

Village of College Corner, Ohio  
Council Meeting Minutes  
August 11, 2022

**Opening:**

The regular meeting of the Council of the Village of College Corner, Ohio was called to order at 8:30a.m. on August 11, 2022.

**Present:**

Roll Call: William Bake, Mike Ruther, Josh Hankins, Wes Cedar and Brian Toothman.

Others: Mayor Jackson, Jennifer Woods, Traci Combs-Valerio and Mike Sims. Sign-In sheet attached.

**A. Agenda**

There was an agenda distributed prior to the meeting.

**B. Approval of Minutes/Bill**

Mr. Cedar moved to approve the minutes for the meeting on July 14, 2022 as presented. Mr. Hankins seconded the motion. Vote: 5:0 in favor. Motion carried. Mr. Ruther moved to approve the bills for July 2022. Mr. Bake seconded the motion. Vote: 5:0 in favor. Motion carried.

**C. New Business/ Old Business/Continual Reports**

**NEW BUSINESS**

Johnston Fire Safety- Sean presented to Council the information on the smoke detectors they are passing out to the Ohio residents inside the Village. It was a very informative presentation. Ms. Woods had started this project right before covid hit and it is finally in motion.

Chris Persinger- addressed the Council about having an agreement to use 25 feet of land behind his building on High Street. The Council had the property surveyed. Mr. Ruther moved to enter into a lease agreement with the owners of the property at 214 High Street, allow the use to be 25 feet of the property and they maintain the parcels by mowing and cleaning up the property. This lease will end once the property is sold. Mr. Bake seconded the motion. Vote: 5:0 in favor. Motion carried. Ms. Combs-Valerio received the contact information for Chris Persinger to send him the agreement. Ms. Woods provided the auditor information of both parcels involved.

**EXECUTIVE SESSION**

Mr. Cedar moved to leave regular session and enter executive session at 8:48am for conferences with an attorney for the public body concerning disputes involving it that are the subject of pending or imminent court action. Mr. Hankins seconded the motion. Vote: 4:1 in favor. Mr. Toothman voted no. Motion carried. Roll call was performed and all members were present as well as Ms. Combs-Valerio, Ms. Woods and Mr. Sims.

Mr. Cedar moved to exit executive session and enter regular session at 9:14am. Mr. Hankins seconded the motion. Vote: 5:0 in favor. Motion carried. Roll call was performed and all members were present as well as Ms. Combs-Valerio, Ms. Woods and Mr. Sims.

Mr. Hankins moved to have legal procedures move to the next step and have citations created for the Property Maintenance Inspector so the duties and responsibilities can be fulfilled. Mr. Cedar seconded the motion. Vote: 5:0 in favor. Motion carried.

### **NEW BUSINESS CONTINUED**

Rules of Council will be discussed at a work session or special meeting on August 31, 2022 at 8:30am.

Ms. Woods explained the Council will need to address what they want to do moving forward with the Building and Zoning. It is currently held by Butler County for the entire Village and there have been some issues. Butler County does not have any housing codes and no enforcement. Preble County has offered once they get their latest Housing Premise passed, they would do all enforcement and building codes for the entire Village. The Council needs to begin working on this discussion and evaluation. The zoning the Planning Commission has in place needs to be reviewed and Brad Kramer is willing to review the document for the Village. Preble County has been assisting the Village with a couple issues currently. The zoning can remain with the Planning Commission but they must meet regularly and keep up with changes in zoning laws and coded, the building and enforcement can be done either by Butler or Preble for the entire Village or Preble can do Preble and Butler can do Butler. It is a priority to begin this process.

Unclaimed Funds- Mr. Ruther moved to approve Resolution 2022 N the Creation of Fund 9001. Mr. Hankins seconded the motion. Vote: 5:0 in favor. Motion carried. Ms. Combs-Valerio will have the policy to review at the next meeting.

Records Policy and Retention Schedules- Ms. Combs-Valerio sent out retention schedules to review and wants to have everyone document what needs changed. This is a project that needs to get done as soon as possible. The Village has a policy and retention schedules, they just need to be updated, so we can have records destroyed and begin to clean out the office and get it organized.

Open burning- Mr. Cedar reported there have been some incidents of open burning in the Village. Mr. Cedar was waiting on official reports on the open burns from WCC Fire Chief and has not received them, just text messages. Mr. Cedar called BCSO for call logs or incident reports that were filed. Ms. Woods received copies of violation letters sent from the Regional Air Pollution Control Agency regarding the two properties who have been open burning items other than seasoned wood. Ms. Woods stated the agency said the next time they will come to the property as there will not be any further warnings. The agency also asked for the copies of the reports from the fire department and the police if they were involved. Mr. Cedar did not have any official reports to provide.

