

JACKSON CITY COUNCIL

Regular Session

~~August 13, 2012~~

7:00 p.m.

August <sup>27</sup> 12, 2012

Call to Order..... President Speakman  
Pledge of Allegiance..... Mr. Queen  
Opening Prayer..... Mr. Brown

Roll Call

Approval of Minutes

July 23, 2012

VISITORS

COMMITTEE REPORTS:

- Utility - Brown, Elliott and Queen
- Budget & Finance – Kitchen, Smith and Brown
- Police, Fire & Traffic - Smith, Kitchen and Foster
- Service –Elliott, Foster and Jones
- Railroad – Jones, Smith and Elliott
- Building/Recreation – Smith, Foster and Queen
- City Auditor
- Law Director
- Mayor
- Service/Safety Director

ORDINANCES AND RESOLUTIONS

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

ADJOURN

# JACKSON CITY COUNCIL

*Minutes from*  
August 13, 2012  
7:00 p.m.  
Regular Session

Jackson City Council met in regular session on Monday, July 23, 2012 at 7:00 p.m. at Jackson City Council Chambers. President Ronald Speakman called the meeting to order. The Pledge of Allegiance was given, led by Mr. Queen. The Prayer was given, led by Mr. Elliott.

A roll call was taken as follows:

- Mr. Brown - absent
- Mr. Kitchen - present
- Mrs. Jones - present
- Mr. Smith - present
- Mr. Queen - present
- Mr. Elliott - present
- Mr. Foster - present

Mr. Foster made a motion to excuse Mr. Brown, seconded by Mr. Kitchen. In a voice vote, all members agreed.

Mr. Kitchen made a motion to approve the minutes from June 23, 2012 regular session, seconded by Mr. Smith. In a voice vote, all members agreed.

## VISITORS

## COMMITTEE REPORTS

### UTILITY

Mr. Elliott reported the committee met on August 7<sup>th</sup>, with all members present, also present was Mr. Foster, Mrs. Jones, Mr. Smith, Mayor Heath, Mr. Gambino, Mr. Reigel and Mr. Woltz. The committee reviewed the RCAP analysis, see attached. Mr. Elliott discussed the contents of the analysis. Efforts were made to breakdown, see attached. Mr. Gambino discussed runoff, storm sewers and reducing the electric bill. The sewer fund will be in the red by November if not sooner. This is a compromise. The committee also discussed the water bill at the community garden.

BUDGET & FINANCE - No Report

POLICE, FIRE & TRAFFIC - No Report

SERVICE - No Report

RAILROAD - No Report

BUILDING/RECREATION - No Report

CITY AUDITOR

LAW DIRECTOR - No Report

Mr. Kirby requested an executive session to discuss pending litigation.

## MAYOR

Mayor Heath stated there were questions about the sewer rate based on water usage, this does not collate with the sewer. The last sewer increase was in 2004. This is slightly less than the previous ordinance. We have tried everyday to save. Also discussed the electric usage for July, it was 33% higher than June; however the fuel cost adjustment was the lowest in four or five months. In regards to the water bill at the community garden, he has been in contact with Judge Musick on how to resolve and how it happened.

SAFETY/SERVICE DIRECTOR

Mr. Sheward stated the planning commission has met twice and he had no report. Mayor Heath asks for only a first reading on the sewer ordinance.

Mrs. Jones asked for an executive session to discuss pending litigation, seconded by Mr. Foster. In a roll call vote, all members agreed. Council moved to executive session at 7:15 pm.

Mr. Elliott made a motion to return to regular session, seconded by Mr. Foster. In a voice vote, all members agreed. Council returned to regular session at 7:20 p.m.

ORINANCES AND RESOLUTIONS

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ORDINANCE NO. 31-12

AN ORDINANCE TRANSFERRING APPROPRIATIONS FROM THE ELECTRIC UTILITY RESERVE FUND TO THE GENERAL FUND FOR REIMBURSEMENTS IN ACCORDANCE WITH THE CITY'S RIGHT OF WAY REIMBURSEMENTS PLAN AND DECLARING AN EMERGENCY.

First Reading

Mr. Elliott made a motion to adopt the ordinance, seconded by Mr. Kitchen. In a voice vote, all members agreed.

Mr. Queen asked what it is. Mr. Reed stated this was for rents and right of ways and was approved in the budget.

