

JACKSON CITY COUNCIL

Regular Session

February 9, 2015

7:00 p.m.

Call to Order..... President Speakman

Pledge of Allegiance..... Mr. Elliott

Opening Prayer..... Mr. Brown

ROLL CALL

APPROVAL OF MINUTES

January 26, 2015 Regular Session

VISITORS

COMMITTEE REPORTS

- Utility – Brown, Elliott, and Foster
- Budget & Finance – Elliott, Hensler, and Brown
- Police, Fire, & Traffic – Kitchen, Queen, and Jones
- Service – (Street & Alley, Recreation, Buildings & Grounds) Foster, Queen, and Hensler
- City Auditor
- Law Director
- Mayor
- Service/Safety Director

ORDINANCES AND RESOLUTIONS

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

ADJOURN

JACKSON CITY COUNCIL

Minutes from
January 26, 2015
7:00 p.m.
Regular Session

Jackson City Council met in regular session on Monday, January 26, 2015 at 7:00 p.m. at Jackson City Council Chambers. President Ron Speakman called the meeting to order. The Pledge of Allegiance was led by Mr. Queen. The Prayer was given by Mr. Brown.

Roll call was taken as follows:

- Mr. Brown-present
- Mr. Kitchen-present
- Mrs. Jones-present
- Mr. Hensler-present
- Mr. Queen-present
- Mr. Elliott-present
- Mr. Foster-present

Mr. Elliott made a motion to approve the minutes from January 12, 2015, seconded by Mr. Kitchen. In a voice vote, all members agreed.

Mr. Brown made a motion to move the Visitor's portion of the meeting to right before the reading of Ordinances and Resolutions, seconded by Mr. Hensler. In a voice vote, all members agreed.

COMMITTEE REPORTS

UTILITY- No report.

BUDGET & FINANCE-No report

POLICE, FIRE, & TRAFFIC-No report

SERVICE -(STREET & ALLEY, RECREATION, BUILDINGS & GROUNDS)

Mr. Foster announced there will be a Recreation meeting on February 2, 2015 at 7:00 p.m. to discuss improvements to the fields.

Mr. Kitchen stated there are some people who fish out at Hammertown Lake that would like to see some improvements to the dock, so it would make it easier to launch their boats. Mr. Queen stated the roads on the park side also are in bad shape and could use some attention. Mayor Heath stated they just did a chip and seal to the South Street side about a year ago. They will go out and check the ramp out.

Mr. Kitchen stated the map that Sexton's gave to council for the creek cleaning, shows the City owns about 85 % of the creek line that borders Salt Lick. Would it be possible to look at including this area when they are planning the bike path and also ask the people who own the other park to donate it? Possibly make a complete circle. Maybe make a nice nature walk for the citizens. Mr. Foster said they can discuss this at the recreation meeting Monday.

CITY AUDITOR- No report.

LAW DIRECTOR

Mr. Kirby stated regarding the railroad lease, the plat that was attached to the original ordinance was not properly identified on council's copies. He has a copy of it if anyone still needs to see it.

Mr. Kirby stated the other question was the utilities. The lease has a cap of \$200 on the utilities before it would be charged to the Historical Society. This is legal for 2 reasons: the first being the City still owns

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the property and the other is due to it being in the lease. The City is not leasing it for the money only for the maintenance and care of the property.

Mr. Brown asked if Mr. Kirby had any updates on turning over of the railroad. Mr. Sheward stated he feels very soon they will be seeing information that will allow them to transfer the railroad. Mayor Heath stated he knows they have been working on grants and funding for the operation of the rail line.

Mr. Speakman said he assumes that is all railroad property and Mr. Sheward said everything except the two depots, Wellston and Jackson, and the property that goes with them.

Mr. Sheward stated they have been making a lot of progress in updating the lines.

