

Buckeye Lake Village Council Meeting Minutes  
Held in Council Chambers, streamed live on Facebook  
**December 12, 2022**

**Call to Order:** By Council President Linda Goodman at 7:01p.m.

**Pledge of Allegiance and Moment of Silence:** Led by Council President Linda Goodman.

**Roll Call: Present:** Don Cable (0,0), Linda Goodman (0,0), Deb Julian (0,1),  
(Consecutive, Total Absences) John Lemmon (0,1), Sue Wadley (0,3), Tom Wolfe (0,1)

**Absent:**

**Staff Present:** Mayor, Jeryne Peterson; Jennifer Dennis, Clerk/Treasurer; Samantha Torres, Clerk of Council; Jason Harget, Police Chief; Rex Adkins, Code Enforcement;

**Approval of Regular Council Meeting Minutes:** Motion by Councilor Cable, seconded by Councilor Julian to approve the November 28, 2022 regular council meeting minutes.

**Roll call vote:**       **Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable  
**Abstain:** 0;       **Nays:** 0;       **Motion passed 6 – 0**

**Approval of Clerk Treasurer's Report:** Motion by Councilor Lemmon, seconded by Councilor Cable to approve the November reconciliations and Treasurer's report dated December 8, 2022.

**Roll call vote:**       **Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable  
**Abstain:** 0;       **Nays:** 0;       **Motion passed 6 – 0**

Clerk Treasurer Jennifer Dennis spoke to say that the municipal building roof has been repaired with ARPA funds. \$16,600 was appropriated for that and the cost was \$13,600 in the Repairs and Maintenance line. With approval, someone else will be brought in with the remainder of the appropriated funds to look at the thermostat in council chambers. She will begin to close out year-end items such as closing out blanket POs, entering 2023 POs, switching UAN to 2023, entering 2023 temporary budget, year-end reports, BWC reports, taxes, ODJFS OPERS OP&F reporting, W2s and 1099s. Received another letter from IRS from 2019 that some forms were incomplete and she will work with them to avoid penalties and get it fixed. Currently have USHealth insurance and they have informed us late that they are leaving Ohio. Broker was informed last minute and he was going to try to get Enterprise Group, who is part of the HRA of USHealth to take over for the remainder of the year, but their rates were high. Last minute, all employees had to fill out a health insurance survey and Resolution 2022-26 on tonight's agenda is the result of what the broker came up with for the best pricing and benefits for the village and the employees. One year contract.

President Goodman allowed Officer Hiroki Barker to make his report at this time. This past Saturday, the Police Department held their annual Shop with a Cop. Last year they had 11 children; this year that increased to 15 children and the amount they could spend while shopping at Target also increased to \$150 per child. Saturday was also the first Holiday Parade for the village with 28 vehicles including those from multiple different agencies that assist the village when help is needed, as well as some local businesses. They are planning to start an events committee between the Public Safety departments. Officer Pereira will be released from training tomorrow. He has completed 11 weeks of FTO and has excelled since day 1. There will now be one cruiser out on second shift which will be either Officer Barker or Officer Pereira. President Goodman praised the Holiday Parade.

**APPOINTMENTS AND PRESENTATIONS -**

Kim Littleton, Senior Planner from OHM Advisors whom the Licking County Commissioners chose to do the Comprehensive Plan for the village after receiving the block grant, came to give a presentation of the Comprehensive Plan for the public to see. They have had several meetings and have received good feedback

and input from the public as well as from some representatives of the village. A public survey was also done and the results have helped shape the ideas and suggestions presented in the plan. The Comprehensive Plan is a document of process that usually ends up with a recommendation to update or revise the zoning code or at least make it conform to the landings map of the community. There is also a recommendation for development planning and strategies. The plan also helps to evolve policy for other public improvements for the community. Kim's presentation went through the draft plan organization, the plan framework, plan elements that cover the primary recommendations of the plan, priority projects that the community and the steering committee had an opportunity to comment on to provide input and select what they felt were the most important projects to implement the plan, and the next steps to involve other groups to implement the plan. The presentation is lengthy and available to view during the recording of the meeting.

