

## RECORD OF REGULAR PROCEEDINGS

January 9, 2017

Mayor Lane called the meeting to order at 7:00PM followed by the Pledge of Allegiance.

Members present were Ms. Davis, Ms. Ferguson, Mr. Kennedy, Mr. Moore, Ms. Perkins, and Mr. Rucker.

Also present were Bruce Massa, Wayne Ballantyne, Ron Winn, Don Wampler, Aaron Underhill, Doug Taliford, and newspaper reporters Mac Cordell & Andrea Chaffin.

Mr. Rucker motioned, seconded by Ms. Ferguson to approve the Council minutes of December 12, 2016. Six yea votes.

Ms. Davis motioned, seconded by Ms. Perkins to approve the current expenses with the last check #65247 written on 1/6/17. Six yea votes.

Ms. Perkins motioned, seconded by Ms. Ferguson to nominate John Rucker as President Pro Tem. Five yea votes with Mr. Rucker abstaining.

Council members volunteered for the list of committees.

-BZA-Nick Kennedy

-P&Z- Kerri Ferguson

-Park- Jim Moore & Nick Kennedy

-Personnel & Finance- John Rucker & Colleen Davis

-Fire- Leslie Perkins

-Comprehensive Plan- Colleen Davis

-Capital Improvement Committee- John Rucker & Kerri Ferguson

-Design Review Board- John Rucker

Mayor Lane appointed Ron Winn and Eric Medici to the Design Review Board with the term expiring 12/31/19. Shannon Weigand was appointed with the term ending 12/31/17.

### Visitors

Don Wampler, village resident, was present to seek help regarding his neighbor playing loud music. There is no current village ordinance that discourages loud noises. Mr. Wampler said he has approached the resident several times and called the police on numerous occasions. Chief McKee confirmed there is no law against loud noises except for a "jake break". Mr. Kennedy agreed that something needs to change. Mr. La Fayette said he will research other community's noise ordinances.

Mayor Lane introduced Bruce Massa, Ron Winn, and Wayne Ballantyne as interested parties for extending utilities to the bypass properties. Ms. Perkins and Ms. Davis agreed the utilities need to be extended however they would like to see the financial impact to the village. Mayor Lane said he had emailed projected revenue as well as a projected expense. Mr. Vaughn said the project is estimated at \$2.5mil. But the village could impose fees to establish a TIF district to help with the costs. Ms. Davis asked about whether the EPA will prohibit extending the lines. Mr. Vaughn said he has not been told "no" so he continues to operate the plant as is and improve as necessary per the EPA recommendations. Mr. La Fayette said he and Mr. Vaughn met with a finance person to discuss options. Mr. Rucker said he believed a work session needs to be scheduled to discuss the topic more in depth. Mr. Winn, a local realtor, said he had assisted Mr. Woodard (bypass property owner) to sell his land once he had annexed to the village. He said Mr. Woodard was told utilities would be provided if he did annex. He has had several buyers for the property however once the prospective buyer finds out there is no available utilities they decline to buy. Mr. Bruce Massa, Mr. Woodard's current realtor, said the village would benefit from the commercial/industrial development. He suggested the village funding the project thru a developer to bypass the prevailing wage law. He kept saying the village was missing out on a "golden opportunity". Mr. Wayne Ballantyne, property owner,

indicated there is going to be an influx of people moving to central Ohio and they need places to move their businesses as well as raise their families. Mr. Kennedy said he believed Council was interested but he would need to see the financial obligation and the repayment schedule. Mr. La Fayette said he would contact the person he originally spoke with to determine when financial feasibility study would be done for the project. He said although he is the attorney for the village it does make sense to develop the land.

Aaron Underhill and Doug Taliford, representatives of M/I Homes, were present to answer questions regarding the rezoning of the Ratcliff land. They indicated the project would be done in 6 phases and currently asking for 2 models to be built. There was a brief discussion about the style of homes and how M/I was going to put restrictions on styles so there wouldn't be a duplicate style built next to each other. Mr. Rucker referred to a letter from the Madison County Engineer regarding traffic concerns at the intersection of PC Georgesville Rd and Converse Huff. Mr. Rucker said he would need a promise or a plan to correct the "issue" before approving the rezoning. Mr. La Fayette advised Council can't reject the rezoning if the engineer doesn't require any additional work. Mr. Taliford said M/I is willing to set up an Impact fund to help with the costs of the turn lane. Mr. Kennedy had questions regarding the retention ponds in the subdivision. He asked if they were going to use the retention pond behind Lantern Lane. They assured Mr. Kennedy they couldn't legally use that detention pond; they have to control all of the water runoff within subdivision. They said there would be no impact on that pond. The representatives asked to move forward with the first reading and they will work the engineer to determine what needs to occur at the intersection.

Mr. Kennedy motioned, seconded by Ms. Ferguson to approve the first reading of Ordinance 01-17; rezoning of Ratcliff land/Darby Fields. Six yea votes.

#### Reports

Ms. Ferguson's P&Z report:

- The commission met in December to approve the previous meeting's minutes. There was no new business.

Chief McKee's report:

- Officer's completed the annual active shooter training;
- Officer Drake completed Phase 1 of his field training;
- Officer Howard completed taser instructor course and will assist Officer Greenbaum with the department's annual taser qualification.

Administrator Vaughn's report:

- The renovation on the park restrooms is still continuing;
- Continued discussions with Zenith Volleyball (beach volleyball);
- Awarded contract to Prime AE to complete the feasibility for the water/wastewater plants;
- To date there has been 4 snow events with no issues. The village has used 100 ton of salt and has approximately 300 ton left;
- The village received a \$500,000 grant for the Automatic Reader System. The village will have a local match of \$71,325 and loan for \$76,975.
- Recognize Humbert Construction for donation restroom partitions for the park restrooms, saving the village approximately \$9000.

A question was asked about a utility pole on the corner of US 42 and Perry Pike. Mr. Vaughn said it was a Frontier pole and they haven't been cooperative moving lines. The village has no control over the situation. Mr. Vaughn said he is reaching out to state reps to seek help with the situation.

Mr. Rucker motioned, seconded by Ms. Perkins to approve the third reading of Resolution 32-16; RFQ for comp plan. Six yea votes.

Mr. Kennedy motioned, seconded by Mr. Rucker to approve the first reading of Resolution 1-17; Police Administrative Assistant pay increase. Six yea votes.

Mr. Kennedy motioned, seconded by Ms. Ferguson to approve the first reading of Resolution 2-17; Govdeals.com contract. Six yea votes.

Mr. Rucker motioned, seconded by Ms. Davis to approve the first reading of Resolution 3-17; participating in the State Purchasing program. Six yea votes.

Adjourned at 8:10

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Renee Sonnett, Fiscal Officer

Michael Darrin Lane, Mayor