

# RECORD OF PROCEEDINGS

## JEFFERSONVILLE COUNCIL

### REGULAR SESSION

HELD: JULY 23, 2025

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THE COUNCIL OF THE VILLAGE OF JEFFERSONVILLE CONVENED IN REGULAR SESSION FROM 7:00 PM TO 8:56 PM IN THE VILLAGE OFFICE, 8 N. MAIN ST., JEFFERSONVILLE, OH 43128. ACTING MAYOR ROGER SPAHR CALLED THE MEETING TO ORDER WITH THE FOLLOWING MEMBERS AND VISITORS PRESENT:

SUE BURNSIDE	PRESENT	JACOB DAWSON	PRESENT
DANNY MAXIE	PRESENT	ROBERT MINSHALL	ABSENT
ROGER SPAHR	ACTING MAYOR	ERIKA WOLFE	PRESENT

MOTION BY MAXIE/WOLFE TO EXCUSE MAYOR KIRCHNER & MINSHALL ALL IN FAVOR VOTE – 4 YEA 0 NAY.

**EMPLOYEES:** ANGELA MANN & STEPHANIE STEWART WERE PRESENT. LAW DIRECTOR DAVID KIGER WAS PRESENT.

**MINUTES:** OF THE 10 JULY 2025 WERE APPROVED WITH CORRECTIONS MOTION BY BURNSIDE/DAWSON ALL IN FAVOR VOTE- 4 YEA 0 NAY.

**VISITORS/CITIZENS:** JOEL ONEY, J MONEY RE LLC & SCOTT SIMS, SIMS CONSTRUCTION ONEY- CHECKING ON THE STATUS ON THE DEVELOPMENT OF THE CRA AS WELL AS THE TAX ABATEMENT. KIGER- ONEY PROPERTIES ARE IN PLACE FOR CONSIDERATION BY THE COUNCIL & ALSO BY THE SCHOOL BOARD. THERE HAVE BEEN SUGGESTION TO EXPAND TO COMMERCIAL AREAS AS WELL. THE TIMING OF THE ABATEMENT KIGER WILL INCLUDE THE LANGUAGE THAT WILL BE INCLUSIVE OF THE ITEMS THAT WERE COMPLETED IN 2025. ONEY- LOOKING FORWARD TO SEEING EVERYONE AT THE GRAND REVEAL. KIGER- ANY FURTHER DEVELOPMENT, ANY CONCEPTS PROVIDE TO THE VILLAGE. ONEY WILL PROVIDE THE VILLAGE WITH SOME CONCEPTS/CONCEPTION DRAWINGS. DAWSON- WHEN IS THE OPEN HOUSE? ONEY- JULY 31<sup>ST</sup> AT 10:00 AM, OPENING DOORS AROUND 9:30-9:45 AM CAPUANA DELI IS CATERING. SPAHR- THE HOUSES ON MAPLE ST. WERE RENTED? ONEY- YES, A LOT OF INTEREST IN RENTING RATHER THAN BUYING. BOTH PROPERTIES ON MAPLE ST. ARE RENTED OUT TO SINWOO ENC CORP.

SIMS- SUGAR CREEK PUD PROJECT UPDATE: ALL THE CURBS ARE FINISHED. ALL THE SIDEWALKS WITHIN THE COMMON AREA ARE FINISHED. ASPHALT IS DONE. SPAHR- WHERE THE DIRT WASHED OUT, WAS THAT ACROSS THE CURB OR DID THAT COME OUT OF THE STORM DRAIN? SIMS- ACROSS THE CURB. OVERFLOW BUILT BY DESIGN TO DO THAT. AN OUTLET OVERFLOW. THE BUILDER, DR HORTON IS EXCITED ABOUT BUILDING IN THE VILLAGE. KIGER- THE MINIMUM SQUARE FOOTAGE OF HOMES IN THE PUD IS NOT SET. THE MODELS WERE ANYWHERE FROM 1,500-3,200 SQ. FT. CONSTRUCTION MINIMUM 1,100 SQ. FT. NOT INCLUDING THE GARAGE. DOES COUNCIL HAVE ANY IDEAS? SPAHR- DISCUSSION CONTINUE AFTER THOROUGH CONSIDERATION. GET THE BUILDER INVOLVED. ONEY- VERY APPRECIATIVE OF THE VILLAGE ZONING EFFORTS. SIMS- GETTING TO A FINAL ON THE HOME OWNER ASSOCIATION DOCUMENT.

MAXIE- LARRY GATHERS WOULD LIKE TO THANK THE COUNCIL FOR THE INSTALLATION OF THE LIGHTS ON COLONIAL DR. THE RESIDENTS ARE VERY HAPPY.

