



COUNCIL MEETING

VILLAGE OF JACKSON CENTER

REGULAR SESSION

Held: January 25, 2021

Page 2 of 5

Last July, the Village acquired property located at 109 Linden Street which is to the North of the current Service Building that Village crews operate out of. The Village plans to construct a 4,320 square foot building addition onto the existing service building located at 108 East College Street. The Village is seeking assistance with design, plans and submittals for the addition and desires to have Freytag and Associates provide these services in exchange for costs not to exceed Twenty Five Thousand, Eight Hundred Dollars and zero cents (\$25,800.00).

This Resolution Will Stand As A First Reading.

COMMITTEE REPORTS:

Finance Committee: No Report

Utility Committee: No Report

Wage & Benefits Committee: Gloyeske reported that the Wage & Benefits Committee met just prior to this meeting to discuss the proposal of making the following changes to the payroll ordinance. It has been recommended by the Mayor and the Village Administrator to move the Police Officer position pay scale from Pay Table II – Salaried Personnel, Grade 1- Step A to Grade 2 – Step G, to Pay Table I – Full Time Hourly Rated Employees, Grade 2 – Step A to Grade 3 – Step G. This change is to allow the Police Officers to receive overtime and compensatory time. The change is recommended to be retroactive back to January 23, 2021. Gloyeske reported that the Wage & Benefits Committee is making the recommendation that Council approve this amendment.

Safety Committee: No Report

Public Property Committee: No Report

DEPARTMENTAL REPORTS:

Police Chief: No Report

Fire Chief: No Report

ZEO/EDD: Maxwell distributed to Council members a 2021 Market Outlook Commentary from Clark Capital Management Group for Council members to take home and read. Maxwell stated at the last meeting we talked about the accomplishments of 2020. I wanted to be able to tell you a little more about what it is looking like for 2021. We know after the election, there were some concerns over what may happen, but what we are hearing from the financial people is that the outlook for 2021 is looking good, it may be a slow start, but should be a strong market for the rest of the year. They did say to expect lower returns than we had last year, but should still be in the mid single percentage to a high single percentage. Combining that with the things that we know about the businesses in the area, the Dayton Business Journal says that the outlook is good for 2021 after a slow beginning, which pretty much reaffirms what you will read in the handout.

Maxwell went on to say that we were told today that Airstream plans to hire on an additional 200 employees by July, but Bruce stated that it was March. They have 1,050 employees currently. The Honda Engine Plant will also have a new expansion this year and will add another 122 jobs for 2021. Residential construction last year was up 13% for the Miami Valley, so our



COUNCIL MEETING

VILLAGE OF JACKSON CENTER

REGULAR SESSION

Held: January 25, 2021

Page 3 of 5

focus this year is going to be, not only on the small business, but also on the residential. One of the things we have learned from Osgood Bank is the fact that we have these transient employees come through here, but they don't do business here. We want to work with the businesses and we talked to Mr. Wheeler today, and we want to anticipate working with these companies to help them know more about the opportunities that are here in Jackson Center.

Airstream said today that they have moved their Alumapalooza to the Fall, hoping that the pandemic is out of the way by that time. So it is scheduled for September 7th through September 11th. They are opening up their Medical Clinic and have opened their cafeteria today and that is going well. They also hope to have the museum opened July and have a ribbon cutting during the Alumapalooza.

Gloyeske asked what the status is from Wade Journey Homes. Maxwell stated that they are on radio silence. They were bought out by another company, and they referred me to the new regional manager and he said that he would get back with me, but now he does not return my calls or emails, so I do not know if he is still with the company. The new companies plans are not what Wade Journey's plans were. Wade Journey was willing to look at small communities and invest in those areas. The new company is called Cotinental Homes and is out of Denver and they tend to look a little more in the bigger medium range cities like Sidney or Wapakoneta. I don't know of any others in the area, but the pandemic hurt them more than it probably did the custom home builder. The custom home builders were very busy last year, but for the people building these, somewhat generic homes because people that would buy these home backed off of these projects.

Middendorf is still trying to encourage people to make some kind of commitment to the project. One of the things that pushed it back last year is that he had two homes to build last year and he already has two homes to build this year, with one of those being in Jackson Center. He still hopes to break ground on it this year, but it is going to depend on whether or not anyone is interested in as he does not want to put up just an empty shell. At one point in time, he thought he had someone lined up, but now they are going in a different direction.

Mayor Klopfenstein asked for an update on Trusted Transportation. Maxwell stated that we have a deadline of January to move the drive out there that is on their property, and we are in the process of clearing a portion of the woods to move the drive onto the Village property. They were also supposed to be out of the building on 274 by the same time in January. Both parties have said that there is no hurry, we are not ready for that. But they don't have plans for construction at this time.

ADMINISTRATOR'S REPORT: January 25, 2021

Electric Department

- Clearing trees and brush to move lane by Trusted Transportation property on South Main
- Assist with Snow and Ice Removal
- Changed lighting at Fire Department

Street Department

- Snow and Ice Removal



COUNCIL MEETING

VILLAGE OF JACKSON CENTER

REGULAR SESSION

Held: January 25, 2021

Page 4 of 5

- Clearing trees and brush to move lane by Trusted Transportation property on South Main
- Vehicle and Equipment Maintenance

Water/Wastewater Departments

- Normal operations

Parks Department

- Assist with Snow and Ice Removal
- Clearing trees and brush to move lane by Trusted Transportation property on South Main
- Service and maintenance on Park Equipment

Administrator

- ☺ Attended weekly COVID-19 update by Shelby County EMA
- ☺ Attended closing on 401 E College St with Ed
- ☺ Attended CIC meeting with Ed
- ☺ Put out RFQ for new Water Treatment Facility
- ☺ Attended AMP meeting for AMPGS participants
- ☺ Meet with Jason Haak the new Upper Valley Career Center Superintendent
- ☺ Attended EMA Board Meeting
- ☺ Attended AMP meeting for JV5 participants
- ☺ Conference call with Efficiency Smart
- ☺ Attended AMP meeting for Joint Hydro I, Meldahl, and Prarie State participants
- ☺ Would like to open our meetings back up in February and continue to hold meetings at the Family Life Center

CITIZEN COMMENT:

No comments

OTHER BUSINESS:

None

EXECUTIVE SESSION:

Motion To Enter Into Executive Session For The Purpose Of Discussing The Purchase Or Sale Of Real Estate At 7:23 PM.

Motion To Enter Executive Session: Wahrer

Seconded By: DeVine

Roll Call:

<i>Wahrer</i>	<i>Aye</i>	<i>Fark</i>	<i>Aye</i>
<i>DeVine</i>	<i>Aye</i>	<i>Gloyeske</i>	<i>Aye</i>

Mayor Klopfenstein Declared Executive Session Concluded At: 7:39 PM

UNSCHEDULED BUSINESS:

None

ADJOURNMENT:

There being no other business to come before Council.

Motion To Adjourn: Gloyeske

Seconded By: Fark



COUNCIL MEETING

VILLAGE OF JACKSON CENTER

REGULAR SESSION

Held: January 25, 2021

Page 5 of 5

Aye: 4 Nay: 0 Motion Carried

The meeting adjourned until February 8, 2021 at 7:00 p.m. at the Family Life Center.



Scott Klopfenstein, Mayor



Beverly A. Wren, Fiscal Officer

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.