

Carroll Village Council met in regular session on Tuesday, August 11, 2026, at 7:00 p.m. Mayor Preston Barringer called the meeting to order with the Pledge of Allegiance.

Roll Call

Members of Council present were Linda Dattillo, Adam Tippet, Shelly Squibb, Kevin Rinehart, Kenny George, and Will Burns. Also, in attendance was Fiscal Officer Crystal Roberts. Solicitor Jeff Feyko was absent.

Approval of Agenda

A motion was made by Will Burns to approve the agenda with extended time for Scott Thompson/Thompson Concrete and related business to speak beyond the normal time limit. The motion was seconded by Shelly Squibb, roll call was all in favor.

Visitors

Scott Thompson, Scott Fitterer, Marlene George, Dave Leffler, Sherry Quail, Andy Wise, and Angie Craig.

Public Comments

Thompson Concrete Presentation – Proposed Office Building and Tax Abatement Request

Scott Thompson of Thompson Concrete, along with Steve Fitterer of Thompson Concrete, addressed Council regarding a proposed office building and possible tax abatement.

Thompson described a family of companies operating under a holding company, consisting of six companies operating in four states, with approximately 600 full-time employees. The company was described as 100% employee-owned through an ESOP for approximately two years and as faith-based, with a stated practice of giving 10% of profits to charitable causes, with an emphasis on local giving.

The proposed office building would consist of approximately 24,000 square feet plus an approximately 12,000-square-foot lower level, for approximately 36,000 square feet total. The current Carroll facility is located at the Old Mill site, 6182 Winchester Road, on approximately 21 acres, with approximately 40 full-time staff working in Carroll each day in areas including training, finance, and development.

Two potential locations were discussed:

1. Refugee Road site near SR-33/104, consisting of approximately 26 acres under the company's control and visible from SR-33.
 - The City of Columbus incentives discussed included a stated 10-year, 75% tax abatement, TIF support, and potential grants.
2. The existing Thompson Concrete property in Carroll.
 - Scott Thompson emphasized the company's desire to keep and expand its presence in Carroll because of its hometown ties.
 - Additional construction is planned at the Carroll site, including a vehicle/equipment repair shop modeled after a project in Athens, Ohio.

Thompson Concrete requested that the Village consider a tax abatement that would match or compete with the incentive being offered by Columbus. Counsel indicated, through a Columbus attorney, that the Village may be able to provide up to 15 years of abatement, potentially at 75% or 100%; all such details are to be confirmed with Village legal counsel. Thompson Concrete stated that it was not requesting a TIF from the Village at this time because of the complexity involved.

The rationale presented was that the Village receives limited revenue from real estate taxes compared with income/payroll tax, and that retaining and growing office jobs in Carroll would help maintain or increase the Village's income tax base. It was also stated that no school enrollment impact was expected from the office expansion and that schools would continue to receive the non-abated portion.

Infrastructure and traffic concerns were discussed, including road and railroad trestle clearance for large deliveries. Thompson indicated that the office use would generate limited heavy-truck traffic. A question was raised regarding possible road improvements near the crossing, which was noted as being under county/township jurisdiction. Thompson indicated that major road costs could undermine the project's feasibility.

The target for groundbreaking was described as early spring, or possibly late fall/December for start-up preparation, with a goal of completing the project before the end of the following year.

Council was advised that the presenters were not requesting a decision that evening. The Village will review the proposal and consult with legal counsel.

Resident Concern – Alley/Driveway Encroachment, Shrubs Removed, and Basement Flooding

Tom Dreir, Jr. raised concerns regarding construction work affecting an alley/driveway and the resident's property.

- The resident stated that contractors removed hedges/shrubs without written permission, although permission was allegedly relayed through the resident's sister on speakerphone.
- The resident stated that the alley/driveway was shifted approximately 26 inches into the resident's yard, creating a property encroachment.
- Pavers/sidewalk bricks marking the prior alignment were reportedly removed or relocated.
- The resident requested that the alley/driveway be moved back to the original alignment, or corrected according to plats/legal descriptions.
- The resident requested permission/support to install a fence, such as a split-rail fence, rather than replanting hedges.
- The resident requested that basement flooding/water intrusion associated with the work be addressed.

