

# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

Held: November 26, 2018

Page 1 of 6

#### INVOCATION / PLEDGE OF ALLEGIANCE:

<b>Called To Order By:</b>	<b>Session Begin:</b>	<b>Session End:</b>	<b>Session Location:</b>
Scott Klopfenstein	7:00 p.m.	7:32 p.m.	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
Mike Burton	Solicitor

**Visitors Present:**      Matt Clayton                  Sidney Daily News

#### APPROVAL OF MINUTES:

***Draft Minutes As Pre-Read From The November 12, 2018 Regular Council Meeting:***

<b><i>Motion To Accept The Minutes As Pre-Read</i></b>	Fark
<b><i>Seconded By:</i></b>	Gloyeske
<b><i>Aye:</i></b> 6 <b><i>Nay:</i></b> 0	<b><i>Motion Carried</i></b>

#### APPROVAL OF FINANCIAL REPORT:

Mr. Wahrer went over the October financial report highlights with Council members. Our October income was \$35,075 more than our expenses. Our income tax receipts were just under \$121,000, which is nearly \$23,000 more than October 2017. Presently our income tax receipts are running 15% a head of last year. Many of our high dollar expenses have dealt with the Airstream expansion and our electric substation, park improvements and other village projects. Our ending cash balance is running 25% ahead of last year. Again a good month and so far a good year.

***Motion To Accept The October, 2018 Financial Report As Presented:***

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

#### PRE-SCHEDULED:

- a. None

#### 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***

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

# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

“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 2018-036** – An Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The Village Of Jackson Center, In Shelby County, And State Of Ohio, During The Fiscal Year Ending December 31, 2019 And Declaring An Emergency. *Third Reading*

This is the third reading of the ordinance that establishes the appropriation budget of all funds for fiscal year 2019. Metz stated that he passed out a detail of the budget to Council members. The appropriations are as follows: General Fund \$2,444,584.71; Street Maintenance & Repair Fund \$158,900.29; State Highway Fund \$9,000; Permissive Motor Vehicle License Fund \$25,000; Community Reinvestment Fund \$1,500; Fire Engine Fund \$25,000; Note Retirement Fund \$273,395.98; Capital Improvement Fund \$240,743.04; General Improvement Fund \$78,770.19; Jackson, Washington College Street Construction Fund \$968,000; Water Operating Fund \$394,177.91; Sewer Operating Fund \$516,320.48; Electric Operating Fund \$2,743,604.33; Refuse Operating Fund \$53,562.80; Enterprise Deposit Operating Fund \$22,000. Total appropriations for 2019 are \$7,954,559.73.

<b>Motion To Adopt Ordinance 2018-036:</b>				<b>Woodruff</b>
<b>Second By:</b>				<b>DeVine</b>
<b>Votes were:</b>	<b>Wahrer</b>	<b>Aye</b>	<b>Woodruff</b>	<b>Aye</b>
	<b>Elchert</b>	<b>Aye</b>	<b>Fark</b>	<b>Aye</b>
	<b>Devine</b>	<b>Aye</b>	<b>Gloyeske</b>	<b>Aye</b>

- c. **ORDINANCE 2018-037** – An Ordinance Amending The Village Of Jackson Center, Ohio Income Tax Ordinance And Declaring An Emergency. *Third Reading*

Our current ordinance stipulates that income tax revenue is distributed as follows: General Fund 50%, Note Retirement Fund 16.7%, Capital Improvement Fund 25% and the General Improvement Fund 8.3%. Currently the income tax receipts are received into a special revenue fund and then transferred to the above listed funds. During the last full audit that was completed by the Auditor of States Office, they determined that the distribution of income tax receipts should be amended as follows: General Fund 83.3% and Note Retirement Fund 16.7%. This amendment stipulates that income tax revenues shall be received directly into the General Fund and the Note Retirement Fund. This amendment will become effective on December 1, 2018.

