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# COUNCIL PROCEEDINGS

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VILLAGE OF GEORGETOWN, OHIO

## MINUTES

### Regular Session of Council Village of Georgetown June 25, 2020

The Georgetown Village Council convened in regular session on Thursday, June 25, 2020 from 7:00 p.m. until 9:09 p.m. in the Municipal Building, Gaslight Theater. Mayor Dale Cahall called the meeting to order with the following council members present: Councilmember Andy Clift, Councilmember Buddy Coburn, Councilmember Ginny Colwell, Councilmember Kelly Cornette, Councilmember Dave Guenther and Councilmember Wade Highlander. Employees present: Administrator Tyler Thompson, Fire Chief Joe Rockey, Fiscal Officer Natalie Newberry, Police Chief Robert Freeland and Solicitor Joe Braun.

#### INFORMATIONAL ITEMS:

Mayor Cahall opened the floor to Charter Commission President Pat Hornschemeier and Vice President Jeremy Varner who updated Council on the changes made to the proposed Charter at last night's Charter meeting. The following sections were noted with the change:

3.05.G - Added wording for clarification and understanding.

9.02 - Changed boards and committee appointment vote to simply majority instead of a 2/3 vote.

Varner informed Council that all other changes were small grammar errors. Councilmember Coburn made a motion to accept the changes to the Charter document with a second from Councilmember Colwell. Mayor Cahall called for a voice vote with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried. The next Charter Commission meeting is set for July 8, 2020 at 7p.m. via Google Meeting. Mayor Cahall asked for a second reading of an ordinance: AN ORDINANCE PROVIDING FOR AN ELECTION ON THE ADOPTION OF A CHARTER FOR THE VILLAGE OF GEORGETOWN. Councilmember Highlander read the ordinance by title.

Councilmember Cornette gave an update on the Human Resources Committee. The committee continued to review a revised Village of Georgetown Personnel Manual and also plans to start reviewing employee benefits and job descriptions. The committee sent a proposed pay scale to the Budget Committee for review and will be presenting to Council later tonight for approval.

#### PUBLIC COMMENT:

Mayor Cahall opened the floor to Bob Kras with Rumpke who updated Council on the Brown County Landfill updates. Discussion held. Councilmember Cornette asked for his thoughts on the road conditions. Mr. Kras has not received any recent complaints on the roads. Councilmember Highlander asked if Rumpke was still planning on paving inside roads. Mr. Kras informed Council that Rumpke is continuing to discuss the plan; but nothing is finalized at this time. Councilmember Highlander asked Mr. Kras to get with management to confirm if the

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paving would still be a part of the plan. Councilmember Cornette asked Solicitor Braun if the annexation of Rumpke would be a benefit and allow for the Village to help Rumpke. Solicitor Braun responded that overall operations of Rumpke are regulated by the State; but that there could potentially be some long term benefits.

Mayor Cahall opened the floor to Nancy Montgomery with the Bicentennial Committee who asked if the benches that were purchased nine months ago could be fastened down. Mayor Cahall asked Administrator Thompson to get with the Street Department to take care of that matter. Montgomery mentioned asking several times to have them fastened since getting the benches. Administrator Thompson now has direction from the Mayor and said he will get it taken care of.

## **GENERAL BUSINESS:**

The minutes of the regularly scheduled Council meeting held on June 11, 2020 were reviewed. Councilmember Highlander made a motion to approve the minutes as presented with a second from Councilmember Guenther. Mayor Cahall called for a voice vote with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried.

Council reviewed the State of Emergency Declaration made at the March 22, 2020 Special Council meeting. Discussion held regarding lifting the emergency. Solicitor Braun recommended to continue with the state of emergency if the Village was in need of FEMA money. Administrator Thompson thought costs were at a minimal and any additional expenses that the Village has is from being in the state of emergency. Discussion held. Councilmember Guenther made a motion to rescind the State of Emergency Declaration of Village Resolution # 1214 with a second from Councilmember Highlander. Mayor Cahall called for a roll call vote with Clift, Coburn, Colwell, Cornette and Guenther voting yea. Motion carried. Administrator Thompson noted that Council had moved to give a thirty-day extension to pay previous balances on utility bills and/or start a payment plan. Discussion held. Councilmember Guenther made a motion to start the thirty days from July 20, 2020 due date. Councilmember Clift seconded the motion. Mayor Cahall called for a roll call vote with Clift, Coburn, Colwell, Cornette and Guenther voting yea. Motion carried.