Mr. Elliott made a motion to suspend the rules, seconded by Mr. Kitchen. In a roll call vote, members voted as follows:

- Mr. Brown - absent
- Mr. Kitchen - yes
- Mrs. Jones - yes
- Mr. Smith - yes
- Mr. Queen - no
- Mr. Elliott - yes
- Mr. Foster - yes

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ORDINANCE NO. 32-12

AN ORDINANCE TRANSFERRING APPROPRIATIONS FROM THE WATER, SEWER, GARBAGE, ELECTRIC, S.C.M.&R., CEMETERY, COMMUNITY DEVELOPMENT, RECREATION, FIRE LEVY AND VISITOR CENTER FUNDS TO THE GENERAL, COMMUNITY IMPROVEMENT AND S.C.M.&R. FUNDS FOR REIMBURSEMENTS IN ACCORDANCE WITH THE MAXIMUS COST ALLOCATION STUDY AND DECLARING AN EMERGENCY.

First Reading

Mr. Elliott made a motion to adopt the ordinance, seconded by Mr. Kitchen. In a voice vote, all members agreed.

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ORDINANCE NO. 33-12

AN ORDINANCE REPEALING AND REVISING SECTION 927.05 (ORD. 142-03) OF THE CITY OF JACKSON CODE OF ORDINANCES SO AS TO INCREASE THE SEWER COLLECTION RATES FOR SEWER CUSTOMERS OF THE CITY OF JACKSON AND DECLARING AN EMERGENCY.

First Reading

Mr. Elliott made a motion to adopt the ordinance, seconded by Mr. Smith. In a voice vote, all members agreed.

Mr. Queen made a motion to remove the emergency clause. Being no second the motion died.

President Speakman explained the reason for the emergency clause and its effect.

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RESOLUTION NO 12-12

A RESOLUTION OF THE LEGISLATIVE AUTHORITY OF THE CITY OF JACKSON, OHIO AUTHORIZING THE MAYOR OF THE CITY OF JACKSON TO CONSENT TO SETTLEMENT OF ALL DISPUTES WITH MK POWER SOLUTIONS, INC. AND MICHAEL KISER AND DECLARING AN EMERGENCY.

First Reading

Mrs. Jones made a motion to adopt the resolution, seconded by Mr. Queen. In a voice vote, all members agreed.

Mr. Elliott made a motion to suspend the rules, seconded by Mrs. Jones. In a roll call vote, members voted as follows:

Mr. Brown - absent  
Mr. Kitchen - yes  
Mrs. Jones - yes  
Mr. Smith - yes  
Mr. Queen - yes  
Mr. Elliott - yes  
Mr. Foster - yes

In a roll call vote to adopt the ordinance, council voted as follows:

Mr. Brown - absent  
Mr. Kitchen - yes  
Mrs. Jones - yes  
Mr. Smith - yes  
Mr. Queen - yes  
Mr. Elliott - yes  
Mr. Foster - yes

RESOLUTION NO. 12-12 DULY ADOPTED

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**CORRESPONDENCE**

**OLD BUSINESS**

**NEW BUSINESS**

Mrs. Jones discussed the planning commission recommendations, see attached. Mr. Reed asked if they would be gravity fed. Mr. Sheward replied each have personally owned pumping stations, this just requires councils approval. Mr. Smith asked if there would be a problem going under SR 93. Mr. Sheward replied it shouldn't, they have to get a permit from the state.

Mr. Smith made a motion to grant Marc Carman at 14638 SR 93, Jackson, Ohio 45640 and Bradley Erwin at 14606 SR 93, Jackson, Ohio 45640 to connect to city sewer, seconded by Mr. Kitchen. In a roll call vote, all members agreed. Mr. Sheward stated minutes would need to be mailed to Mr. Carman and Mr. Erwin.

Mrs. Jones discussed the planning commission recommendations, see attached. Mr. Sheward stated that all requirements are attached. At the meeting Mrs. Jones had questioned Mr. Howe about what would be going in and he stated could not say exactly. Mr. Sheward discussed the sizes and that the owner was keeping quiet about who has leased or taken options on. Mrs. Jones requested a public hearing on September 24, 2012 at 6:30 p.m. to discuss, seconded by Mr. Kitchen. In a voice vote, all members agreed.


