



COUNCIL MEETING

VILLAGE OF JACKSON CENTER REGULAR SESSION

Held: May 10, 2021

Page 1 of 6

INVOCATION / PLEDGE OF ALLEGIANCE:

Called To Order By:	Session Begin:	Session End:	Session Location:
Scott Klopfenstein	7:00 p.m.	7:59 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
Chuck Wirick	Police Chief
Mike Burton	Solicitor
Jerry Davis	Fire Chief

Visitors Present: None

APPROVAL OF MINUTES:

Draft Minutes As Pre-Read From The April 26, 2021 Regular Council Meeting:

Motion To Accept The Minutes As Pre-Read Gloyeske

Seconded By: Wahrer

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

PRE-SCHEDULED:

a. None

OLD BUSINESS:

a. None

NEW BUSINESS:

- a. **ORDINANCE 2021-009** – An Ordinance Authorizing The Village Administrator To Enter Into A Real Estate Purchase Agreement With Dads Life, LLC And Agreement With The Jackson Center Community Improvement Corporation Concerning Said Real Estate Purchase Agreement And Declaring An Emergency.

Council has determined that real property containing 2.954 acres located on Washington Street is not required by the Village for a public purpose any longer and shall be sold to Dads Life, LLC in the amount of \$25,000. The Village will assign its interest in the Real Estate Purchase Agreement to the Jackson Center Community Improvement Corporation and this ordinance authorizes the Village Administrator to execute an Assignment and Assumption of Real Estate Purchase Agreement on behalf of the Village. The real estate will be transferred to the CIC who will in turn transfer and sell said real estate to Dads Life, LLC. Dads Life, LLC will pay the proceeds of the sale to the CIC who will then remit the proceeds to the Village.

Motion To Suspend The Three Reading Rule: Gloyeske

Second By: Elchert

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

Motion To Adopt Ordinance 2021-009: Fark



COUNCIL MEETING

VILLAGE OF JACKSON CENTER

REGULAR SESSION

Held: May 10, 2021

Page 2 of 6

Second By:				Woodruff
Votes were:	Woodruff	Aye	Elchert	Aye
	Fark	Aye	DeVine	Aye
	Gloyeske	Aye	Wahrer	Aye

- b. **ORDINANCE 2021-010** – An Ordinance Accepting The Replat Of Outlot 7 In The Original Whole Plat Of The Village Of Jackson Center, Being A Replat Into Two (2) Lots, Numbers 581 And 582, With A Portion Of Those New Lots Dedicated To The Right Of Way For West Pike (SR 274) And Declaring An Emergency..

This ordinance will accept the replat of Outlot 7 in the Original Whole Plat of the Village of Jackson Center. The plat titled “Village Museum Lot Split” was submitted to the Zoning Enforcement Officer and the Village Planning Commission who have recommended that Council approve the replat into two lots, numbers 581 and 582. A portion of the newly created lots 581 and 582 will be dedicated to the Village of Jackson Center as a right-of-way for West Pike Street, aka State Route 274.

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

Motion To Adopt Ordinance 2021-010:				Woodruff
Second By:				Fark
Votes were:	Fark	Aye	DeVine	Aye
	Gloyeske	Aye	Wahrer	Aye
	Woodruff	Aye	Elchert	Aye

- c. **RESOLUTION 2021-006** – A Resolution In Support Of Local Control Through House Bill 146 And Permissive Prevailing Wage Law And Declaring An Emergency.

By passing this resolution, council is showing their support of a house bill that could help reduce the costs of capital projects. This House Bill 146 would drop the mandatory use of prevailing wages on project over a certain amount. Currently, any new construction more than \$250,00 and reconstruction projects over \$75,000 must pay prevailing wages, which could increase the cost of a project by 15%. Prevailing wage hourly rates vary by trade and are often set at union levels. Schools and port authorities already have the choice to opt-out of prevailing wages. House Bill 146 would allow local political subdivisions to have the choice as well. This Bill was introduced by Representatives Craig Riedel and Susan Manchester.

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

Motion To Adopt Resolution 2021-006:				Fark
Second By:				Woodruff
Votes were:	Gloyeske	Aye	Wahrer	Aye
	Woodruff	Aye	Elchert	Aye
	Fark	Aye	DeVine	Aye

- d. **RESOLUTION 2021-007** – A Resolution Authorizing The Village Administrator To Enter Into A Contract With Choice One Engineering For Engineering For The Hudson Lake II Detention Pond Project And Declaring An Emergency.



COUNCIL MEETING

VILLAGE OF JACKSON CENTER

REGULAR SESSION

Held: May 10, 2021

Page 3 of 6

The Village plans to construct a new detention pond on Village land located by Hudson Lake Phase III to help remedy flooding on the East side of the Village. This resolution will authorize the Village Administrator to enter into a contract with Choice One Engineering to provide complete engineering services for the detention pond. Services will consist of engineering design, bidding services and construction services. The total contract amount is \$35,470.00.

