

City of Trenton
REGULAR COUNCIL MEETING
January 5th, 2023 - 7:30 p.m.

CALL TO ORDER

PRAYER

Pastor Keith Risner – Edgewood Baptist Church

ROLL CALL

PRESENTATIONS

1. Linsey Hobbs – Income tax update.

APPROVAL OF MINUTES

1. Minutes of the December 15th, 2022 Council Work Session.
2. Minutes of the December 15th, 2022 Regular Council Meeting.

CORRESPONDENCE

1. None.

AUDIENCE OF PUBLIC

UNFINISHED BUSINESS

1. None.

PUBLIC HEARINGS

1. None.

NEW BUSINESS

1. MOTION TO APPROVE THE APPOINTMENTS OF VARIOUS BOARD, COMMISSION AND COMMITTEE MEMBERS PER EXHIBIT “A”

LEGISLATION

1. None

REPORTS

AUDIENCE OF COUNCIL

ADJOURNMENT



City Council Work Session Minutes December 15th, 2022

Clerk of Council Laura Daley called the December 15th, 2022 Council Work session to order at 6:30pm. She asked that Council please select a chairperson in the absence of the Mayor and Vice Mayor. Councilwoman Harris made a motion to appoint Councilwoman Combs as this evening's Council Chairperson responsible for running this evening's meetings. This motion was seconded by Councilman Agee. Roll call was taken; 5 ayes, 0 nays, 2 absent. Chairperson Combs asked that City Manager Nichols begin with reports. CM Nichols asked that Service Director, Rob Leichman begin by discussing the motion regarding Industrial Park Farm RFP. Councilman Agee asked about the contract with the farmer in case of sale of land during the contracted time period. Mr. Leichman explained that legally we would need to pay the farmer his bid price per acre of land that sold.

Next Finance Director, Matthew Mesisklis discussed the correspondence items. Quickly reviewing each of them quickly, stating he will read the budget memo out loud during the regular Council meeting. He then discussed the motion regarding the advance of Cash from the general fund to the Street Fund. The street fund will pay the general fund back over a timeframe allowing us to not borrow from the bank and eliminating the financing rates it would cost the city to finance the street projects. He then discussed the ordinances, first regarding the 2nd Supplemental Appropriation, stating this will finalize the 2022 appropriations and clean everything up for year end. Next, he discussed the ordinance regarding the proposed 2023 Budget stating that the budget included the new full time positions and then discussed the resolution regarding Wage and Classification Plan, stating it included new positions and a 3% cost of living increase to all nonunion employees.

Finally, the City Manager, Marcos Nichols asked if there were any questions regarding the resolution regarding Easement Appropriation of 3.961+/- Acres. There were not. He then went onto discuss the ordinances regarding Tax Increment Financing (TIF) Districts. He explained that items number 3-8 under legislation in the regular Council meeting, stating each ordinance were the same except each referenced a different subdivision. He then stated he had an executive session request for the purpose of considering confidential information related

to marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance and to consider the purchase of property for public purposes. Councilman Agee made a motion to go into executive session to at 6:40pm, followed by a second by Councilwoman Montgomery. Roll call was taken; 5 ayes, 0 nays, 2 absent. Council went into executive session.

A motion to come out of executive session and adjourn the Council work session at 7:20pm was made by Councilman Agee, followed by a second by Councilwoman Montgomery. Roll call was taken; 5 ayes, 0 nays, 2 absent. The work session was adjourned.

REGULAR COUNCIL MEETING MINUTES
City of Trenton

December 15th, 2022 - 7:30 p.m.

*Council voted to place Councilwoman Combs as Chairperson for this meeting in the absence of the Mayor and Vice Mayor during the December 15th Council Work Session. Please see the minutes of the December 15th Council Work session for details.

CALL TO ORDER

Council Chairperson Combs called the December 15th Regular Council meeting to order at 7:30pm.

PRAYER

Pastor Keith Risner from Edgewood Baptist Church led everyone in Prayer, followed by the pledge of allegiance to our flag.

ROLL CALL

Council Clerk Daley took roll call; Mayor Woodrey and Vice-Mayor Perry were absent. A motion to excuse the Mayor and Vice Mayor was made by Councilman Agee and seconded by Councilman Perry. Roll call was taken; 5 ayes, 0 nays, 2 absent.