MAYOR

Mayor Heath stated he wants to make citizens aware of the parking restrictions within the city. There is a 2 hour parking limit on Main Street, from Portsmouth to Columbia and on Broadway Street from Water Street to Broad Street. They will try to be lenient, but if it interferes with business, they will have to take action. This is especially important when the weather is bad. If there is a 3" or more snowfall, you cannot park downtown due to plowing of snow. In front of the Cambrian is a problem, so make sure you are aware of the 2 hour parking limit.

Mayor Heath stated Mr. Sheward addressed the Then and Now's with the Superintendent of the Wastewater Treatment plant and feels this situation should be under control now.

He wanted to remind everyone of the filing for the Ohio Ethics commission. The date is April 5th this year to file.

AMP had something in their information about the Bellville Hydro Electric plants. This was one of the major projects Mr. Speakman was involved with. They reported that 2014 was the second consecutive record setting year. It provides power to Jackson and 41 other AMP member communities. It is the least amount that we pay per kilowatt hour. They are also involved in four other projects, with Jackson being involved in two of them. They continue to progress. The City's portion of Bellville will be paid off in eleven years.

Mr. Queen asked if they have gotten a clear deed to the property for the bike path. Mayor Heath stated they are working on it.

SERVICE DIRECTOR

In the near future, there will be several major contracts to consider for the Sewer plant. Also, another one for electric upgrades.

Fire contracts with Franklin and Lick Townships will expire this year, so they will be coming to council in the near future.

Mr. Sheward stated Ordinance 2-15 is to paint the water towers.

Mr. Brown stated the poles that hold the plaque that is up in Manpower Park needs to be fixed some way. He feels they need to be covered with something to make it look better. Mr. Speakman stated they are going to put a roof over it. They are also going to cover the plaque itself.

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VISITORS

Mr. Bill Martin, who is a member of the Jackson Historical Society and also on the committee trying to prepare the lease for the depot and caboose, spoke first. He started off by praising the Mayor for his leadership throughout the process. He said they have had some obstacles, such as the Apple Festival, which they have worked together to figure out. There were also questions about what it is going to be, such as railroad history, cultural, etc. He said it is going to be a little of all. They hope they can make it as nice as what they have done with the Markay. He said Mike Stroth could tell more about the plans, so he turned it over to him.

Mr. Stroth referred to information he passed out regarding the plans of the depot. The center of it will be dedicated to railroad history, one end will be dedicated to exhibits, and the other end for a meeting area. They are not final plans and could change.

The Salt Lick area will be adjacent to that and he doesn't have any plans to show, because they are waiting on someone from the Army Corps of Engineers to come up and visit to go over what they expect as far as where to locate the buildings and how high they need to be because of the flood plain.

Mr. Brown stated he thought they are going to raise the depot so it is not in the flood plain. Mr. Stroth said that is the plan. Mr. Kitchen stated they don't know for sure if it will have to be done or not.

Mr. Brown asked what they plan to do as far as hours of operation. Mr. Stroth stated it would be open seasonally, but the building would be open all the time. The Salt Lick will be a cabin, a small store, and the Scioto Township house. He wanted to know if there will be a fence around it. Mr. Stroth stated they haven't thought about it, but he is sure there probably will be. Mr. Brown stated maybe the City could offer some of the property between there and Harding Avenue. Maybe a picnic area or camping area could be put down there. Mr. Kitchen stated he said he would like to see a walking path clear through there. He wanted to thank Superior Hardwoods for the help with the wood for the log house.

ORDINANCE NO. 01-15

AN ORDINANCE ADOPTING AN ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR THE CITY OF JACKSON AND DECLARING AN EMERGENCY.

Second Reading

Mr. Sheward stated they really need this passed if at all possible.

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

Mr. Brown-yes
Mr. Kitchen-yes
Mrs. Jones-yes
Mr. Hensler-yes
Mr. Queen-yes
Mr. Elliott- yes
Mr. Foster-yes

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

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Mr. Brown-yes
Mr. Kitchen-yes
Mrs. Jones-yes
Mr. Hensler-yes
Mr. Queen-yes
Mr. Elliott- yes
Mr. Foster-yes

Ordinance No. 01-15 duly adopted.

