

Village of South Charleston

Commission Meeting

February 6, 2018

5:00 P.M.

Members Present: President Samuel Stucky, Vice President Larry Durfey, Commissioner Brad Taylor, Chief Brian Redish, Village Manager Trecia Waring and Clerk Jessica Hiser

Guest: Eric Berschet, Jo Berschet, Tom Dunlap and Krista Magaw

Call to Order and Pledge of Allegiance

I. Roll Call

II. Addition or Corrections to the Minutes

None

President Stucky motioned to approve the minutes and with a second from Commissioner Taylor and with a vote of 3/0, the motion passes.

III. Discussion of the Bills

What is Card member Services bill for Christmas and awards? That is the credit card and it had the Christmas decorations and the awards for the officers at the end of the year. Does this come out of the general fund, yes it does.

Ohio Public Entity is for the eye insurance and it is a monthly bill for the employees.

Core and Main is replacement clamps for the water breaks. We keep them on hand so we have them when we need them.

Verizon bill is the cell phones and the hotspot used in the cruisers. Chief and the cruiser have phones.

President Stucky motioned to approve the bills and with a second from Vice President Durfey and with a vote of 3/0 the motion passes.

IV. Tecumseh land trust

- Krista Magaw is here to discuss with us The Tecumseh Land Trust, is to preserve farmland in Ohio and west of South Charleston area. They have

about 3400 acres in the land trust. This is to insure agriculture in the future. There are 453 acres and Marv Berschet was one of the first to join the Tecumseh Land Trust. Jo Berschet and her family are here to request that the adjacent parcel of land be made into an Agricultural district so that it may enter the Land Trust. Since it is within the municipality, there is a process to go through with the Commissioners before they can move forward. They would like to work with the Village to ensure this would not conflict with the developmental plans of the Village. There are 97 tillable acres on the current property. She is working with the Berschets to move forward with the application. The process is defined in the Ohio Revised Code. There would have to be a public hearing prior to allowing the change in districts. Commissioner Taylor asked if they were put into an agriculture district, would the Berschets have to refile every 5 years and yes, they would but if they don't refile it would not change anything. President Stucky asked that if this land would enter the trust would the village have any claim over the property. No, the controlled would be by the trust and the Village would be completely hands off. If the Village needed right a ways they would have to be set aside before enter the trust this is why they would like us to look ahead before allowing the property to enter into an agriculture district. When a property enters the trust it becomes part of the lands title until the end of time the property does belong to the owner but they do have some stipulations to the property. They are allowed to build a house or barn on it, less than 2% of the property can be paved over, and this is no subdividing the property. The trust then does annually monitoring. There is a tax and financial benefit with enter the trust. There is a large demand right now for farmland. Eric Berschet said that the farm is in a LLC so that property has to be kept as farmland, and not sold anytime in the future no matter what. Vice President Durfey asked if we were talking about the property behind Yamada and yes, that is the property. Vice President Durfey was also concerned with Yamada's plans to expanding. Eric Berschet has not been approached by anyone from Yamada about expanding and even if they did, they are not selling any of the property. The plans to expand are to be on the side of the building. President Stucky said he is concerned with locking the Village out for the future for development, and his concern is not just with the Berschet property it is with all properties next to the Village. Krista said she would advise the Village to look at the county and townships plans and compare with our plans for future

development. She like the Village of South Charleston it is a beautiful agriculture town and it seems so alive. Eric Berschet said that either way the Village decided there is no benefit for the Village now or in the future. At least on a revenue perspective. Commissioner Taylor said we definitely need to look at our future plans for the Village and asked if we would be able to get a map of the property in the trust surrounding the Village and Krista said yes she could do that. President Stucky asked Krista how they contact owners of the properties. Moreover, when they do, does the trust consider municipalities? She said they do contact landowners with over 100 acres of land, they do so by mail, and they do think about municipalities because they like having a working relationship with all townships and villages. Commissioner Taylor stated that the Tecumseh Land Trust started in Yellow Springs in 1999.