Councilmember Cornette explained the changes with the proposed pay scale. The old scale was on steps that did not allow for any flexibility when hiring new employees. The Human Resources Committee reviewed a salary survey where averages were taken from Brown County and a few from outside counties. The proposed pay scale is based on a minimum and maximum for each title. The committee is currently reviewing the personnel manual; and once that is done they plan to look at job descriptions and do a review of benefits. Councilmember Clift pointed out that this will be a pay increase to most employees. Councilmember Cornette assured Council that no employee will have money taken away and that none of the raises are large. That this is more about getting employees up to the average and allows the Village to be fair and equitable. Councilmember Coburn felt it gave supervisors a chance to reward employees and gives employees a reason to want to do better and have pride in their work. Councilmember Cornette

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noted the new manual will discuss a mandatory review process. Councilmember Clift also mentioned the new manual will implement an incentive program for employees who obtain licenses or degree related to their job. Discussion held on who would give the raises. Mayor Cahall said that the supervisors would recommend the raise and the it would have to be approved by administration. Councilmember Colwell asked if the Billing Superintendent was Cassandra McCormick and said that she has been with the Village a long time. Mayor Cahall assured Council that no one will receive a reduction in pay. Mayor Cahall asked for a motion to suspend the rules according to Ohio Revised Code for adoption of a resolution or ordinance. Councilmember Cornette made a motion to suspend the rules with a second from Councilmember Guenther. Roll call taken with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried. Mayor Cahall asked for a motion in regard to RESOLUTION #1221: A RESOLUTION TO REVISE THE PAY SCHEDULE FOR EMPLOYEES OF THE VILLAGE OF GEORGETOWN (read by title). Councilmember Guenther made a motion to adopt the resolution with a second from Councilmember Clift. Discussion held. Mayor Cahall called for a roll call vote with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried.

Mayor Cahall asked for a motion to suspend the rules according to Ohio Revised Code for adoption of a resolution or ordinance. Councilmember Guenther made a motion to suspend the rules with a second from Councilmember Colwell. Roll call taken with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried. Mayor Cahall asked for a motion in regard to RESOLUTION #1222: A RESOLUTION DESIGNATING PUBLIC DEPOSITORIES FOR PUBLIC MONIES FOR THE VILLAGE OF GEORGETOWN, OHIO AND AUTHORIZING THE ADMINISTRATOR AND FISCAL OFFICER TO ENTER INTO AGREEMENTS FOR THE DEPOSIT OF PUBLIC FUNDS (read by title). Councilmember Coburn made a motion to adopt the resolution with a second from Councilmember Colwell. Administrator Thompson explained that this adds STAR Ohio to our investment pool. Discussion held. Mayor Cahall called for a roll call vote with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried. Councilmember Guenther made a motion to amend the resolution with the date of June 25, 2020 filled in for a commencement date. Councilmember Colwell seconded the motion. Roll call taken with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried.

Mayor Cahall asked for a motion to suspend the rules according to Ohio Revised Code for adoption of a resolution or ordinance. Councilmember Guenther made a motion to suspend the rules with a second from Councilmember Clift. Roll call taken with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried. Mayor Cahall asked for a motion in regard to RESOLUTION #1223: A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO PURCHASE ADVANCED METERING INFRASTRUCTURE AND SYSTEMS FROM CORE AND MAIN (read by title). Councilmember Guenther made a motion to adopt the resolution with a second from Councilmember Colwell. Mayor Cahall gave a brief description on the AMI meter system from Core and Main that he Village has been looking at for a couple years. This is the next step to the Village's remote read meters. Discussion held.

