

Buckeye Lake Village Council Meeting Minutes  
Held in Council Chambers, streamed live on Facebook  
**June 10, 2024**

**Call to Order:** By Council President John Lemmon at 7:05p.m.

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

**Roll Call:** Present: Don Cable, Kellie Green, Deb Julian, Douglas Keener,

(Consecutive, Total Absences) John Lemmon, Sue Wadley, Tom Wolfe

Absent: None

**Staff Present:** Linda Goodman, Mayor; Samantha Torres, Clerk of Council; Jason Harget, Police Chief;

**Approval of Regular Council Meeting Minutes:** Motion by Councilor Cable, seconded by Councilor Wolfe, to approve the May 28, 2024 regular council meeting minutes.

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

**Abstain:** 0; **Nays:** 0; **Motion Passed 7 - 0**

**Approval of Clerk Treasurer's Report:** Motion by Councilor Wolfe, seconded by Councilor Julian, to approve the Treasurer's report dated June 6, 2024.

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

**Abstain:** 0; **Nays:** 0; **Motion Passed 7 - 0**

**APPOINTMENTS AND PRESENTATIONS:** None.

**COUNCIL STANDING COMMITTEE REPORTS IN THE FOLLOWING ORDER:**

**Finance Committee:** Meeting held this evening at 5:30pm. Ordinances on agenda tonight are all recommended by the committee. Wish to take off declaration of emergency and asks for 30-day extension on codification Ordinance 2024-24. Next Finance Committee meeting to be held July 8th at 5:30pm.

**Public Safety Committee:** No report.

**Public Service Committee:** Meeting held on June 3<sup>rd</sup> with an Open House before that for discussion of the North Bank West Storm Water Improvements Project, mostly focusing on where catch basins will be placed on Route 79 and how to get water to them. Cable likes the format for the one-discussion topics. Good participation and he encourages that to continue. Next meeting July 1<sup>st</sup> at 6:30pm.

**Rules Committee:** Nothing at this time.

**Community Development Committee:** Meeting held tonight. Next special committee meeting will be held July 1<sup>st</sup> at 5:30pm to bring forward their Charter suggestions for what to put on the November ballot for public vote. Voted to put a 6-month moratorium for the number of dispensaries for vote at next council meeting.

**Personnel Committee:** Meeting held tonight. Talked about policy changes in the employee handbook to include uniforms, political activity, ethics policy, and social media. Coming to the end on these and will be adopted soon. Need to review drug and alcohol policy. Look at reimbursement policy to see what is eligible for that process. Next meeting to be held July 8<sup>th</sup> at 6:00pm.

**Report of Council President:** President Lemmon had a phone conversation with Richard Frommeyer about codification of ordinances. Will speak with him again to see if the July 30<sup>th</sup> date on the contract can be extended. Had brief conversation with Mr. Unruh from Pharmacann. Citizen that lives across from the facility would like to see inside. Mr. Unruh would like council, mayor, police and fire chiefs to tour the facility. He would be in town around June 17<sup>th</sup> at 2:30pm. Future tours can be scheduled. Bids will go out at end of month for North Bank West storm water improvements project and should be back end of July. Emergency legislation to follow. Resolution 2024-06 added to agenda for tonight for resolving pending litigation.

**Report of Mayor Goodman** - Written report submitted and read by Mayor Goodman. SS4A meeting is about the sidewalk project from North Shore Park to down to the spillway. Summer Food Program is going well. Providing bottled water and popsicles along with the lunches. Volunteer turn out has been great including Councilors Keener and Julian. Condolences about the Cranberry Bay paving project but you all will love it when it is completed. Meeting with Hebron Mayor Mockus to discuss bringing a fixed route bus to the villages. Good interaction at steering committee meeting. New intern started today. Had several emails from the men from Pharmacann that were concerning to her. They seemed to think they were communicating with administration on planning and setting up different things. Ongoing conversation has been good with them. She seemed to have been brought in at the trail end.

**Citizen's Comments Regarding Legislation on Tonight's Agenda –**

Peggy Wells -258 Cranberry Lane – Ordinance 2024-25 – Jones Estates Leisure Village – Declaration of emergency – asked if they will pass this as an emergency with one reading tonight?

