

03/24/2022

Regular Council Meeting

7:00 PM

Meeting in Council Chambers

Harry Brumbaugh, William Garner, Don Gephart, Reilly Hopkins, Tyler McCollister and Josh Parks were present. Mayor John Carman presided over the meeting.

**APPROVAL OF AGENDA**

Agenda was presented to Council.

**GEPHART/PARKS: Motion to approve the agenda as presented. All voted yea.**

**APPROVAL OF MINUTES**

Minutes from 3/10/2022 were presented to Council with a revision of adjournment time to 8:09 p.m.

**HOPKINS/BRUMBAUGH: Motion to approve minutes with revision. All voted yea.**

**APPROVAL OF BILLS/REALLOCATIONS/SUPPLEMENTAL APPROPRIATIONS**

**MCCOLLISTER/PARKS: Motion to approve bills. All voted yea.**

**PARKS/BRUMBAUGH: Motion to approve reallocations. All voted yea.**

**HOPKINS/BRUMBAUGH: Motion to approve supplemental appropriations. All voted yea.**

**GUEST SPEAKERS**

Monica Hill, owner of Untangled Thoughts, presented her business for mental health services. She requested assistance with sourcing an office space in Blanchester.

Kaitlyn Lewis, Cross Roots, Inc., reminded everyone about the upcoming fundraiser for the police department. Ms. Lewis described her marketing business and expressed interest in assisting the village.

Ted Schmalz, Proactive Consulting Service, discussed results from his walkthrough of the Municipal Building regarding asbestos and air quality. Mr. Schmalz explained that EPA indicates that there should be physical review of materials. Air sampling can be a component of a hazard assessment, but should not stand alone or even be a first step. Inspectors look at the condition and location of materials. Air sampling is generally done after construction where dust exists and can be useful in conjunction with a maintenance program. The EPA does not say what is or is not a safe level. There are level limits for exposure but are relative to reoccupancy or where employees are exposed. Mr. Schmalz recommends 5 different air samples from various locations around the building, but not as a stand-alone option. A better approach would be to have an inspector come in and look at the different types of materials and their condition. Mayor Carman noted that the quote from Mr. Schmalz is \$2800.00 for 5 different sample. The timeline would be about 10 days to 2 weeks for testing and results. Mr. Schmalz further discussed that intact floor tile is not a problem unless it is sanded, ground or drilled and dust is released into the air. There is no regulation that says asbestos must be removed from a building. Covering tile with other materials such as carpet is safe. Because the municipal building was a school, there should be a document dating back to the late 1980's when materials were identified in the building. Mr. Sollmann asked where the document could be found. Mr. Schmalz suggested the school district or Ohio EPA may have it. Mr. Parks asked Mr. Sollmann if there was any liability to the village. Mr. Sollmann said no. Mayor Carman shared that Bentner Construction Company performed a walkthrough including the wrapping on pipes which looked intact, and the basement. It was recommended to place dehumidifiers in the basement and to clean up a small spot of old black mold in the police department. Mayor Carman asked council if it wanted to proceed with testing. Mr. Hopkins suggested that the documents be obtained first. Mr. Sollmann will make a public records request for the document.

**COMMITTEE REPORTS**

**Finance Committee**

Mr. Gephart reported a special finance committee meeting was held on March 21, 2022. Tom Lee, Parks Board, requested a pay step increase for Don Sturgill and to hire Terry McCrone as part-time parks labor at \$16.20 per hour.

MCCOLLISTER/GEHART: Motion to approve the increase upon the Finance Committee's recommendation. All voted yea.

Mr. Gephart reported the Finance Committee had received a request from Mr. Parks to offer a waiver to employees to not take health insurance. Mr. Gephart explained that with the size of the village, it would not be feasible. It caused a lot of confusion among employees with some worried they were going to lose their insurance and others wanting to know when they would be paid because they had already signed waivers.

Mr. Gephart stated that Mr. Parks had also requested the Finance Committee to hire a village administrator. After discussion, the committee did not see that there was a need for a village administrator. Mr. Brumbaugh stated it was not needed. There are options for grant writers to assist with the village. Mr. Gephart said that Mr. Parks also had many questions asking the committee to do calculations and asking about Mr. Reddy's salary. He stated it is not the committee's responsibility to do those things. Mr. Parks can attend the BPA meetings if he wants to know those things. Mr. Gephart said he was behind Mr. Reddy 100%. He has worked very hard for the community obtaining 0% interest loans and brought in many grant dollars. Mr. Gephart also stated that Mr. Parks is only one vote on council. Decisions are made by all of council.

Mr. Parks rebutted with a motion to ask the department heads to ask employees if they are interested in waiving health insurance. The motion died for lack of a second.

Mr. Parks read off his list of questions sent to the Finance Committee and then made a motion to hire a village administrator and put it on the ballot. The motion died for lack of a second. Mayor Carman explained the purpose and process for committees.

#### **Safety & Service Committee**

Mr. McCollister apologized for a meeting not being held and shared a tentative schedule of meetings for the remainder of the year.

#### **NEW BUSINESS**

Mayor Carman introduced a quote to update and maintain the village website. Kaitlyn Lewis explained what the quote included. Mayor Carman asked if the price could be locked in for 5-year agreement.

**HOPKINS/MCCOLLISTER: Motion to approve quote with Harbor House Creative Company for design and hosting of village web site contingent upon a 5-year agreement. All voted yea.**

#### SOLICITOR'S REPORT

Scott Sollmann explained TIFs (tax increment financing) as a tool that can be used to stimulate either residential or commercial development. TIFs help to pay for infrastructure improvements (streets, sewers, parking lots) in the area near a new development. Bonds may be involved. After more information was shared, Mr. Hopkins requested that an example be presented to council for understanding. Mr. Sollmann requested authority to speak to Ken Giese, a consultant that could bring in developers and have some ideas. Mr. McCollister indicated that the village needs to grow. Mr. Hopkins requested the mayor send a digital copy of the comprehensive plan to Mr. Sollmann. The concept of Community Reinvestment Act was briefly discussed.

