

Village of Shawnee Hills Council Meeting Minutes

February 25, 2019

Mayor Monahan called the meeting to order at 7:00 p.m.

Council in Attendance: Mary Gates, Geoff Hanna, Dan Mathews, Renee Matney, Jeff Stacy and Robert Thatcher

Also Present: Fiscal Officer Shirley Roskoski, Administrator Craig Thompson and Solicitor Brian Zets

Mayor Monahan welcomed Boy Scout Troop 117.

Minutes

It was moved by Matney, seconded by Gates to approve the minutes of February 11, 2019 with the following amendments: on page five add – 90 day notification after (Business and Residential). Under Pro Tem report change the word down to over. Following vote on the motion is recorded: yea, 6; Gates, Hanna, Mathews, Matney, Stacy and Thatcher. Nay, none. Chair declared the motion passed by a 6-0 vote.

Agenda

It was moved by Stacy, seconded by Hanna to approve the agenda. Following vote on the motion is recorded: yea, 6; Gates, Hanna, Mathews, Matney, Stacy and Thatcher. Nay, none. Chair declared the motion passed by a 6-0 vote.

Solicitor

Brian said I worked on the MOU for the JEDD. I talked a couple of times with Rob and sent council a couple of emails regarding that. I helped Shirley with a public records request. Mayor's Court is going well. I worked with Mark a little bit on zoning questions and issues that came up. We worked through those and I will be attending planning and zoning tomorrow night to help them look at conditional uses based on an issue that came up at a council meeting. I worked with the Chief and Delaware County to get a municipal inmate housing agreement together so you guys would have it tonight.

Shirley said we did not get the agreement yet.

Brian said you will table that ordinance tonight. We are working on it and once we get it back from Delaware County you will be able to approve it.

Village Administrator

Craig Thompson gave the following report:

- Blight Ordinance. Staff continues to work on amending the Blight Ordinance. The proposed language will be ready for the March 11 Council meeting.
- Polling location at Village Hall. Building assessment was conducted by Delaware County Board of Elections on Thursday, February 7. Subsequent to the assessment, we

were informed that the assessment went well and the Village Hall had been approved as a polling location. Shirley has been coordinating this project.

- Vacant Building and Blight Ordinance Notices. Currently, we have one open Vacant Building Ordinance notification letter. The deadline for compliance (registration) is March 20th. We have two blight notification letter's outstanding. The Code Enforcement Office is conducting follow up for compliance.
- Grant Finder Online Program Webinar. I participated in a Mid-Ohio Regional Planning Commission (MORPC) webinar on the Grant Finder online program. I am now signed up for the service which allows me to conduct grant searches. I believe this program will be very useful.
- State Auditor Liaison. Mayor Monahan, Dan Mathews and Myself met with Torri Huebner from State Auditor Keith Faber's Office. Torri is the new Central District Liaison for the State Auditor and is reaching out to municipalities in her region as an introduction.

Police Chief

Chief Baron said I attended the EMA Executive Committee meeting. We are moving forward with the Hazard Mitigation Plan for the County and it should be approved by the end of March and then it will be before all municipalities for approval.

I worked on backgrounds for the part time position that was approved at the last meeting. We hope to have a viable candidate soon. Police applications nationwide are down. We do real good to put an attractive package together for applicants. We are not the most attractive in the area so the applications are way down. We hope to get a candidate out of this and keep working on someone for the future.

The contract with Delaware County that Brian mentioned, we found out that Delaware County is no longer holding prisoners that have been arrested for municipal ordinances. We took someone to jail for a car chase and OVI and we got a call the next day that we had to come get our prisoner out of jail because they were not going to hold him. I think we wound up refileing charges into municipal court and that did away with some of that. In order for us, going forward, to have prisoners in the jail under our village ordinances which we do about five or six times a year, we need an agreement with them. We like to charge everything with village ordinances to keep it in mayor's court as much as we can. If we can't or we are statutorily obligated to go to municipal court we write it under that code. They want to charge \$65.00 per day, which is their going rate. I believe that fee can be recouped in the fines if they are found guilty. Usually it is one day. Usually it is an arrest at night. We are in an area where a lot of the people we arrest have the financial means to bail out. Typically, they are there for one night and the next morning they are bailing out so there will be a \$65.00 charge for one day. If our Mayor's Court decides to send someone to jail under the municipal ordinance we would be responsible for that daily fee.