Council asked the resident to provide specific “make it right” expectations so that follow-up with the contractors could be more clearly defined. The resident was asked to provide plats, legal descriptions, and GIS documentation to Crystal. Council and staff will begin inquiries, with the resident planning to begin conversations the following day.

Resident Concern – Drain Backup/Mud in Basement, Possible Utility Damage, and Alley Parking Problems

Andrew Wise, 69/71 High Street; addressed Council regarding drainage, construction, and parking concerns.

1. The resident alleged that mud entered water lines following the major storm on May 21. Conflicting statements from construction workers were reported regarding whether water lines had been affected.
2. A basement drain at 69 High Street reportedly backed up, resulting in approximately one foot of mud in the basement and damage to a dehumidifier, furnace components, and the base of a hot water tank.
 - A contractor inspection was reported as scheduled for the following day at 10:00 a.m.
 - The resident stated that he had previously been advised to go through insurance, but reported having a \$5,000 deductible and disputed whether the loss would be covered.
3. The resident reported that alley parking obstructions were causing vehicles to drive through the yard, resulting in ruts and property damage, and requested that the Village address parking behavior and blocking of the alley.

The mayor stated that it would see what could be determined regarding parking enforcement and possible solutions. For construction and contractor issues, The mayor advised escalating the matter through DLZ, the engineering firm managing the contractors, specifically by contacting Gary. Crystal/Debbie were referenced as contacts for obtaining the information.

Regarding the 71 High Street fire property, the speaker described an ongoing rebuilding effort and stated that he intended to focus on the project full-time after moving out of a rented location by the end of October. The speaker also stated that he owns multiple parcels and is pursuing engineering guidance and possible veteran assistance programs.

Approval of Minutes

A motion was made by Will Burns to approve the regular Council minutes from July 14, 2026, seconded by Kevin. Roll call was all in favor.

Approval of Bills, End of Month Reports, and Mayor’s Monthly Statement

A motion was made by Adam Tippet to approve the bills, end-of-month report, and Mayor’s monthly statement for July 2026, seconded by Will Burns, roll call was all in favor.

Committee Reports

Finance

The Finance Committee report included discussion of the solid waste contract, sewer rate analysis, lift station service planning, and easements.

- Trash contract bids: No competing bids/proposals were received. The committee was leaning toward continuing with Local Waste due to the lack of responsiveness from other providers.
- Sewer rate analysis: Informational review only; no vote was taken because one member was absent.
- A handout was provided showing pump station costs and potential rate-impact scenarios.
- Some figures were monthly figures; a miscommunication regarding this was corrected during the meeting.
- Customer count was corrected from 268 to 267, affecting averages.
- Additional considerations included a county increase of approximately 3%, a standard cost-of-living increase of approximately 3%, and maintenance/service costs.
- A service contract and schedule are needed for lift stations.
- Training and operational planning are needed following inspection, including pressure, vacuum, and manual tests as referenced.
- Connection timing and deadlines were discussed. No firm deadline was set, and winter constraints were noted.
- Many properties have easements for existing tanks. The Village needs a plan for terminating unneeded easements to avoid title and sale complications.

Service/Safety Committee – Wednesday, July 28, 7:00p.m./7:30 p.m.

The Service Committee discussed the following matters:

- Solid Waste Contract (Local Waste): Renewal in September and proposed rate increases.
- Option 1: \$21.35 per month for the trash container; recycling appears to add \$3.50 per month., and \$3.50 per month for trash container rental.
- Option 2: \$22.35 per month, described as bundled trash and recycling for the whole town; a \$6 per month savings was referenced and is to be confirmed.
- Residents may opt out of the bundled option.
- A 10% senior discount was discussed for residents age 65 and older.
- An outdated 1964 ordinance related to door-to-door sales/peddlers was found and referred to the Rules Committee for review.
- Following demolition of the medical building, a handicapped parking spot was removed. The committee recommended removing the sign and covering the marking to restore regular parking, while keeping the current parking layout and addressing any driveway approach if the property is redeveloped.

- Crooked Alley in the Beaver/Center area was reported to have cut-through traffic. The committee recommended “No Through Traffic” signs.
- The existing alley speed ordinance was noted as 15 mph, while 15 mph signs were discussed; enforcement and signage alignment are to be confirmed.
- Vegetation was noted near the SR-33/Winchester Road entrance. Poison hemlock reported earlier in the season had died back, and early intervention next spring was recommended. There is also Queens Anne Lace and poison ivy that need to be sprayed, as well.