#### NEW BUSINESS:

- RESIGNATION OF MAYOR MIKE KIRCHNER- LETTER FROM MAYOR KIRCHNER WAS READ BY SPAHR TO THE COUNCIL. MAYOR KIRCHNER RESIGNED EFFECTIVE JULY 23, 2025. MOTION BY BURNSIDE/MAXIE ACCEPTING MAYOR KIRCHNER'S RESIGNATION ALL IN FAVOR VOTE – 5 YEA 0 NAY. KIGER- ORC 733.25; IN THE CASE OF THE DEATH, RESIGNATION OR REMOVAL OF THE MAYOR SUCH PRESIDENT PRO TEMPER SHALL BECOME THE MAYOR & SHALL HOLD THE OFFICE

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UNTIL THE SUCCESSOR IS ELECTED & QUALIFIED. ELECTED TO OFFICE FOR UNEXPIRED TERM AT FIRST REGULAR MUNICIPAL ELECTION. A MAYOR TO BE ELECTED ON NOVEMBER 2025 BALLOT FOR A 2 YEAR TERM. SPAHR WILL BE MAYOR UNTIL END OF YEAR 2025. STEWART READ A LETTER FROM MINSHALL ASKING FOR COUNCIL APPROVAL OF PRESIDENT OF COUNCIL OR FOR MAYOR TO FILL IN KIRCHNER'S END OF TERM. KIGER- PRO TEMPER IS ABLE TO VOTE SINCE THE SEAT IS NOT GIVEN UP. MOTION BY DAWSON/MAXIE TO ASSIGN MINSHALL AS PRESIDENT OF COUNCIL PRO TEMPER VOTE – 5 YEA 0 NAY.

#### CONTINUING BUSINESS:

- MOTION BY DAWSON/BURNSIDE FOR THE 3<sup>RD</sup> READING IN PASSAGE OF THE AMENDMENTS TO THE ZONING ORDINANCE FOR LIGHT MANUFACTURING DISTRICT VOTE – 5 YEA 0 NAY ORDINANCE 2025-3.
- MOTION BY DAWSON/MAXIE FOR THE 3<sup>RD</sup> READING IN PASSAGE OF THE AMENDMENTS TO THE ZONING ORDINANCE FOR LANDSCAPING REQUIREMENTS VOTE – 5 YEA 0 NAY ORDINANCE 2025-4.
- UNDERGROUND UTILITY LOCATION REQUEST- THE VILLAGE IS OVERRUN BY LOCATES. NEED AN APPLICATION OF EACH CONTRACTOR OPERATING IN THE VILLAGE. NEED PROOF OF LICENSED CONTRACTOR & INSURED SO IF THEY STRIKE A VILLAGE LINE THE VILLAGE WILL HAVE BACKUP TO GET PAID. VA STEWART TO ACCEPT IN A TIMELY MANNER. STEWART- 8 MAIN WATER LINES HAVE BEEN HIT AS OF TODAY. SPAHR- DIFFERENTIATE BETWEEN THE DIFFERENT JOBS. MOTION BY BURNSIDE. BURNSIDE SUSPENDED HER MOTION. KIGER- CONTRACTOR PAYS ONE PER LOCATE. DIVIDED BETWEEN SEWER & WATER FUNDS. \$5,000.00 FINE IF CONTRACTOR DOESN'T COMPLY. PAYMENT OF CASH, MONEY ORDER OR CHECK. EACH LOCATE IS \$150.00 PER JOB. MOTION BY DAWSON/MAXIE TO SUSPEND THE RULES FOR 3 READINGS & PASS AS AN EMERGENCY VOTE – 5 YEA 0 NAY. MOTION BY BURNSIDE/WOLFE TO PASS & ACCEPT THE ORDINANCE VOTE – 5 YEA 0 NAY ORDINANCE 2025-5.