Weather has been an issue for us lately. Statistically we are way down but we have been monitoring the storms and just acting appropriately. We have gone from six inches of snow to six inches of water back to six inches of snow to twenty degrees.

The Ohio Collaborative Community Police Board advised us today that we are in compliance with the standards so we made it through our third audit with them now. We are awaiting the onsite audit of everything. This is not mandatory. These are standards that were set forth by a bunch of professionals; law enforcement, religious, civilian and political, so it is good that we participate in those.

All the officer evaluations have been completed and turned in. We are going to discuss in April hopefully some performance evaluation raises for the officers.

The next safety meeting on March 12th will include the community advisory board.

Visitors

Rob Platte from the Delaware County Economic Development Department came to discuss the MOU before Council tonight. He said I have had some discussion with you guys in the past and like Brian said with him, on the Evans Farm project in Orange Township. It is on the east side SR 23. This is a 1,200 acre project that has been going on for a number of years. There are some residential homes already in place in phase one and we anticipate looking forward with the developer that commercial uses are going to come right on the heels of it so we are trying to get ahead of that in our office and really take a proactive approach to economic development when it comes to generating revenue funds for infrastructure and for economic development purposes.

In December of this past year, the commissioners put in place four TIF's. One of them was for Evans Farms. It is a 20 year, 75% TIF over one hundred million dollars will be generated from that to help offset costs. In addition to that, one tool that is in place, that you all know, is not normally available, which is an income tax assessment to the workers and the businesses in the area. As you all know townships cannot enact an income tax. There is a provision in Chapter 715 of the ORC that allows townships to partner with a municipality that has an income tax in place if the township, in their own incorporated area, wanted to designate an area as a joint economic development district, commonly known as a JEDD. What that does, as a partnership, is the two entities would join together in a joint resolution and create a JEDD which would then effectively create a board to govern that JEDD which the board would then enact the municipalities income tax over that area up to and including the amount that you charge in the regular area of your municipality. So you, with your two percent income tax, would be a great partner in a venture like this and that is what prompted the discussion of us trying to really help Orange Township. Help the Evans Farms developers in getting a JEDD District created to help create revenues in addition to what else is out there. That is what brought us to you originally. The JEDD that would be put in place, the way we are looking at it right now, would be a long-term endeavor. It would be a fifty year JEDD, likely with automatic renewal of twenty-five years. The important thing to know is you all, being a municipality in this case, and Orange Township being the township in this case would be the only parties to the JEDD. That is significant because our office, Delaware County, is not a partner necessarily to the agreement, but we are certainly right

in the thick of it trying to help spur the economic development and bring users in there, again only to the commercial area.

When we first proposed this, this was going to be funded solely by our office through the County Commissioners. We quickly found out that it is much easier to use our partner of the Delaware County Finance Authority and have them fund it. To be perfectly honest with you we work one and the same. There is an intergovernmental agreement between our office and the Finance Authority to where we provide economic development services for them. They are a standalone board of the Commissioner's. It would be much easier to utilize them. They have an interest in the same thing that you guys do and our office does. That was the only change to the original draft of the MOU. It has gone through different phases. Brian has looked at it. Orange's JEDD attorney's have looked at it. The Finance Authority attorneys have looked at it. I am here basically representing both entities. The nuts and bolts of it, the details, really haven't changed much. The important thing for you all to know and for your residents to know, our goal as we set out on this was to make sure there was no out of pocket expense to A. the township and B. the municipality. That makes the Finance Authority an even better partner. They collect fees for the programs that they run and then they can recycle that back into programs like this. They are willing to take the role that the County originally proposed to do and front all costs. They would just be paid back as money is generated through the JEDD. With the numbers that are projected for this, like I said it is a 1,200 acre project, 400 acres of those will be commercial. We have a couple of users, I can't necessarily disclose them now, I can tell you that Evans Farms is working with a brewery and they have been working with a YMCA. I think by spring you will see commercial uses go into this so we need to stay ahead of it. Tonight I am asking you to enter into this MOU. The Finance Authority Board has called a special meeting for this coming Wednesday night. They have the same exact document before them. The township is meeting on the third of next month. Do you have any questions for me.

