPS WITH OUR COSTS UP HERE.

YENGER- ROGER YOU HAD A CONCERN ABOUT MY PROPERTY NEXT DOOR & A LIMB. CAN YOU ELABORATE?

SPAHR- SOMEONE PUT LIMBS & TRUNK ON BENNY JAMISON PROPERTY.

YENGER- THIS IS THE 1ST I'VE HEARD OF IT. YOU SAID THAT YOU WERE GOING TO CHARGE ME.

NEW BUSINESS:

- CERTIFICATION OF TAX LEVY 2023, COLLECTED IN 2024. MOTION BY DAWSON/MINSHALL ALL IN FAVOR.
- OHIO VALLEY REGIONAL DEVELOPMENTAL TRANSPORTATION PLAN. KIGER- RECOMMENDS TO MOVE FORWARD WITH THE REQUESTS.
- **DAN (ODOT)-** QUESTIONS AND CONCERNS WITH FORCED MAINS 1 1/4" FROM EACH TO COMBINE TO A 2" ONTO THE SEWER PLANT. ANNEXATION VILLAGE

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WANTS TO PAY FOR OVERSIZED LINE TO FORCED MAIN FOR FUTURE USE. DAN- THAT REQUIRES LARGER PUMPS. HOW MUCH WILL THIS COST? WATER SERVICE IS 2" RIGHT NOW. SANITATION PLAN IS MORE FEASIBLE. SPAHR- WE'RE LOOKING INTO THE FUTURE SO WE DON'T HAVE TO DO THIS AGAIN. DAN- WITH THE INTENT TO DEVELOP, DOES THAT FORCE ANNEXATION? KIGER- YES

- PLANNING COMMISSION MEETING SPAHR- DEVELOPERS ARE PUSHING THE IDEA OF 40'-50' LOTS & WE HAVE TOLD THEM ALL 60'. RYAN HOMES WOULD HAVE MIXED LOTS. ARBOR HOMES IS GOING TO BE 60' LOTS. WE WENT & VISITED TO LOOK AT RYAN HOMES IN MARYSVILLE & ARBOR HOMES IN LONDON. YARDS ON RADIUS. DAWSON- CRAMMING ONE ON TOP OF ANOTHER IF LESS THAN 60'.

CONTINUING BUSINESS:

- TAX INCREMENT FINANCE NON SCHOOL INFORMATION ONLY RIGHT NOW. KIGER- YOU MAKE AN AGREEMENT WITH THE DEVELOPER AND USE REAL ESTATE TAX TO PAY BONDS. DINSMORE IS THE COMPANY. ITS DEBT THE VILLAGE HAS ON ITS BOOKS BUT PAYMENT IS COVERED. MINIMUM SERVICE PAYMENT IS INCLUDED IN THE CONTRACT WITH THE DEVELOPER, & REQUIRED TO PAY THAT. SPAHR- WHAT WILL IT TAKE TO GET INTO BOND FINANCING? KIGER- ITS ALL IN THE BONDS. NO DIRECT COST TO THE VILLAGE.
- THE WASTE WATER TREATMENT PLAN- WE NEED A TARGET CAPACITY OF 520 GALLONS PER MINUTE TO SUPPORT THE NEW FILTER. WE NEED MORE WELLS.
- NEW WATER TREATMENT PLAN- \$2.73 MILLION TO CROSS THE CREEK WITH NEW FORCE MAIN. DAWSON- THE IMPACT FEE WOULD BE THE BEST WAY TO GO? KIGER- COULD BE A COMBO.
- **OTHER BUSINESS (CONTINUED):** COMMUNITY POOL PARTY 163 PEOPLE SHOWED UP. THE FAYETTE COUNTY PUBLIC HEALTH POOL PARTY WAS SURPRISED TO HOW MANY ADULTS SHOWED UP. THEY'RE INTERESTED IN DOING THIS AGAIN NEXT YEAR.