Peggy brought up Councilor Julian's concern at the last council meeting of the lack of community input on when the Pharmacann plant went in and Peggy agrees with her. When she was Mayor in 2018, it was dumped in her lap. She knew nothing about it. She stated that the head of planning and zoning, head of council, and the mayor at the time in 2017 got together in a backdoor meeting and made Pharmacann happen. People across the street were very unhappy so Peggy agrees with Councilor Julian that this is a very controversial issue and you need community input. She would have come to the meeting had she known they would be discussing this topic. She did not see anywhere on the notice where they were going to discuss the Jones Estates situation.

Item 6 – she asked, what will the \$20,000 be used for? She has great concern about #1 - Install 33 water service lines without tap fees owing by the owner. Before the water service was put in in 2010, all residents were required to pay assessments in order to have a large pot of money to be able to begin the water system. The village residents have funded the beginnings of the water plant and now you will give away to a mobile home park all of their service lines for no money. She stated \$20,000 certainly does not cover that. Not only are you giving away water taps while other developers have had to pay tap fees, this also sets a terrible precedent. Also going to take care of any storm water lines and put in curbs – she would like to know what benefit the village is getting from this. Peggy agrees with the loop and having more water customers but she thinks they need to pay their way. She told council to not pass this on emergency measure tonight; need to hear from more citizens.

Kaye Hartman – 4631 North Bank Road – Member of the Planning and Zoning Commission – Comments on Resolution 2024-06 tonight that council is being asked to consider. She would like members of council to know that she is very disappointed that they are acting on this very quickly and that there has not been more communication about the situation at hand. She stated that the planning commission works very hard and they donate their time and she feels that moving ahead with this procedure so quickly has been disrespectful to those commission members.

## ORDINANCES

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

Ordinances for 2<sup>nd</sup> Reading – None.

Ordinances for 1<sup>st</sup> Reading –

Ordinance 2024-24 – AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH AMERICAN LEGAL PUBLISHING FOR THE CODIFICATION OF VILLAGE ORDINANCES AND THE DECLARATION OF AN EMERGENCY.

**Discussion:** Council would like to remove the declaration of emergency. President Lemmon will ask the company to extend the proposal for 30 additional days in order to have the full three readings of the ordinances. This will move on to second reading.

Ordinance 2024-25 – AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO SIGN A MOU WITH JONES ESTATES LEISURE VILLAGE LLC AND EXECUTE REQUIRED DOCUMENTS FOR WATER SERVICE AND COMMUNITY DEVELOPMENT DETAILS CONTAINED IN THE MOU WITHIN THE VILLAGE OF BUCKEYE LAKE, LICKING COUNTY, OHIO AND THE DECLARATION OF AN EMERGENCY.

**Discussion:** President Lemmon stated that Toby Miller suggested council consider suspending the rules after the second reading of this ordinance so that he has time to get everything he needs to get it passed to them before August 15<sup>th</sup>. Mayor Goodman stated that OHM was asked to do the mockup of this project which were received late this afternoon. Mayor Goodman read the included information with that, found with the ordinance and mockup. This will make First Street a through street to Cliff Street. Their hope would be one street at a time to give nicer, affordable, attainable housing. Newer homes with porches and good water. Street paving and curbs. Reason for emergency – owners of mobile home park are doing some refinancing and we need to have this project put in place by August 15<sup>th</sup> or the offer is no longer on the table. This will move on to a second reading. Councilor Julian asked how do we hold them accountable to what they are telling us. Mayor stated solicitor has been a part of this and the MOU has gone back and forth multiple times. Councilor Cable asked will we own the roads through there? Yes, and it gives emergency roundabout if Route 79 were to be shut down. Councilor Cable asked are we prepared as council, for when this gets voted on, to look into the rest of Leisure Village because it is part of Leisure Village? He knows several people who live there and that their water is horrible. Mayor Goodman stated that the MHP has no interest in changing their water or in selling. It is private property so we cannot force them. \$82,000 for 33 taps at \$2500. Use some of the OEPA money to do the taps. Councilor Julian stated the village is still out of pocket the \$42,000, so the justification on that is the 33 taps. If that goes into effect this year, will probably fill those 33 lots in 24-36 months, not immediate. Use of bypass road gives some value. She agrees with Ms. Wells in that we have to be really careful with how this is presented and the value in this and how it looks for the village. She sees nothing wrong with telling the MHP that they need to get their stuff together and fix their water plant. They are pushing us on timeframe for their benefit. We all want First Street cleaned up and affordable housing in the village. Email Toby any questions. They stated he needs to answer them in public. Councilor Keener wanted to know if they will still pay a water bill on the empty lots?  
This will move on to a second reading.