### **COUNCIL STANDING COMMITTEE REPORTS**

**Finance Committee:** Budget is prepared and there is a recommendation of it from the Finance Committee to full council. There is a plan to review all of the village fee schedules after the first of the year. For the budget, as we get budget changes that come through at the beginning of the year, Chair Lemmon asks that those appropriations be held until the permanent budget is passed.

**Public Safety Committee:** No report.

**Public Service Committee:** Did not have a meeting in December. Next meeting will be held in January 2023. This past year the street and water departments have repaved Myers and Central Avenues, finished the bridge project, first phase of street signs put up, Toby has been working on funding and grants for the new TAP project. Chair Cable appreciates the team and the committee's hard work this year.

**Rules Committee:** No report.

**Community Development Committee:** Heard from OHM representative about the comprehensive plan tonight and Chair Wolfe would like to thank the steering committee and council members who provided input on getting the booklet put together. This is a suggestion book and some things will be added and some taken away and there are a lot of good things in it. For the next step, OHM could possibly put together new zoning regulations as well. Chair Wolfe will get together with Mayor Peterson about the DORA process.

**Personnel Committee:** Next meeting to be held Monday December 19<sup>th</sup> at 5:00pm to have conversations with the applicants who have applied to fill Councilor Max Thompson's vacant council seat with a special council meeting right after to select the person to fill the vacant seat.

**Report of Council President:** Next regular council meeting will be January 9<sup>th</sup>, but that will be the night of the National Championship college football game, so the meeting could be moved to the following night, January 10<sup>th</sup>. President Goodman thanked the Buckeye Lake Police and Fire departments for the work on the parade and is sure it will be bigger and better next year as we are learning. President Goodman read Council Rule #3 out loud as a reminder to all about the deadline for business that is to be presented to council.

**Report of Mayor:** Written report submitted.

### **ORDINANCES**

**Ordinances for 3<sup>rd</sup> Reading -**

**Ordinance 2022-52** – AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF BUCKEYE LAKE, STATE OF OHIO, DURING THE FIRST FISCAL QUARTER ENDING MARCH 31, 2023 AND DECLARING AN EMERGENCY.

Motion by Councilor Lemmon, seconded by Councilor Julian, to adopt Ordinance 2022-52.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable

**Abstain: 0; Nays: 0; Motion Passed 6 – 0**

**Ordinance for 2<sup>nd</sup> Reading -**

**Ordinances for 1<sup>st</sup> Reading -**

**Ordinance 2022-57** – AN ORDINANCE AMENDING THE 2022-2023 PAY PLAN AND THE DECLARATION OF AN EMERGENCY.

Motion by Councilor Julian, seconded by Councilor Lemmon, to suspend the rules.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable

**Abstain: 0; Nays: 0; Motion Passed 6 – 0**

Motion by Councilor Cable, seconded by Councilor Julian, to adopt Ordinance 2022-57.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable

**Abstain: 0; Nays: 0; Motion Passed 6 – 0**

**Ordinance 2022-58** – AMENDING ORDINANCE 2022-08 PERMANENT APPROPRIATIONS ORDINANCE AND DECLARING AN EMERGENCY.

Motion by Councilor Lemmon, seconded by Councilor Julian, to suspend the rules.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable

**Abstain: 0; Nays: 0; Motion Passed 6 – 0**

Motion by Councilor Lemmon, seconded by Councilor Wolfe, to adopt Ordinance 2022-58.