<b>Motion To Adopt Ordinance 2018-037:</b>				<b>Gloyeske</b>
<b>Second By:</b>				<b>Wahrer</b>
<b>Votes were:</b>	<b>Woodruff</b>	<b>Aye</b>	<b>Elchert</b>	<b>Aye</b>
	<b>Fark</b>	<b>Aye</b>	<b>DeVine</b>	<b>Aye</b>
	<b>Gloyeske</b>	<b>Aye</b>	<b>Wahrer</b>	<b>Aye</b>

- d. **ORDINANCE 2018-040** – An Ordinance Adopting Rates, Terms And Conditions For Electric Service Provided By The Village Of Jackson Center, Shelby County, State Of Ohio And Declaring An Emergency. *Second Reading*

This is a second reading of an ordinance that will set electric rates for bills rendered on or after February 1, 2019. The residential energy charge will be increasing from \$0.11548 to \$0.11637 and the customer charge will be increasing from \$10.00 to \$12.00. For General Service (Non-Demand) customers the customer charge will be increasing from \$16.00 to \$18.00 for single phase and from \$25.00 to \$30.00 for three phase. The energy charge will be increasing from \$0.11234 to \$0.11601 for single phase and from \$0.11378 to .11516 to three phase. General Service with Demand the customer charge will be going from \$16.00 to \$18.00 for single phase and \$25.00 to \$30 for three phase. The Demand charge will be

# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

Held: November 26, 2018

Page 3 of 6

going from \$12.00 to \$12.50 a month. Energy charges for single phase will be going from \$0.07896 to \$0.08291 and three phase will be decreasing from \$0.07311 down to \$0.06977. Large power customer charge will increase from \$85.00 to \$100.00 a month. The demand charge will increase from \$17.00 to \$19.00 and the energy charge will decrease from \$0.06496 to \$0.05766. Security lighting for a 175 watt lamp will increase from \$11.43 to \$11.78. This ordinance will stand as a first reading. Our average kWh usage is 832 kWh's. This ordinance will stand as a second reading.

- e. **ORDINANCE 2018-041** – An Ordinance Establishing New Water And Sewer Rates For The Village Of Jackson Center And Declaring An Emergency. *Second Reading*

This is a second reading of an ordinance that will increase water and sewer rates over the next three years 2019, 2020 and 2021 beginning with bills coming due on February 15, 2019. The minimum water rates up to 5,000 gallons will be going from 18.31 a month to \$19.96 a month. Over the 5,000 minimum will go from an additional \$2.06 to \$2.25 per 1,000 gallons. Usage of 15,100 will go from \$1.97 to \$2.15 additional per 1,000 gallons. Over 35,000 will go from an additional \$1.83 to \$1.99 per 1000 gallons. The minimum sewer rate up to 5,000 gallons will be going from \$28.03 to \$32.23 a month. Over the 5,000 minimum will go from an additional \$3.16 to \$3.63 per 1,000 gallons. Usage of 15,100 will go from \$2.97 to \$3.42 per 1,000 gallons. Over 35,000 will go from an additional \$2.75 to \$3.16 per 1,000 gallons. Customer charges for water and sewer will remain the same over the next three years. This ordinance will stand as a second reading.

**NEW BUSINESS:**

- a. **ORDINANCE 2018-042** – An Ordinance Authorizing The Village Administrator To Enter Into Contracts For The Furnishing Of Fire Protection To Territory Outside The Village Limits And Declaring An Emergency.

Metz stated that this is an annual agreement that is entered into with Stokes Township for fire protection for the south half of section thirty-six in Stokes Township; all of section one in Stokes Township; all of section twelve in Stokes Township; the southwest quarter of section thirty-one in Stokes Township and the west half of section seven in Stokes Township. In consideration for the fire protection service, the Township shall pay the Village a yearly sum equal to one point six mills on the tax evaluation of the Township, less the County Auditor fees. This payment shall be made in two installments by June 30<sup>th</sup> and December 31<sup>st</sup> of 2019.