**Ordinance 2024-26** - AMENDING ORDINANCE 2024-10 PERMANENT APPROPRIATIONS  
ORDINANCE AND DECLARING AN EMERGENCY.

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

**Roll call vote:** Yes: Keener, Lemmon, Wadley, Wolfe, Cable, Green, Julian  
**Abstain:** 0; **Nays:** 0; **Motion Passed 7 - 0**

Motion by Councilor Julian, seconded by Councilor Green to adopt Ordinance 2024-26.

**Discussion:** Recommended from Finance Committee. Julian stated this is for indigent burial; needed more money in the line.

**Roll call vote:** Yes: Keener, Lemmon, Wadley, Wolfe, Cable, Green, Julian  
**Abstain:** 0; **Nays:** 0; **Motion Passed 7 - 0**

**Ordinance 2024-27** - AMENDING ORDINANCE 2024-10 PERMANENT APPROPRIATIONS  
ORDINANCE AND DECLARING AN EMERGENCY.

Motion by Councilor Keener, seconded by Councilor Green to suspend the rules.

**Roll call vote:** Yes: Keener, Lemmon, Wadley, Wolfe, Cable, Green, Julian  
**Abstain:** 0; **Nays:** 0; **Motion Passed 7 - 0**

Motion by Councilor Keener, seconded by Councilor Wolfe to adopt Ordinance 2024-27.

**Discussion:** Recommended from Finance Committee. Councilor Julian stated this is for Parks and Recreation cleaning services and security system; needed more money in the line for current activity.

**Roll call vote:** Yes: Keener, Lemmon, Wadley, Wolfe, Cable, Green, Julian  
**Abstain:** 0; **Nays:** 0; **Motion Passed 7 - 0**

**Ordinance 2024-28** - AMENDING ORDINANCE 2024-10 PERMANENT APPROPRIATIONS  
ORDINANCE AND DECLARING AN EMERGENCY.

Motion by Councilor Keener, seconded by Councilor Green to suspend the rules.

**Roll call vote:** Yes: Keener, Lemmon, Wadley, Wolfe, Cable, Green, Julian  
**Abstain:** 0; **Nays:** 0; **Motion Passed 7 - 0**

Motion by Councilor Keener, seconded by Councilor Wolfe to adopt Ordinance 2024-28.

**Discussion:** Recommended from Finance Committee. Julian stated this will all get offset because the village applied for a grant for body cams. We are two years into it. It is a fully paid grant. The contract for the body cams is through Motorola. Amanda and Chief Harget have been working with Motorola to get a five-year bill which is required in order to get reimbursed for this grant. The full grant amount is \$15,247 with two years of it already paid. This should be cleared up soon. This is monies from last year. Chief Harget stated they still do not have the invoice that was promised two weeks ago. Need the invoice to pay the bill and close out this grant. Thankful to the State of Ohio for being willing to extend this grant.

**Roll call vote:** Yes: Keener, Lemmon, Wadley, Wolfe, Cable, Green, Julian  
**Abstain:** 0; **Nays:** 0; **Motion Passed 7 - 0**

## **RESOLUTIONS**

### **Resolutions for 3<sup>rd</sup> Reading –**

**Resolution 2024-04** – A RESOLUTION TO PROCEED WITH A REPLACEMENT LEVY ON PROPERTY IN EXCESS OF THE TEN-MILL LIMITATION FOR POLICE PROTECTION SERVICES FOR THE VILLAGE AND TO SUBMIT THE QUESTION OF THE REPLACEMENT TAX TO THE ELECTORS OF THE VILLAGE AT THE NOVEMBER 5, 2024 ELECTION AND THE DECLARATION OF AN EMERGENCY.

Motion by Councilor Keener, seconded by Councilor Green to adopt Resolution 2024-04.

**Roll call vote:**           **Yes:** Keener, Lemmon, Wadley, Wolfe, Cable, Green, Julian  
**Abstain:** 0;               **Nays:** 0;                   **Motion Passed 7 - 0**

### **Resolutions for 2<sup>nd</sup> Reading –**

**Resolution 2024-02** – A RESOLUTION DECLARING THE INTENT OF THE VILLAGE COUNCIL TO PERMIT THE 3MIL LEVY FUNDING THE POLICE DEPARTMENT TO EXPIRE IF THE ELECTORS OF THE VILLAGE APPROVE THE 5MIL REPLACEMENT LEVY FUNDING THE POLICE DEPARTMENT ON THE NOVEMBER 5, 2024 BALLOT.