#### OTHER BUSINESS: NONE.

**VILLAGE ADMINISTRATOR:** STEWART- A LOT HAS BEEN GOING ON. TOMORROW MORNING AT 8:00 AM MARTY FETTER FROM OHIO RURAL WATER IS COMING TO CAMERA LINE. RESIDENT TOMMY SAMS IS HAVING ISSUES WITH WATER UNDER HIS HOUSE; HE HAS NEVER HAD THIS ISSUE BEFORE. SAMS SUMP PUMP IS NOT TURNING OFF. SPAHR- TILE GOES FROM SIMS DEVELOPMENT FEEDING FROM THERE. MUDDY WATER IN SAMS YARD. STEWART- NO CHARGE TO CAMERA THE LINE, BUT IF THE LINE IS COLLAPSED OR FILLED WITH TREE ROOTS WHO PAYS FOR THIS? KIGER- HOW MANY HOUSES ARE AFFECTED? SPAHR- 4. KIGER- COULD GO TO SIMS OR THE VILLAGE TO ASSESS & THE PROPERTY OWNER HAS TO FIX AT THEIR EXPENSE. VERY COMMON WITH NEW SUBDIVISION BUILDS. STEWART- SIMS IS ON BOARD, WELL AWARE OF THE SITUATION. KIGER- PRIVATE PROPERTY, DON'T OFFER ANYTHING AT THIS TIME. STEWART- RESIDENT PENNY PALMER HAD AN ISSUE WITH HER SEWER. BLAMED IT ON THE RAIN & HIGH CREEK. STEWART TOLD PALMER THE VILLAGE DOES NOT CLEAR LINES ON PRIVATE PROPERTY. PALMER INSISTED THE VILLAGE HAS DONE THIS BEFORE & IT'S A VILLAGE PROBLEM. STEWART TOLD PALMER THIS WAS A ONE TIME THING & WONT EVER HAPPEN AGAIN. EMPLOYEE JEFF TAYLOR JETTED THE LINE & THE CLOG WAS ON PALMER'S SIDE. STEWART HAS A VIDEO OF THIS.

**FISCAL OFFICER:** MANN- REACHED OUT TO UAN & LOCAL GOVERNMENT SERVICES TO SET UP THE OHIO RISE PROGRAM. ANGIE LEBEAU STATED SHE NEEDED A POOL MEMBERSHIP PRICE SHEET EMAILED TO HER & THAT LEBEAU WOULD GET ME ALL THE PROGRAM INFORMATION & FAMILY INFORMATION. I HAVE EMAILED LEBEAU THE POOL MEMBERSHIP PRICE LIST & SEVERAL FOLLOW UP EMAILS REACHING OUT TO SEE WHERE WE WERE WITH THIS PROGRAM & HAVEN'T HEARD ANYTHING. BURNSIDE- WILL ASK LEBEAU TO GET IN CONTACT WITH ME. MANN- THE 2.9 MIL TAX LEVY RENEWAL IS ON THE BALLOT FOR

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NOVEMBER 2025. ALL THE PAPERWORK IS TURNED IN TO THE BOARD OF ELECTIONS, ASSUMING IT'S ALL CORRECT. KIGER- CALL THE BOARD OF ELECTIONS & REQUEST A COPY OF THE BALLOT. TAX LEVY PUBLIC MEETING SET FOR OCTOBER 23, 2025 AT 6:45 PM AT THE VILLAGE OFFICE. ANY VOLUNTEERS TO GO DOOR-TO-DOOR INFORMING THE RESIDENTS OF THE RENEWAL? DAWSON TO POST ON SOCIAL MEDIA. MANN TO SEND A ONE CALL.

**EXPENDITURES:** REVIEW, MOTION, APPROVAL. SPAHR REQUESTS THE POOL EMPLOYEES BE LABELED AS SUCH ON THE BILL LIST. MOTION BY DAWSON/WOLFE TO PAY THE BILLS ALL IN FAVOR VOTE – 5 YEA 0 NAY.

**LAW DIRECTOR:** KIGER- DEEDS TO FRANK YOAKUM PROPERTIES THAT HE WANTS TO DONATE TO THE VILLAGE. BOTH PARCELS HAVE 2 CERTIFICATES OF JUDGEMENT/LEIN AGAINST. THE VILLAGE WILL HAVE TO PAY THE CREDITORS \$12,000.00-\$14,000.00 FOR THESE 2 PARCELS. TABLED INDEFINITELY.

**COUNCIL:** MAXIE- STATUS OF 48 N. MAIN ST.? KIGER- JACOB WYMER HAS BEEN SERVED AT 48 N. MAIN ST. WYMER IS TO BE OUT BY AUGUST 12, 2025. KIGER WILL COORDINATE WITH STEWART TO GAIN ENTRY INSIDE THE PROPERTY. DAWSON- HIRE THE UTILITY WORKER? STEWART- DISCUSS AT NEXT COUNCIL MEETING. KIGER- TELEMTRY NEEDS FINISHED. SPAHR- WELL EASEMENT? KIGER- MAKING PROGRESS.

MOTION TO ADJOURN BY DAWSON/BURNSIDE AT 8:56 PM ALL IN FAVOR VOTE – 5 YEA 0 NAY.



FISCAL OFFICER



MAYOR

ALL FORMAL ACTIONS OF THE COUNCIL OF VILLAGE OF JEFFERSONVILLE CONCERNING AND RELATING TO THE ADOPTION OF RESOLUTIONS AND/OR MOTIONS PASSED AT THIS MEETING WERE ADOPTED IN A MEETING OPEN TO THE PUBLIC, IN COMPLIANCE WITH THE LAW, INCLUDING SECTION 121.22 OF THE OHIO REVISED CODE.