**PARKS/HOPKINS: Motion to authorize Mr. Sollmann contact Ken Giese on behalf of the village. All voted yea.**

#### Department Reports

Parks – Mr. Jackson noted there were several projects in progress and may have some things to bring to council soon. The department is getting ready for ball season. The Easter Egg Hunt is April 16, 2022 at 10:00 a.m. Flyers will be included in the BPA bills. Mr. Hopkins inquired about a men's softball league. Mr. Jackson replied that the board is discussing it.

Police – None

Street – Mr. Daniels shared two quotes from a vendor to replace traffic lights at Main and Broadway with LED lights. One quote was labor only and the other was to supply the material and labor. Mr. Daniels recommended the latter in the amount of \$2,381.50 to remove and replace the internal portion. The vendor

is able to obtain the material quicker. This will alleviate the issues with the lights. Mr. Gephart suggested the vendor be asked if the cost could be reduced with both lights being repaired.

**HOPKINS/PARKS: Motion to repair both traffic lights. Councilmen Brumbaugh, Garner, Gephart, Hopkins and Parks voted yea. Mr. McCollister voted no.**

Mr. Daniels discussed the quotes for the purchase of the skid steer with ARPA funding. The quotes include the machine, a bucket, set of forks, broom with bucket, and a cold planer for asphalt. The milling head will pay for itself over a period of time. Mr. Parks asked Mr. Sollmann for a legal opinion on the quotes. Mr. Sollmann asked if there was another vendor in the area that would want to bid. Mr. Daniels stated the quotes obtained are the from the closest vendor.

Zoning - None

Fiscal Officer - Mrs. May requested approval for the American Relief Plan Act (ARPA) funding to be appropriated for the following items and/or expenses:

Cherry Street Phase II Match	\$ 73,000.00
E. Fancy Street Project - Engineering Costs	\$ 36,250.00
E. Fancy Street Project - Local Match	\$ 30,260.00
Water Meters	\$ 162,000.00
Skid Steer	\$ 79,000.00 **
Fire Hydrants	\$ 57,000.00
Total	\$ 437,510.00

\*\*Increase due to change of model and attachments. If not purchased in May, 2022, there will be a 6% increase (\$4,740.00)

**MCCOLLISTER/BRUMBAUGH: Motion to approve the fiscal officer's request for the ARPA funding. All voted yea.**

Mrs. May made a statement regarding Facebook post made the prior evening. The post alleged Mrs. May had been sent a request that was not responded to. Mrs. May refuted that individual's claims by presenting documented facts. The Mayor stated that he had also told the individual about the loan agreements. Mrs. May noted she has been repeatedly asked for the budget by this individual and it seemed that she was not trusted. Mrs. May stated she would not tolerate being treated this way. She reminded everyone that government processes take time and there are procedures that must be followed to ensure compliance, and proper sequence. Mr. Gephart reiterated that Mr. Parks was one voice and not the collective voice of Council, and that Mrs. May was not beholden to any requests that Mr. Parks made of her. Mr. Parks countered that it was freedom of speech regarding his Facebook post, and that if anyone slandered him that he would bring legal action against them. The Village Solicitor expressed doubt that any slander had taken place. Mr. McCollister stated that he believed there were inappropriate statements and threats on Facebook. Mr. Parks asked Mr. McCollister to clarify what threats he had seen. Mr. McCollister replied that he had not seen them personally. Mr. Parks responded by saying that there had never been a threat. The Mayor then relayed a previous post that Mr. Parks had made on Facebook regarding bringing legal action against anyone who obstructed him in his duties. The mayor reminded Mr. Parks that Mrs. May reports to the Mayor and that if Mr. Parks desired anything further that his requests were be sent directly to the Mayor. Mr. Hopkins asked which step Mrs. May was at. The Mayor presented the pay scale.

**HOPKINS/GEHART: Motion to grant Fiscal Officer Tammy May a step raise. Roll call was made. Councilmen Brumbaugh, Garner, Gephart, Hopkins, and McCollister voted yea. Mr. Parks voted no.**

MAYOR – Mayor Carman explained that the aggregate agreement with Energy Alliance is due for renewal and requested authorization to renew it. This would not help the village. It allows residents who purchase natural gas to accept the rate or opt out.

**GEHART/BRUMBAUGH: Motion to authorize the mayor to enter into agreement with Energy Alliance. All voted yea.**

Mayor Carman said he had been contacted by Justin Dickman regarding the acquisition of the cemetery. It was recommended a Board be created. Mayor asked Mr. Daniels, Mr. Lee, Mr. McCollister and Mrs. May to sit on the board. Other members would be the mayor and a resident. The mayor suggested Chad Hollon.

Mayor Carman asked Mr. Sollmann if he had reviewed the public comment policy. Mr. Sollmann stated there would be a recommendation at the next council meeting.

**PUBLIC COMMENT**

Shawn Perkins, 122 Orchard View Lane, requested Council to revisit Ordinance 2005.002 (revised from 292.8) for residents to have chickens in the village.

James Constable, 716 Cherry Street, said he wanted to give his opinion. The village needs to hire a village administrator.

**Motion to adjourn. Meeting adjourned at 9:02 p.m.**

Approved: April 14, 2022

Mayor: John M. Carman

Attest: Shawn Perkins