



VILLAGE OF JACKSON CENTER
REGULAR SESSION

Held: October 8, 2018

Page 1 of 5

INVOCATION / PLEDGE OF ALLEGIANCE:

Called To Order By: Scott Klopfenstein **Session Begin:** 7:00 p.m. **Session End:** 8:35 p.m. **Session Location:** Council Chambers

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
Braden Lotz	Water / Wastewater Superintendent
David Overman	Electric Superintendent
Jerry Davis	Fire Chief
Mike Burton	Solicitor

Visitors Present: Nathan Davis Rural Community Assistance Partnership

APPROVAL OF MINUTES:

Draft Minutes As Pre-Read From The September 24, 2018 Regular Council Meeting:

<i>Motion To Accept The Minutes As Pre-Read</i>	Gloyeske
---	----------

<i>Seconded By:</i>	DeVine
---------------------	--------

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

PRE-SCHEDULED:

- a. **PROCLAMATION** – In Recognition Of Fire Prevention Week – October 7th – 13th

This Proclamation was read in its entirety by the Leisha Elchert, Chair of the Safety Committee, that proclaims that October 7th through October 13th is Fire Prevention Week. This Proclamation is presented to bring to the attention of residents the importance of smoke alarms and having an evacuation plan and designated meeting place in the event of a fire. The Village of Jackson Center and the Jackson Center Fire Department are committed to ensuring the safety and security of all those living in and visiting Jackson Center. The Jackson Center Fire Department is dedicated to reducing the occurrence of home fires and home injuries through prevention and protection education. This years theme for Fire Prevention week is “Look, Listen, Learn, Be aware – fire can happen anywhere”. The Village of Jackson Center encourages residents to change the batteries in your smoke alarms and to practice an evacuation plan and meeting place with your families. Chief Davis stated that we have Pre-K through 4th grade go through the Fire Safety trailer. Fire Department personnel talk with the students about fire safety and how to prevent fires, what to do when a smoke alarm goes off. JCFD is able to use Minster Fire Departments Safety Trailer to do this presentation for Jackson Center students. Mayor Klopfenstein thanked the volunteers that help put this on.

- b. **PROCLAMATION** – In Recognition Of Public Power Week – October 7th – 13th

This Proclamation was read in its entirety by the Mayor and proclaims that October 7th through October 13th is Public Power Week. This Proclamation is presented to bring awareness to the residents of the Village that we operate a community-owned, not-for-profit electric utility and, customers and owners of our electric utility, have a direct say in the utility operations and policies. Jackson Center Municipal Electric Utility is a dependable and trustworthy local operation providing many consumer protections and continues to make our community a better place to live and work. JCME continues to work to bring low-cost, safe, reliable electricity to community homes and businesses just as it has since 1920. The Village of Jackson Center encourages residents to take advantage of



VILLAGE OF JACKSON CENTER REGULAR SESSION

Held: October 8, 2018

Page 2 of 5

the energy efficiency programs that are available. Mayor Klopfenstein thanked David Overman for what he does for the Electric Department and for the Village.

- c. **DISCUSSION** – Nathan Davis, Rural Community Assistance Partnership (RCAP) – Water and Sewer Rate Study Results

Administrator Metz introduced Nathan Davis of RCAP. Mr. Davis has completed a cost of service rate study for our Water and Sewer utilities. Mr. Davis has been with RCAP for about 10 years and prior to that served as a Village Administrator for the Village of Waverly. Mr. Davis has been doing rate studies for six years.

The purpose of a rate study is to select a rate structure that is fair and equitable for all ratepayers, but that will also collect enough revenue to cover the costs of providing the utility service. Items that are factored into the rate study is analysis of historical data, asset management plan, capital improvements, the impact of inflation and developing a five year plan. Asset management plans will be required by the EPA in the coming months.

Currently, Jackson Center has a 5,000 gallon use minimum bill. The analysis that was prepared for the Village looks at leaving the minimum at 5,000 gallon use or reducing the minimum to 2,000 gallon use. The minimum bill needs to cover all of the fixed costs such as property insurance on the system, wages for personnel and debt service on outstanding debt along with other fixed costs.

Mr. Davis then went over the breakdown of the study analysis with the Mayor and Council members. He explained how using the data analysis from previous years to get the history of expenditures and revenues and looking forward to what capital improvements need to be made to the systems to maintain them, and also looking at what the village needs to keep in reserves to prepare for emergency repairs. This process was applied to both water and sewer rates.

Mr. Davis stated that the water and sewer utilities need to stand on their own two feet and not depend on the Federal government to get grants and loans. Mr. Davis stated that the grant side is going away and that it is getting harder and harder to get loans.

OLD BUSINESS:

- a. **TABLED ORDINANCE 2018-031** – An Ordinance Changing The Zoning Of 2.95 Acres Located In The 600 Block Of College And Pike Streets From R-1 Single-Family Residential District To R-3 Multi-Family Residential District And Declaring An Emergency. ***This Ordinance Will Remain On The Table***

This ordinance is being presented as a third reading. The Village of Jackson Center Planning Commission met on July 23, 2018, to consider the requests from Todd C. Ratermann, Scherer Post #493 American Legion, and Kevin and Jill Bergman to rezone their properties located at 619 East College Street, 627 East College Street and 624 East Pike Street respectively from R-1, Single Family Residential District to R-3 Multi-Family Residential District. 1) The Ratermann property is being purchased for the construction of a multi-family apartments on existing employ lots. The plans include off-street parking and single floor, 2 and 3 bedroom units. 2) The American Legion property pre-exists as a non-conforming “Conditional Use” in a R-1 District. It would be a “Permitted Use” in an R-3 District. 3) The Bergman property is a non-conforming, pre-existing multi-family apartment complex in a R-1 Single Family District. Rezoning would bring the properties into compliance. Upon consideration of all of the above, the Planning Commission of the Village of Jackson Center unanimously recommends that the Village Council approve the rezoning from R-1 to R-3. This Ordinance will remained tabled.