Motion by Councilor Wadley seconded by Councilor Keener to suspend the rules.

**Roll call vote:**           **Yes:** Keener, Lemmon, Wadley, Wolfe, Cable, Green, Julian  
**Abstain:** 0;               **Nays:** 0;                   **Motion Passed 7 – 0**

Motion by Councilor Keener, seconded by Councilor Green to adopt Resolution 2024-02.

**Discussion:** President Lemmon explained that the 3mil levy for the police department is expiring at the end of this year. We have asked that the citizens vote to replace the 5mil levy for the police department. The revenue for the replacement will be large enough where the 3mil levy would not be needed. When the 5mil was originally passed, it was said that the village would not renew the 3mil levy, but when it came time to renew the 3mil levy, the money from the last 5mil levy was not enough to support the police department. Finances have been looked at and this time it is enough so this is a promise to the citizens that the village would not renew the 3mil levy if the 5mil replacement passes on the ballot.

**Roll call vote:**           **Yes:** Keener, Lemmon, Wadley, Wolfe, Cable, Green, Julian  
**Abstain:** 0;               **Nays:** 0;                   **Motion Passed 7 – 0**

**Resolution 2024-05** – A RESOLUTION TO PROCEED WITH A RENEWAL LEVY ON PROPERTY IN EXCESS OF THE TEN-MILL LIMITATION FOR CURRENT OPERATING EXPENSES INCLUDING STREET LIGHTS AND TO SUBMIT THE QUESTION OF THE RENEWAL TAX TO THE ELECTORS OF THE VILLAGE AT THE NOVEMBER 5, 2024 ELECTION AND THE DECLARATION OF AN EMERGENCY.

Council Clerk explained that Licking County Auditor's office realized that a number in the resolution has to be a whole dollar amount.

Motion by Councilor Keener, seconded by Councilor Julian to amend the resolution, changing \$12.24 to \$12.00 in all instances.

**Roll call vote:**           **Yes:** Keener, Lemmon, Wadley, Wolfe, Cable, Green, Julian  
**Abstain:** 0;               **Nays:** 0;                   **Motion Passed 7 – 0**

This will move on to a third reading.

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

**Resolution 2024-06 – A RESOLUTION RESOLVING PENDING LITIGATION AND THE DECLARATION OF AN EMERGENCY.**

Motion by Councilor Keener, seconded by Councilor Green to suspend the rules.

**Roll call vote:**           **Yes:** Keener, Lemmon, Wadley, Wolfe, Cable, Green, Julian  
**Abstain:** 0;               **Nays:** 0;                   **Motion Passed 7 – 0**

Motion by Councilor Keener, seconded by Councilor Wolfe to adopt Resolution 2024-06.

**Discussion:** President Lemmon stated they cannot talk about what they talked about in executive session, per the village solicitor. This is still pending until they drop the lawsuits. Cannot discuss the merits of this case. Not much that they can talk about. Councilor Cable stated that everyone here except for Councilor Wadley was present for that executive session and that speaks for itself.

**Roll call vote:**           **Yes:** Keener, Lemmon, Wolfe, Cable, Green, Julian  
**Abstain:** Wadley;               **Nays:** 0;                   **Motion Passed 6 – 1 - 0**

**UNFINISHED BUSINESS –**

**Signs** – Councilor Wolfe stated it was brought to his attention - temporary signs for "flavors" of things – he is starting to see more temporary signs that are not permitted. Need to be consistent. All in or all out. He would like it to be even. Go back and do not do any selective choices. President Lemmon stated it comes down to enforcement to keep things even. Councilor Julian stated that many times this has been discussed. Someone is picking up signs. Need to enforce the other ones that are maybe not familiar with the regulations. Mayor Goodman said she invites any and all to come to the Planning and Zoning Commission meetings and to talk to zoning and code enforcement officers. They are out every day. You will come in and see a pile of signs they have collected. They pop up very frequently. It is on-going and is administrative. Share your thoughts and see first-hand the things that are going on about billboards and signs. Councilor Cable asked if the pop-up businesses have a permit? Mayor Goodman stated this has been discussed many times but there is nothing in the code for business permit for food trucks at the moment.