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

Motion To Adopt Resolution 2021-007:				Elchert
Second By:				Fark
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:* Getting ready for Community Days and going over all of the safety procedures that will be put in place. The Fire Department has had 28 runs for the year and things are pretty quiet on the police side of things.
- Public Property Committee:* No Report

DEPARTMENTAL REPORTS:

- Police Chief:* Nick will graduate with Corey on Wednesday, he has gone through six weeks of training with Corey and they have both come a long way. Mayor Klopfenstein said that he would like to invite Nick and Corey to the next Council meeting so that members have a chance to meet Corey and congratulate Nick on his accomplishment.
- Fire Chief:* No report.
- ZEO/EDD:*
 - ✓ Plans for the downtown parking at the corner of Pike and Main are close to being finalized. The lot will include having storm drain added, (2) electric vehicle (EV) charging stations, (2) handicapped parking spaces and pavement. Electric meters and hookups will remain for occasional food trucks.
 - ✓ Having closed on 18.81 acres from Metzcom (Regula land) on 4/20/21, tonight we passed authorization to begin quotes on a detention basin. The money we borrowed short term to purchase the land will be rolled into the construction loan once the plans are finalized and bids have been received. All loans are local with a 2.75% rate of interest.
 - ✓ Plans to transfer the village-owned Washington Street property to the C.I.C. for sale to Dad's Life, LLC. Agreements have been signed and the C.I.C. is reviewing a resolution to approve the real estate agreement assignment and sale. We hope to close on or before Friday, May 28th.



COUNCIL MEETING

VILLAGE OF JACKSON CENTER

REGULAR SESSION

Held: May 10, 2021

Page 4 of 6

- ✓ The museum property has been surveyed and replatted into new lots, including a 10' strip from the west side that we intend to use for elimination of any permanent easement issues for the driveway and utilities. Currently we have an interested party in the property to revamp and utilize the Church building.
- ✓ Plans are being made with Small Nation in Bellefontaine for a trip to their revitalized and reshaped downtown and to meet with some of the entrepreneurs that have invested with businesses in that community. An afternoon, morning, or possibly full day may be needed to tour and discuss options for Jackson Center. Both Matt Staugler and Jason Duff with Small Nation have expressed enthusiasm for the potential of Jackson Center. They have worked with many small cities and villages across Ohio and beyond (i.e., Bellefontaine, Marion, Troy, Van Wert, Wapakoneta, McComb and several others). Mitch Middendorf of Middendorf Builders plans to go with us if the day selected falls into his schedule. Any Council Member interested in attending the tour and presentation when scheduled, should let Bruce or Ed know so we can plan accordingly. We hope to incorporate other Community leaders from the Growth Association and the Community Investment Corporation.
- ✓ Attended a webinar on "State Economic Development Programs that can directly benefit municipalities". Hoping that some of the ideas can assist in future projects. However, it should be noted that Jackson Center currently is using, or has used, most of the programs available to us. Good job by Bruce, Bev, and our consulting Engineering Companies.
- ✓ Met with Regional Planning as part of their executive meeting.
- ✓ Met with State Highway personnel, engineers, and local farmer concerning the airstream traffic light. Progress was made but will be another re-design to accommodate existing easements and available land.
- ✓ Met with the Planning Commission on projects within the Village.
- ✓ U.S. Bank building has sold to Peoples Savings and Loan, West Liberty. Closing was on May 5, 2021. Building plans were saved from US Bank and given to Peoples personnel last week. No information about plans for relocation is available.
- ✓ Split Decision Café closed on their sale on May 10, 2021. The new owners hope to get things moving and opened soon. No information is available at this time.

ADMINISTRATOR'S REPORT: May 10, 2021

Electric Department

- Changing electric poles

Street Department

- Preparing Pool for opening on May 28th
- Preparing for Washington Street extension

Water/Wastewater Departments

- Normal operations

Parks Department

- Mowing/Spraying

Administrator



COUNCIL MEETING

VILLAGE OF JACKSON CENTER

REGULAR SESSION

Held: May 10, 2021

Page 5 of 6

- ☺ Attended weekly COVID-19 update by Shelby County EMA
- ☺ Attended OML Webinar
- ☺ Met with Choice One on the Detention Pond Project
- ☺ Ed and I met with ODOT, Choice One, and Ron Weissinger on Traffic Signal Project
- ☺ Met with Freytag on Vehicle Storage Building Addition
- ☺ Met with Stolly Insurance, would like to see if we can save some money by increasing our deductible from \$1,000 to \$2,500
- ☺ Spoke with an attorney regarding the status of the Seventh Day Baptist Cemetery on the West end of the Village. The Trust is running out of money and is not sure what to do with the cemetery. There are 4 choices, 1) contact the National Church, 2) Township Trustees that indicate that the Trustees are charged with taking care of cemeteries in the Township, 3) fine a local Church or charity to take over the responsibilities, 4) would be for the Village to oversee it.
- ☺ Need Wage & Benefits to stay after the meeting tonight for a quick meeting.

CITIZEN COMMENT:

None

OTHER BUSINESS:

None

EXECUTIVE SESSION:

<i>Motion To Enter Into Executive Session For The Purpose Of Discussing The Purchase Or Sale Of Real Estate:</i>				DeVine
<i>Seconded By:</i>				Wahrer
<i>Time Executive Session Entered Into:</i>				7:45 p.m.
<i>Votes were:</i>	Elchert	Aye	Fark	Aye
	DeVine	Aye	Gloyeske	Aye
	Wahrer	Aye	Woodruff	Aye
 <i>Mayor Klopfenstein Declared Executive Session Concluded At:</i>				 7:59 p.m.

UNSCHEDULED BUSINESS:

None

ADJOURNMENT:

There being no other business to come before Council.

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

The meeting adjourned until May 24, 2021 at 7:00 p.m. in Council Chambers.

 Beverly A. Wren, Fiscal Officer

 Scott Klopfenstein, Mayor



COUNCIL MEETING

VILLAGE OF JACKSON CENTER

REGULAR SESSION

Held: May 10, 2021

Page 6 of 6

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.