VILLAGE ADMINISTRATOR:

- RILEY- SMOKE TEST TRAINING THROUGHOUT THE TOWN. RILEY- "DAWSON YOUR HOUSE IS NOT PLUMBED RIGHT." MAJORITY OF THE ISSUES WERE MISSING CLEAN OUT LIDS. MEMORIAL PARK BOTH CURB DRAINS TIED INTO THE SEWER. WE DID ALL OF THE VILLAGE MINUS WOODSVIEW.
- AN 8" WELL WAS DRILLED AT THE GARAGE. 94 GALLONS PER MINUTE PRELIMINARY TEST. SPAHR/DAWSON ALL IN FAVOR. VOTE- 4 YEA 0 NAY. MOVE FORWARD WITH EPA TO GET THE WELL APPROVED & CONNECT TO RAW WATER LINE.
- MAKING SOME PROGRESS ON WATER LOOP.
- PLAN TO GET BACK TO CATCH BASINS. THERES AN ISSUE WITH THE SEWER LINE @ TFO. I'VE GOT A CALL INTO OHIO RURAL WATER TO COME WITH A CAMERA.
- AT THE WATER TOWER, AES SENT A HAZARD NOTICE THAT OUR UNDERGROUND WIRE IS BAD. IT'S JUST BARE WIRE UNDERGROUND. OUR ELECTRICIAN CAN INSPECT.

COUNCIL:

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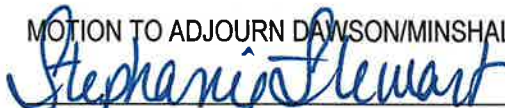
- DAWSON- SUMP PUMP WORK WILL BEGIN SUNDAY @ HIS HOUSE. DID YOU GET ANYONE TO PICK UP LIMBS AT THE MEMORIAL? ITS DONE. THERE'S A CAR ON JANES ST IT'S BEEN THERE FOR 3 MONTHS WITH A FLAT TIRE. RILEY- PLANS TO HAVE ANGIE MANN WORK ON CLEANUP LETTERS. DAWSON- THERE'S A CAMPER @ THE HOUSE THAT BURNT ON MAPLE ST. SPAHR- THE JEDD CONVERSATION, THERE'S 2 SIDES TO THAT STORY. THEY FIRST SAID THERE IS A QUARTER PERCENT OF MONEY COLLECTED OF THE JEDD. THEN THEY SAID THEY ARE GOING TO COLLECT ALL OF IT. NOW THEY ARE SAYING WASHINGTON COURT HOUSE IS DOING IT FOR FREE. DAWSON- WASHINGTON COURT HOUSE AGREED TO GIVE A REBATE OF INCOME TAX COLLECTED, & JUST NOW THEY ARE SAYING NO. KIGER- REGARDING THE JEDD, THE TOWNSHIP HAS NOT BEEN DEVELOPING INFRASTRUCTURE. THEY ARE GIVING IT BACK TO HONDA TO BUILD INFRASTRUCTURE. THE VILLAGE HAS INFRASTRUCTURE, WE JUST NEED TO EXPAND. HONDA & JEDD IS COUNTER INTUITIVE. IF WE COULD FIND AN AGREEMENT BETWEEN US SO THAT WE CAN WORK TOGETHER.

FISCAL OFFICER:

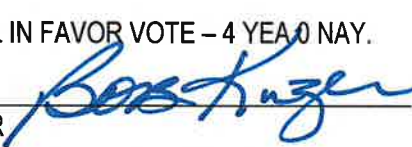
- RECEIVED OUR LOCAL GOVERNMENT FUND DISTRIBUTION FOR YEAR 2024 \$32,586.19. JUST A LITTLE ABOVE 3.75 PERCENT. A THANK YOU LETTER WAS BROUGHT IN TODAY FROM JIM DOWNING FROM THE LIONS CLUB. THANKING US FOR OUR GENEROUS DONATION FOR THE FIREWORKS DISPLAY. A FUN FILLED EVENT ENJOYED BY ALL.

EXPENDITURES: REVIEW, MOTION, APPROVAL. DAWSON/MINSHALL ALL IN FAVOR. VOTE 4 YEA 0 NAY. DAWSON- RECEIVED AN EMAIL FROM THE LAST MINUTES OF THE LIBRARY. THEY'RE PLANNING TO DO A SOFT OPEN, THEN GRAND OPENING THE BEGINNING OF SEPTEMBER.

MOTION TO ADJOURN DAWSON/MINSHALL AT 8:44 PM. ALL IN FAVOR VOTE - 4 YEA 0 NAY.


FISCAL OFFICER

MAYOR



ALL FORMAL ACTIONS OF THE COUNCIL OF VILLAGE OF JEFFERSONVILLE CONCERNING AND RELATING TO THE ADOPTION OF RESOLUTIONS AND/OR MOTIONS PASSED AT THIS MEETING WERE ADOPTED IN A MEETING OPEN TO THE PUBLIC, IN COMPLIANCE WITH THE LAW, INCLUDING SECTION 121.22 OF THE OHIO REVISED CODE.