

CAMDEN VILLAGE COUNCIL – SPECIAL

Thursday, June 30, 2022

The meeting was called to order by Mayor Toni Keesler at 7:00 P.M. Roll call was taken as follows: Kelly Doran – here, Judy Michael – here, Debbie Hickman – here, Jeff Steele – here, Kate Duskey – here, Carla Risner - here and Toni Keesler - here. The Pledge of Allegiance was given. Also, in attendance were Rebecca Wilson, Fiscal Officer, Rusty Wilson, Village Administrator and Ben Gunderson, Deputy Village Administrator. Guests included Debbie Mason, Shannon Steele, Rob Jarrell, Ryan Jarrell, Brett Green, Mark and Betty Schwab.

MINUTES

Kelly made a motion to approve the minutes of the June 2, 2022 meeting. Judy second. Roll call. 6 Yea. Motion passed.

PUBLIC PARTICIPATION

March Schwab from the Friends of the Preble County Park District who has been helping clean up Devil's Backbone. He said he hopes the contract is approved by the Village to help with opening and closing the gate daily and also thanked the Police Department and Rusty Wilson for all their help.

Rob Jarrell addressed Council regarding his business proposal to start here in Camden called Medship which is a medical product business for bandaging for individuals (medical patients). The goal is to remove some old buildings (previously owned by Grandfather Bob Green) and build a new facility, which would improve South Main Street (drawings presented) and would be the main headquarters. Fast forward we met with Ben and there was a demolition grant that we were working with and we submitted all this information and I believe that with the County that grant didn't come through so that delayed this project a bit and then we started teetering with a few ideas and we heard the old IGA was available so we thought about renting that space for our distribution warehouse and the new facility on South Main would be our headquarters and offices. Again, we met with Ben who gave us a proposal which was the Village would give us \$500,000 with some restrictions which included adding 25 or more employees at \$25.00/hour within 5 years and redo the IGA with the new facility on South Main and if we met all that criteria it would be forgiven within 5 years. Also, in the option was retail space downstairs which wasn't an option because we would need all that space along with FDA rules and regulations. So, we met with Ben again just this week who told us that he wasn't going to be able to do the original proposal but could do \$190,000 with the same conditions. Kelly said or \$500,000 over 180 months it's just not the cash up front. Ryan Jarrell said part of the problem is there was money put out based on a proposal that was given to us and then after that is done is when we get all this new information. Kelly said I was at that meeting and I didn't take any notes but obviously there was a misunderstanding because he can't guarantee you anything and neither can I. Rob said we are all adults here and I think we can understand that if someone says somethingKelly said tell me what you want, what do you want us to do..... Rob said honestly, I wouldn't be here if it wasn't for Ryan, I would be moving on. The way I've always done business is we met with a group of people and we all come up with ideas and we find a common ground. I was told every single member of Council had been told about the proposal and the plan and knew everything but I talked with a few Council members and they said why don't you go through the proper channels and I thought we were. Now for me to go back to my partners and say "oh by the way we aren't going to be able to do this" that doesn't give them confidence in the town to put a multimillion dollar business here and that's the problem I have here because it makes me look foolish because I put my neck on the line here and I feel like there has been a lot of misinformation given. Ben said he had met with each member individually and told them what he was proposing and Jeff said yes, we did but when it comes to any kind of money offer it has to come to us. Kelly said it was a concept. Jeff said but we just got updates we didn't know any of the nuts and bolts that was going on – that was never discussed. Jeff said we got the cart before the horse all this should have been brought out and discussed prior to any dollar amount told to anyone. Kelly said you still haven't answered my question – what can we do for you. Rob said if someone comes to me and has an issue, we put it all on the table so my partners know – there are no secrets or sidebar and right now I feel like there is so much sidebar that nobody knows what the heck is going on. We are here and this is a last-ditch effort because this business is going either way where ever we do it and I would like it to be here because of everything mentioned. And it's not so much about the money but the reputation with our business partners and I'm not going to go into something feeling uneasy about it. Debbie said would you be willing to do the \$500,000 over the 15 years or would you need the \$500,000 up front. Rob said we would need it upfront because the old IGA would take every bit of that – it's a mess and that wasn't even on our map. Jeff said this thing has totally been mishandled from the beginning and we need to make it right as a Council. We shouldn't be making an offer for an amount that our butt couldn't cash. Rob said I told Ben we are running out of time, we have deadlines to make and honestly, I can't push my partners

back anymore. We will have executive session prior to closing this meeting to come up with a solution. Rob thanked everyone for their time. Kelly said we apologize for the misunderstanding and it was not anyone's intent to mislead you to something that wasn't doable.

Debbie Mason said thank you for this because this business is huge and we are working so hard on Camden Comeback to build the community and create unity and pride in our town but you guys are the ones who handle the business part. I'm glad to hear you understand how important something like this is and it's a game changer. I'm so encouraged to see that you are passionate as well.