**NEW BUSINESS** – Citizens have asked about the extension of the free yard sale days due to the paving project in Cranberry Bay. Councilor Julian stated the paving project has possibly been pushed back a week or two. Mayor Goodman said they found some areas that they want to correct. President Lemmon stated the village should allow the yard sales to go forward and then pick another date to have another weekend for free yard sales. All in favor. Possibly in July.

**CITIZEN'S COMMENTS –**

Kaye Hartman - 4631 North Bank Road - in retrospect of the vote for Resolution 2024-06 – She respects the fact that they have the authority to make that decision however, there are 3 sides to every story. She asked did you hear 3 sides to that story? Or did you hear the story from one person and their opinion and how it went down? She understands it was an executive session and she stated that President Lemmon had the opportunity to say who could be in the executive session and he did not invite anyone from the Planning & Zoning Commission or the Mayor into the meeting to give another side of the situation. They did not speak to anyone on how they came to that decision. She stated it is important when making these decisions that affect the village that you have all the information that you can get and that you understand the situation before you vote.

Peggy Wells - 258 Cranberry Lane - Congratulates Mr. Keener on his appointment to council. She is sure he will do a good job. Law General Excavating told her son they would start paving on Wednesday. She read comments from last meeting minutes and she agrees with Chief Harget on his opposition comments for the cannabis dispensaries. She stated that council has talked for the last several years about stopping doing emergencies for legislation, but they still do them. She said there is a Supreme Court case that talks about the risk municipalities put themselves in for lawsuits when they have a high percentage of emergency legislation.

MOU #5 from Ordinance 2024-05 with regards to the existing water treatment plant, it says that they will decommission the existing water plant. She said their conversation did not take that into consideration at all. Setting a precedent for all including the two new developments to come. If they are decommissioning the existing water plant, are all 250 water taps in the main mobile home park going to be free of charge? Her concern is she sees small advantages for the village and mostly advantages for the owner of the trailer park. Her suggestion is on the 40 foot that they want for the street easements, what about redesigning it to pull it ten feet away from the park to have a continuous walking trail around the ball field that all residents can benefit from?

#### **COUNCIL MEMBER COMMENTS –**

**Councilor Keener** – Thanked everyone for coming tonight; your input is very important. Thanks to Peggy for the information she gave.

**Councilor Lemmon** – Thanked everyone for coming. A lot of different issues and feelings. Do our best not to take anything personally. We all have different opinions. Believe we are doing better as a village as a whole which is very encouraging.

**Councilor Wadley** – Thanked all for coming and giving valuable input. We listen. Not here when we had Fire Department members sworn in, so she welcomed them.

**Councilor Wolfe** – No comments.

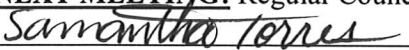
**Councilor Cable** – Spoke with Police Chief last week on some issues. Going down his road, Lakeview, it is private. He said last week there is road blockage with zero signage. Have 4-5 signs in this parking lot at the village offices that say no parking and there is still blatant disregard for village requests and respect. Issue of enforcement. Blatant disrespect on short-term rentals. Does not know what the road laws are for a closed sign. When sign says do not park, people should not park there. He sees it all the time. Could be signage or road blockage. Appreciates Mayor's staff's efforts in enforcement. Buy local; support the village and the area. Hopefully summer is coming.

**Councilor Green** – Thanked everyone for coming this evening. Don't always have to agree. She likes that citizens feel comfortable enough to comment. Google Maps is telling people to turn at the hardware store to get to the state park, sending people into the neighborhoods instead. She is trying to get this changed and resolved.

**Councilor Julian** – Thanked Kellie Green and Karen Cookston who are allowing people to use their land for parking during the paving project. Very, very generous. Compliments the whole paving project. There are a lot of subcontractors who have all been super courteous. They are willing to talk to anyone about where they are on the project. Agrees with Councilor Cable. She saw a truck going the wrong direction on Union Avenue. On the nice days, businesses have been busy.

**Adjournment:** Motion by Councilor Cable, seconded by Councilor Keener, to adjourn the meeting. All in favor. Meeting adjourned at 8:42pm.

**NEXT MEETING:** Regular Council Meeting – June 24, 2024

  
Samantha Torres, Council Clerk

  
John Lemmon, Council President