PRESENTATIONS

1. None.

APPROVAL OF MINUTES

1. Minutes of the December 1st, 2022 Council Work Session.
2. Minutes of the December 1st, 2022 Regular Council Meeting.

A motion to approve the minutes was made by Councilwoman Harris, followed by a second by Councilman Agee. Roll call was taken; 5 ayes, 0 nays, 2 absent.

CORRESPONDENCE

1. 2023 Budget Memo.
2. November Fund Balance.

Finance Director Matthew Mesisklis discussed the Fund Balances of November first along with an update of our investments. All Fund balances are doing well. He then read the 2023 Budget memo aloud attached hereto. He asked if there were any questions, there were not.

AUDIENCE OF PUBLIC

None.

UNFINISHED BUSINESS

1. None.

PUBLIC HEARINGS

1. AN ORDINANCE TO MAKE ANNUALIZED APPROPRIATIONS FOR CURRENT OPERATING EXPENSES AND OTHER EXPENDITURES OF THE CITY OF TRENTON, STATE OF OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2023, AND ENDING DECEMBER 31, 2023 AND DECLARING AN EMERGENCY.

Chair person Combs opened the for portion of the public hearing, no one took the floor, so she closed the for portion. She then opened the against portion of the public hearing, again no one took the floor, so she then closed the against portion as well as the public hearing.

NEW BUSINESS

1. A MOTION AUTHORIZING THE CITY FINANCE DIRECTOR TO ADVANCE CASH FROM THE GENERAL FUND (011) IN THE BUDGETED AMOUNT OF \$1,200,000, ON JANUARY 1, 2023, TO BE REPAID BY THE STREET FUND (102) PURSUANT TO THE BELOW FINANCING SCHEDULE AND ALLOWED BY THE OHIO REVISED CODE AS PROVIDED BY THE OHIO ATTORNEY GENERAL RULING 1964-1209 AND DECLARING AN EMERGENCY.

Councilwoman Harris motioned to authorize, followed by a second by Councilman Perry. Roll call was taken; 5 ayes, 0 nays, 2 absent.

2. A MOTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BIG S FARMS, LLC., TO FARM 134.954 ACRES OF INDUSTRIAL PARK LAND LOCATED WITHIN THE CITY OF TRENTON, COMMENCING ON MARCH 1, 2023 AND TERMINATING ON DECEMBER 31, 2023, FOR A BID PRICE OF THREE HUNDRED AND THREE DOLLARS AND SEVENTY-FIVE CENTS (\$303.75) PER ACRE AND FURTHER AUTHORIZING THE CITY MANAGER TO SIGN ALL APPROPRIATE DOCUMENTS RELATED THERETO.

Councilwoman Harris motioned to authorize, followed by a second by Councilman Perry. Roll call was taken; 5 ayes, 0 nays, 2 absent.

LEGISLATION

A motion was made by Councilman Agee to read items 3 – 11 under legislation by title only, followed by a second by Councilman Perry. Roll call was taken; 5 ayes, 0 nays, 2 absent. Then a motion was made by Councilwoman Harris to also read items 1 and 2 by title only as well, followed by a second by Councilman Perry. Roll call was taken; 4 ayes, 1 nay, 2 absent. A motion was made to also suspend the rules on items 3-11 and vote on these items this evening by Councilwoman Harris, followed by a second by Councilman Perry. Roll call was taken; 5 ayes, 0 nays, 2 absent.

*City attorney Nick Ziepfel read all items by title only, pausing after each one to have Council vote on each item.

1. AN ORDINANCE TO MAKE ANNUALIZED APPROPRIATIONS FOR CURRENT OPERATING EXPENSES AND OTHER EXPENDITURES OF THE CITY OF TRENTON, STATE OF OHIO, DURING A PERIOD BEGINNING JANUARY 1, 2023, AND ENDING DECEMBER 31, 2023 AND DECLARING AN EMERGENCY.
(Second Reading)

A motion to approve the annualized appropriations for 2023 was made by Councilwoman Harris and seconded by Councilman Perry. Roll call was taken; 5 ayes, 0 nays, 2 absent.