ORDINANCE NO. 2-15

AN ORDINANCE OF THE LEGISLATIVE AUTHORITY OF THE CITY OF JACKSON, OHIO TO ACCEPT THE BID OF D&M PAINTING CORPORATION FOR THE APPLE AND SPHERE TANK PAINTING PROJECT AS IT WAS THE LOWEST AND BEST RESPONSIVE BID SUBMITTED AND DECLARING AN EMERGENCY.

First Reading

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

Mr. Sheward stated this is the contract to paint the Apple tower and the Lick water tower. The Apple water tower isn't used as a water tower. The city has a long term agreement with Verizon. They use the rental income from it to paint that water tower. The only money coming from the water fund is for the Lick tower. Mr. Sheward stated they might need to build another water tower in the future. Mr. Elliott asked if the money from Verizon would cover the cost of the painting. Mr. Sheward said it should, but he couldn't say for sure. This bid is under the Engineer's estimate. Lick tower will be painted inside and out.

Mr. Speakman stated they could remove the emergency clause as long as they passed it on the suspension of the rules.

Mr. Hensler made a motion to remove the emergency clause from the ordinance, seconded by Mr. Queen. In a roll call vote, council voted as follows:

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

Mr. Brown stated that as of October 2014, he resigned all offices of the Apple Festival and Jackson Area Festival and Events and as of January 1, 2015 he has not renewed the membership.

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

Mr. Brown-yes
Mr. Kitchen-yes
Mrs. Jones-yes
Mr. Hensler-yes
Mr. Queen-yes

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Mr. Elliott- yes
Mr. Foster-yes

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

Mr. Brown-yes
Mr. Kitchen-yes
Mrs. Jones-yes
Mr. Hensler-yes
Mr. Queen-yes
Mr. Elliott- yes
Mr. Foster-yes

Ordinance No. 2-15 duly adopted.

RESOLUTION NO. 31-14

A RESOLUTION AUTHORIZING THE EXECUTION OF PARTICIPATING MEMBER SCHEDULE WITH AMERICAN MUNICIPAL POWER, INC. ("AMP") TO ENROLL IN THE AMP-ENERWISE DEMAND RESPONSE AND 1 CP PILOT PROGRAMS.

Third Reading

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

Mr. Brown-yes
Mr. Kitchen-yes
Mrs. Jones-yes
Mr. Hensler-yes
Mr. Queen-yes
Mr. Elliott- yes
Mr. Foster-yes

Resolution No. 31-14 duly adopted.

RESOLUTION NO. 32-14

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF JACKSON TO ENTER INTO A LEASE AGREEMENT WITH THE JACKSON HISTORICAL SOCIETY, AN OHIO NOT FOR PROFIT CORPORATION, FOR THE LEASE AND MAINTENANCE OF THE JACKSON OHIO DEPOT LOCATED ON BROADWAY STREET AND OWNED BY THE CITY.

Third Reading

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

Mr. Brown-yes
Mr. Kitchen-abstained
Mrs. Jones-yes
Mr. Hensler-yes
Mr. Queen-yes
Mr. Elliott- yes

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Mr. Foster-yes

Resolution No. 32-14 duly adopted.

RESOLUTION NO. 5-15

A RESOLUTION AUTHORIZING EXPENDITURE OF FUNDS FOR PAYMENT TO BRENTAG MID-SOUTH, INC. PURSUANT TO A "THEN AND NOW" CERTIFICATE IN THE AMOUNTS OF \$6,475.60 AND \$3,059.50 FOR A TOTAL AMOUNT OF \$9,539.10 AND DECLARING AN EMERGENCY.

First Reading

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

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

Mr. Brown-yes
Mr. Kitchen-yes
Mrs. Jones-yes
Mr. Hensler-yes
Mr. Queen-yes
Mr. Elliott- yes
Mr. Foster-yes

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

Mr. Brown-yes
Mr. Kitchen-yes
Mrs. Jones-yes
Mr. Hensler-yes
Mr. Queen-yes
Mr. Elliott- yes
Mr. Foster-yes

Resolution 05-15 duly adopted.

