

Buckeye Lake Village Council Meeting  
Held in Council Chambers, streamed live on Facebook  
**February 22, 2021**  
Meeting Minutes

**Call to Order:** By Council President Geiger at 7:09 p.m.

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

**Roll Call:** Present: John Geiger (0, 0), Linda Goodman (0, 0), John Lemmon (0, 0),  
(Consecutive, Total Absences) Kitty Zwissler (0, 0), Melissa Beard (0, 2), Don Cable (0, 0),  
Bill French (0, 0)

**Staff Present:** Mayor Peggy Wells; Jennifer Dennis, Clerk/Treasurer; Samantha Torres, Clerk of Council; Toby Miller, Water Superintendent/Public Works; Ryan Wyse, Fire Chief

**CITIZEN'S COMMENTS:** Citizen's comment received from Shawna Joan of Union Avenue (subject: Fast Traffic – Speed Bumps) and read by Councilor Cable. Toby Miller said that the tendency for drivers to speed up after a speed bump increases and a normal speed bump does not do well with snow plows and other ones would cost more. Councilor Cable asked the Mayor how much patrolling goes on in that area. Officer Hannah Looney came into the meeting to address that Union Avenue is a difficult road to run speed radar on, as there is nowhere for the patrol cars to sit and it is also a one-way road. The officers will continue to be vigilant in the area. Another citizen's comment was received from Charlene Hayden (Subject: Citizen's Comments). Councilor Cable commented that until legislation is approved, it is not considered public record, it is a draft. Council President Geiger said that the Rules Committee will need to address rules for when citizen's comments are read during the meeting and also how council packets are handled and distributed. Treasurer Jennifer Dennis said the Village is now on the Checkbook website for anyone to see the reconciliations for the Village (30 days behind) and that link will be added to the village website.

**Approval of Council Meeting Minutes:** Motion by Councilor Zwissler, seconded by Councilor Cable, to approve the February 8, 2021 regular council meeting minutes.

**Roll call vote: Yes:** Cable, French, Geiger, Goodman, Lemmon, Zwissler, Beard

**Abstain: 0;**

**Nays: 0; Motion Passed 7 – 0**

**Approval of Clerk Treasurer's Report:** Motion by Councilor Lemmon, seconded by Councilor Goodman, to approve the Treasurer's report dated February 18, 2021.

**Roll call vote: Yes:** Cable, French, Geiger, Goodman, Lemmon, Zwissler, Beard

**Abstain: 0;**

**Nays: 0; Motion Passed 7 – 0**

**APPOINTMENTS AND PRESENTATIONS:** Nate Strum, Executive Director of GROW Licking County, a 501C-3 organization formed in 2012 as a public private partnership between the Licking County Chamber of Commerce and county government. They have about 40 investors and are focused on economic growth and identifying and creating opportunities in Licking County. They've done about \$3.06 billion in private investments since 2012, 6400 new

jobs, 2100 retained jobs. Buckeye Lake Regional Corporation joined recently as an investor/partner, Nate has been speaking with them about the potential for Buckeye Lake's growth. He passed out a packet with information and statistics for Licking County and Buckeye Lake. Mayor Wells asked him what he can do for Buckeye Lake. Nate said they could serve as a stopgap by providing certain services such as helping with understanding data, opportunities, return on investment, targeting end users, opportunity zones, hospitality tourism, as well as providing resources and bandwidth. They can partner with brokers and land owners to understand things such as price per acre and attracting retail. New Communities Authority is a new tool and a combined effort of the municipality and local land owners to help facilitate the next phase of development and help identify key areas for new development and kickstart them. A portion of the sale/transaction can go back into the New Communities Authority to help with infrastructure development like stormwater / water / sewer. Councilor Lemmon suggested that if the Village were to consider this partnership, money appropriated for Advertising could be used.

### **COUNCIL STANDING COMMITTEE REPORTS:**

**Finance Committee:** Finance Committee had a meeting on Friday to discuss final recommendations for the permanent budget. \$17,000 less on the Police appropriations. Fire budget was passed as a recommendation to Council. No other meeting scheduled at this time.

**Public Safety Committee:** No report.

**Public Service Committee:** Meeting to be held on March 1<sup>st</sup> at 6:30pm. ADR did work on the multi-purpose paths along Walnut Road, recommendations to full Council will be talked about at that meeting.

**Rules Committee:** Will take a look at how the trial of Citizen's Comments being read at the beginning of the meetings works out and look at revising rules and providing a recommendation to full Council, in addition to what goes on the website.