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Mayor Cahall called for a roll call vote with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried.

Mayor Cahall asked for a motion to suspend the rules according to Ohio Revised Code for adoption of a resolution or ordinance. Councilmember Coburn made a motion to suspend the rules with a second from Councilmember Guenther. Roll call taken with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried. Mayor Cahall asked for a motion in regard to RESOLUTION #1224: A RESOLUTION ACCEPTING THE ANNEXATION OF LAND FROM PLEASANT TOWNSHIP INCLUDING 4.84 ACRES OF LAND OWNED BY TINA D. MARKS, 1.37 ACRES OF LAND OWNED BY R. DOUGLAS AND CANDACE R. FARST, AND 4.47 ACRES OF LAND OWNED BY KIM A. AND LINDA M. PFEFFER (read by title). Councilmember Colwell made a motion to adopt the resolution with a second from Councilmember Clift. Solicitor Braun informed Council that the annexation had been approved by the County Commissioners and this is the Village's final step to complete the annexation. Discussion held. Mayor Cahall called for a roll call vote with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried.

Mayor Cahall presented the Council with a resolution that will allow him to enter into an agreement with Miami Valley Educational Computer Association (MVECA) to start working on a fiber optics project for the Village of Georgetown. This ties in with the \$250,000 grant the Village has been awarded from the Appalachian Regional Commission toward the \$500,000 cost for the first phase. After two phases the Village would have the opportunity to get fiber optics out to Village residents. Councilmember Coburn felt that with only getting the proposed resolution tonight it was not enough time to review thoroughly. Councilmember Coburn mentioned he wanted to follow the grant terms closely; and the grant obtained by the Village was with the understanding that it would be offered to residents now and not in two years. Mayor Cahall shared that this part of the project had to get completed before getting fiber to the residents. The Ad Hoc Fiber Committee has completed a business survey that showed fiber being one of the main things Georgetown business mentioned; and back when discussion of a fiber project started, they met with the County Government who were very supportive. Councilmember Coburn agreed that the project had merit but only if the Village could afford it; and was not comfortable until some projected costs of phase one and phase two were shown. Councilmember Clift shared that he felt this was a crucial project for the Village and future economic development. Mayor Cahall opened the floor to resident Art Owens who spoke in favor of moving forward with the fiber optics project. Councilmember Coburn felt as stewards of the Village money a commitment should not be made until answers were given and the Village knew costs of phase one and phase two. Councilmember Coburn also suggested a feasibility study to get the cost associated with the service. Councilmember Guenther asked if an actual project cost was determined; how many people would we need to hire to maintain the new infrastructure; and where would the Village store parts to maintain the structure. Councilmember Clift shared that this will be a massive cost savings to businesses; could be paid off in three years if four hundred residents signed up for the service; and felt in ten years the Village would see a profit. Councilmember Guenther asked what phase one would be. Phase one would be the construction of a redundant loop of fiber optics and allow the County Offices,