RESOLUTION NO. 6-15

A RESOLUTION AUTHORIZING EXPENDITURE OF FUNDS FOR PAYMENT TO THE CITY OF JACKSON PURSUANT TO A "THEN AND NOW" CERTIFICATE IN THE AMOUNT OF \$25,080.76 AND DECLARING AN EMERGENCY.

First Reading

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

Mr. Hensler asked if employees are held accountable for continuous "Then and Now" certificates? Is there disciplinary action taken or checks and balances in place? Mr. Sheward said they try to avoid it, because it

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is illegal for any employee to approve a purchase without a purchase order in place. There are certain circumstances where timing might not match up. The Auditor said they get quite a few smaller ones, but the larger ones have been coming through the Wastewater Treatment plant and that has been addressed. Mr. Hensler asked if the department didn't have the money to pay it or council didn't pass it what would happen. Mr. Sheward stated the employee could be held accountable for it.

Mr. Brown made a motion to suspend the rules, seconded by Mr. Hensler. In a voice vote, all members agreed.

In a roll call to vote to suspend the rules, council voted as follows:

Mr. Brown-yes
Mr. Kitchen-yes
Mrs. Jones-yes
Mr. Hensler-yes
Mr. Queen-yes
Mr. Elliott- yes
Mr. Foster-yes

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

Mr. Brown-yes
Mr. Kitchen-yes
Mrs. Jones-yes
Mr. Hensler-yes
Mr. Queen-yes
Mr. Elliott- yes
Mr. Foster-yes

Resolution 6-15 duly adopted.

CORRESPONDENCE- None

OLD BUSINESS

Mr. Elliott thanked Administration for fixing the stop signs on Pearl Street. It should prevent some accidents.

Mr. Kitchen stated he wanted to answer the Mayor's assertions in the paper. He was advised by legal council not to, but he decided to anyway. He feels he has been a part of some good things. The one thing he is proud of is the Emergency Alert System. He has felt some disappointment from things that was said in the paper. Mr. Kitchen said under the Constitution of the United States, council meetings are held to ask questions that pertain to city business. He is obviously not in agreement with the Mayor and others with some of his questions. He stated he never goes to the media after a meeting. He wanted to comment on some of the statements made from Mayor Heath. One was regarding the bike path. Nobody from council was invited to the meeting. He stated he called to get the minutes from the meeting, but was told there was not any taken. It was just a casual discussion. Mr. Kitchen stated he felt at least Mr. Foster should have been included since he is the Chairman of that committee. He stated Mayor Heath also implied he got with Mr. Queen prior to the meeting and discussed this, but that wasn't true. Under the Sunshine law, he thought there would have been minutes, but there were none. To not include anyone in the meetings is wrong. We do have certain rights. He will make sure he addresses any questions he feels needs to be asked. We do have good news coverage and that is good. We should have freedom of speech.

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NEW BUSINESS-

Mr. Queen asked if there could be some speakers and monitors put in the visitors area. It is difficult for them to hear down there. They will check into this.

Mr. Brown made a motion to adjourn, seconded by Mr. Queen. In a voice vote, all members agreed.

Council adjourned at 8:21 p.m.