**Community Development Committee:** Melissa Tevis of Cross-Fit Buckeye Lake submitted a proposal to do renovations to the Lee's Chicken space at the end of the municipal building at 5206 Walnut Road to be used as a fitness center. \$21,000 cost that would be covered and work handled by the new tenant, at no cost to the Village. Community Development committee recommended a 2-year lease for the space that could be worked out with the attorney. Next meeting will be held March 8<sup>th</sup> at 6:30pm to discuss issues of Parks & Recreation.

**Personnel Committee:** Personnel Committee met tonight before the Council meeting to continue work on the Employee Handbook. Next meeting on March 8<sup>th</sup> at 6:00pm to finish discussion of Employee Benefits and move it along as a motion to amend the Employee Handbook.

### **REPORT OF VILLAGE OFFICIALS:**

**Police Department:** Written report submitted.

**Fire Department:** Written report submitted.

**Public Works:** Several project updates coming at the March 1<sup>st</sup> meeting. Current Projects tab is activated on the website for residents to be able to see proposed / conceptual and current projects.

**Report of Council President:** No report.

**Report of Mayor:** No written report. The village is shopping for health care and liability insurance that is coming up for renewal. There was a pre-construction meeting on February 11<sup>th</sup> with Toby Miller, Mayor Wells, and the two contractors for the Pavilion project to get them coordinated. Concrete contractor is waiting for snow to melt. There were questions about whether a piece of property on the west side of the village was annexed properly; documents were found for this or are being dropped off soon. OML training happened two Thursdays in a row.

## **ORDINANCES**

**Ordinances for 3<sup>rd</sup> Reading –** None.

**Ordinances for 2<sup>nd</sup> Reading –**

**Ordinance 2021-05** AN ORDINANCE APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT BETWEEN ADR & ASSOCIATES, LTD. AND THE VILLAGE OF BUCKEYE LAKE FOR CIVIL ENGINEERING AND SERVICES FOR THE VILLAGE MUNICIPAL COMPLEX DEVELOPMENT.

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

**Ordinance 2021-08** PERMANENT ANNUAL APPROPRIATIONS ORDINANCE OF THE VILLAGE OF BUCKEYE LAKE, OHIO, FOR 2021, AND THE DECLARATION OF AN EMERGENCY.

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

**Roll call vote: Yes:** Geiger, Goodman, Lemmon, Zwissler, Beard, Cable, French,

**Abstain: 0;**

**Nays: 0;**

**Motion Passed 7 – 0**

**Rules Suspended**

Motion by Councilor Lemmon, seconded by Councilor French, to adopt Ordinance 2021-08.

**Roll call vote: Yes:** Geiger, Goodman, Lemmon, Zwissler, Beard, Cable, French

**Abstain: 0;**

**Nays: 0;**

**Motion Passed 7 – 0**

**Ordinance 2021-09** AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH OHIO ROW CONSULTING FOR MANAGEMENT OF THE VILLAGE OF BUCKEYE LAKE RIGHT-OF-WAY PROGRAM AND DECLARING AN EMERGENCY.

Motion by Councilor French, seconded by Councilor Goodman, to suspend the rules on Ordinance 2021-09.

**Roll call vote: Yes:** Geiger, Goodman, Lemmon, Zwissler, Beard, Cable, French

**Abstain: 0;**

**Nays: 0; Motion Passed 7 – 0**

**Rules Suspended**

Motion by Councilor Goodman, seconded by Councilor French, to adopt Ordinance 2021-09.

**Roll call vote: Yes:** Geiger, Goodman, Lemmon, Zwissler, Beard, Cable, French

**Abstain: 0;**

**Nays: 0; Motion Passed 7 – 0**

**Ordinance 2021-10** AMENDING ORDINANCE 2021-08 PERMANENT APPROPRIATIONS ORDINANCE AND DECLARING AN EMERGENCY.

Motion by Councilor Lemmon, seconded by Councilor French, to suspend the rules on Ordinance 2021-10.

**Roll call vote: Yes:** Geiger, Goodman, Lemmon, Zwissler, Beard, Cable, French

**Abstain: 0;**

**Nays: 0; Motion Passed 7 – 0**

**Rules Suspended**

Motion by Councilor Lemmon, seconded by Councilor Cable, to adopt Ordinance 2021-10.

Discussion: Treasurer Jennifer Dennis explained that she received two invoices that arrived late from back in 2020 that need to be paid: one from Skyline for \$4,000 from May to remove some trees and one for \$1,200 from September from Sweeping Corporation of America for sweeping.