Mr. Queen asked if there were enough utilities. Mr. Sheward replied the only issue is sewer; a pump station will be needed. Mr. Queen asked if they would pay for that. Mr. Smith asked about the traffic situation. Mr. Sheward stated the existing entrance will be used and a new one on McCarty Lane on the far back edge of the property. They had asked ODOT about a traffic signal, the cost was \$150,000, so they gave up on that. Mr. Smith asked who controlled. Mr. Sheward replied the state; he went on to explain the no left turn signs and placement due to the large number of accidents. President Speakman stated this will probably increase traffic on Veteran's Drive.

Mr. Queen asked about the bridge in Diamond. Mayor Heath stated they were gathering preliminary estimates.

Mr. Smith asked if the city was close to residents being able to pay utility bills online. Mr. Sheward stated not that he knows of. Mayor Heath stated Mr. Woltz could give him an idea. Mr. Reed stated in two years the Auditor's office will upgrade, they had just switched to Merchant Services; it's not practical now but soon. Mr. Sheward stated it is possible to have funds from automatic withdraw. Mr. Smith stated this give people an option.

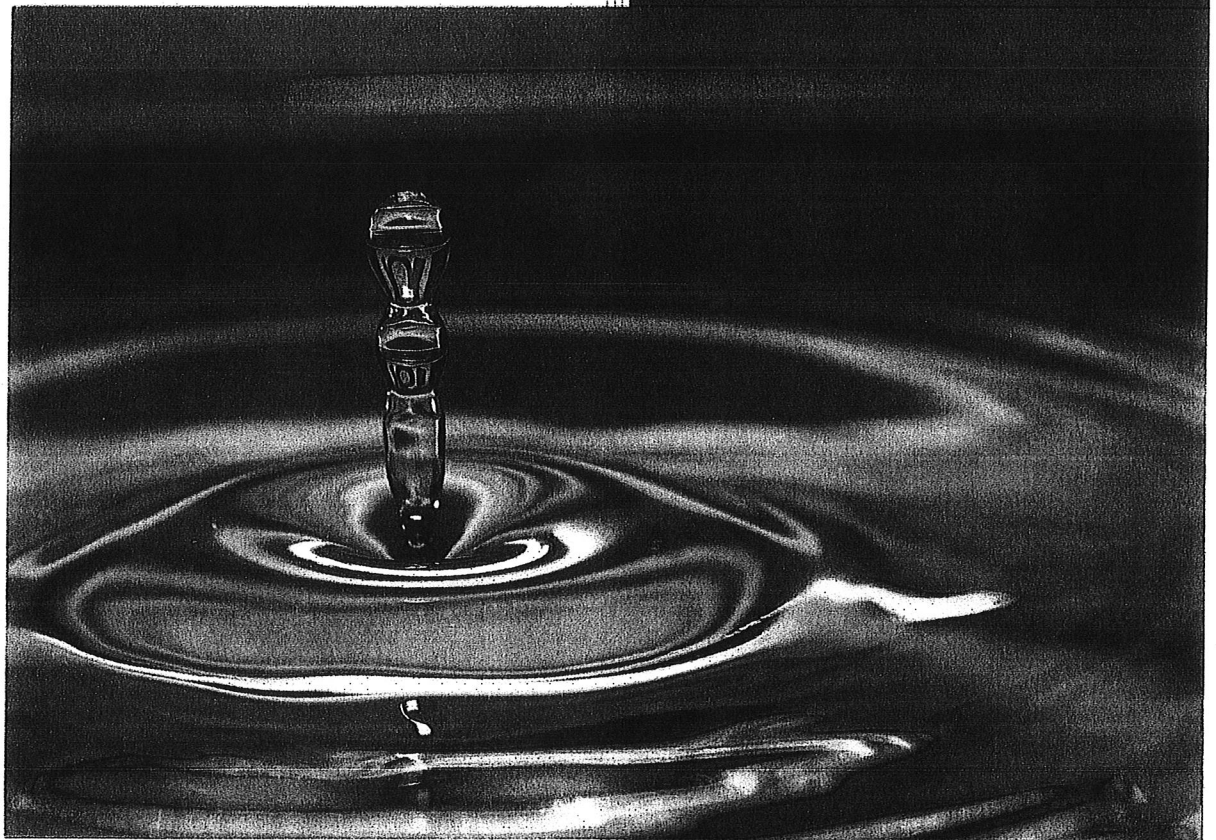
#### ADJOURN

Mrs. Jones made a motion to adjourn, seconded by Mr. Queen. In a voice vote, all Council agreed. Council adjourned at 7:40 p.m.