Sherry Barr, Council Clerk

Date 2-9-15



Ronald Speakman, Council President

Date 2/9/15

**RESTORATION PLANS
FOR THE
HOCKING VALLEY R.R. DEPOT
JACKSON, OHIO**

**Presented by
The Jackson Historical Society**

January 2015

GRAVEL
PARKING

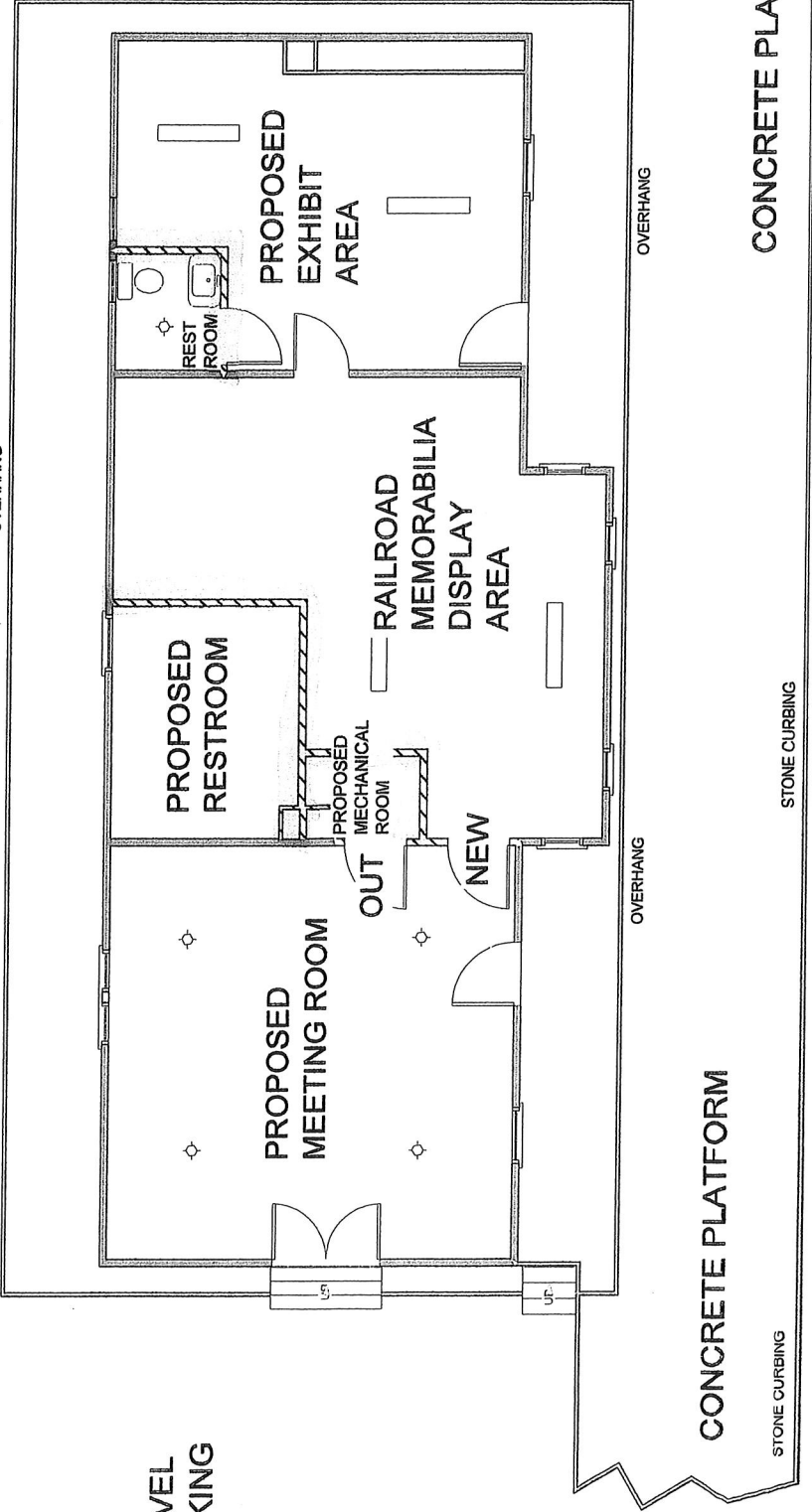
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PARKING

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JACKSON SHORTLINE RAILROAD TRACKS

