

RECORD OF PROCEEDINGS

JEFFERSONVILLE COUNCIL

REGULAR SESSION

HELD: FEBRUARY 8, 2024

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THE COUNCIL OF THE VILLAGE OF JEFFERSONVILLE CONVENED IN REGULAR SESSION FROM 6:58 PM TO 8:41 PM IN THE VILLAGE OFFICE, 8 N. MAIN ST., JEFFERSONVILLE, OH 43128. MAYOR MIKE KIRCHNER CALLED THE MEETING TO ORDER WITH THE FOLLOWING MEMBERS AND VISITORS PRESENT:

ROGER SPAHR	PRESENT	JACOB DAWSON	PRESENT
ROBERT MINSHALL	PRESENT	ERIKA WOLFE	PRESENT
DANNY MAXIE	PRESENT	SUE BURNSIDE	PRESENT

EMPLOYEES: BRYAN RILEY WAS PRESENT. STEPHANIE STEWART WAS LATE ARRIVED @ 7:15 PM. MOTION BY MINSHALL/WOLFE TO EXCUSE LAW DIRECTOR DAVID KIGER. ALL IN FAVOR VOTE – 6 YEA 0 NAY.

MINUTES: OF THE 25 JANUARY 2024 MEETING WERE APPROVED. MOTION BY DAWSON/MAXIE ALL IN FAVOR VOTE – 6 YEA 0 NAY.

FINANCIALS: NONE.

VISITORS/CITIZENS: RESIDENTS DOROTHY CONLEY & JEFF CONLEY. MR. CONLEY- WE WERE UNABLE TO ATTEND THE OPEN FORUM HELD ON DECEMBER 14, 2023, HOWEVER WE WERE ABLE TO LISTEN TO THE CD MADE FROM THE RECORDING. THE FIRST PHASE IS THE SINGLE FAMILIES MAIN FOCUS, EVENTUALLY 383 LOTS IN TOTAL FOR THE FIRST PHASE. OUR MAIN CONCERN IS THE MAIN ACCESS ROAD RIGHT BESIDE MRS. CONLEY'S HOUSE. THERE ARE SURVEY STICKS IN THE GROUND 3 FEET OFF OF HER TURN AROUND, ARE THE TWO STICKS OUT THERE ALL ENCOMPASSING OF THE ROAD, CURB, SIDEWALKS, EASEMENT, EVERYTHING? RILEY- 50 FEET EASEMENT TOTAL. MR. CONLEY- HOW MANY TOTAL PHASES? SPAHR- TOTAL OF FOUR PHASES. DAWSON- THREE HOME OWNER ASSOCIATIONS. SPAHR- UPKEEP OF HOMES, NO HOUSING AUTHORITY ASSIGNED YET BUT THAT IS THE PLAN. KENNY SIMS & SCOTT SIMS OWN THE GROUND & ARE THINKING THE FIRST PHASE SINGLE FAMILY IS GOING TO BE BUILT BY ARBOR HOMES. MRS. CONLEY- HOW MANY HOMES WILL BE BUILT BEHIND THE HOUSE? SPAHR- 60-65 HOMES. MR. CONLEY- GREEN SPACE, FENCES, BUSHES? SPAHR- 10 FOOT RIGHT OF WAY UTILITIES, LAW DIRECTOR KIGER SEEMS TO THINK ALL THE UTILITIES WILL BE BURIED. MR. CONLEY- A HUGE PINE TREE CLOSE ENOUGH TO EXTEND INTO THE EASEMENT, WHEN THE LAND GETS CLEARED FOR THE ROAD & SOME ROOTS GET CUT OUT OUR CONCERN BECOMES THE STURDINESS OF THE TREE. RILEY- WHEN THEY GET SOMETHING FINAL FOR THIS PHASE, THE VILLAGE IS GOING TO HAVE ANOTHER FORUM TO WHERE ANYONE CAN COME UP AND LOOK AT DRAWINGS, ASK MORE QUESTIONS. MR. CONLEY- ARE THERE DRAWINGS AVAILABLE TO LOOK AT NOW? RILEY- YOU'RE MORE THAN WELCOME TO COME UP ANYTIME AND LOOK AT THE DRAWINGS. KIRCHNER OFFERED A MAP FOR MR. CONLEY TO TAKE WITH HIM & LOOK AT BUT TO BRING BACK WHEN FINISHED. RILEY- THE VILLAGE ORDINANCE STATES 60' X 100' LOTS, SIMS WANT TO SHRINK THE NARROWNESS OF THE LOT AND MAKE THE HOMES A LITTLE LONGER, MORE COMPACT. MRS. CONLEY- WHAT IS THE PRICE RANGE OF THESE HOMES? SPAHR- \$250K-320K. VERY NICE HOMES. MR. CONLEY- WHICH ENTRANCE WOULD BE CONSIDERED THE MAIN ENTRANCE? KIRCHNER- DEPENDS ON WHICH END OF THOSE 60 HOUSES THEY LIVE ON. MRS. CONLEY- WHEN IS THE BREAKING GROUND TIME FRAME? SPAHR- BREAK GROUND PROBABLY JUNE OR JULY. MR. CONLEY- WHEN ARE THEY EXPECTING TO HAVE THE FIRST PEOPLE TO BE ABLE TO MOVE IN? SPAHR- THE END OF 2024 POSSIBLY, BUT MORE LIKE FIRST OR SECOND QUARTER OF 2025. MRS. CONLEY- WHAT IS THE GENERAL FIGURE OF HOW MANY PEOPLE ARE GOING TO BE MOVING INTO OUR AREA, ANY IDEA? KIRCHNER- NEVER FIGURED IT UP. MRS. CONLEY- ARE THE WATER LINES EVER GOING TO BE IMPROVED? KIRCHNER- WE'RE WORKING ON THAT REALLY HARD. SPAHR- WE'RE TRYING TO REPLACE A