V. Action Items

-None

VI. Village Manager Report

- She gave each commissioner a copy of an email received this morning. It is about the flooding matters at the Hart residence.
- They have replaced hydraulic lines on the dump truck and did some minor work on the driver side floorboard.
- They serviced the work trucks last week.
- The commissioner have received the bill for the parts for the clarifier at the sewer plant. We are having a certified Amwell service tech come in to put the mechanism back together. This equipment has percussion parts and needs to be laser leveled precisely. We do not have the equipment or expertise required for that and having a certified tech do the work will give us a one-year warranty. We went ahead and ordered new bearings and seals for him to change out on the second clarifier as well. We hope that this work will help these clarifiers last another 30 years.
- We are pricing a security window and getting a material list together for securing Chiefs office.
- Once that is completed, we would like to start working on getting the rest of the building secured. Jessica and Trecia will be going to the heritage meeting tomorrow evening to let them know of our plan and ideas.
- She spoke with Andre at ODOT regarding the patch on state route 42. We decided to keep it as level as possible with gravel until the spring when it has had ample time to settle. He said that he would get in contact with her when the weather breaks to get a permanent patch in place.

- Jessica and Trecia had a meeting with Mt. Sterling. They had some questions about several aspects of how things are run here at South Charleston. They were very nice and found our business model helpful. Their questions ranged from staffing issues to equipment to contractors to financial structures. We were very happy that we could provide them with answers they needed. She thinks Jessica and herself would agree that what they got out of the meeting was that we do well and are lucky to have a great staff that all works well together and we get the job done in a well-managed, fiscally responsible way.
 - o Vice President Durfey wanted to know if their financial emergency was because of the embezzlement. Yes, that was part of it and other things. They were looking for references on Environmental Engineering since they are doing it in house and it does not seem to be working financial.

VII. Clerk's Report

- The late fee on the water bills is going on next week.
- She is waiting for the audit to start she received and email. They are still finishing their June audits and we are the December audit. She just hopes that this time is not 32 weeks. This is the audit for 2016-2017.
- She is currently looking to update the handbook and the cemetery book. There are some out dated things in the handbook and the cemetery pricing is very low. We are currently in some open and close we are over \$400 lower than other cemeteries. We are looking to raise the prices for everything but not an astronomical amount but to be able to cover our cost on things. We are so low we actually will lose money on some burials. The commissioners will need to give the approval for the changes and as soon as Jessica has them all typed up they will be in the packets.
 - o Commissioner Taylor was wondering about a discussion to abandon the cemetery. We had discussed about giving it to the township at one point. However, nothing further ever came of that.
 - o Vice President Durfey also asked where we stood on getting all of the old businesses off the website. Jessica said that she was updating them as when she received them but she needed the information.
 - o Vice President Durfey wanted to know if we could have someone come in and verify that we are not the problem with the flooding

on High Street. The county engineer was out several years ago, looked at the storm drains, and said they all looked good. The problem is that where the flooding is occurring is the lowest spot in town. Vice President Durfey also stated that over on Liberty and Murray Street they have a house that ground water seeps through the basement walls. Trecia said that is a ground water issue, and we have experienced some historical rainfalls.

- Vice President Durfey asked if we have started receiving the new income tax money and where would we see that. Jessica said that it would be in the street fund when we start to see it. RITA will divide the income from our 1% and our new 0.25%. Commissioner Taylor asked if there should be a line item just for that income and Jessica said yes, there is it will be under Municipal Income tax. Commissioner Taylor would like to see the other line items and their breakdowns. Jessica said that she definitely could there are a lot of them. If she gave that report there would be eight pages but she could give him a report of just the street. Nevertheless, she can do it anyway, they like.

VIII. Chief's Report

- Gave his calls of service report
- He has started mailing out some of the nuisance letters because he has already had some complaints. These are for mostly junk and trash.
- He has a person coming in to do some community service the next couple of weeks. He is going to do some mopping and waxing of the floors an if the commissioners think of anything else that needs done let him know. He is 20 years old and he owes 50 hours.