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Schools and Village Offices to have fiber. Mayor Cahall informed Council that MVECA had someone who can do the maintenance for the Village and at the Village could take it over later. Councilmember Colwell felt that the Village has lost some businesses recently and shares the same revenue and budget concerns as other Councilmembers. Councilmember Cornette shared that after working from home, internet streaming creates a problem at times; and believes this is just a steppingstone for future economic development. Councilmember Clift noted that economic developer Jason Hamman was able to get a call center in Gallipolis due to already having high fiber. Councilmember Guenther felt the project was a good idea; but that the Village needed to know the number of customers joining and what they are willing to pay for the service. Councilmember Clift mentioned that the cost to residents would be ten dollars less than Time Warner Cable. Councilmember Highlander felt not doing this project would be not marketing Georgetown since today's market is internet driven. Discussion held that this resolution only authorizes the Mayor to enter an agreement that allows MVECA to put out Request for Proposals. Solicitor Braun advised Council that MVECA will go out and bid each component of the project and then bring the bids back to Council. If Council decides to move forward with the project, then the Village would pay approximately ten percent of the total project cost; and if the Village does not move forward no amount is due. Councilmember Coburn noted if the grant gets rescinded then the Village would be responsible for one hundred percent of the \$500,000 project cost. Councilmember Guenther wanted to know if this resolution passes, does that mean the Village and Council supports the construction project. Solicitor Braun added language in paragraph ten that protects the Village if they do not move forward with construction. Mayor Cahall asked for a motion to suspend the rules according to Ohio Revised Code for adoption of a resolution or ordinance. Councilmember Cornette made a motion to suspend the rules with a second from Councilmember Clift. Roll call taken with Clift, Cornette and Highlander voting yea; and Coburn, Colwell and Guenther voting nea. Motion failed. Mayor Cahall asked for a first reading of a RESOLUTION: A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MIAMI VALLEY EDUCATIONAL COMPUTER ASSOCIATION IN FURTHERANCE OF PREPARING A REQUEST FOR PROPOSAL TO FORM A FIBER OPTICS UTILITY PROGRAM FOR THE VILLAGE OF GEORGETOWN (read by title). Councilmember Highlander read the ordinance by title.

Mayor Cahall asked for a motion to suspend the rules according to Ohio Revised Code for adoption of a resolution or ordinance. Councilmember Coburn made a motion to suspend the rules with a second from Councilmember Colwell. Roll call taken with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried. Mayor Cahall asked for a motion in regard to ORDINANCE #1263: AN ORDINANCE REGULATING GARAGE, YARD, BASEMENT, AND PERSONAL RESIDENCE SALES IN THE VILLAGE OF GEORGETOWN AND REPEALING ORDINANCE NO. 1019 (read by title). Councilmember Guenther made a motion to adopt the resolution with a second from Councilmember Clift. Administrator Thompson explained to Council that this formalized the dates for the annual town wide yard sales. Councilmember Cornette asked why there was a fee to have a yard sale. Discussion held regarding the fee and not wanting continual yard sales all through town. Mayor Cahall called for a roll call vote with Clift, Coburn, Colwell, Cornette, Guenther and Highlander

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voting yea. Motion carried. Solicitor Braun noted that this ordinance goes into effect thirty days from today. The July town wide yard sale will go on as planned. Administrator Thompson will post this announcement on the Village Facebook page.

## **ITEMS FROM STAFF:**

Council reviewed the bill list totaling \$56,132.26.

Administrator Thompson informed Council that the water department's 1999 dump truck had the transmission go out of it this past week. He is having the Distribution Superintendent look for a replacement; and currently are looking at estimates between \$80,000 to \$100,000. The water and street department building and shop recently had a water and mold intrusion and an inspection company has given us an estimate of approximately \$25,000. However, the company that said they could fix it wants us to replace the roof first. Administrator Thompson asked Council to contact him with any questions regarding the letter passed out prior to the meeting that reviewed the status of Council priorities; and to let him know if they had any projects they would like to see done in the 2021 budget year so he can start getting prices together. Councilmember Cornette suggested looking at the total estimate to fix the Water/Street building to make sure it was worth putting that much into the building. Mayor Cahall mentioned that being considered; since when the water seeped into the building it was three inches deep. Administrator Thompson shared that the Brown County Solid Waste Board announced that Pleasant Township Clean Up Days will be July 9<sup>th</sup> from 8 a.m. to 5 p.m. and July 10<sup>th</sup> from 8 a.m. to 3 p.m. at Rumpke.

## **ROUND TABLE:**

Councilmember Highlander mentioned several people reaching out to him on issues related to 502 S. Green Street and for anyone watching tonight he let them know that he spoke with Administrator Thompson this morning and the matter is being taken care of.