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SECTION AT A TIME. THE MAIN GOAL IS TO FIX THE OLDER LINES. MR. CONLEY- WITH THE DEVELOPMENTS, IS THE VILLAGE LOOKING INTO MAKING THE WATER SOFTER? SPAHR- TO DO IT FOR THE WHOLE VILLAGE IT WOULD BE ALMOST COST PROHIBITED. A WATER SOFTENER FOR YOUR HOME WILL SOLVE A LOT OF YOUR PROBLEMS. RILEY- THE WATER IS SO HARD, THE CALCIUM BUILDS UP AND THAT'S WHAT CAUSES THE BREAKS. MR. CONLEY- WHAT IS THE NAME OF SCOTT SIMS COMPANY? RILEY- SIMS CONSTRUCTION.

NEW BUSINESS:

- PARK AND RECREATION MEETING UPDATE WOLFE- BEAUTIFICATION GRANT FOR ODNR #30 TAKES EFFECT NEXT 2 YEARS. REPAIR THE ROOF LEAK, PAINT THE BARN, AND REPAIR THE BARN. THE ELECTRIC PUMP IN THE PUMP HOUSE REWIRED DUE TO CORROSION FROM MOISTURE NEEDS TO BE DONE SOONER THAN 2 YEARS. REPAIR THE DRAINAGE IN BOTH BATHROOMS, SEWER RECONSTRUCTION SINCE EVERY YEAR THERE IS ALWAYS A PROBLEM SEVERAL TIMES A YEAR. RILEY- NEED TO UPSIZE THE DRAIN LINES. WOLFE- NEED TO MAKE A CHANGE ON THE INCREMENTS OF PEOPLE AT THE POOL PARTIES FOR THE POOL PARTY RENTAL AGREEMENTS. TOTAL OF THREE CATEGORIES, MAXIMUM CATEGORY IS OVER 150 PEOPLE. STEWART- THE NUMBER OF SWIMMERS DEPENDS ON THE NUMBER OF LIFEGUARDS NEEDED. DAWSON- ALL OF THE MONEY WE'VE PUT INTO THE POOL BARN, WE NEED TO LOOK INTO GETTING A NEW BUILDING. RILEY- PART OF THE \$49 MILLION WE'VE ASKED FOR IS PART OF THAT. SPAHR- NEEDS REDESIGNED FOR TODAY'S STANDARDS. STEWART- \$50,000 THAT TRAVEL & TOURISM (T&T) GAVE THE VILLAGE TO FIX THE FOUNDATION OF THE BARN WE WILL NEED TO GIVE BACK TO T&T BECAUSE IT WAS EARMARKED FOR THE FOUNDATION OF THE POOL THAT'S CRUMBLING. THE BIG BLOCK THAT HOLDS THE BARN UP, THE CORNERS ARE DETERIORATING. T&T HAD EXTRA MONEY & THE BOARD VOTED TO GIVE THAT TO THE JEFFERSONVILLE POOL, & NOW WE NEED TO GIVE THAT BACK AND LET THEM KNOW THAT THE VILLAGE WANTS TO BUILD A NEW BUILDING. THERE IS A T&T MEETING IN MARCH STEWART WILL PRESENT TO THE BOARD THAT JEFFERSONVILLE WOULD LIKE TO MOVE FORWARD WITH A NEW STRUCTURE FOR THE POOL BUILDING AND SEE IF THEY WOULD LIKE THE MONEY BACK OR IF THEY WOULD LIKE TO REWORD HOW THEY DONATED THE MONEY TO US. STEWART- DO YOU HAVE RECOMMENDATIONS TO COUNCIL? WOLFE- TO UPGRADE THE SEWER LINE INFRASTRUCTURE AT THE POOL. MOTION BY WOLFE/MINSHALL VOTE – 6 YEA 0 NAY.
- 1099 CONTRACTOR AGREEMENT OHIO RIGHT OF WAY CONSULTING 2024. STEWART- ERIC SANDINE TAKES CARE OF ALL OF OUR RIGHT OF WAYS, SO IF ANY UTILITY COMPANIES COME IN AND HAVE TO DO WORK IN OUR RIGHT OF WAYS, SANDINE TAKES CARE OF EVERYTHING. THE VILLAGES PAYS HIM \$3,000.00/YEAR, AND AT THE END OF THE YEAR WE GET PAID FOR ALL THESE PERMITS. MOTION TO APPROVE THE CONTRACT BY BURNSIDE/MAXIE VOTE - 6 YEA 0 NAY
- AGGREGATION SERVICE AGREEMENT BETWEEN THE VILLAGE OF JEFFERSONVILLE & PRIORITY POWER MANAGEMENT COMPANY. THEIR JOB IS TO GATHER ALL BIDS. CONTRACTS PRESENTED TO COUNCIL TO CONTINUE TO WORK WITH THEM. MOTION BY DAWSON/WOLFE VOTE – 6 YEA 0 NAY.

