MINUTES OF THE JOINT COUNCIL AND PLANNING COMMISSION PUBLIC HEARING AND JOINT MEETING HELD ON JANUARY 15, 2019 AT GRAFTON TOWN HALL.

PRESENT FOR ROLL CALL WERE LESCHER, DUKLES, SAUER, KITTS AND STRAH. ALSO PRESENT WERE MAYOR DIVENCENZO, VA PRICE, LAW DIRECTOR HOLDERMAN AND SPECIAL PROJECTS COORDINATOR BALES. POLICE CHIEF CLARK WAS ALSO IN ATTENDANCE.

PLANNING COMMISSION MEMBERS PRESENT AT THE MEETING WERE LOGAN, JUSTY, BALDWIN, MAYOR DIVENCENZO AND COUNCILMAN DUKLES.

DUKLES MADE A MOTION TO APPROVE THE MINUTES AND KITTS SECONDED. VOTE: AYES ALL.

DUKLES MADE A MOTION TO PAY THE BILLS AND KITTS SECONDED. VOTE: AYES ALL.

DUKLES MADE A MOTION TO READ ALL RESOLUTIONS AND ORDINANCES BY TITLE ONLY AND KITTS SECONDED. VOTE: AYES ALL.

THE JOINT COUNCIL AND PLANNING COMMISSION PUBLIC HEARING WAS HELD FOR THE CONDITIONAL USE FOR THE GRAFTON SOLAR PARK ON EAST CAPEL ROAD.

THE PUBLIC IN ATTENDANCE WERE ASKED FOR ANY COMMENTS OR QUESTIONS ON THE SOLAR PARK PROJECT. NO PUBLIC COMMENTS WERE MADE.

THE PUBLIC HEARING ADJOURNED AT 7:05 PM.

THE JOINT COUNCIL AND PLANNING COMMISSION MEETING CONTINUED. THE FINAL SITE PLAN FOR THE GRAFTON SOLAR PARK AND THE FINAL APPROVAL OF THE CONDITIONAL USE ORDINANCE FOR THE GRAFTON SOLAR PARK WAS DISCUSSED.

THE FINAL SITE PLAN WAS SUBMITTED TO POGGEMEYER, THE VILLAGE ENGINEER, AND TO SAFE BUILT, THE VILLAGE BUILDING OFFICIAL. ADDITIONAL WORDING WAS ADDED TO THE SITE PLAN TO INDICATE THAT THE BOUNDARIES ON THE SITE PLAN ARE FOR A LEASED PROPERTY.

THE ADDITIONAL CONDITIONS FOR THE CONDITIONAL USE ORDINANCE WERE REVIEWED.

Submittal of approvals for the Wetlands review and Phase I Environmental Review;

Installation of a culvert pipe and hard surface apron at the access road to the Solar Power

Plant;

Submittal of Performance Guarantee for the Decommission process for the Solar Power

Plant;

Approval of the final site plan is subject to, or contingent upon, review and approval of

outstanding items by the Village Administrator, Building Official, Village Engineer

and Law Director prior to the start of construction which includes the submittal and review

of final construction plans.

VA PRICE HAS DISCUSSED THE CONDITIONS FOR THE ORDINANCE WITH EITRI. IT WAS SUGGESTED THAT THE FOLLOWING WORDING – CONTINGENT UPON AGREEMENT BY BOTH PARTIES TO FOLLOW PROCEDURES AS DEFINED IN THE ORIGINAL PROJECT REQUEST FOR PROPOSAL, AND OR THE LEASE, AND OR INCLUDED IN THE POWER PURCHASE AGREEMENT, WHICH WOULD MAKE ALL PARTIES WHOLE—BE ADDED TO CONDITION NUMBER 4 IN THE ORDINANCE.

BALDWIN MADE A MOTION TO RECOMMEND APPROVAL OF THE FINAL SITE PLAN FOR THE GRAFTON SOLAR PARK ON EAST CAPEL ROAD AND LOGAN SECONDED. VOTE: AYES ALL PLANNING COMMISSION MEMBERS.

DUKLES MADE A MOTION TO ACCEPT PLANNING COMMISSION’S RECOMMENDATION FOR FINAL SITE PLAN APPROVAL FOR THE GRAFTON SOLAR PARK ON EAST CAPEL ROAD AND SAUER SECONDED. VOTE: AYES ALL.

BALDWIN MADE A MOTION TO RECOMMEND APPROVAL OF THE CONDITIONAL USE ORDINANCE FOR THE GRAFTON SOLAR PARK ON EAST CAPEL ROAD WITH THE ADDITION OF THE FOUR CONDITIONS AS STATED ABOVE AND WITH THE ADDITIONAL WORDING FOR CONDITION NUMBER 4 AS STATED ABOVE AND JUSTY SECONDED. VOTE: AYES ALL PLANNING COMMISSION MEMBERS.