2. RESOLUTION PURSUANT TO SECTION 719.04 OF THE OHIO REVISED CODE DECLARING THE CITY'S INTENTION TO APPROPRIATE AN EASEMENT INTEREST IN 3.961 ± ACRES OF CERTAIN REAL PROPERTY OWNED IN FEE BY PROESCHEL FAMILY FARMS, LLC, FOR THE PURPOSE OF CONSTRUCTING A PUBLIC STREET, CONSTRUCTING A SEWER, AND TO PROMOTE PUBLIC HEALTH AND WELFARE, AND DECLARING AN EMERGENCY. **(Second Reading)**
A motion to approve the resolution was made by Councilwoman Harris and seconded by Councilman Perry. Roll call was taken; 5 ayes, 0 nays, 2 absent.

3. AN ORDINANCE AMENDING ORDINANCE 30-2004 TO AMEND AND BROADEN THE PUBLIC INFRASTRUCTURE IMPROVEMENTS WHICH MAY BE FUNDED BY THE CITY WITH SERVICE PAYMENTS COLLECTED AND DEPOSITED INTO THE CITY'S PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND CREATED THEREUNDER, AND FURTHER PROVIDING FOR THE TRANSFER OF INCIDENTAL SURPLUS FUNDS REMAINING IN THE CITY'S PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND INTO THE CITY'S GENERAL FUND, AND DECLARING AN EMERGENCY. (CENTENNIAL RUN) **(First Reading, Suspend Rules)**
A short explanation was given regarding items 3-8 explaining these are amendments to the structure of tax funds collected on these areas to be released and used for public improvements throughout the City. A motion to approve the ordinance was made by Councilman Agee and seconded by Councilwoman Harris. Roll call was taken; 5 ayes, 0 nays, 2 absent.

4. AN ORDINANCE AMENDING ORDINANCE 28-2004 TO AMEND AND BROADEN THE PUBLIC INFRASTRUCTURE IMPROVEMENTS WHICH MAY BE FUNDED BY THE CITY WITH SERVICE PAYMENTS COLLECTED AND DEPOSITED INTO THE CITY'S PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND CREATED THEREUNDER, AND FURTHER PROVIDING FOR THE TRANSFER OF INCIDENTAL SURPLUS FUNDS REMAINING IN THE CITY'S PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND INTO THE CITY'S GENERAL FUND, AND DECLARING AN EMERGENCY. (MAPLEVIEW) **(First Reading, Suspend Rules)**
A motion to approve the ordinance was made by Councilman Agee and seconded by Councilwoman Harris. Roll call was taken; 5 ayes, 0 nays, 2 absent.

5. AN ORDINANCE AMENDING ORDINANCE 29-2004 TO AMEND AND BROADEN THE PUBLIC INFRASTRUCTURE IMPROVEMENTS WHICH MAY BE FUNDED BY THE CITY WITH SERVICE PAYMENTS COLLECTED AND DEPOSITED INTO THE CITY'S PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND CREATED THEREUNDER, AND FURTHER PROVIDING FOR THE TRANSFER OF INCIDENTAL SURPLUS FUNDS REMAINING IN THE CITY'S PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND INTO THE CITY'S GENERAL FUND, AND DECLARING AN EMERGENCY. (QUAIL CROSSING) **(First Reading, Suspend Rules)**
A motion to approve the ordinance was made by Councilman Agee and seconded by Councilwoman Montgomery. Roll call was taken; 5 ayes, 0 nays, 2 absent.

6. AN ORDINANCE AMENDING ORDINANCE 31-2004 TO AMEND AND BROADEN THE PUBLIC INFRASTRUCTURE IMPROVEMENTS WHICH MAY BE FUNDED BY THE CITY WITH SERVICE PAYMENTS COLLECTED AND DEPOSITED INTO THE CITY'S PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND CREATED THEREUNDER, AND FURTHER PROVIDING FOR THE TRANSFER OF INCIDENTAL SURPLUS FUNDS REMAINING IN THE CITY'S PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND INTO THE CITY'S GENERAL FUND, AND DECLARING AN EMERGENCY. (VILLA PLACE) **(First Reading, Suspend Rules)**
A motion to approve the ordinance was made by Councilman Agee and seconded by

Councilwoman Montgomery. Roll call was taken; 5 ayes, 0 nays, 2 absent.