**Roll call vote: Yes:** Geiger, Goodman, Lemmon, Zwissler, Beard, Cable, French

**Abstain: 0;**

**Nays: 0; Motion Passed 7 – 0**

**RESOLUTIONS**

**Resolutions for 3<sup>rd</sup> Reading – None.**

**Resolutions for 2<sup>nd</sup> Reading – None.**

**Resolutions for 1<sup>st</sup> Reading – None.**

**UNFINISHED BUSINESS:**

**I. LEADS Food Pantry Lease** – Clerk of Council Samantha Torres read an email from Nathan Keirns of LEADS stating LEADS would like to renew their lease with the Village for the building at 41 1<sup>st</sup> Street. The lease needs to be reviewed until Council knows what the language specifically is. They can then decide if Solicitor Brad Nicodemus needs to look it over, and if not, what can be done next as far as month-to-month lease or a year per the request made by Nathan Keirns from LEADS. This will be added to the agenda of the next meeting.

**II. Recycling** – There used to be recycling bins in the Village, is there a plan to bring them back? How much would it cost? Mayor Wells said, for the one bin that was out in the back of the municipal building that was used for cardboard, she was communicating with the company by email and they said they took it away for repairs. She said she would speak with the recycling company again about bringing the bin back.

**III. Charter Review Commission** – Deadline of March 31<sup>st</sup> will be added to the notice for taking applications. 5 people are needed for the Commission.

**NEW BUSINESS:**

**Lee's Chicken Place 5206 Walnut/ Cross-Fit proposal** – There is a pending Conditional Use application in place for the Planning and Zoning Commission to consider for 4350 North Bank Road, a garage/barn to be used as a fitness center. The tenants have also submitted a proposal to rent the space at 5206 Walnut Road to be used as a fitness center. The proposal stated the new tenants would cover the estimated \$21,000 renovation cost and labor. Before the Village were to consider this, Councilor Lemmon would like to see comps done by an agency. He would like to see what the police chief says about whether the noise would be disturbing (being next to the police department), parking solutions, ingress and egress for the parking lot, and talk about the terms of contract beforehand. Councilor Lemmon said it would need to be something that comes out of the Community Development Committee and brought to full Council. Councilor Cable asked if the building space is rentable because there is a lot there as far as what rough shape the space is in (no bathroom, electricity, or water/plumbing; roof needs repaired). Are there proper comps? Councilor Lemmon said the comps would be in order to look at what the value would be worth once the renovation is completed; the village could see how much the tenant is putting into the renovation, how much relief they would be given on the rent and the length of the lease, and what value that is to the village. Toby Miller said the unit has been stripped down to bare walls and needs cleaned. There are 4 mechanicals on the roof that need to come down and five holes on the roof that need fixed. He also mentioned there are 5 separate utilities connections for the whole building, with a minimum bill per connection that the Village is paying. The original potential plan was for the Village to use that space themselves and redo the gas and electric for the building so it would be all on one meter and paid as one bill, but that potential plan would change and would take some coordination if it were to be rented out. Council President listed some things to research: pricing on the roof, parking plan, plans to address the noise, and speaking with the police department. This subject will be added to the next agenda.

**COUNCIL MEMBER COMMENTS:**

**Councilor Cable:** Website looks good. Likes that the Village is putting conceptual ideas on the site for what is being worked on or will be worked on in the future so that the residents will hopefully comment more in the future.

**Councilor Lemmon:** Thanked every member of Finance Committee, department heads, and Jennifer Dennis for their work on the permanent budget.

**Councilor Goodman:** Buckeye Lake Library will reopen on March 1<sup>st</sup> Monday-Thursday 11-6pm for normal usage by the public. Meal distribution by Lakewood has stopped due to not enough people using it. Water's Edge Community Center is still providing lunches.

**Councilor Zwissler:** Thanked everyone for their input tonight. Thanked Toby, Randy, & Mayor Wells for clearing ice and snow at the Harbor for Licking County to be able to give out COVID-19 vaccines. 63 vaccinations have been given out over the past few weeks. Waiting list of 78 people wanting vaccines right now. Taking names now for people 60 and older to get a vaccination, and when they get the first, they will be added to the schedule for a second vaccination.

**Councilor Beard:** Excited about the library reopening.

**Councilor French:** Thanked Fire Chief Wyse for sticking around for the entire meeting. Likes the layout of the website. Thinks it will be a real improvement.

**ADJOURNMENT:** Motion by Councilor French to adjourn the meeting and seconded by Councilor Goodman.

**VOTE: IN-FAVOR ALL YEAS; MOTION CARRIED 7-0**

Meeting adjourned at 9:12 pm

NEXT MEETING: March 8, 2021

  
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Samantha Torres, Council Clerk

  
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John Geiger, Council President