  
\_\_\_\_\_  
Tera Brown  
Clerk  
Date 8-27-12

  
\_\_\_\_\_  
Ron Speakman  
Council President  
Date 8/27/12

# City of Jackson Wastewater Service Utility Rate Analysis



Submitted by: Ohio RCAP

Administered by  
WSOS Community Action Commission, Inc.

219 S. Front Street  
Fremont, Ohio 43420

1-800-775-9767

## Section 1.0 - Executive Summary

This study was conducted for the City of Jackson to determine the amount of revenue necessary to maintain the sewer department on a stable and financially sound basis. The sewer department has incurred significant operation losses over the past few years. In addition, the city reports several capital improvement projects which are needed to update the wastewater treatment facility and correct many years of deferred maintenance in the collection system.

The Ohio Rural Community Assistance Partnership was commissioned to prepare the rate analysis. A rate study was completed using historical and projected data for operating and non-operating expenses, debt service, and capital expenditures. The majority of the data used was obtained from the city. Industry standards and rules of thumb developed by industry experts were applied where community specific information was not available. The cost of necessary capital improvement was incorporated into the budgetary projections used to develop the utility rate recommendations.

A long term planning horizon with emphasis upon minimizing asset cost over its useful life was incorporated into the annual operating budget. Funding for improved preventative maintenance and timely predictive maintenance was incorporated into the budgetary projections. The Asset Management objective of lowest possible life of asset cost can only be achieved if the equipment is maintained to maximize its economic lifespan.

For a more in-depth explanation of the rate study methodology and funding reserve accounts, see Ohio RCAP's publication "*The Art and Science of Utility Rate Analysis and Structure*".

### Findings

The sewer department's rate schedule is inadequate to sustain operations of the utility. Several significant weaknesses were noted:

1. Sewer revenues declined slightly since 2008 due to a reduction in industrial usage. The decline in industrial usage from 31.8 million cubic feet to 22.6 million cubic feet is significant. The decline in sales was timed to the start of the 2008 recession. At the present time it is impossible to predict when or if revenues will return to the pre-recession levels.
2. The sewer department has operated with cash deficits in four of the past five years. During this time period cash balances declined from \$2.47 million dollars to \$1.2 million dollars. The department reported an operating loss of approximately \$1.0 million dollars at FY 2011. **The city currently projects an operating loss in excess of \$700,000 for FY 2012 despite their best efforts to reduce and postpone operating costs.**

The typical year budget shows a continuation of this trend with a projected operating loss of \$1.13 million dollars. **City officials have reviewed and concur in the typical year budget projections used in this analysis.**

3. Wastewater collection and treatment facilities in Jackson are in serious need of repair. The collection system conveys almost twice the anticipated wastewater volume. The wastewater treatment plant struggles to achieve permitted discharge limits due to excessive storm water flows and ever-changing EPA regulations. Sludge handling has become a serious problem. To deal with these problems, the city has identified \$6.6 million in capital improvements to be constructed over the next 10 years.

4. Jackson does not have a city income tax. The general fund is highly dependent upon reimbursement from the utility accounts to maintain city services which in many communities are supported by income taxes. Due in part to this non-typical methodology of financing city operations, it is very difficult to compare Jackson's utility rates to those of neighboring communities.

5. Present accounting practices did not earmark funds for emergencies, debt service reserves and capital rehabilitation / replacement. Without dedicated escrow accounts to safeguard money for capital upgrades, the tendency of uninformed decision makers is to postpone future rate increases spending capital replacement money on operating losses. The recommended changes in accounting practices will force decision makers to be more responsive to changes in revenue needs of the department.

### **Rate Recommendations**

A sewer rate increase should be enacted as soon as practical. The increase must generate an additional \$1.13 million annually to cover the typical year operating loss plus inflation. Because of the magnitude of the recommended rate increase we recommend that it be phased in over several years.

RCAP worked with the community on various revenue enhancement and rate structuring alternatives. The following rate recommendations were developed after consultation with the Mayor and City Administrator.