7. AN ORDINANCE AMENDING ORDINANCE 26-2004 TO AMEND AND BROADEN THE PUBLIC INFRASTRUCTURE IMPROVEMENTS WHICH MAY BE FUNDED BY THE CITY WITH SERVICE PAYMENTS COLLECTED AND DEPOSITED INTO THE CITY'S PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND CREATED THEREUNDER, AND FURTHER PROVIDING FOR THE TRANSFER OF INCIDENTAL SURPLUS FUNDS REMAINING IN THE CITY'S PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND INTO THE CITY'S GENERAL FUND, AND DECLARING AN EMERGENCY. (DEER WALK) **(First Reading, Suspend Rules)**

A motion to approve the ordinance was made by Councilman Agee and seconded by Councilwoman Montgomery. Roll call was taken; 5 ayes, 0 nays, 2 absent.

8. AN ORDINANCE AMENDING ORDINANCE 27-2004 TO AMEND AND BROADEN THE PUBLIC INFRASTRUCTURE IMPROVEMENTS WHICH MAY BE FUNDED BY THE CITY WITH SERVICE PAYMENTS COLLECTED AND DEPOSITED INTO THE CITY'S PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND CREATED THEREUNDER, AND FURTHER PROVIDING FOR THE TRANSFER OF INCIDENTAL SURPLUS FUNDS REMAINING IN THE CITY'S PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND INTO THE CITY'S GENERAL FUND, AND DECLARING AN EMERGENCY. (ELK CREEK, SECTIONS 7-10) **(First Reading, Suspend Rules)**

A motion to approve the ordinance was made by Councilman Agee and seconded by Councilwoman Montgomery. Roll call was taken; 5 ayes, 0 nays, 2 absent.

9. AN ORDINANCE (SECOND SUPPLEMENTAL APPROPRIATIONS AND ADJUSTMENTS) AMENDING 2022 FINAL APPROPRIATION ORDINANCE 46-2021 TO ADJUST APPROPRIATIONS FOR VARIOUS FUNDS AND DECLARING AN EMERGENCY. **(First Reading, Suspend Rules)** Finance Director Mesisklis explained that this ordinance will square up the '22 budget for year end purposes. A motion to approve the ordinance was made by Councilwoman Harris and seconded by Councilwoman Montgomery. Roll call was taken; 5 ayes, 0 nays, 2 absent.

10. A RESOLUTION CREATING A FULL-TIME PUBLIC WORKS ADMINISTRATIVE ASSISTANT POSITION, CREATING A FULL-TIME CITY CLERK POSITION, AMENDING A PUBLIC WORKS DEPARTMENT SUPERVISOR POSITION, SETTING FORTH A COST OF LIVING DETERMINATION OF THREE PERCENT (3.00%) AS AN ADDER TO CERTAIN NON-BARGAINING UNIT EMPLOYEE PAY SCALES, AND DECLARING AN EMERGENCY. **(First Reading, Suspend Rules)**

Councilman Agee motioned that any mention of City Clerk needs to be updated to Full time Clerk of Council in reference to item 10, followed by a second by Councilwoman Harris. The position needed to be clarified that the Clerk will remain under direction of Council. Roll call was taken. 5 ayes, 0 nays, 0 absent. The resolution was updated to reference the Full time City Clerk position to state Full time Clerk of Council. A motion to approve the updated resolution was made by Councilwoman Harris and seconded by Councilman Agee. Roll call was taken; 5 ayes, 0 nays, 2 absent.

11. A RESOLUTION APPOINTING LAURA DALEY AS FULL-TIME CLERK OF COUNCIL, AND DECLARING AN EMERGENCY **(First Reading, Suspend Rules)**

Councilman Agee made a motion to approve, followed by a second by Councilman Perry. Roll call was taken; 5 ayes, 0 nays, 0 absent.

REPORTS

City Attorney Nick Ziepfel had no reports.

Finance Director Matthew Mesisklis had no reports.