**Discussion:** Fiscal Officer Jennifer Dennis stated that this money is donations that the Police Department have received through their Shop with a Cop event. Needed to supplement money to write a check for them to have that day for shopping with the kids so it will be retroactive back to that date. Donations will soon be set up to funnel through a 501c-3.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable

**Abstain: 0; Nays: 0; Motion Passed 6 – 0**

## **RESOLUTIONS**

**Resolutions for 3<sup>rd</sup> Reading -**

**Resolutions for 2<sup>nd</sup> Reading -**

**Resolutions for 1<sup>st</sup> Reading -**

**Resolution 2022-23** – A RESOLUTION DECLARING THE NECESSITY OF LEVYING A REPLACEMENT TAX ON PROPERTY IN EXCESS OF THE TEN-MILL LIMITATION FOR FIRE AND EMS PROTECTION AND SERVICES AND REQUESTING CERTIFICATION FROM THE LICKING COUNTY AND FAIRFIELD COUNTY AUDITORS AND THE DECLARATION OF AN EMERGENCY.

Motion by Councilor Lemmon, seconded by Councilor Julian, to suspend the rules.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable

**Abstain: 0; Nays: 0; Motion Passed 6 – 0**



Motion by Councilor Lemmon, seconded by Councilor Julian, to adopt Resolution 2022-23.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable

**Abstain: 0; Nays: 0; Motion Passed 6 – 0**

**Resolution 2022-24** – A RESOLUTION DECLARING THE NECESSITY OF LEVYING A REPLACEMENT TAX ON PROPERTY IN EXCESS OF THE TEN-MILL LIMITATION FOR FIRE AND EMS PROTECTION AND SERVICES AND REQUESTING CERTIFICATION FROM THE LICKING COUNTY AND FAIRFIELD COUNTY AUDITORS AND THE DECLARATION OF AN EMERGENCY.

Motion by Councilor Cable, seconded by Councilor Lemmon, to suspend the rules.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable

**Abstain: 0; Nays: 0; Motion Passed 6 – 0**

Motion by Councilor Cable, seconded by Councilor Wolfe, to adopt Resolution 2022-24.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable

**Abstain: 0; Nays: 0; Motion Passed 6 – 0**

**Resolution 2022-25** – A RESOLUTION DECLARING THE NECESSITY OF LEVYING A REPLACEMENT TAX ON PROPERTY IN EXCESS OF THE TEN-MILL LIMITATION FOR FIRE AND EMS PROTECTION AND SERVICES AND REQUESTING CERTIFICATION FROM THE LICKING COUNTY AND FAIRFIELD COUNTY AUDITORS AND THE DECLARATION OF AN EMERGENCY.

Motion by Councilor Cable, seconded by Councilor Lemmon, to suspend the rules.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable

**Abstain: 0; Nays: 0; Motion Passed 6 – 0**

Motion by Councilor Wolfe, seconded by Councilor Cable, to adopt Resolution 2022-25.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable

**Abstain: 0; Nays: 0; Motion Passed 6 – 0**

**Resolution 2022-26** – A RESOLUTION AUTHORIZING VILLAGE TO ENTER INTO INSURANCE COVERAGE CONTRACT AND DECLARE AN EMERGENCY.

Motion by Councilor Julian, seconded by Councilor Cable, to suspend the rules.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable

**Abstain: 0; Nays: 0; Motion Passed 6 – 0**

Motion by Councilor Lemmon, seconded by Councilor Wolfe, to adopt Resolution 2022-26.

**Discussion:** Councilor Lemmon hopes that this can be taken up in committee in the beginning of the year for the 2024 contract. Councilor Julian stated that the Personnel Committee is supposed to present some options for this group of people. She said that the resolution does not specify whether they are authorizing to spend more money or change coverage. The actual annual spend goes down \$19,000. The village has always paid 90% and then the deductible is paid by the village also, with minimal out of pocket for the individual, with the average being \$1,900. The potential HR risk with the amount of money being saved on monthly premiums at the \$19,000 and the potential if the village had to pay everyone's medical deductible, that amount would be \$63,750. Jennifer has put this in the budget. Councilor Julian will get with Jennifer and the broker and hopefully

by June they can start looking at additional options for next year. Jennifer stated there is a reduction monthly for both the village and the employee. Total of 9 people on insurance. Councilor Wadley stated that we could have lower deductibles but if we had good claims, then the insurance company keeps that profit. If we are funding HRAs and we have good claims, we get to keep that profit so there is a balance of good and bad here but based upon our history, this is a good decision. Never know what can happen. Not a high-risk group and no one has reached the deductible in the past three years, per Jennifer.