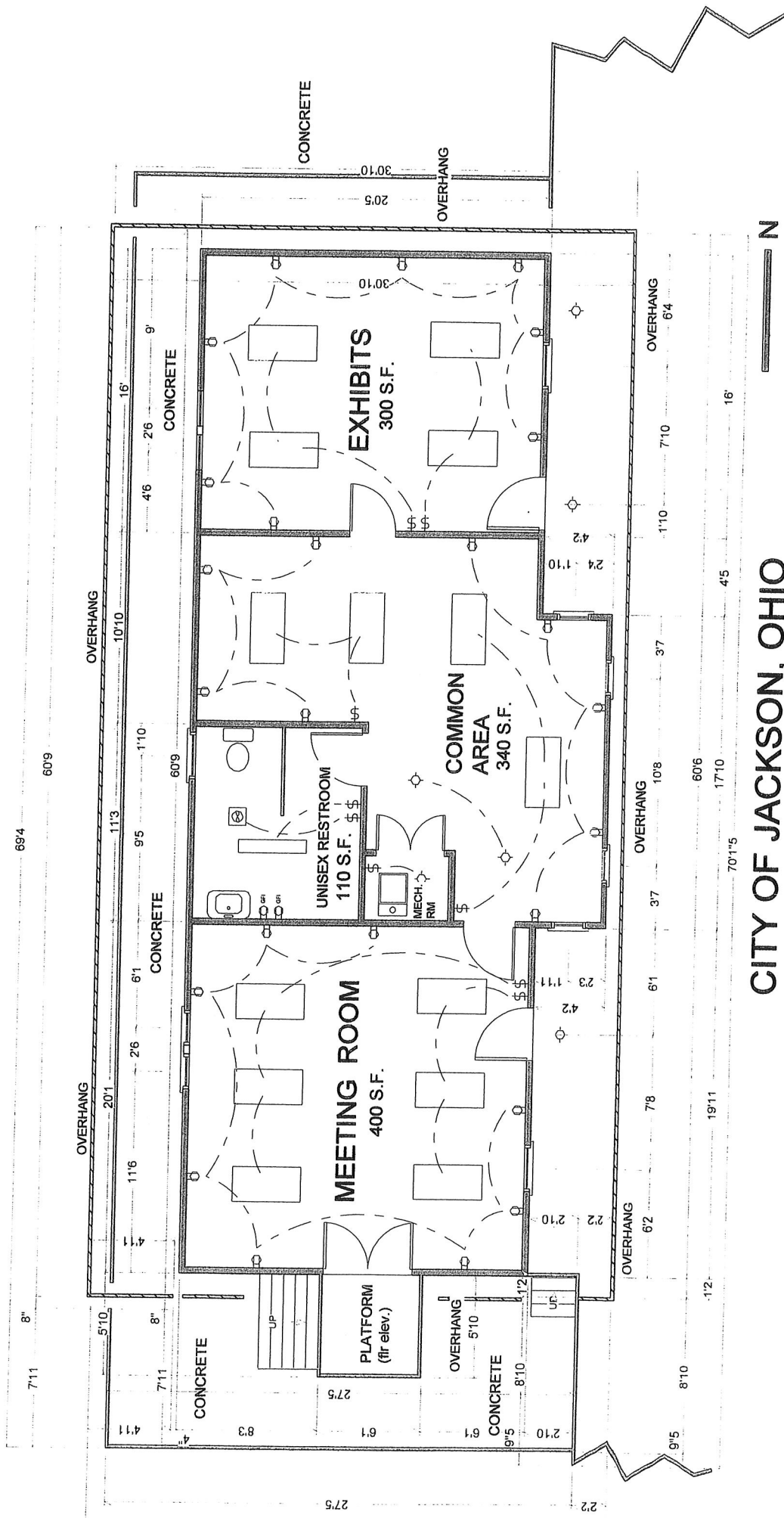
CITY OF JACKSON, OHIO



HOCKING VALLEY RAILROAD DEPOT

PROPOSED FLOOR PLAN





CITY OF JACKSON, OHIO HOCKING VALLEY RAILROAD DEPOT FLOOR PLAN



HOCKING VALLEY RAILROAD DEPOT

Scope of Work

SITE

| | | |
|-----|--|------------|
| 1.. | Excavate/gravel backfill and install concrete landing/walkway/ramp as per plans. | 4.0k |
| 2.. | Construct new landing/steps w/handrail at south end of building. | .8k |
| 3.. | Construct new steps w/handrail at south end of building, ground to loading platform. | 1.0k |
| 4.. | Place gravel on parking lot. Four inch thickness. Spread/level. | .8k |
| 5.. | Install concrete wheel bumpers along new sidewalk on west side of building. (8)@\$50 | .6k |
| 6.. | Relocate gas meter. | <u>.5k</u> |
| | | 7.7k |

STRUCTURAL

| | | |
|-----|---|------------|
| 1.. | Remove lower bandboards from south and west elevations. [Do not damage.] | .1k |
| 2.. | Inspect and treat for termites, if needed. | .8k |
| 3.. | Conduct structural inspect. Found. & Struct members. [Plates & joists.] | 1.6k |
| | Replace, strengthen and repair all deteriorated members with treated materials. | |
| 4.. | Remove existing chimneys (two) to below floor level. | .6k |
| 5.. | Rake/clean under entire depot. Install 6mil plastic under entire floor area. | .2k |
| 6.. | Place 6 inches of 2" - 2 1/2" clean gravel under entire floor area. | .3k |
| 7.. | Remove existing restroom. Includes fixtures and piping. Repair floor. | .3k |
| | Cap abandoned lines. | |
| 8.. | Construct new Restroom according to plans. [Includes drywall. Insulate walls.] | 1.8k |
| 9.. | Construct new Mechanical Room. Includes doors. [Insulate walls.] | .8k |