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- THE VILLAGE PAYS \$470.00/YEAR TO BE A MEMBER OF THE OHIO MUNICIPAL LEAGUE. THIS YEAR, THEY'RE ASKING FOR A DONATION OF \$250.00. SPAHR- ONLY PAY THE YEARLY MEMBERSHIP FEE. MOTION BY SPAHR/DAWSON ALL IN FAVOR VOTE – 6 YEA 0 NAY.

CONTINUING BUSINESS:

- LOAN RESOLUTION ON THE DUMP TRUCK \$37,000 LOAN. AN EQUIPMENT ACQUISITION BONDS SERIES 2024 OF THE VILLAGE OF JEFFERSONVILLE. APPROVAL TO CLOSE ON THE LOAN FOR THE DUMP TRUCK MOTION BY DAWSON/MINSHALL VOTE – 6 YEA 0 NAY.
- DEVELOPMENT PROJECT FOR JEFFERSON TOWNSHIP AT THE KIRK FARM. INTERESTED IN THE VILLAGE RUNNING WATER & SEWER LINE OUT THERE. THIS IS JUST FOR INFORMATION. WILL MEET WITH THE VILLAGE AT A LATER TIME.
- HAD AN ON-SITE MEETING WITH BARB ANDERSON FROM CT CONSULTANTS. ANDERSON STILL HASN'T HEARD ANYTHING ON THE GRANT THAT SHE APPLIED FOR. ANDERSON WAS JUST CHECKING IN. RILEY TOOK HER TO THE LIFT STATIONS, SHE WANTED TO GET A GENERAL IDEA OF WHERE WE ARE GOING TO BUILD THE NEW LIFT STATION.
- KIGER, KIRCHNER, RILEY, & SPAHR MET WITH DAVID HOLSTEIN FROM WOOLPERT. UPDATE ON \$750,000 EARMARK, LOOKS VERY PROMISING. A TELEMETRY COMPANY WHO WORKS FOR WOOLPERT, FROM SOUTH CAROLINA IS GOING TO COME HERE AND WORK ON THE TELEMETRY. THE VILLAGE IS TO PAY FOR HIS TRAVEL EXPENSES ONLY.