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

<b>Motion To Adopt Resolution 2018-042:</b>				<b>Gloyeske</b>
<b>Second By:</b>				<b>Wahrer</b>
<b>Votes were:</b>	<b>Fark</b>	<b>Aye</b>	<b>DeVine</b>	<b>Aye</b>
	<b>Gloyeske</b>	<b>Aye</b>	<b>Wahrer</b>	<b>Aye</b>
	<b>Woodruff</b>	<b>Aye</b>	<b>Elchert</b>	<b>Aye</b>

**COMMITTEE REPORTS:**

- Finance Committee:* No Report
- Utility Committee:* No Report
- Wage & Benefits Committee:* No Report
- Safety Committee:* No Report

# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

Held: November 26, 2018

Page 4 of 6

*Public Property Committee:* No Report

#### **ADMINISTRATOR'S REPORT: November 26, 2018**

##### Electric Department

- Airstream electric extension
- Christmas decorations

##### Street Department

- Leaf pick-up
- Crack sealing

##### Water/Wastewater Departments

- Normal operations

##### Parks Department

- Equipment maintenance
- Painting picnic tables

##### Administrator

- ☺ Working on the 2019 Appropriation Budget
- ☺ Meghan, Deb and Bruce had a conference call with Muni-Link for utility software
- ☺ Spoke to the Chamber Leadership class on Economic Development in Jackson Center at Plastipak Packaging
- ☺ Airstream storm line, we are waiting for an agreement to be drawn together and we are looking at getting this completed in the next week or so
- ☺ We will be having Kah's plant a live Christmas tree and will have some inflatables around it for the Christmas in the Village

#### **DEPARTMENTAL REPORTS:**

*Police Chief:* No Report

*Fire Chief:* No Report

*ZEO/EDD:* Mayor Klopfenstein stated that he attended a session he was invited to called Housing Visioning Session. It was a lot of contractors, city officials, realtors. The topic was housing in Sidney, they were more concerned about housing in Sidney, but they included the county. Klopfenstein stated that it was interesting and that Maxwell helped him out a lot by preparing a report of housing statistics for the Village. They are having problems keeping people that are hired in, in Sidney. They are wanting to move to Troy and Tipp City. They discussed strategies regarding how they can keep them in Sidney.

Housing statistics for Jackson Center include the following: Housing starts since the last census in 2009. The 2009 census figures show 644 housing units. Twenty-seven new homes have been added since that census for a total of 671. Since 2000, 77 new homes, single-family & duplexes have been added.

Currently, there are three subdivisions platted with 47 lots undeveloped, some of which are sold. Hudson Lake has 5 - R-1A lots with plans to expand

# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

Held: November 26, 2018

Page 5 of 6

an additional 20 in the near future, possibly beginning early 2019. Westwood Estates has just opened in the fall of 2018 with the addition of 15 new R-1A lots. Eastwood Estates has 27 platted R-1, single family lots available for building. There are a few other available lots scattered throughout the village. Estimating about 8-9 R-1 undeveloped lots.

Currently, there is an area being rezoned that will include a lot that a developer will be constructing a 5 unit, 3-bedroom, multi-family rental building with attached garages.

Existing rentals include: 20 elderly subsidized apartments at Blossom Village, 24 – subsidized apartments for Metropolitan Housing, 12 – 2 story apartments, 22 – Duplex homes, and several privately-owned single-family homes that are rented, with 15-20 constructed solely for that purpose within the last 15 years.

There are almost no available R-2 or R-3 building lots in the Village at this time.

There are 3 new single-family homes under construction with the previously mentioned 5-unit, multi-family housing complex in the planning stages.

Currently, there is a need for quality rental units and starter homes in Jackson Center. The last two-family home (duplex) was started in 2003. While currently the multi-family units are in the planning stages, there have been no apartments or multi-family units constructed for over 30 years. Most rentals starting construction are new single-family homes that also are available for purchase from the developer. Most rental units currently available are older single-family homes and some new construction.

Also, there is a need for spec homes, as no new homes are available unless custom built. Lots are available, but few builders have the time or resources to invest.

#### **CITIZEN COMMENT:**

None

#### **OTHER BUSINESS:**

None

#### **UNSCHEDULED BUSINESS:**

None

#### **ADJOURNMENT:**

*There being no other business to come before Council.*

*Motion To Adjourn:*

Gloyeske

*Seconded By:*

Woodruff

*Aye:*

6

*Nay:*

0

*Motion Carried*

The meeting adjourned until December 10, 2018 at 7:00 p.m. at the Council Chambers.



**COUNCIL MEETING**  
VILLAGE OF JACKSON CENTER  
**REGULAR SESSION**

Held: November 26, 2018

Page 6 of 6



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.*