

COUNCIL MEETING

VILLAGE OF JACKSON CENTER REGULAR SESSION

Held: July 13, 2020

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INVOCATION / PLEDGE OF ALLEGIANCE:

Called To Order By: Scott Klopfenstein	Session Begin: 7:00 p.m.	Session End: 8:17 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
Chuck Wirick	Chief of Police
Mike Burton	Solicitor

Visitors Present:

- Wayne York
- Elizabeth Hickey
- Christine Hickey
- Erik Hickey
- Ron Tuttle

APPROVAL OF MINUTES:

Draft Minutes As Pre-Read From The June 22, 2020 Regular Council Meeting:
Motion To Accept The Minutes As Pre-Read

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

PRE-SCHEDULED:

- a. Elizabeth Hickey – Presentation of Lyle B. Wright Scholarship

Administrator Metz stated that Elizabeth Hickey applied for and has been awarded the one-time Lyle B. Wright Scholarship in the amount of \$3,000. This scholarship is presented to as many as five students annually who meet the following criteria. The applicant must be a student whose household receives electricity from an AMP member community; and the applicant is a graduating high school senior with a cumulative grade-point average of at least 3.0 on a 4.0 scale. Lyle B. Wright was a strong public power advocate on both the state and local levels. He served on the boards of both American Municipal Power-Ohio, Inc. and the Ohio Municipal Electric Association. The scholarship was created and named in his honor in 1989. Winners of the awards are determined through personal achievement, school/community activities, knowledge of public power based on a written test and their scholastic record. Bruce Metz and Mayor Klopfenstein presented the check to Elizabeth with her parents looking on. Mayor Klopfenstein and Council members congratulated Elizabeth on her achievements.

OLD BUSINESS:

- a. **ORDINANCE 2020-019** – An Ordinance Changing The Zoning Of 9.394 Acres Located In The 900 Block Of South Main Street From R-1A Single-Family Residential District To C-3 Transitional Commercial District And Declaring An Emergency. *Second Reading*

The Village of Jackson Center has made an application for a change in zoning of 9.394 acres located in the 900 block of South Main Street from R1-A Single-Family Residential District to C-3 Transitional Commercial District in the Village of Jackson Center. The Village is proposing a change in the zoning district and a change to the Official Zoning district Map

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so that unused park property can be used to construct facilities that are consistent and permitted in a C-3 District. The Village Planning Commission met on May 27, 2020 and recommended the proposed amendment to Village council in writing indicating the specific reasons upon which the recommendations is based. The Village Council has given written notice by first-class mail of the June 22nd public hearing regarding the proposed amendment to all owners of property within, contiguous to, and directly across the street from the area proposed to be rezoned at least 20 days before the date of the hearing. Notice was also published in the newspaper on June 3, 2020, containing the same information in the notices sent to the property owners. No comments from anyone positive or negative.

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

<i>Motion To Adopt Ordinance 2020-019:</i>				Gloyeske
<i>Second By:</i>				Elchert
<i>Votes were:</i>	Woodruff	Aye	Elchert	Aye
	Fark	Aye	DeVine	Aye
	Gloyeske	Aye	Wahrer	Aye

NEW BUSINESS:

- a. **ORDINANCE 2020-020** - An Ordinance Authorizing The Village’s Participation In The Ohio Treasurer Of State’s Ohio Market Access Program and Authorizing the Preparation and Filing Of An Application For that Program And The Execution And Delivery Of a Standby Note Purchase Agreement In Connection Therewith, And Other Necessary and Appropriate Documents, And Declaring An Emergency.

In 2018 the Village adopted Ordinance 2018-023 with regards to the Village’s participation in the AMP (American Municipal Power) “on behalf of” financing program and executed a loan agreement and promissory note along with participation in the Ohio Treasurer of State’s Ohio Market Access Program (OMAP) and authorizing the application for that program along with the execution and delivery of a standby note purchase agreement. This was all completed for the purpose of financing the cost of upgrading the Village’s municipal electric system by constructing a new substation and approximately one mile of 69KV transmission line. By doing this, AMP issued bond anticipation notes on the Village’s behalf, and in order to obtain a more favorable interest rate on the notes, the Village participated in the OMAP program. The 2019 issue of the Bond Anticipation Note matures on August 13, 2020. In 2019, the Village retired \$153,000 of the loan and the new issue was for \$2,949,000. This year the Village plans to renew the notes in the amount of \$2,585,000 retiring \$364,000 of the principal. This ordinance authorizes the Village’s participation in the OMAP program and authorizes the preparation and filing of the application for the program and the execution and delivery of a standby note.