OTHER BUSINESS:

- SPAHR- JOEL ONEY CAME TO THE VACANT PROPERTY WORKSHOP. ONEY SAID THAT IN OTHER AREAS WHERE HE HAS WORKED IT HAS BEEN HANDLED MORE AS AN INCENTIVE FROM THE VILLAGE. TAXES WOULD BE REDUCED FOR AWHILE IF THEY WOULD GO AHEAD AND MAKE IMPROVEMENTS AS OPPOSED TO PENALIZING THEM. HOWEVER, ONEY SAID HE WAS NOT THAT OPPOSED TO THE PENALTY PORTION OF IT. DAWSON- THE VILLAGE NEEDS TO ADD TO THE VACANT PROPERTY DRAFT AN EXEMPTION IF THEY'RE GOING TO LEASE, THERE NEEDS TO BE A TIME PERIOD FOR ACTIVELY LOOKING FOR TENANTS. SPAHR- 17 UNITS AT THE OLD MALL WOULD FALL UNDER THIS PENALTY. KIRCHNER- WE DON'T WANT THE RV PARK TO LEAVE.

VILLAGE ADMINISTRATOR: RILEY- OHIO DEPARTMENT OF NATURAL RESOURCES REPORT GIVEN TO COUNCIL SHOWS THE WELLS THAT ARE USED THROUGHOUT THE YEAR & HOW MUCH IS PUMPED OUT OF THE GROUND. MANDATORY TO REPORT THIS YEARLY TO ODNR. 53 MILLION GALLONS OF WATER PUMPED EACH YEAR. MAIN WATER BREAK HOLE IN FRONT OF THE VILLAGE OFFICE, SOMEONE REPORTED THE VILLAGE FOR HAVING THE HOLE UNSAFE, SO A BUREAU WORKERS COMP WORKER CAME TO THE OFFICE. SHE IS INVESTIGATING, WE DID INTERVIEWS WITH HER AND WE DID SOME TRAINING THIS WEEK. NOT SURE WHAT ALL IS GOING TO COME FROM IT. KIRCHNER- MORE TRAINING AND MAYBE BRING A GUY DOWN THAT WOULD DIG A HOLE AND SHOW HOW TO PUT IN SUPPORTS. BURNSIDE- DID SOMEONE REPORT WE WEREN'T DOING IT RIGHT? KIRCHNER- THERE WAS NO SAFETY EQUIPMENT IN THE HOLE AND OUR WORKERS DID NOT HAVE ON SAFETY GEAR.

FISCAL OFFICER: STEWART- APOLOGIZED FOR BEING LATE. THE NEXT TWO MEETINGS STEWART MIGHT BE LATE BUT WILL BE HERE. THERE IS A LOT OF OLD EQUIPMENT IN THE MAINTENANCE CLOSET. NEED

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APPROVAL FROM COUNCIL TO DESTROY THE OLD EQUIPMENT. THE TOWERS GO TO JASON SHEEHY TO SCRUB & DESTROY. MOTION BY SPAHR/WOLFE FOR SHEEHY TO REMOVE THE RECORDS FROM THE ELECTRONICS AND DISPOSE OF. VOTE – 6 YEA 0 NAY.

EXPENDITURES: REVIEW, MOTION, APPROVAL. MOTION BY WOLFE/BURNSIDE TO PAY THE BILLS. ALL IN FAVOR VOTE – 6 YEA 0 NAY.

LAW DIRECTOR: NONE.

COUNCIL: DAWSON- THE OHIO HOUSE HAS RELEASED FUNDS GOING BACK INTO COMMUNITIES, IT IS LEFT OVER COVID MONEY. GET AHOLD OF OUR SENATOR AND OUR REPRESENTATIVE TO SEE IF WE CAN GET SOME OF THOSE FUNDS RELEASED THIS WAY. SPAHR- HAVE OUR FISCAL OFFICER MAKE A LIST OF THINGS WE NEED AND FORWARD IT TO THEM. STEWART- CONCERNED ABOUT RESTRICTIONS ON THOSE FUNDS. WILL ASK DAVE HOLSTEIN. MAXIE- BEEN ASKED ABOUT SOME ABANDON HOUSES ON E. WALNUT ST. JUST WONDERING WHAT THE VILLAGE CAN DO TO GET RID OF THEM. SPAHR- THE ISSUE WITH REPAIRING PIPES IS NOT GOING TO GO AWAY & IT'S GOING TO GET EXPENSIVE WHEN WE START PAYING OSHA PENALTIES. WE'RE NOT OUT OF THIS ONE YET.

MOTION TO ADJOURN DAWSON/MINSHALL AT 8:41 PM. ALL IN FAVOR VOTE – 6 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.