Rules Committee

No meeting had been held yet. A meeting was planned within the next month. Planned topics include property maintenance enforcement/reporting, including anonymous versus named complaints; benchmarking with nearby municipalities, including Lancaster; and review/update of the 1964 peddling/door-to-door sales ordinance.

Police Report

Council indicated that members had a copy of the police report in their packets. Questions were to be directed to the police department.

Zoning Inspector/Property Maintenance

No zoning/code report was received this month. Follow-up is to be made with Dave Richard (absent).

Solicitor's Report

Solicitor was absent.

The only item noted by the Fiscal Officer was the third reading of Ordinance 2026-11 regarding the water rate increase.

Fiscal Officer's Report

August 11, 2026

- Updated copy of delinquent bills at the end of July, 2026, total of \$13,139.68 which includes the two customers that have been placed on taxes. There are 31 delinquent customers. Customers that have not paid by the due date for delinquent bills will receive a tag on their door for shut-off. They have until 11:00 a.m. the following day to get their account up to date. Current dates for due date/tag/shut-off are updated monthly on the Penalty Transaction Log received the evening of council meetings. Attached is copy of updated payments.
- Each member has a report for July, 2026 for R.I.T.A.
- There will be a Sewer Construction meeting on Wednesday, September 2, 2026 at 10:00 a.m.
- Will attend a CBA meeting on Wednesday, August 26, 2026 at 9:00 a.m. at Carroll Cup Coffee House.
- Auditors started their audit today and will be through Thursday.

Mayor's Report

- The Village festival was upcoming this weekend.
- Mosquito spraying was scheduled for Thursday ahead of the festival.
- A spray map was included; red dots indicated the vehicle path/backtracking.
- A question was raised by Will Burns regarding why the school, ballfield, or retention area may not have been sprayed. The mayor was to ask the contractor for clarification.

Old Business

None

New Business

None

Meetings Scheduled

- Service Committee Meeting: August 24 at 7:30 p.m. Topics include alley parking concerns and street paving grant impacts.
- Safety Committee Meeting: August 24 at 7:00 p.m.

Grants / Streets

- The OPWC street paving grant was not received/used because of emergency water line work. Council discussed determining the appropriate approach.
- The Village plans to reapply in October.

Storm Damage / Road Hazard

- A downed tree was reported blocking the street near the school and Beaver Street intersection, with a wire entangled in the tree. The wire was believed to be a phone line rather than an electric line.
- It was noted that debris/line issues were the homeowner's responsibility, and a general safety warning was issued.

Lift Station Electrical Work

South Central was to inspect and coordinate pole/meter installation for the lift station. Timing had been affected by storms.

Solid Waste Contract Action Timing

- Council discussed whether a motion was required at that time to continue with Local Waste. No formal motion was made, but they were all in agreement to extend the contract with Local Waste.

Ordinances

Ordinance 2026-11 – Third Reading – Water Rate Increase

Adam Tippet made a motion to table Ordinance 2026-11 to allow further review of water rates. The ordinance had been drafted as a 20% increase effective January 1, 2027. Will Burns seconded the motion with the condition that any final change continue to target an effective date of January 1, 2027.

Discussion included the need for additional time from September through November to review and possibly adjust the percentage, including consideration of reducing the proposed 20% increase. The water fund was described as currently sustaining, with a reported fund balance of approximately \$171,000 as of August 6, before full August expenses. Matching funds for a pending grant may require approximately \$24,000.

Roll call was all in favor. Ordinance 2026-11 was tabled.

Executive Session

Will Burns made a motion to enter executive session to discuss personnel matters, seconded by Adam Tippet, roll call was all in favor. The council went into executive session at 8:30 p.m.

Council reconvened regular council session at 8:48 p.m.

Adjournment

There being no other business before Council, Adam Tippet made a motion to adjourn, seconded by Shelly Squibb, roll call was all in favor.

The meeting adjourned at 8:49 p.m.

Crystal L. Roberts, Fiscal Officer

Preston M. Barringer, Mayor