SAUER MADE A MOTION TO AMEND CONDITIONAL USE ORDINANCE 18-027 TO INCLUDE THE FOLLOWING CONDITIONS: SUBMITTAL OF APPROVALS FOR THE WETLANDS REVIEW AND PHASE I ENVIRONMENTAL REVIEW,--- INSTALLATION OF A CULVERT PIPE AND HARD SURFACE APRON AT THE ACCESS ROAD TO THE SOLAR POWER PLANT,--SUBMITTAL OF PERFORMANCE GUARANTEE FOR THE DECOMMISSION PROCESS FOR THE SOLAR POWER PLANT CONTINGENT UPON AGREEMENT BY BOTH PARTIES TO FOLLOW PROCEDURES AS DEFINED IN THE ORIGINAL PROJECT REQUEST FOR PROPOSAL, AND OR THE LEASE, AND OR INCLUDED IN THE POWER PURCHASE AGREEMENT, WHICH WOULD MAKE ALL PARTIES WHOLE,--APPROVAL OF THE FINAL SITE PLAN IS SUBJECT TO, OR CONTINGENT UPON, REVIEW AND APPROVAL OF OUTSTANDING ITEMS BY THE VILLAGE ADMINISTRATOR, BUILDING OFFICIAL, VILLAGE ENGINEER AND LAW DIRECTOR PRIOR TO THE START OF CONSTRUCTION WHICH INCLUDES THE SUBMITTAL AND REVIEW OF FINAL CONSTRUCTION PLANS AND STRAH SECONDED. VOTE: AYES ALL.

THIRD READING OF ORDINANCE 18-027 PURSUANT TO CHAPTER 1250, CODIFIED ORDINANCES OF THE VILLAGE GRANTING A CONDITIONAL USE PERMIT TO EITRI FOUNDRY, LLC, FOR THE CONSTRUCTION OF A SOLAR POWER PLANT LOCATED ON EAST CAPEL ROAD IN GRAFTON, OHIO. SAUER MADE A MOTION TO PASS ORDINANCE 18-027 AS AMENDED AND STRAH SECONDED. VOTE: AYES ALL.

THE PLANNING COMMISSION MEETING ADJOURNED AT 7:10 PM.

DUKLES MADE A MOTION TO HAVE AN EXECUTIVE SESSION TO DISCUSS HIRING OF PERSONNEL AND COMPENSATION FOR PUBLIC EMPLOYEES AND SAUER SECONDED. VOTE: AYES – LESCHER, DUKLES, SAUER, KITTS AND STRAH.

LEFT MEETING AT 7:10 PM AND RETURNED AT 7:25 PM.

SAUER MADE A MOTION TO RE-ENTER THE MEETING AND KITTS SECONDED. VOTE: AYES – LESCHER, DUKLES, SAUER, KITTS AND STRAH.

A MOMENT OF SILENCE WAS HELD FOR SHIRLEY BARTLETT, A LONG TIME VILLAGE RESIDENT AND SUPPORTER OF THE VOLUNTEER FIRE DEPARTMENT.

SAUER MADE A MOTION TO APPOINT GLEN THOMPSON FIRE CHIEF OF THE GRAFTON VOLUNTEER FIRE DEPARTMENT EFFECTIVE JANUARY 15, 2019 AND SAUER SECONDED. VOTE: AYES ALL.

A CERTIFICATE OF APPRECIATION WAS PRESENTED TO FORMER FIRE CHIEF RANDY KIMBRO AND A LETTER OF APPRECIATION FROM THE VOLUNTEER FIREMEN’S ASSOCIATION WAS READ.

MAYOR DIVENCENZO ADMINISTERED THE OATH OF OFFICE FOR GLEN THOMPSON.

THOMPSON HAS REQUESTED THAT THREE CANDIDATES BE APPOINTED TO THE POSITION OF FIRE LIEUTENANT. THE APPOINTEES WOULD BE ON PROBATION FOR ONE YEAR PENDING THEIR COMPLETION OF THE NECESSARY TRAINING.

SAUER MADE A MOTION TO APPOINT ANDREW HYLBERT, STEVEN CRICKS AND JOSEPH DIVENCENZO TO THE POSITION OF FIRE LIEUTENANT EFFECTIVE JANUARY 15, 2019 AND KITTS SECONDED. VOTE: AYES ALL.

MAYOR DIVENCENZO ADMINISTERED THE OATH OF OFFICE TO THE NEW FIRE LIEUTENANTS.