| 10. | Remove/Replace all deteriorated boards/trim. Match in-kind. | <u>.7k</u> |
| | | 7.2k |

Continued

HOCKING VALLEY RAILROAD DEPOT PROJECT

Page Two

ROOF

- | | | |
|-----|--|-------------|
| 1.. | Remove existing slate roofing. Haul away and dispose of. | .2k |
| 2.. | Inspect/replace/repair any suspect rafters. | .3k |
| 3.. | Inspect/replace any faulty purlins. | .3k |
| 4.. | Install new metal roof. Includes ventilation. | <u>6.4k</u> |
| | | 7.2k |

ELECTRICAL

- | | | |
|-----|--|-------------|
| 1.. | Install new electrical service entry and panel. | 1.2k |
| 2.. | Rewire building according to plans. Includes receps, lightg, int/ext, etc. | <u>6.5k</u> |
| | | 7.7k |

PLUMBING

- | | | |
|-----|---|------------|
| 1.. | Inspect existing main sanitary drain. Install new main drain to MH if needed. [Includes work from relocated restroom.] | 1.2k |
| 2.. | Plumb new fixture drains and service lines and vents. | .8k |
| 3.. | Install water heater. [electric] | .8k |
| 4.. | Fixtures (Commode, Lavatory, Screen, Mirror) | <u>.8k</u> |
| | | 3.6k |

MECHANICAL

- | | | |
|-----|--|------|
| 1.. | Install HVAC system including ductwork. [Install 90% Furnace.] | 6.9k |
|-----|--|------|

Est. J

11-19-01

HOCKING VALLEY RAILROAD DEPOT PROJECT

Page Four

PROJECT SUMMARY:

| | | |
|-----|---------------------------|--------------|
| A.. | SITE | 7.7K |
| B.. | STRUCTURAL | 7.2K |
| C.. | ROOF | 7.2K |
| D.. | ELECTRICAL | 7.7K |
| E.. | PLUMBING | 3.6K |
| F.. | MECHANICAL | 6.9K |
| G.. | WEATHERIZATION | 15.7K |
| H.. | FLOORING | <u>3.0K</u> |
| | SUB-TOTAL | <u>59.0K</u> |
| | CONTINENCIES @ 15% | <u>8.9K</u> |
| | GRAND TOTAL | <u>67.9K</u> |