

COUNCIL MEETING
VILLAGE OF JACKSON CENTER
REGULAR SESSION

Held: April 23, 2018

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INVOCATION / PLEDGE OF ALLEGIANCE:

Called To Order By: Scott Klopfenstein	Session Begin: 7:00 p.m.	Session End: 8:04 p.m.	Session Location: Council Chambers
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MEMBERS AND VISITORS IN ATTENDANCE:

Dr. Ken Gloyeske	Present	Mr. Larry Wahrer	Present
Mrs. Karen Woodruff	Present	Mrs. Leisha Elchert	Present
Mr. Jesse Fark	Present	Mr. James DeVine	Present

Employees Present: Bruce Metz Village Administrator
Bev Wren Fiscal Officer
Ed Maxwell ZEO/EDD

Visitors Present: Matt Clayton Sidney Daily News

APPROVAL OF MINUTES:

Draft Minutes As Pre-Read From The April 9, 2018 Regular Council Meeting:

<i>Motion To Accept The Minutes As Pre-Read</i>	Gloyeske
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<i>Seconded By:</i>	Woodruff

Aye: 6	Nay: 0	<i>Motion Carried</i>
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Draft Minutes As Pre-Read From The April 16, 2018 Special Council Meeting:

<i>Motion To Accept The Minutes As Pre-Read</i>	Woodruff
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<i>Seconded By:</i>	Gloyeske

Aye: 6	Nay: 0	<i>Motion Carried</i>
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APPROVAL OF FINANCIAL REPORT:

Wahrer stated that the Finance Committee met and reviewed our March finances. Our receipts exceeded our expenditures by \$114,000. However, our March financial figures are somewhat skewed, so it is very difficult to look at March and compare back to February or March of 2017. The reason for that is because of purchasing the fifty acres of real property on the west side of the Village and we wrote our several sizable checks for that and we received over a million dollars in funds to make that purchase. So the income and expenditures numbers are inflated for those reasons. Our income tax figures can be compared accurately, and in March of 2018 we received \$87,122.23, which is low compared to previous months, but still \$3,516.03 more than March of last year. Right now we are running about 15.81% ahead of last years total for income tax. Once again, even though it is still early, each of our funds are solvent, so we are in good shape.

Motion To Accept The March, 2018 Financial Report As Presented:

<i>Motion To Accept:</i>	Fark
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<i>Seconded By:</i>	Elchert

Aye: 6	Nay: 0	<i>Motion Carried</i>
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PRE-SCHEDULED:

- a. None

OLD BUSINESS:

- a. **ORDINANCE 2018-018** – An Ordinance Adopting The Amended And Updated Zoning Regulations For The Village Of Jackson Center, Ohio And Declaring An Emergency. *Second Reading*

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This ordinance is an amendment to the Zoning Regulations that were adopted with Resolution 1974-015 dated July 15, 1974. The zoning regulations have been amended several times since approval. This amendment is specific to Section 150.103 of the Zoning Regulations so that R-2 and R-3 zoning districts shall have a minimum size of two acres. All remaining provisions of the Zoning Regulations shall remain the same. Maxwell reported that he has not had any feedback from the community. Metz stated he has only heard positive feedback from the community.

<i>Motion To Suspend The Three Reading Rule:</i>				Gloyeske
<i>Second By:</i>				Elchert
<i>Votes were:</i>	Wahrer	Aye	Woodruff	Aye
	Elchert	Aye	Fark	Aye
	Devine	Aye	Gloyeske	Aye

<i>Motion To Adopt Ordinance 2018-018:</i>				Woodruff
<i>Second By:</i>				Gloyeske
<i>Votes were:</i>	Woodruff	Aye	Elchert	Aye
	Fark	Aye	DeVine	Aye
	Gloyeske	Aye	Wahrer	Aye

NEW BUSINESS:

- a. **ORDINANCE 2018-019** – An Ordinance Authorizing Certain Adjustments In The 2018 Annual Appropriations Of Public Funds For The Village Of Jackson Center During The Fiscal Year Ending December 31, 2018 And Declaring An Emergency.