Effective Date	ASAP	1/1/2012	1/1/2013	1/1/2014
5/8 inch Meter	7.68	8.91	9.98	10.78
3/4 inch Meter	10.25	11.89	13.32	14.39
1 inch Meter	15.39	17.85	19.99	21.59
1 1/2 inch Meter	28.20	32.71	36.64	39.57
2 inch Meter	43.57	50.54	56.60	61.13
3 inch Turbine Meter	92.25	107.01	119.85	129.44
4 inch Compound Meter	130.66	151.57	169.76	183.34
4 inch Turbine Meter	156.28	181.28	203.04	219.28
6 inch Compound Meter	258.76	300.16	336.18	363.08



First 1,000,000 gallons	8.32	9.65	10.81	11.67
Over 1,000,000 gallons	4.94	5.74	6.42	6.94
Suspended Solids over 350 ppm	0.28	0.32	0.36	0.39
BOD over 300 ppm	0.18	0.21	0.24	0.26

The recommended rate will result in a typical residential user cost for 4,500 gallons of \$63.31 monthly in FY 2015 when the recommended multi-year rate increase is fully implemented. Interim year rate impacts are highlighted below.

Effective Date	ASAP	1/1/2012	1/1/2013	1/1/2014
Typical Inside Residential Bill (4500 gal. or 601 CCF)	45.12	52.34	58.62	63.31
Affordability Index	1.80%	2.09%	2.34%	2.53%

As indicated previously, the city has an aggressive cost reimbursement program which increases utility rates by \$5.36 per customer monthly. Taking this indirect charge into consideration would reduce the typical sewer bill to \$57.95 monthly or 2.3% of MHI based upon 2006 -2009 census results.

Effective Date	ASAP	1/1/2012	1/1/2013	1/1/2014
Adjusted Typical Inside Residential Bill (4500 gal. or 601 CCF)	39.76	46.98	53.26	57.95
Adjusted Affordability Index (	1.59%	1.88%	2.13%	2.32%

Many funding agencies consider 1.5% of MHI or \$37.60 monthly to be the minimum requirement for low interest loan and grant eligibility. Rates above 2.0% MHI are often view as burdensome. Rates above 2.5% MHI are often considered unaffordable. The proposed rates while burdensome should not be viewed as unaffordable.

Historically, Jackson's sewer rates have not risen to keep pace with inflation. In order to prevent this situation from reoccurring, we recommend that an automatic rate adjustment be implemented. The recommended multi-year rate increase should transcend to an annual inflationary adjustment of 3.0%. The rate increase should be made effective on the first billing date after January 1, 2015. A sample rate ordinance for fixed percentage increase is provided in the appendix.

## **Other Policy Recommendations**

RCAP recommended that separate accounts be established for an Emergency Fund, Debt Service Reserves and Sewer Improvement escrow. Holding the majority of sewer department funds in the Operating account is a dangerous practice as it provides a false sense of financial security. The recommended rate increases will provide the revenues necessary to properly fund sewer department escrow accounts as prescribed below:

1. The community should maintain a minimum **Operating Account** balance of 12.5% annual operating expenses excluding debt service. This amount represents 45 days of operating expenditures. The recommended operating account fund balance is necessary to satisfy financial obligations as cash flow fluctuates throughout the year. **Any unnecessary operating money should be safeguarded in an escrow account at the first available opportunity.**
2. An effective preventative maintenance program will save the community money by extending the equipment's useful life. **The proposed operating budget includes debt service on \$5.8 million dollars. The proposed budget also includes \$161,000 annually for improved preventative maintenance which includes \$99,000 for collection system improvements.**

A good CMMS (maintenance scheduling and work order system) is invaluable in monitoring the completion of preventative maintenance task and documenting maintenance history on sewer department equipment. There are several good work order maintenance programs on the market. Basic asset management planning and maintenance scheduling can be obtained from a free software program developed by US EPA called CUPSS.

Often the biggest obstacle to an effective preventative maintenance program is manpower. You need to make sure that adequate manpower is available to perform preventative maintenance task in a timely manner.

3. Financial resources of the sewer department can be exhausted very rapidly when emergencies occur. An **Emergency Fund** should be immediately established. RCAP recommends that this account be immediately funded from the Operating Account with 12.5% annual operating expenses excluding debt service or an additional 45 days working capital.