A SHORT RECESS WAS HELD FOR REFRESHMENTS. LEFT MEETING AT 7:35 PM AND RETURNED AT 7:45 PM.

**FIRE**: CHIEF THOMPSON PRESENTED HIS REPORT.

**POLICE:**  CHIEF CLARK HAS SUBMITTED HIS ACTIVITY REPORT FOR 2018.

**ORDINANCES**

EMERGENCY ORDINANCE 19-001 WAS READ AUTHORIZING COOPERATIVE AGREEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF THE WASTEWATER TREATMENT PLANT AS PART OF THE WWTP IMPROVEMENTS PROJECT BETWEEN THE VILLAGE OF GRAFTON AND THE OHIO WATER DEVELOPMENT AUTHORITY. SAUER MADE A MOTION TO WAVE THE THREE READINGS OF ORDINANCE 19-001 AND KITTS SECONDED. VOTE: AYES ALL. SAUER MADE A MOTION TO PASS ORDINANCE 19-001 AND KITTS SECONDED. VOTE: AYES ALL.

EMERGENCY ORDINANCE 19-002 WAS READ AMENDING GRAFTON VILLAGE ORDINANCE 18-006. SAUER MADE A MOTION TO WAIVE THE THREE READINGS OF ORDINANCE 19-002 AND KITTS SECONDED. VOTE: AYES ALL. SAUER MADE A MOTION TO PASS ORDINANCE 19-002 AND KITTS SECONDED. VOTE: AYES ALL. THIS ORDINANCE SETS THE SALARIES FOR THE FIRE CHIEF AND LIEUTENANTS.

**RESOLUTIONS**

EMERGENCY RESOLUTION 19-001 WAS READ AUTHORIZING THE CLERK-TREASURER AND /OR THE VILLAGE ADMINISTRATOR TO ENTER INTO A LOAN AGREEMENT WITH FARMERS’ SAVINGS BANK IN CONNECTION WITH THE PURCHASE OF LAND LOCATED WITHIN THE VILLAGE OF GRAFTON FROM THE STATE OF OHIO. SAUER MADE A MOTION TO WAIVE THE THREE READINGS OF RESOLUTION 19-001 AND KITTS SECONDED. VOTE: AYES ALL. SAUER MADE A MOTION TO PASS RESOLUTION 19-001 AND KITTS SECONDED. VOTE: AYES ALL.

**MOTIONS**

SAUER MADE A MOTION TO BEGIN THE BIDDING PROCESS FOR CHESTNUT STREET – PHASE 1 AND DUKLES SECONDED. VOTE: AYES ALL.

SAUER MADE A MOTION TO APPROVE THE APPOINTMENT OF GLEN THOMPSON, JOE DIVENCENZO, JOHN LESCHER, MATT DUKLES AND JOHN CUTTER TO THE FIREFIGHTERS’ DEPENDENTS FUND BOARD AND KITTS SECONDED. VOTE: AYES ALL.

**VA:** PRICE REVIEWED HIS REPORT. HE IS WORKING ON THE SOLAR PROJECTS AND ECONOMIC DEVELOPMENT FOR THE PROPERTY THE VILLAGE OWNS ON STATE ROUTE 83.

**MAYOR’S UPDATE:** NO REPORT.

**PUBLIC AGENDA:** NONE

SAUER MADE A MOTION TO HAVE AN EXECUTIVE SESSION TO DISCUSS ECONOMIC DEVELOPMENT ISSUES AND THE LEASE OF PUBLIC LAND AND KITTS SECONDED. VOTE: AYES- LESCHER, DUKLES, SAUER, KITTS AND STRAH.

LEFT MEETING AT 7:55 PM AND RETURNED AT 8:15 PM.

SAUER MADE A MOTION TO RE-ENTER THE MEETING AND KITTS SECONDED. VOTE: AYES – LESCHER, DUKLES, SAUER, KITTS AND STRAH.

DUKLES MADE A MOTION THE AUTHORIZE THE VA AND OR THE MAYOR TO ENTER INTO AN AGREEMENT WITH EITRI FOUNDRY LLC TO LEASE 107 ACRES OF LAND WITHIN THE VILLAGE AND TO CONFIRM THIS AGREEMENT WITH A RESOLUTION AT A LATER DATE AND SAUER SECONDED. VOTE: AYES ALL.

SAUER MADE A MOTION TO ADJOURN AND DUKLES SECONDED. VOTE: AYES ALL.

MEETING ADJOURNED AT 8:15 PM.

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DAVID M DIVENCENZO, MAYOR AMY R BARNHART, CLERK-TREASURER