OLD BUSINESS

Judy made a motion to approve the 2nd reading of Resolution #2043-2022 for the Proposed 2023 Tax Budget. Carla second. Roll call. 6 Yea. Motion passed.

Judy made a motion pursuant to ORC 731.17 to dispense with the 3 reading requirement and pass with 1 reading Resolution #2047-2022 the Park Agreement for Devil's Backbone. Jeff second. Roll call. 6 Yea. Motion passed. Judy made a motion to adopt Resolution #2047-2022. Kelly second. Roll call. 6 Yea. Motion passed.

Kelly made a motion to dispense with the late fees on the water bills for June. Judy second. Roll call. 6 Yea. Motion passed.

Jeff mentioned to Ben that the paperwork for the Zoning he gave us wasn't an original but a revision with 36 extra pages than what we had before to review for 3 months. Ben said the additional pages were the subdivision regulations. Jeff said moving forward if there is even 1 page added it is not an original but a revision so everyone needs to go through their books and make sure there aren't any mark ups on them. I know we want to move on that but we need some time to review the new documents.

Jeff presented the new information with dimensions from Shade Sales for the stage at Shank park. He made a motion to approve the purchase for \$17,500.00. Kelly said currently without the passage of the levies and getting ready to talk about some major cash options he feels this might not be the proper time to make a purchase like this even though he loves it. Carla second the motion. Roll call. 3 yeas. 3 nays (Judy/Kate/Debbie). With a tie, the Mayor had to vote and she voted nay. Motion failed.

NEW BUSINESS

Judy made a motion pursuant to ORC 731.17 to dispense with the 3 reading requirement and pass with 1 reading Resolution #2044-2022. Kelly second. Roll call. 6 Yea. Motion passed. Judy made a motion to adopt Resolution #2044-2022 a real estate option for 46 South Main Street. Kate second. Roll call. 6 Yea. Motion passed.

Ben presented quotes for the Tech Center (outer shell) drawings from RDA for \$6,000 and CDA (inside shell) for \$5,000.00. Debbie made a motion to approve the quotes. Kelly second. Roll call. 6 Yea. Motion passed.

The next date for a zoning meeting was tabled so that Council can read the newly added information.

Judy made a motion pursuant to ORC 731.17 to dispense with the 3 reading requirement and pass with 1 reading Resolution #2045-2022 asking the County Auditor to certify the amount for a tax levy (general). Kelly second. Roll call. 6 Yea. Motion passed. Judy made a motion to adopt Resolution #2045-2022. Kelly second. Roll call. 6 Yea. Motion passed.

Judy made a motion pursuant to ORC 731.17 to dispense with the 3 reading requirement and pass with 1 reading Resolution #2046-2022 asking the County Auditor to certify the amount for a tax levy (police). Kelly second. Roll call. 6 Yea. Motion passed. Judy made a motion to adopt Resolution #2046-2022. Kelly second. Roll call. 6 Yea. Motion passed.

Ben mentioned that he needed approval from Council to pay for the Dollar General renderings that cost \$265.00. Judy made a motion to approve the amount due. Kelly second. Roll call. 5 Yea. 1 Nay (Jeff). Motion passed.

Judy made a motion to approve Resolution #2048-2022 (1st reading) for ODOT to pave. Kate second. Roll call. 6 Yea. Motion passed.

GENERAL DISCUSSION, THOUGHTS AND IDEAS

Toni mentioned that the Band of Flight concert would be August 6th at 6:00 pm. She said there have been some stipulations that they need including a tent and stage because the band is bigger and won't fit in the gazebo. We will also be feeding them which I will need preapproval for. After some Council discussion Toni will call them in the next few days and get more information for next week's Council meeting.

APPROVAL OF PURCHASE ORDERS

Judy made a motion to approve the purchase orders. Kate second. Roll call. 6 Yea. Motion passed.

APPROVAL OF BILLS

Judy made a motion to approve the bills. Jeff second. Roll call. 6 Yea. Motion passed.

APPROVAL OF MAY FINANCIAL STATEMENT

Jeff made a motion to approve the May Financial Statement. Judy second. Roll call. 6 Yea. Motion passed.

Toni mentioned we have had a last-minute subject arise that we need to enter executive session for. Kelly made a motion to enter executive session at 9:04 p.m. to discuss a real estate transaction. Judy second. Roll call. 6 Yea. Motion passed. Jeff made a motion to exit executive session at 9:35 p.m. Judy second. Roll call. 6 Yea. Motion passed.

Jeff made a motion to adjourn at 9: 35 P.M. Judy second. Roll call. 6 Yea. Motion passed.

Rebecca Wilson, Fiscal Officer

Toni Keesler, Mayor