The emergency fund should only be utilized to resolve an operational emergency or financial crisis. If used, emergency reserves should be replenished as soon as financially feasible. **The emergency fund combined with Water Operating Account should provide for 90 days or 3 months of operating expenses.**

4. The **Debt Service Reserve** account should be established as a financial rainy day fund. Debt service reserve funds should be deposited at the rate of 10% of the annual debt service payment each year until one annual payment on all debt service has been accumulated. This account is not projected to be fully funded until 2021.

These funds should only be used to pay debt obligations and emergency repairs in excess of the amount available in the emergency fund. When expended, debt service reserve funds should be replaced at the rate of 10% of the annual debt service payment each year until the recommended escrow amount has been re-established.

5. A **Sewer Improvement Escrow** account should be established to safeguard money for predictive maintenance, rehabilitation / replacement of sewer department assets as well as new capital projects such as line extensions and treatment plant upgrades. These funds are critical to the preventative and predictive maintenance practices necessary to maximize useful life of sewer department equipment.

Predictable maintenance refers to the timely rehabilitation and replacement of short lived components of long lived assets. Examples would include roof replacement, application of protective coatings and equipment overhauls. Predictive maintenance needs are calculated by dividing rehabilitation cost by the assets remaining useful life.

Despite your best efforts to maintain equipment, everything wears out eventually. This account should also be used to accumulate money for the eventual replacement of sewer department assets. We typically recommend that utilities endeavor to accumulate at least 15% of the estimated asset replacement cost over the remaining useful life of an asset. These funds are available for planning, design and environmental cost necessary to achieve the shovel ready status necessary to compete for low interest loans and grants.

Likewise it is important to plan for capital upgrades. Early planning will allow the community to save toward these investments with minimal customer impact. You should begin saving money for capital upgrades as soon as the proposed project has been identified. The more you are able to save back for this purpose the easier you will find it to arrange financing for the balance of your capital needs.

Your capital improvement escrow account goal should be the accumulation of sufficient cash to pay 100% of predictable maintenance needs of the utility department. **The proposed budget includes \$26,560 for equipment replacement at the treatment plant and \$29,569 for capital replacement and predictive maintenance in the collection system.** These escrow amounts were purposefully kept low during initial years of this study to keep the resulting utility rates manageable.

Emphasis of this analysis is upon improved preventative and predictive maintenance, not saving for future capital replacement needs. The above escrow recommendations were developed without the benefit of an Asset Management Plan. Increased funding should be devoted to savings for long term maintenance and future capital upgrades whenever possible. We strongly recommend that the community prepare an Asset Management Plan in preparation for subsequent rate studies. The asset management plan should incorporate CMOM planning.

6. As previously indicated high utility rates often lead to delinquency problems. Aggressive collection of delinquent sewer bills will be necessary to enforce the sewer rate increase. No one who is 60 days or more delinquent should be provided with utility service. As a result of the housing crisis many communities are experiencing problems with vacant and abandon houses. Fortunately this does not appear to be the case for Jackson.

Regardless we strongly recommend that all utility connections be billed a base or minimum amount each and every month. Disconnected customers should continue to be billed for the base or min. level of service. The base bill should cover the fixed cost of providing utility service including debt service. The community will need this revenue to meet debt service obligations which are increasing significantly because of planned capital upgrades.

Service disconnections should be enacted expediently and uniformly. Delinquent water bills should be certified to property taxes at the earliest possible date. This is particularly true for abandon properties as the village is viewed by the courts as an unsecured creditor until a tax lien is filed. If your local auditor will allow it you should consider certifying delinquency utility bills on abandon properties several times a year.

**Disclaimer:**

While Ohio RCAP has taken reasonable measures to insure accuracy of these recommendations, the final responsibility for expense and revenue projections and resulting utility rates lies with the community. Rate recommendations are only as good as the information they are based upon. In order to minimize errors, the community was asked to review rate analysis format and preliminary findings in draft format in advance of their public release.

**J & J Surveying Services, Inc.**

6515 East Livingston Ave.  
Suite 12  
Reynoldsburg, Ohio 43068

Phone 614\866-9158  
Fax 614\866-9132

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June 11, 2012

Rezoning description for Main St. and McCarty Ln.