Clerk of Council Laura Daley wished everyone Happy Holidays.

City Manager Marcos Nichols reported and congratulated Jake Paulsen for being moved from labor 1 to a labor 2 position within our public works department.

AUDIENCE OF COUNCIL

Councilwoman Harris explained the reason she questioned the legislation item number 10 is that she feels it is very important the language be clear. Council wishes for the Full time Clerk position to remain as Clerk of Council. The position is to continue to work strictly under Council's direction, any other responsibility's anyone wishes to have the Clerk of Council do, needs to be approved by Council as she is to fulfill her Council duties first and foremost and only when she has time should she be asked to fulfill other duties. Council approved multiple full-time positions due to the City's growth. The job title should be clear for her position. Then she stated she was looking forward to the City's Employee Holiday luncheon.

Councilman Perry wished everyone a Merry Christmas, he then stated that Vice Mayor Perry wished to thank the City employees for all their hard work and wish everyone a Merry Christmas as well.

Councilman Agee stated that he attended the Tree lighting event was nice but highly suggested we do a bigger tree in the future. He then stated that he wished everyone a Merry Christmas and a Happy New Year, adding to be safe to those who plan to head over the hills and through the woods to visit their grandmas or families.

Councilwoman Montgomery reported that she had spent Thanksgiving with her family and the very next day one of her family members passed away, explaining that this Christmas she would be spending it with less family members, so don't take family for granted, enjoy the time you must spend with them. She went on to say that she knows of multiple toy drives happening within the city, Vicky Hughes whom she attends church with is helping to organize similar types of events. She wants to thank those that contribute and get involved in such things as this is the perfect time of year to help one another. Tis the season for Christ our savior and to show the love we have for one another. She then congratulated Jake and finished by reminding everyone to renew their dog tags.

Chairperson Combs stated she was thankful for everyone within this City, and the city employees. She wished everyone a Merry Christmas and a Happy new year.

ADJOURNMENT

Councilman Agee made motion to adjourn the December 15th Council meeting, followed by a second by Councilwoman Montgomery. Roll call was taken; 5 ayes, 0 nays, 2 absent. The regular Council meeting was adjourned at 8:18pm.

Motion

MOTION TO APPROVE THE APPOINTMENTS OF VARIOUS BOARD, COMMISSION
AND COMMITTEE MEMBERS PER EXHIBIT "A"

Moved by _____ to approve the appointments of various Board Members per Exhibit
"A".

Seconded by: _____

Upon roll call, the vote resulted as follows:

AYES: _____

NAYS: _____

ABSENT: _____

CERTIFICATION

I, the undersigned Clerk of Council hereby certify that the foregoing is a true and correct copy of the
motion as passed by the Council of the City of Trenton, this 5th day of January, 2022.

CLERK OF COUNCIL

Exhibit A

STANDING COMMITTEES

2023

Appointed by the Mayor - 1 year term

AUDIT/ADMINISTRATION COMMITTEE

Calvin Woodrey
Cody Agee
Ryan Perry
City Manager Marcos Nichols
City Treasu Matthew Mesisklis

PUBLIC SAFETY COMMITTEE

Calvin Woodrey*
Sharon Montgomery
Cody Agee
City Manager Marcos Nichols
Police Chief Patrick Carr
Fire Chief Darrell Yater

ECONOMIC DEVELOPMENT COMMITTEE

Jenni Combs*
Ryan Perry
Cody Agee
City Manager Marcos Nichols
Robert C. Leichman
Bill Jones
Nicole Ard

OTHER BOARDS, COMMITTEES, OR COMMISSIONS:

PLANNING COMMISSION

Dale Perry

PARKS AND RECREATION BOARD

Ryan Perry

EMERGENCY MANAGEMENT AGENCY

Marcos Nichols

OKI REGIONAL GOVERNMENT OF COUNCIL

Dale Perry

TRENTON HISTORICAL SOCIETY

Jennifer Combs

TRENTON COMMUNITY IMPROVEMENT CORPORATION

Ryan Perry

Jenni Combs

Jennifer Harris

Volunteer Firefighter's Dependents Fund Board

Cody Agee

Jennifer Harris