This ordinance will authorize the following adjustments to the 2018 appropriation budget: Within the General Fund, appropriations will be increased in five different appropriation account codes in the amount of \$22,550 for the purpose of providing additional appropriations for legal expenditures. Within the Community Reinvestment Agreement Fund, appropriations be transferred in the amount of \$500. The purpose of this transfer is to provide enough appropriations to pay for advertising expenditures to expand the CRA boundaries. Within the Water Operating Fund, appropriations be increased in the amount of \$1,100 for the purpose of providing additional appropriations for legal expenditures. That within the Sewer Operating Fund, appropriations be increased in the amount of \$1,100 for the purpose of providing additional appropriations for legal expenditures. That within the Electric Operating Fund, appropriations be increased in the amount of \$2,750 for the purpose of providing additional appropriations for legal expenditures. With all of the above revisions, the total appropriations for all funds will be \$9,194,695.

<i>Motion To Suspend The Three Reading Rule:</i>				Fark
<i>Second By:</i>				DeVine
<i>Votes were:</i>	Elchert	Aye	Fark	Aye
	DeVine	Aye	Gloyeske	Aye
	Wahrer	Aye	Woodruff	Aye

<i>Motion To Adopt Resolution 2018-019:</i>				Elchert
<i>Second By:</i>				DeVine
<i>Votes were:</i>	Fark	Aye	DeVine	Aye
	Gloyeske	Aye	Wahrer	Aye
	Woodruff	Aye	Elchert	Aye

- b. **RESOLUTION 2018-012** – A Resolution Authorizing The Application To Shelby County For The CDBG Community Development Allocation And Critical Infrastructure Programs For The Funding Of The Streets Improvement Project And Declaring An Emergency.

The U.S. Department of Housing and Urban Development and the Ohio Development Services Agency, through the Shelby County Commissioners, administers financial

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assistance to qualifying local communities with the CDBG Community Development Allocation Program. This resolution will authorize the Village Administrator to file an application with the Shelby County Commissioners CDBG Community Development Allocation Program and the CDBG Critical Infrastructure Program. If the Village is successful in their application of these funds, the Village will be using the monies to replace storm sewer, new catch basins and paving on College, Jackson and Washington Streets. The monies would also replace the water main on West College Street.

<i>Motion To Suspend The Three Reading Rule:</i>				Woodruff
<i>Second By:</i>				Wahrer
<i>Votes were:</i>	Fark	Aye	DeVine	Aye
	Gloyeske	Aye	Wahrer	Aye
	Woodruff	Aye	Elchert	Aye

<i>Motion To Adopt Resolution 2018-019:</i>				DeVine
<i>Second By:</i>				Fark
<i>Votes were:</i>	DeVine	Aye	Gloyeske	Aye
	Wahrer	Aye	Woodruff	Aye
	Elchert	Aye	Fark	Aye

c. **DISCUSSION** – Financing For Vehicle Storage Facility

Metz stated that Wahrer, Klopfenstein, Wren and Metz met last week with RCAP (Rural Community Assistance Partnership) who runs the USDA (United States Department of Agriculture) Community Facilities Loan Program. They have a fixed interest rate for the life of the loan which is currently set at 3.875% for 04/01/18 through 06/30/18. Metz stated that there is not an application fee, no architectural review fee and no fees for construction monitoring as they use grant money for those fees. The loan term can go up to forty years, but Metz stated that we plan not to have a term longer than thirty years. Metz informed Council that he spoke with Ed Cavezza from Dinsmore & Shohl, LLP. and asked for his recommendation and he thought that this was the best option for us at this time to finance that building project. There is not a pre-payment penalty for paying the loan off early. It is a Federal funded loan program and with the amount of money we are looking at financing would open us up to a one time audit. Metz stated that he talked with one of the local banks, and they roughly estimated that the loan pricing we would get from them would be two points higher, and with loan closing costs and the higher interest rate, we would still be saving money going with the Federal money and the one time audit costs. The Village does have to complete an Environmental Site Assessment, and we have an application process that we need to go through. Metz stated that he wanted to know from Council if this was a good direction for us to go for the financing. Metz went on to say that the Village cannot just get a conventional loan because we are a government entity. Council members stated that Metz could proceed with the USDA loan application program.