SITUATED in the State of Ohio, County of Jackson, City of Jackson, and being part of Scioto Salt Reserve (S.S.R.) Lot 96, Congress Lands East of the Scioto, and being a part of a 50.72 acre tract (1<sup>st</sup> Tract) conveyed to Community Improvement Corporation of Jackson County, Ohio in Deed Book 184, pg. 420, Jackson County Recorders' Office.

All records referred to are those of record in the Jackson County Recorder's Office;

BEGINNING at the southeast corner of S.S.R. Lot 95, as shown on a Plat of Survey by Roy A. DePue & Assocs. in August of 2002;

THENCE North 85 degrees 42 minutes 31 seconds West, a distance of 1702.74 feet, along the south line of the said S.S.R. Lot 95, passing the southwest corner of S.S.R. Lot 95 and the southeast corner of the said S.S.R. Lot 96 at 1,333.97 feet, to a point;

THENCE North 13 degrees 00 minutes 32 seconds West, a distance of 31.42 feet, to a point in the north right of way line of McCarty Ln. and the south line of the said 50.72 acre tract, and being the True Point of Beginning;

THENCE North 85 degrees 42 minutes 31 seconds West, a distance of 335.46 feet, along the south line of the said 50.72 acre tract and the north line of the said McCarty Ln., to a point, being a southwest corner of the said 50.72 acre tract and the intersection of the north line of the said McCarty Ln. and the east line of State Route 93 (width variable);

THENCE North 29 degrees 57 minutes 14 seconds West, a distance of 61.02 feet, along a west line of the said 50.72 acre tract and the east line of the said S.R. 93, to a point;

THENCE with a curve to the right, with an arc length of 311.55 feet, with a radius of 970.00 feet, with a chord bearing of North 20 degrees 45 minutes 10 seconds West, with a chord length of 310.21 feet, to a point;

THENCE North 77 degrees 31 minutes 22 seconds East, a distance of 30.00 feet, crossing the said 50.72 acre tract and along a right of way line of the said S.R. 93, to a point;

THENCE North 11 degrees 31 minutes 19 seconds West, a distance of 143.71 feet, crossing the said 50.72 acre tract and along a right of way line of the said S.R. 93, to a point;

THENCE crossing the said 50.72 acre tract the following three courses:

North 78 degrees 15 minutes 16 seconds East, a distance of 355.58 feet, to a point;