Mayor Monahan said the main clarification I had was the ten thousand dollar cost for our solicitor and that is being picked up by Delaware County so really basically most of you understand the JEDD. Any questions on it at all. We want to be a good partner working with the township and the county.

Communications

Mayor Monahan gave the following report:

On March 5th I will be participating in the Delaware County Business and Community Leaders delivery of Meals on Wheels from Source Point. This is a great project and it used to be called Mayor's Meals on Wheels and I have proudly participated in it 10 out of the last 12 years.

It is a great program and if anyone wants to participate, please let me know.

Jack Frambes used to work on this with me.

I did receive a letter from the auditor today. We have to do an audit every two years.

The letter read: I am emailing to communicate the attached amendment to the letter of arrangement. See attached pdf. Field work has been completed for the 2017/2018 financial audit of the village with no significant issues. Shirley has been very helpful as we worked to complete audit procedures. Finalizing the report will be on hold for a while as we wait for other required audit elements to be completed by other groups (such as IT audit and service organization

procedures). One we are able to finalize we will provide you with Draft report and Management Letter.

Mayor's Report

Mayor Monahan gave the following report:

I sent the below email to Kevin Kershner at Stantec in conjunction with the Watershed study:

Hi Kevin, just wanted to check if you need anything else from us. We are anxious and expect to not deal with the same health risks again this year. As I have stated there is a Win - Win in this where we can together meet the stated goals of Pollution, View and Recreation.

Our desire is like the great job you did along the Scioto Mile, to have well-kept grass and deeply rooted and well-maintained grass/vegetation along the reservoir. As we have stated Shawnee Hills is unique and a willing partner to work with the City of Columbus.

Thanks, Kevin, for your help and let me know what we can do!

Pat

We had to reschedule an ABR meeting concerning the new build of the Wine Bistro. The meeting scheduled for last week had to be cancelled due to a lack of a quorum. This isn't fair to an applicants' schedule and often construction needs.

I have spoken with Rob Miller, the Chair of the ABR, and asked as I do of other Board Chairs, that they take the initiative to contact Board members prior to hearings to assure a quorum.

I have also asked Craig to have Mark contact any Board members who haven't responded to verify their attendance. Mark shouldn't have to, but as I stated, the applicant deserves a professional hearing.

I have, over the past year and a half, stated that we must have the side street widened if we don't have a Dublin Rd. curb cut and the business will be accessed from the side street, in this case W Riverview. We looked at this in Planning and Zoning and were advised that we didn't need additional legislation, and that if required by engineering, this should be incurred by the developer. If we don't get this, we will have the traffic issues coming in and out of the side street and on Dublin Rd.

If the developer isn't made to do this, the Village will incur this cost in the future. The 10 and a half acres at the end of Westview will develop and we will need W Riverview to help handle the traffic along with other side streets.

This is not the only situation we will have if businesses are only accessed by side streets.

Planning and Zoning will be meeting tomorrow evening concerning the future disallowing the storage of animals outside in Commercial and Neighborhood Commercial properties. We owe it to the residents, where the proximity of the proposed storage, run, pen, fenced area is close to residents.

This came to light when Robin spoke to us at our Feb 11th Council meeting. Again, from previous Planning and Zoning discussions and in previous situations. As I stated in the last meeting I believed a Conditional use would be required. In this case, as stated, due to the proposed proximity to businesses and not residences, if a conditional use was required and I was voting on it. I would most likely vote for it.

I will leave it up to Brian, Craig and Mark on this one.

In Planning and Zoning, we need to assure that this is prohibited and a Conditional use would be required.