IX. Solicitor's Report

-None

X. New Business

- Everyone is to present their wish list
 - Jessica Hiser/Clerk
 - Windows for her office, Air conditioning for her office, security updates and a uniform allowance.
 - Trecia Waring Village Manager

- The first two items are already budgeted. New Truck, we are in need of at least one new service truck. The dump truck is limping by for now us I would like to budget for a new one very soon. New Cemetery Mowers. The current mowers are 6 plus years and both have over 700 hours. They are kept well maintained and serviced regularly but they are being worn out and starting to “nickel and dime” us to keep them running efficiently. Next year I would like to budget to replace the big mower as well. That mower is over 6 years old and has 700 hours as well. It is well maintained and serviced regularly but is worn out as well. New small dump trailer for the cemetery work and other uses such as cold mix, hauling gravel and brush. We currently have a single axel 10 ft trailer, we would need the same size, no larger, due to getting around and in-between stones at the cemetery. Concrete work for where the street trees have heaved up the sidewalks and where there are the voids at removed tree sites. She would like to get the main drive at the cemetery ground out and if not paved then at least chip sealed. She would like to do the same for the driveway at the sewer plant. This year she would like to order some metal siding/roofing to protect the old shop and old red building at the sewer plant. We are planning to use the red building for more storage it has not been utilized very much and needs some work so we can use it. She would like to finish the tree removal for the rest of the ash trees and for the dead and dying trees. In addition, would like to plant some replacement trees for the ones that were removed. She would also like to change the bricked area at the bike path staging area. The bricks are separating and shifting and the sand is starting to dissipate and creating divots. She thinks it would look more presentable to have the area concreted and possibly stamped and colored to look like bricks. Commissioner Taylor asked if this is something, we could get donations. Lastly street, curb and gutter replacements. She cannot wait to get started on street repairs.

- Chief Brian Redish
 - He would like a large trash can for the back hallway. Decorations for Christmas at one of the intersections possible the one at Jamestown and Chillicothe. It would be nice if it were lighted but if not at least something. He would like to look into a grant to get the old oil lights to go down Chillicothe. Commissioner Taylor asked what the bikepath lights cost us. Jessica said about \$37,000 from the Street fund and General Fund. He would also like have Jessica have a uniform allowance.
- Vice President Durfey
 - None
- Commissioner Brad Taylor
 - He would like to see crossings sign up at the other two intersections. He would also like to have signs around town replaced and new ones put up. We will have to call ODOT in for that since there is not enough room. He would like to see us use more of the buildings down at the sewer plant. In addition, the side and add more metal and on new bay to the building. Zac and Ryan will be doing the labor. He would like to add snow removal equipment like a tank for brine to pre-treat the roads to save some money on salt. He would also like to see a list of inventory on equipment and the age of the equipment. He would like to see about when we do High Street speak with Sunrise on the cost share of the road. Lastly, he just hopes to gain a better understanding of the Village.
- President Stucky
 - He would like to see the entryway floors and doors re-finished; continue with getting new windows for the building. He would also like to see the walk/do not walk signs at the other intersections. He would also like to get the street priority list done so they are able to give information out when people ask. He would also like to see something down with the streets where it be concrete or trees and he still would like to see the beautification on 41 and 42. He would like to look into the entrance signs again. Trecia does have some option for signs that she will

give them. For the building, should we look at getting a new boiler and a new ramp? Lastly a sign for the front door for people to go around for court.

XI. Old Business

- None

XII. Public Comments

- None

XIII. Executive Session

- President Stucky motioned to enter into executive session for Real estate and with a second from Vice President Durfey and a vote of 3/0, we enter executive session.

XIV. Motion to Adjourn

President Stucky motioned to adjourn the meeting and with a second from Vice President Durfey and a vote of 3/0, the meeting adjourned.

Meeting Adjourned 7:09 pm

ATTEST:

APPROVED:

Jessica N Hiser/Clerk

Samuel D Stucky/President

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE MINUTES AS TAKEN FROM THE FILES OF THE CLERK FOR THE VILLAGE OF SOUTH CHARLESTON COMMISSION.