COMMITTEE REPORTS:

- Finance Committee:* No Report
- Utility Committee:* No Report
- Wage & Benefits Committee:* No Report
- Safety Committee:* No Report
- Public Property Committee:* Fark reported that when it warms up a little more we will be scheduling some public tours of our facilities.

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ADMINISTRATOR'S REPORT: April 23, 2018

Electric Department

- Trimming trees
- David attended AMP WASG (Western Area Service Group) Regional Power Supply Conference in Piqua with Bruce
- David met with Lippert Components on electrical issues with Bruce
- David met with Lacal on electric rates with Ed and Bruce
- Ran the conduit for electric for the retention pond pump

Street Department

- Truck and equipment maintenance
- Rick attended roadwork meeting for Airstream project with ODOT, Jobs Ohio, SSEP (Sidney Shelby Economic Partnership), with Airstream and their engineers, the Village will need to do a traffic study as part of this project
- Working on preparing the swimming pool
- Starting the water and sanitary at park
- Tee ball fields at the park can be started, but we are waiting on the infield material to be delivered

Water/Wastewater Departments

- Normal operations
- Braden and Drew attended tabletop training at Covington
- Braden met with RCAP on Cost of Service Study with Bruce and Meghan, they should finish this up by September and be able to present it to Council

Parks Department

- MOWING - the Hudson Lake detention basin took an hour and a half with the new mower, this job used to take five hours with the older mower

Administrator

- ☺ Bruce met with LACAL on electric rates with Ed and David
- ☺ Bruce attended roadwork meeting for Airstream project with ODOT, Jobs Ohio, SSEP, with Airstream and their engineers
- ☺ Attended SSEP meeting
- ☺ Attended AMP WASG Regional Power Supply Conference in Piqua
- ☺ Attended a RCAP meeting on Cost of Service Study for Water/Wastewater with Braden and Meghan
- ☺ Bruce met with Lippert Components on electrical issues with David
- ☺ The Park and Recreation Committee needs to meet next Monday, April 30th at 6:30 p.m.
- ☺ Proposal from Rea & Associates, Council members felt that we could move forward without the services from Rea & Associates

DEPARTMENTAL REPORTS:

Police Chief: No Report

Fire Chief: No Report

ZEO/EDD: No Report

CITIZEN COMMENT:

No Comments

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OTHER BUSINESS:

None

EXECUTIVE SESSION:

**Motion To Enter Into Executive Session for the Purpose Of Discussing
The Purchase Or Sale Of Real Estate And The Employment Of Personnel.** Gloyeske

Second By: Wahrer

Votes were:	Fark	Aye	Devine	Aye	Wahrer	Aye
	Gloyeske	Aye	Wahrer	Aye		Aye
	Woodruff	Aye	Elchert	Aye		Aye

Time Executive Session Entered: 7:34 p.m.

Mayor Klopfenstein Declared Executive Session Concluded at: 8:03 p.m.

UNSCHEDULED BUSINESS:

None

ADJOURNMENT:


There being no other business to come before Council.

Motion To Adjourn: Gloyeske

Seconded By: Wahrer

Aye:	6	Nay:	0		Motion Carried
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The meeting adjourned until May 7, 2018 at 6:00 p.m. at the Council Chambers.



Beverly A. Wren, Fiscal Officer



Scott Klopfenstein, Mayor

All formal actions of the Council of Village of Jackson Center concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.