Citations- Ms. Combs-Valerio will work on the citation and the process so the Village can proceed when notices and warnings are ignored.

Mr. Hankins read Ordinance 2022 B in its entirety. The second and third will be by title only and then the Council will vote.

### **Public Participation**

Molly Cason, resident of College Corner, Ohio made public comments.

Kathy Snodderly, resident of West College Corner, IN made public comments.

Tammy Phillips, resident of College Corner, Ohio made public comments.

Mayor Jackson explained that the public is and always has been welcome to the meetings. The Mayor proceeded to explain that public participation is not required by law and going forward anyone who wants to speak will need to contact the Fiscal Officer and get on the list to speak, this is if the Council determines they want public participation during their preparation of the Rules of Council. The Mayor explained there will be rules established as the Council still has to proceed with their business Mr. Hankins explained the Village does not have social media nor does the Village use social media.

### **Old Business**

Recycle bins- Ms. Woods received the quotes for moving the bins. They range from \$10,000-\$15,000. Council agreed the cost does not seem feasible as many are just dumping trash in the bins and not following the proper disposal rules of recycling. The bins are maintained by Preble County and they are fined for all the trash and for some reason our bins are full of trash. The Council will need to determine how to proceed. Mr. Ruther will contact Rumpke and see if they offer a residential program.

Donnie Jackson entered the meeting ~~by slamming the door~~ at 9:51 am

### **Continual Reports**

Street Commissioner- nothing to update

Village Administrator- updates were given on all aspects of the water and sewer operation. Meter project is progressing. ODNR report was received and working on determining what needs to be addressed and the priority. Lead Mapping is well on the way to being complete and meeting the Ohio EPA deadline. Smoke detectors are all bagged up and Mr. Ruther has lists for each member to take and pass out. Ms. Woods worked on getting quotes for paving and repairs. The quote to repair the paving and asphalt is \$11,037.80 from Normac. Mr. Hankins moved to approve the cost to repair the pavement using Normac at the cost of \$11,037.80. Mr. Bake seconded. Vote: 4:1 in favor. Mr. Cedar abstained as he had left the meeting for five minutes and missed the information. Motion carried.

Ms. Woods- explained there are exercises that need to be done per the Ohio EPA and the Council should participate in those to meet the criteria. This will be addressed on August 31, 2022. There are so many items that need to be worked on but the Council is getting bogged down consistently. Ms. Woods is in full agreement with the Mayor that Village business needs to continue as it appears to be obstructed in some manner over issues that should be completed and behind the Council at this point. The business at hand must be conducted. The Village has deadlines to meet. Ms. Woods explained the Village Council and Mayor should be expecting a Resolution next month to approve the funding of the approximate \$800,000 grant. The initial project that was proposed will have to be cut down but once we get into the project we will know more. There was \$4.7 million in projects and only \$4 million approved. The Village of College Corner is one of four that were approved.

Donnie Jackson- resident of Israel Township, Preble County, Ohio- also on the fire dept.- asked if he could speak, Mayor Jackson said just a few minutes. Donnie Jackson proceeded to read text messages between him and Mr. Cedar. Mayor asked if that was all, Donnie responded yes and sat down.

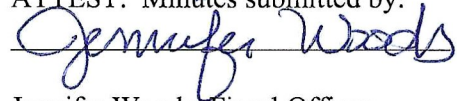
Crystal Clark resident of Israel Township, Preble County, Ohio also asked to speak. Mayor gave her a

few minutes to speak. Crystal became very argumentative and verbally combative and the Mayor called for adjournment of the meeting.

**ADJOURNMENT**

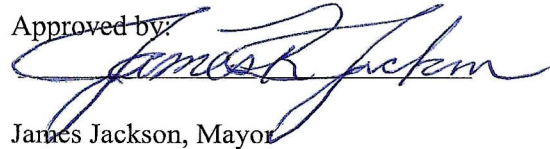
Meeting was adjourned at 10:16a.m. Mr. Cedar moved to adjourn. Mr. Bake seconded the motion. Vote: 5:0 in favor. Motion carried. The next regular Council Meeting will be September 8, 2022 at 8:30a.m.

ATTEST: Minutes submitted by:



Jennifer Woods, Fiscal Officer

Approved by:



James Jackson, Mayor