Committee Reports

Council member Matney said Finance met tonight. I have been elected Chair and Mary Gates is Vice-Chair. Shirley did a review of our finances year to date in the 2019 budget. She had the estimates of the RITA tax collections and so far they are on target as estimated. She mentioned that health insurance is being increased by thirty percent effective May 1st for the village employees. Dental rates are going up fifty five cents per employee per month. Both of those will cause reappropriation of funds. The audit is going on and we are going to incur a higher cost than estimated to complete this audit. That also will require reappropriation of funds by \$1,900.00. The health insurance reappropriation will be about \$5,900.00. We will also reappropriate funds in the amount of \$336.70 for the reimbursement cost of vests that were purchased for the Child Abduction Response Team. We need to keep an eye on engineering expenses. We have spent about 32% so far this year of our annual budgeted amount for engineering expenses. We also had a couple of visitors in the meeting today. Jodi Kurtz, who has some children that take music lessons at Music Royale. They have a school of rock program where they take kids that take different lessons and they create bands and then they work with these kids for several months to help them perform a few songs. Normally they do this at the Lazy Chameleon several times a year. We would like to have them perform after our community picnic in September. The cost for this will be \$250.00 for their sound man and we can probably take that from the funds that have already been allocated for the picnic but we can discuss that more when it gets closer to the time. We also had Craig Tuthill, who works with the Chamber of Commerce, and in previous years has worked on the Music in the Village program that was held on Fridays last summer. He submitted a loose proposal about possibly the village sponsoring a one day event. He had some artists names and some possible sponsors and a rough estimate of costs. He is going to bring us some firmer information in the future. Russ has mentioned still, and we continue to look at and want to keep in the front, that we have police shields that expire this year. We need to replace three of them for an approximate cost of \$4,900.00. We will take a look at employee raises possibly in April as more of our funds come in and we have a better picture of our budget for the year.

Legislative Actions

It was moved by Mathews, seconded by Stacy to table Resolution 05-2019. Following vote on the motion is recorded: yea, 6; Gates, Hanna, Mathews, Matney, Stacy and Thatcher. Nay, none. Chair declared the motion passed by a 6-0 vote.

First Reading- Resolution 06-2019- A Resolution authorizing and directing the Village Administrator and Fiscal Officer to execute a Memorandum of Understanding with the Delaware County Finance Authority, Orange Township, Ohio and Evans Farm Development Company LLC, and BZ Evans LLC and declaring an emergency. It was moved by Mathews, seconded by Gates to suspend with the second and third readings and declare Resolution 06-2019 an emergency. Following vote on the motion is recorded: yea, 6; Gates, Hanna, Mathews, Matney, Stacy and Thatcher. Nay, none. Chair declared the motion passed by a 6-0 vote. It was moved by Matney, seconded by Hanna to adopt Resolution 06-2019 as an emergency. Following vote on the motion is recorded: yea, 6; Gates, Hanna, Mathews, Matney, Stacy and Thatcher. Nay, none. Chair declared the motion passed by a 6-0 vote.

Bills

It was moved by Hanna, seconded by Thatcher to pay the bills in the amount of \$34,501.30. Following vote on the motion is recorded: yea, 6; Gates, Hanna, Mathews, Matney, Stacy and Thatcher. Nay, none. Chair declared the motion passed by a 6-0 vote.

Treasurer’s Report

It was moved by Hanna, seconded by Thatcher to approve the following treasurer’s report:

General	164,958.17	Fire	25,426.82
Street	143,501.64	Weed	6,710.95
State Highway	16,728.35	TIF	11,812.50
Parks and Recreation	3.02	TIF 2	34,529.13
PD Body Armor	.40	Veteran’s Mem	248.97
Cont. Prof. Training	3,102.66	Sewer Oper.	60,825.09
Drug Law Enf.	34.41	Sewer Repl.	167,979.87
Indigent Drivers	385.84	Storm Sewer	8,826.02
Enfct. and Education	1,195.85	Debt Service	182,642.79
Court Computer	2,470.14		

For a total of \$831,382.62

Following vote on the motion is recorded: yea, 6; Gates, Hanna, Mathews, Matney, Stacy and Thatcher. Nay, none. Chair declared the motion passed by a 6-0 vote.

Adjournment

There being no further business, it was moved by Thatcher, seconded by Stacy to adjourn until March 11, 2019. Following vote on the motion is recorded: yea, 6; Gates, Hanna, Mathews, Matney, Stacy and Thatcher. Nay, none. Chair declared the meeting adjourned at 7:39 p.m.

Fiscal Officer

Mayor

