
Village of Cedarville



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Minutes of Cedarville Council **Held March 11th, 2024**

Council met in regular session on March 11th, 2024, with Mayor John Cody, Jr. presiding. Council members present were Ms. Becknell, Mr. Combs, Mr. Dawes, Mr. Brooks, Ms. Jones, and Mr. Ruth. Fiscal Officer Howdysshell recorded the minutes.

Adam Hammett from Grace Baptist Church led prayer to start the meeting.

Minutes from the February 26th meeting was approved.

Mayor Cody

- Mayor opened the meeting by expressing encouragement for everyone to get out an vote on 03/19.
- Site visit for our economic development project is still a go for April.
- There will be a zoning meeting to hear a rezoning request submitted by the Learning Center. A tentative date is set but has not been finalized.
- Executive session requested for potential litigation with no action anticipated.

Police Chief Smith:

- 88 calls between 02/26/24 and 03/10/2024.
- Drug take back scheduled for 04/27/24 from 10:00am -2:00pm.

Village Administrator James Kannedy:

- The state has given direction that a raised crosswalk is not feasible currently on 72 north by the university gravel lot. They recommended going with flashing light signs and road reflective paint with a total cost of around 8k for installation and materials.
- Received the 911 agreement from the county and will have a resolution for discussion at the 03/25 meeting.
- We will be transferring ownership of the cannon to the village in the coming weeks.
- We are looking at installing a fence around the new memorial at the park. Mr. Combs suggested that we research the type of fence requirements at memorial sites before moving forward with anything.
- Progress updates were give on the pickle ball fence, soccer field improvements, water fountain repair at the park, and bike path restroom repair completion. The projects are progressing nicely and nearing completion, or having been completed recently.
- Millburn road drainage project is still progressing with final plans selected. The village is working on quotes for excavation needed.

- The ODNR will be out to inspect the reservoir around the end of June. There may be some repairs needed with some concern around cost associated.

Old Business: None

New Business: None

Warrants: \$33,575.88 were submitted for approval.

Ms. Ruth moved, and Mr. Brooks seconded to approve the warrants. The motion passed with all ayes.

Committee Reports:

- Community Relations:
 - A town hall is scheduled for 03/18 to discuss the senior housing project.
- Finance/Utilities:
 - Mr. Combs provided an update that the Milburn drainage project, fencing for the pickle ball court, gazebo repairs, and the need to procure security cameras were discussed at the previous meeting.
 - Mr. Combs moved and Mr. Brooks seconded to donate \$1,500.00 to our community upstart junior high softball program. The motion passed with all ayes.
- Fiscal Officer:
 - Mr. Howdyshell provided an update on conversations with NIC and other villages in relationship to fees being charged for NIC services. The village is exploring whether alternative funding options for NIC are needed or warranted by contacting other villages in the area utilizing NIC services and how their local areas are structured.
 - Mr. Howdyshell identified that the village annual financial report had been filed with the state.
- Solicitor:
 - Solicitor Bogenschutz will be absent from the next meeting.

Comments:

- Council:
 - No update.
- Guests:
 - Mr. Paul Mitchell brought questions forward about the status of the senior housing project. Mayor Cody provided an update that the project had not been approved yet and that more steps were in place to discuss the project with the builder before any approval

would be given. Mayor Cody also emphasized the upcoming discussion to be held with the builder at the next community relations meeting on 03/18/24. Mr. Brooks identified a growing list of informational requests that would be asked of the builder to move forward.

- Mr. Bill Jones asked whether community members would receive notification, or information, related to the community aggregation program. He had not received notification from the villages aggregate partner. Mr. Kannedy stated that village residents who have an existing contract with a third-party supplier would not have received communication from our aggregate partner about switching to the aggregate program. Fiscal Officer Howdyshell identified that he has been in contact with aggregate reps in the prior week and is working on getting a contact number with information on how residents can contact the aggregate suppliers to evaluate whether switching suppliers is financially prudent for them.
- Mr. Stephen Burnett asked for an update on the status of the bridge street annexation request from Cedarville University. The mayor gave an update that there is no recourse for action at this point according to the county, and that the property has been annexed by the village. Mr. Burnett was concerned that the village took an approach to annex the property before asking for adequate input from community members, using time as a reason to do so when there were courses of action that could have been taken which allowed for community discussion. Several council members gave answers and identified that they approved it because it gave the village increased control over property development than if it were in the township. Mr. Burnett felt that there is a lot of pent-up disappointment within the community with how the village managed the annexation, and respectfully asked that more input was sought from community members moving forward.
- Mr. Jacob Garrison asked what types of differences there would be if it were zoned in the township vs. zoned in the village. Mr. Rod Johnson identified that the property had been zoned RT before being annexed to the village, which allowed for up to three single family homes or two duplex units per acre. The university did not need to request annexation of the property to develop it residentially if they chose. There was general discussion in the room around the financial benefits of the village wanting the property. Fiscal Officer Howdyshell was asked how the village would benefit financially if the property were in the village vs. township. Mr. Howdyshell explained how the village receives revenue, the percentages of revenue breakdown, and the overall increase estimated from a residential development potentially placed on the Johnson farm. Municipal income tax is approximately 75% of the village revenue received with property tax only being about 6%. A development of this type could add to overall revenue receipt for the village by 6%-7% alone without the inclusion of other known economic impacts.
- Mr. Johnson requested that since the village possessed an RT-4 zoning, which is a near match to the RT zoning already possessed within the township, the council assign an RT-4 zoning to the now village annexed property.
- Mr. Garrison stated that the hardware is willing to sell Christmas lights at wholesale to the village for lighting the tree at U.S. Bank if the village would be willing to sign the U.S. Bank liability waiver for the hardware to install. Mr. Garrison also identified that they officially received financing approval and are set to start moving forward. Mr. Garrison also asked if non-village residents that own businesses in town can run for city council. Council identified that it is a state law that only residents within the village can run for city council.

- Mr. Anthony Brown presented as a representative for a startup hydrogen manufacturing company to identify a plan that his organization had to purchase property on both sides of 42 south for construction of a hydrogen bottling plant. Mr. Brown identified that they could employ between 50 to 100 employees and support agriculture in the surrounding area by contracting with local farmers to grow specific crops that produce rubber. In addition to the crops, most of the fuel for burning operations would be provided through use of used tires. Tires are shredded then burned to provide heat and subsequently steam. He claimed that the tire burning process is cleaner than coal and would provide electrical energy to the surrounding area for purchase at reduced amounts beyond normal rates. To support the hydrogen production process, Mr. Brown is requesting the village allow him to lease the body water on the south side of 42 by the Applied Sciences building. He was unsure if the water would be completely depleted in the process. Mr. Brown identified that they are already in partnership with Central State on some level.
- Several individuals in the room had questions for Mr. Brown where he walked back through an explanation of how their production process worked. Hydrogen will be produced and stored in tanks awaiting daily pickup. Mr. Brown did not present a business plan or have materials supporting his statements. The mayor would like Mr. Brown to present to the April 1st finance committee meeting to present additional information regarding the project.

Ms. Jones moved to enter executive session and Ms. Becknell seconded. The motion passed with all ayes.

Ms. Jones moved, and Mr. Dawes seconded to leave executive session. The motion passed with all ayes.

The meeting adjourned at 9:24pm.