**Roll call vote: Yes:** Goodman, Julian, Lemmon, Wadley, Wolfe, Cable  
**Abstain: 0; Nays: 0; Motion Passed 6 – 0**

**UNFINISHED BUSINESS** – Fiscal Officer Jennifer Dennis thanked council for their understanding on the last-minute notice of the insurance and thanked them on behalf of the village employees for raises for next year.

**NEW BUSINESS** – Councilor Lemmon stated that in the past, we did not wait to see if our football team made it into the National Championship, we would just schedule to move the meeting as there is some interest in watching the game regardless.

Motion by Councilor Wolfe, seconded by Councilor Lemmon, to move the first Council meeting to 7pm on Tuesday January 10<sup>th</sup>.

**Roll call vote: Yes:** Goodman, Lemmon, Wadley, Wolfe, Cable  
**Abstain: 0; Nays: Julian; Motion Passed 5 – 1**

#### **CITIZEN'S COMMENTS** –

**Sam Delio – 153 Lighthouse Lane** – New homeowner. Bought a home for family and friends to enjoy a second home in beautiful Buckeye Lake. He also had intentions of renting his house as a short-term rental because there were no regulations against that at the time. His questions are in relation to Ordinance 2022-36 and he realizes it has been a sensitive topic, specifically with CBHA who recently had a vote and the result was in favor of the pro-STRs. He asked what was the reasoning for using an emergency declaration for this ordinance. He stated that he sent these questions in the form of an email and President Goodman said answers will come after the first of the year. Sam said this has been in the works with Planning and Zoning since 2021. Some of the folks that are in favor of the short-term rentals have this as part of their livelihood and supplemental income in some ways, so for something to be decided that quickly without any notification to them is baffling to him. He understands that there are some people who are for and some people who are against short-term rentals, regardless, he would be happy to head up a committee to talk about what needs to be done to make both parties happy. He does not think that has been done yet or anyone has been voiced to say this is why they want or do not want it, so please volunteer him for something like that because he would like for there to be a win/win. On the issue of 60 days to comply, it is December; there are two weeks before Christmas and everyone is busy and we all would agree. So how do we do this so quickly when 60 days to comply is not a realistic expectation for anyone to apply, have it inspected, fix what needs to be fixed to be in compliance. He asks that this be put on hold and go about how it has been done in the past until we can come up with a win/win situation for everyone involved.

**Robin Thompson – 168 Dockside Drive** – He attended the last meeting and brought up the punishment that will be levied for short-term rentals. He is not sure of the status of Ordinance 2022-56 but he asks has mayor or council consulted with the village attorney on the enforcement legalities of either or both of the ordinances and if so, what was the result? President Goodman said we will not proceed with this until the first of the year. Robin asked who has responsibility for ordinance enforcement in the Village of Buckeye Lake? Is there a whole group of people that do this? Are there any steps in place to vet calls that you may get from citizens that may be in a form of retaliation or concerns that they are bringing forward about short-term rentals that they may not already really know what is going on. They may see someone at the house and start calling in to question. There



are people who are family members who come to stay at the houses that are not short-term rentals and he does not call around for permission to do that. Robin is concerned that people will start to push this towards the village and say there are people doing this. A third-degree misdemeanor can seriously effect people and their livelihood and their jobs over having someone come and stay at their house. To him, it sounds like the crime does not fit the punishment. Robin also asked if council can share a list of applicants for the vacant council seat, to which President Goodman said two applications were received today and the application process ends tomorrow at 4pm.

**Peggy Wells – 258 Cranberry Lane** – Peggy stated that she does not own any short-term rentals; hers are long-term. Her friends and neighbors have them and she supports them. Peggy read a comment on short-term rentals that can be found in the minutes binder for this meeting. She also thought the Christmas parade was wonderful.