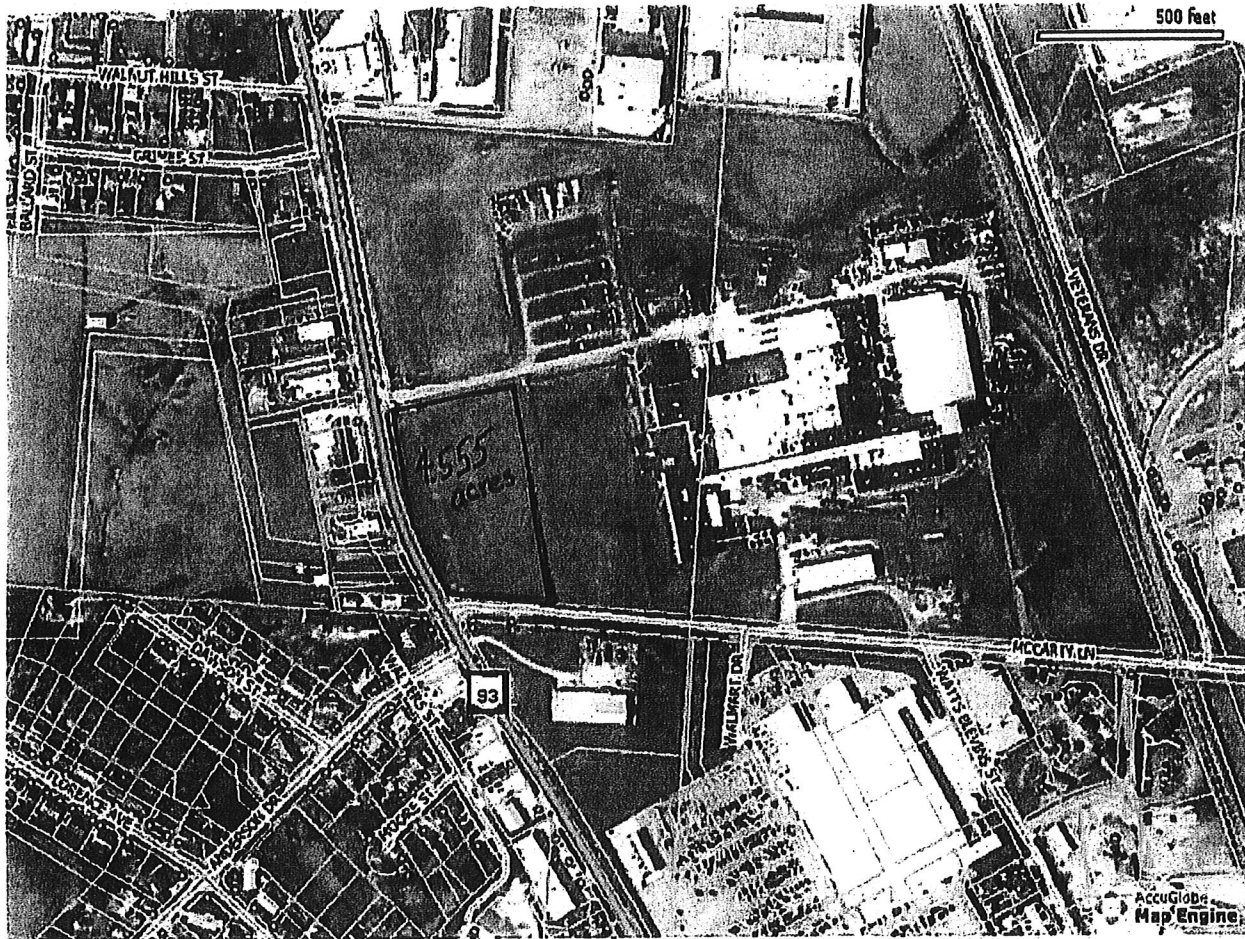
South 11 degrees 33 minutes 26 seconds East, a distance of 369.50 feet, to a point;

South 13 degrees 00 minutes 32 seconds East, a distance of 231.68 to the True Point of Beginning, containing 198,418 square feet or 4.555 acres to be rezoned.

 7/23/12  
Raymond J. Wood P.S. 7745 date

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Jackson County GIS



Notes



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BARRY L. SMITH, ATTORNEY AT LAW

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233 E. 91<sup>ST</sup> STREET  
MARIETTA, OHIO 45640-1715  
710 286 4649  
FAX 710 286 2622 (TOLL FREE)  
WWW.BLSMITH.COM

July 27, 2012

THE UNDERSIGNED CERTIFIES THAT THE ATTACHED LEGAL DESCRIPTION PREPARED BY J & J SURVEYING SERVICES, INC., DATED JULY 23, 2012, IS A TRUE AND ACCURATE DESCRIPTION OF THE PROPERTY INTENDED TO BE RE-ZONED.

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**BARRY L. SMITH (0020322)**  
**ATTORNEY AT LAW**

**PARCEL I.D.**

**OWNER**

H12-005-00-126-00

Alfred Ruston, Trustee  
121 N. David Ave., Jackson, OH 45640

H12-032-05-025-00

Atomic Credit Union, Inc.  
711 Beaver Creek Rd., Piketon, OH 45661

H12-032-04-001-00

H12-032-04-003-00

Denver P. Walke  
P. O. Box 712, Jackson, OH 45640

H14-001-01-145-00

H14-001-01-144-00

Charter Foods, Inc. {Taco Bell}  
Robert D. Johnson & Marina Perez  
P. O. Box 430, Talbott, TN 37877

H12-032-04-006-00

Mary Denney  
1013 St. Rt. 93, Jackson, OH 45640

H12-032-04-007-00

H12-032-04-008-00

Scottie L. Ford, Trustee {Car Wash}  
P. O. Box 24, Wellston, OH 45692

H12-032-04-026-00

River Crest Properties, LLC {Sonic Drive-In}  
7665 Monarch Court, Suite 111, West Chester, OH 45069

H14-001-07-002-00

H14-001-07-003-00

Cartee Land Development, Inc. {Arby's}  
201 Stewart Ave, Worthington, KY 41183

H14-001-01-005-00

Gillespie's Store, Inc.  
1111 E. Main St., Jackson, OH 45640