- b. **ORDINANCE 2018-033** – An Ordinance Granting To Vectren Energy Delivery Of Ohio, Inc., Its Successors And Assigns, A Gas Franchise In The Village Of Jackson Center, State Of Ohio, For A Period Of Ten (10) Years, Automatically Renewing For Additional Periods Of Five (5) Years Unless Notice Is Given, Commencing On The Effective Date Of This Ordinance. ***Second Reading***



VILLAGE OF JACKSON CENTER
REGULAR SESSION

This ordinance enters the Village into a gas franchise agreement with Vectren Energy Delivery of Ohio, Inc. for a period of 10 years. This agreement will renew automatically for additional periods of five years unless the Village gives two years notice of its intent to terminate the agreement. This agreement grants Vectren the right and privilege to carry on and transact business in the Village, including any area annexed, the authorized business of the Company, including the business of supplying natural gas to the Municipality and its inhabitants for the purposes for which natural gas is now used. Vectren will maintain their current equipment and install any new equipment for new development.

This Ordinance Will Stand As A First Reading.

NEW BUSINESS:

- a. **ORDINANCE 2018-034** – 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 transfers appropriations within the Income Tax Revenue Fund from Supplies and Materials to Contractual Services in the amount of \$1,000 and also increases appropriations in Contractual Services in the amount of \$6,500 so that the Village can continue to pay the 3% retainer on income tax collections. This ordinance also increases the appropriations in the Transfers-Out appropriation account code so that the income tax receipts can continue to be transferred to the General Fund, Note Retirement Fund, Capital Improvement Fund and General Improvement Fund.

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

Motion To Adopt Ordinance 2018-034:				Fark
Second By:				DeVine
Votes were:	Elchert	Aye	Fark	Aye
	Devine	Aye	Gloyeske	Aye
	Wahrer	Aye	Woodruff	Aye

- a. **RESOLUTION 2018-023** – A Resolution Authorizing The Village Administrator To Apply For And Enter Into A Loan Agreement With The Peoples Savings And Loan Company On Behalf Of The Village Of Jackson Center For The Replacement Of Filter Media At The Water Treatment Facility; And Designating A Dedicated Source Of Repayment For The Loan And Declaring An Emergency.

This resolution will authorized the Village Administrator to apply for and enter into a loan agreement with The Peoples Savings and Loan Company for a two year loan in the amount of \$100,000 at an interest rate of 3.25%. This loan will enable the Village to replace the filter media at the Water Treatment facility as the existing media has lost much of its filtering capacities and has shortened filter runs and need extra water to complete the backwashing cycle. This loan will be repaid from the Note Retirement Fund.

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

Motion To Adopt Resolution 2018-023:				Elchert
Second By:				DeVine
Votes were:	Elchert	Aye	Fark	Aye



VILLAGE OF JACKSON CENTER
REGULAR SESSION

Held: October 8, 2018

Page 4 of 5

**Devine
Wahrer**

**Aye
Aye**

**Gloyeske
Woodruff**

**Aye
Aye**

COMMITTEE REPORTS:

Finance Committee: No Report

Utility Committee: No Report

Wage & Benefits Committee: No Report

Safety Committee: Pork dinner went well. Chief Wirick is planning a stranger danger presentation with K-3. Chief Davis said we are at 50 fire runs now which is what we normally have in one year.

Public Property Committee: No Report

ADMINISTRATOR'S REPORT: October 8, 2018

Electric Department

- New electric line for 103 Elder Street
- Street lights on Hamer Street extension
- Webinar on Iamgis (Asset Management Plan)

Street Department

- Prepping for concrete work at Wastewater Treatment Plant
- Hauling topsoil from substation lot
- Webinar on Iamgis (Asset Management Plan)
- Crack sealing

Water/Wastewater Departments

- Normal operations
- Webinar on Iamgis (Asset Management Plan)

Parks Department

- Mowing / spraying
- Soccer field painting
- Webinar on Iamgis (Asset Management Plan)

Administrator

- ☺ Webinar on Iamgis (Asset Management Plan)
- ☺ Attended FFA Advisory Board meeting
- ☺ AMP Hydro Phase I Webinar
- ☺ Working on 2019 Appropriation Budget, we should be able to have a first reading at the next meeting
- ☺ Wage & Benefits, would like to have five minutes of your time after the meeting tonight after the meeting.

DEPARTMENTAL REPORTS:

Police Chief: No Report

Fire Chief: No Report

ZEO/EDD: No Report



VILLAGE OF JACKSON CENTER
REGULAR SESSION

Held: October 8, 2018

Page 5 of 5

CITIZEN COMMENT:

No comments.

OTHER BUSINESS:

None

UNSCHEDULED BUSINESS:

None

ADJOURNMENT:

There being no other business to come before Council.

<i>Motion To Adjourn:</i>				Gloyeske
<i>Seconded By:</i>				Woodruff
<i>Aye:</i>	6	<i>Nay:</i>	0	<i>Motion Carried</i>

The meeting adjourned until October 22, 2018 at 7:00 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.