Councilmember Cornette asked if the committee meeting minutes could be placed back in the Council packet's and approved at the Council meeting. Mayor Cahall said that doing so would not intrude on the committees if they would like to approve those minutes at Council. Discussion held that having committee minutes included and passed at Council allows the Councilmembers not in the committee to know more about what is being discussed. Fiscal Officer Newberry will make sure they are in the Council packets moving forward. Councilmember Cornette distributed a letter dated in 2016 from Brandstetter Carroll for GIS mapping of the water and sewer systems. She asked if the Village had completed this project and if the bill was paid since the cost for this project is lower than the one proposed in the infrastructure engineering project. Administrator Thompson noted that it was completed; the Village does have the GIS that was compiled; and it is stored at the Wastewater Treatment Plant. Part of the services in the proposed estimate from Structure Pointe was to include electric, storm water, streets and condition assessments. Structure Pointe would have used the data already paid for so not to duplicate services. Brandstetter Carroll was one of the six firms who put in a

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Request for Proposal (RFQ) and they were not in the top three companies chosen by all the Supervisors and Administrator Thompson. Councilmember Cornette asked if the Village could go back out and get additional bids for the project. Solicitor Braun told Council that they could instruct Administrator Thompson to get additional quotes if that was what they wanted. Councilmember Cornette remembers seeing that the committee wanted more cost bids and would like to see that happen. Councilmember Highlander agreed that more bids should be obtained and would like to see prices from the top three companies. Administrator Thompson will get submissions sent out from selection committee to all of Council before the next meeting. Mayor Cahall noted that GIS mapping is easier than the other parts in the project and the Superintendents were involved for their knowledge of the Village utility systems. Councilmember Cornette felt that the project is important and wants to see it completed; but wants to see more bids. Councilmember Clift mentioned that the committee discussed breaking this down into phases as an alternative. Councilmember Coburn noted that if the project gets broke down it could cost the Village more money in the long run. Councilmember Cornette made a motion to have Administrator Thompson get additional pricing and bids for this project with a second from Councilmember Colwell. Mayor Cahall called for a roll call vote with Clift, Coburn, Colwell, Cornette, Guenther and Highlander voting yea. Motion carried. Administrator Thompson reminded Council that it was a sealed proposal process. Discussion held regarding if getting more cost bids would delay the project.

Councilmember Clift thanked community as a whole and Council for the thoughts, prayers, food and all the condolences received after the passing of his mother. Councilmember Clift shared that he had complaints of rats in the storm sewer on North Main Street in front of the Frontier building. Administrator Thompson will have the Street Department look into this matter. Councilmember Clift asked that if the Village's Code Enforcement Officer was not going to be at the Council meetings then he would like to have a regular report from him. Administrator Thompson sent a report in his email last week with general numbers of violations and properties cleaned up; and asked Council to let him know if they would like the report to be more detailed. Discussion held. Councilmember Guenther did not want to publicly announce addresses and names at a meeting and felt the report was sufficient. Mayor Cahall thought the number of violations and conclusions would be helpful. Councilmember Cornette suggested adding Code Enforcement update to the agenda.

Councilmember Coburn shared he was very surprised of the rat problem; and thanked Administrator Thompson for the quick response to property clean ups.

Mayor Cahall announced that since the State of Emergency was lifted the next Village Council meeting will be back downstairs in Council Chambers.

## **ACTION ITEMS:**

- Anchor Down Benches

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## ANNOUNCEMENTS:


An Emergency Services Committee meeting was set for Wednesday, July 8, 2020 at 2:00 p.m. in the Municipal Building, Council Chambers.

The next regularly scheduled Charter Commission meetings are set for Wednesday, July 8, 2020 at 7:00 p.m. remotely using the video conferencing application Google Meet.

A Utility Services Committee meeting set for Thursday, July 9, 2020 at 5:00 p.m. in the Municipal Building, Council Chambers.

A Community Development Committee meeting was set for Thursday, July 9, 2020 at 6:00 p.m. in the Municipal Building, Council Chambers.

The next regularly scheduled council meeting is set for Thursday, July 9, 2020 at 7:00 p.m. in the Municipal Building, Council Chambers. Councilmember Coburn made a motion to adjourn the meeting with a second from Councilmember Colwell. Meeting adjourned.

  
Georgetown Mayor

  
Georgetown Fiscal Officer