<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 Ordinance 2020-020:</i>				Gloyeske
<i>Second By:</i>				Elchert
<i>Votes were:</i>	Fark	Aye	DeVine	Aye
	Gloyeske	Aye	Wahrer	Aye
	Woodruff	Aye	Elchert	Aye

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- b. **ORDINANCE 2020-021** – An Ordinance Authorizing The Village Administrator To Enter Into A Community Reinvestment Area Agreement With TRED, L.L.C. And Declaring An Emergency.

This ordinance authorizes the Village Administrator to enter into a CRA agreement with TRED Properties, LLC. TRED will be constructing and building a new plaza consisting of professional and/or retail stores. The CRA agreement provides a 100% exemption from real property taxes for a period of 15 years on all improvements made to the real property. The School Boards for the Upper Valley Career Center and Jackson Center Local Schools were notified of the application for the agreement and have waived the 45 day notice requirement and passed resolutions consenting to the Agreement between the Village and TRED. Mr. Middendorf has a few modifications that he would like to make to the agreement. He would still like to move forward with the project, however, he has asked that he have 36 months to begin construction. He says that he will still do the project within the next year. Council members decided to table this ordinance until the modifications can be made to the CRA agreement.

Motion To Put On The Table Ordinance 2020-021:				Gloyeske
Second By:				Woodruff
Votes were:	DeVine	Aye	Gloyeske	Aye
	Wahrer	Aye	Woodruff	Aye
	Elchert	Aye	Fark	Aye

- a. **ORDINANCE 2020-022** - An Ordinance Authorizing The Village Administrator To Enter Into A Community Reinvestment Area Agreement With Trusted Real Property, L.L.C. And Declaring An Emergency.

This ordinance authorizes the Village Administrator to enter into a CRA agreement with Trusted Real Property, LLC. Trusted Real Property will be constructing and building a two new buildings for operations and offices and will be relocating from Piqua, Ohio. The CRA agreement provides a 100% exemption from real property taxes for a period of 15 years on all improvements made to the real property. The School Boards for the Upper Valley Career Center and Jackson Center Local Schools were notified of the application for the agreement and have waived the 45 day notice requirement and passed resolutions consenting to the Agreement between the Village and Trusted Real Property.

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

Motion To Adopt Ordinance 2020-022:				Woodruff
Second By:				Wahrer
Votes were:	Woodruff	Aye	Elchert	Aye
	Fark	Aye	DeVine	Aye
	Gloyeske	Aye	Wahrer	Aye

COMMITTEE REPORTS:

Finance Committee: No Report

Utility Committee: No Report

Wage & Benefits Committee: No Report

Safety Committee: Met just prior to this. Chief Davis says we have 27 runs so far this year. Jason Wright did retire on June 9th and has

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served our department for 23 years. Chief Wirick stated that we were able to get 3 vests with a grant for the Police Department.

Public Property Committee: No Report

DEPARTMENTAL REPORTS:

Police Chief: No Report

Fire Chief: No Report

ZEO/EDD: No Report

ADMINISTRATOR'S REPORT: July 13, 2020

Electric Department

- Tree trimming
- Pole replacements

Street Department

- Sidewalk repairs College Street
- Swept streets
- Parking lot upgrades at Administration Building
- Tiger Trail Park future drive and parking area preparation

Water/Wastewater Departments

- Normal operations

Parks Department

- Mowing and spraying
- Watering plants

Administrator

- ☺ Attended weekly COVID-19 update by Shelby County EMA
- ☺ Vacation
- ☺ Attended Radio Project Group Meeting
- ☺ Attended EMA Board meeting
- ☺ Working with Ed on several Economic Development projects
- ☺ Met with Ferguson Construction to discuss possible project
- ☺ Working on the 2021 Appropriation Budget
- ☺ Regarding the pool, we cannot get any guards, so we are going to get it inspected next week and then wait until next year.

CITIZEN COMMENT:

Mr. Ron Tuttle is the Trustee for the cemetery here in town. He is trying to get it cleaned up, however, they are out of money. All of the records have been taken over by Mr. Woodruff. Mr. Tuttle would like to raise some money for the expenses of maintaining the cemetery. There is fencing that needs repaired and the cost of gas for mowing.

OTHER BUSINESS:

None

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EXECUTIVE SESSION:

Motion To Enter Into Executive Session For The Purpose Of Discussing The Purchase Of Property For A Public Purpose : Wahrer

Second By: DeVine

Time Executive Session Entered: 7:49 p.m.

<i>Votes were:</i>	Elchert	Aye	Fark	Aye
	DeVine	Aye	Gloyeske	Aye
	Wahrer	Aye	Woodruff	Aye

Mayor Klopfenstein Declared Executive Session Concluded At: 8:15 p.m.

UNSCHEDULED BUSINESS:

None

ADJOURNMENT:

There being no other business to come before Council.


Motion To Adjourn: Gloyeske

Seconded By: Wahrer

<i>Aye:</i>	6	<i>Nay:</i>	0	<i>Motion Carried</i>
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The meeting adjourned until July 27, 2020 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.