

Crooksville Council Workshop
Minutes Monday, November 25th 2019

Mayor Redfern called the meeting to order. The following members were present: Chris Rice, Scott Locke, Bill Hampton, Billie Smith, Chris Mohler, and John Loomis. Tom Collins was also present.

First up for the Workshop are Bruce Cannon from the Perry County Auditor and Chad Cook with the Perry County Health Department representing the Land Bank. They are here to discuss what exactly the Land Bank does and to answer any questions that anyone may have. The Land Bank was started in the early 2000's, and since this time they have been helping to tear remove unwanted properties. Their goal is to get rid of unproductive properties, and put them back on the market as quickly as possible. They have torn down 21 properties in New Lexington.

Once a property is in the possession of the Land Bank the delinquent taxes can be remitted. There are 4 properties in Crooksville they currently have the ownership of including the East School. There will be potentially more properties in Crooksville that they will be able to acquire. The East school will be the largest project to date that they have worked on, and the most expensive. They estimate that the cost to them to tear down the East School will be around \$30,000 to \$40,000. But, due to the fact that this will be such a large undertaking that exact amount is not known. Most properties are acquired through forfeiture. This means that the property has gone up for sheriff sale twice, then offered to political subdivisions. If someone other than the Land Bank were to purchase a property, they would have to pay the delinquent taxes.

In many cases they cross reference the nuisance complaints to these abandoned properties. Once the properties are torn down the complaints no longer come in. Abandoned properties just lead to problems. There is a dramatic difference when unwanted, dilapidated buildings are torn down. They have found that once removed, that property owners surrounding the area tend to take better care of their own properties, or even tear down vacant properties that they own. It is like the ripple effect.

The Land Bank wants to work as partners with the Village, as well as the Auditor, and the Health Department. They want to make sure that the correct avenues are taken when it comes to the utilities. They also want to work to ensure that whoever buys the property wants the best use out of the property. They want someone who will do something, or to make something out of a property that was once useless. They have a very high success rate of properties that have been torn down in the past. They look at many different items when it comes to potential buyers; investments, money, their timeline, and their references.

The Land Bank receives their money from Grants. They are very unique due to the way they are funded. They do not have a revenue. Because of this they do not have to have prevailing wage. They work quickly and efficiently. Asbestos is a large problem in many of these properties that need to be torn down, in an estimated three out of four properties after inspection it is found that they have asbestos in some area that will need to be taken care of.

The Land Bank will be in communication with Tom Collins about the date that they will start to demolish the building. The East School has already been approved to be torn down. They will bust up the concrete and remove it, if it is clean fill, they could use it to fill the property. With hindsight in mind the Old "Sprinkle" property would have qualified if turned over to the Land Bank for demolition. The plan is that around the first of the year that the jobs will be bid out, and demolition will begin during the winter.

First item on the Workshop agenda is to inform Council that on Monday, December 2nd that they will need to vote to approve the final retainage for the Park Restroom project.

Next up is a reminder that Tom will be on vacation all next week and will not be at the meeting on the 2nd. Lacey Tumblin will be sitting in to help Amy Utsch at her first Council Meeting. Amy has over thirty-five years of accounting experience. Fund Accounting will be new to her, but feels very confident that she will be able to pick it up fairly easily.

South East Electric is the company who have done the work on the small shelter house, although the work is not completed the invoice will need to be paid in full by the end of the year.

Dale Eveland on E. China Street will need to have a survey done to vacate the alley.

Scott Locke discusses the Ribbon cutting ceremony that that he, Tom Collins, and Mayor Redfern attended over at Christy Catalytics. The event was very nice and they enjoyed the tour of the plant. There are many big ideas in the works. They have put a great deal of work into the location, and it looks great.

Council goes into Executive Session 121.22 (G)(1) to discuss Personnel

Council is out of Executive Session

Ralph Hill discusses the ISO insurance rating. Last year they were at a 6 and a 9. This year they are now at a 5 and a 5X. They will be able to use this to have the insurance rate adjusted. He is very pleased and feels that they are moving in the right direction.

Commercial Electronics is still working on the new Police Cruiser.

Chris Rice wanted to let Council know that the gentleman that donated money to the Climbing Wall has donated another \$200 to allow people to climb for free until that money runs out. They discuss what could be done as a thank you for his very generous donation.

Mr. Locke starts the discussion on how the Auditors post Audit Meeting went. Over all everyone feels that the meeting went very well. Tom lets everyone know that we will again be Audited next year due to the amount of money spent on the Waterline Project.

Mayor Redfern calls the meeting adjourned.

Fred Redfern

Mayor