**Holly Stein – 13 Beacon Light Lane** – Holly submitted a citizen’s comment from John Hanson of 48 Beacon Light Lane, as well as read her own comment, each of which are pertaining to short-term rentals and can be found in the meeting minutes binder for this meeting.

**Todd Marullo** – 344 Union Street - Owns 3 properties and only 1 operated as a short-term rental in the village and just found out about the ordinances for short-term rentals in the village. Owns short-term rentals in Tennessee and Florida and he owns 18 properties around the lake that make money and he loves the lake. He has guests from all over the United States and over 500 reviews from the rental sites and he follows all of their guidelines strictly. He is the first to throw out any guests who are throwing a party. He pays all of his short-term lodging taxes to those who collect it and he pays all property taxes. You will never see anything out of order at his properties because if you rent it and check in and things are falling off of the house, you are going to leave; everything will be as it should be and that is very important to him. He is all for registering and paying a lodging tax and he believes Buckeye Lake is entitled to get that 3%. He stated that Millersport is in the process with Fairfield County to begin collecting theirs. He has invested a lot of money into the community and now there is a small group of short-term renters around the lake who are vowing to meet quarterly or once a month to try to police this themselves. They want to make sure they are holding everyone to the highest standards. They do not want parties and if there are any, the renters will ask the guests to leave long before the police would have to come out and do it. They do not want their house destroyed but they also want to be good neighbors. Renting of houses has always happened around here, but now that it is live on the internet, everyone now knows about it. Tourism drives these businesses and the lake is a State Park and we have to entertain these people. He does not see a large hotel going up out here in the near future and short-term rentals are around to stay. He supports registering people and making sure people are following the rules. He registers in Columbus and in the beginning, it was very hard to register with them but now they have streamlined and changed their process. Registering is a great advantage to the police when they have to respond so they know who owns these houses and who is to be held responsible. There is a thing happening called arbitrage where someone will rent a house long-term from the owner and the renter will list it on Air B&B to make money using the owner’s asset. He welcomes any questions on how he does what he does and if he can help in any way to collect short-term rental taxes and the companies used to do it.

#### **COUNCIL MEMBER COMMENTS -**

**Councilor Wolfe:** Thanks to the community who put together the Christmas parade, which was a big hit. It was a nice event and we are starting to see some nice events and programs. Merry Christmas and Happy New Year.

**Councilor Julian:** Missed the Christmas parade event but the pictures looked wonderful. This is just the beginning of what is to come for all of our great events. Merry Christmas.

**Councilor Cable:** No comments tonight.

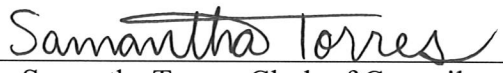
**Councilor Lemmon:** Thanks to everyone for coming tonight and giving their input and comments. We do listen and try to pay attention. Thanks to the Mayor and everyone who worked on the Christmas parade, the carols by the tree, the tree lighting, and Santa Claus. Amazing how many people were there. He mentioned to the mayor that he would still like to see a Veteran's celebration. Merry Christmas.


**Councilor Wadley:** Is the Grinch (who was present at the meeting) a resident and does he want to be on council? She appreciates everyone coming and giving their input. She is newer to council and she is all for transparency in listening to people so she is happy to hear what citizens have to say. Kudos to all for the parade; it was awesome. Fire levy will be coming forward and it is critical to pass this levy if we want to continue to provide that service to the residents and it will need citizen education like the operating levy. Thanks to everyone on council; it has been great working with you all.

**Councilor Goodman:** Happy Holidays. Secret Santa Shopping program 2022 being held December 18<sup>th</sup> 5-8pm at the Fire Department. Made possible by generous donations from the Charlie Moore Christmas Toy Drive and Englefield Oil and corporate sponsors.

**ADJOURNMENT** – Motion by Councilor Cable, seconded by Councilor Julian to adjourn the meeting. All in favor. Meeting adjourned at 9:08pm.

**NEXT MEETING:** Regular Council Meeting: January 10, 2023

  
Samantha Torres, Clerk of Council

  
Linda Goodman, Council President