

Buckeye Lake Village Council Meeting Minutes  
Held in Council Chambers, streamed live on Facebook  
**June 24, 2024**

**Call to Order:** By Council President John Lemmon at 7:00p.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; Amanda Hoppel, Clerk Treasurer; Jason Harget, Police Chief; Toby Miller, Public Works Superintendent; Rex Adkins, Code Enforcement Officer; Kevin Strang, Zoning Inspector; Keisha Amspaugh, Fire Chief

**Approval of Regular Council Meeting Minutes:** Motion by Councilor Green, seconded by Councilor Julian, to approve the June 10, 2024 regular council meeting minutes.

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

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

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Motion by Councilor Lemmon, seconded by Councilor Keener to amend council meeting minutes for May 28<sup>th</sup>, per clerk's recommendation to correct a typo within. All in favor.

**Approval of Clerk Treasurer's Report:** Motion by Councilor Keener, seconded by Councilor Julian, to approve the May Reconciliations and Treasurer's report dated June 22, 2024.

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

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

Amanda stated that the audit was not included in budget. She spoke with Councilor Julian and will need to do appropriations. In the past, the village used to pay for it when it was finished, but this year they have submitted a bill for the first half to be paid beforehand.

**APPOINTMENTS AND PRESENTATIONS:**

Eric Wetherell was sworn in to the Buckeye Lake Fire Department as Firefighter / EMT by Mayor Goodman. Mayor Goodman introduced summer intern Ciara Reits. Third summer in a row we have had a summer intern through MORPC. Ciara will be a Junior at the Ohio State University with a major in City Planning, minor in Real Estate. She has a lot of fresh ideas. Stop and say hi to her if you come to the office.

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

**Finance Committee:** Nothing new from last meeting to report. Next Finance Committee meeting to be held July 8<sup>th</sup> at 5:30pm.

**Public Safety Committee:** Nothing to report at this time.

**Public Service Committee:** Next meeting being held Monday July 1st at 6:30pm.

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

**Community Development Committee:** Next meeting July 1<sup>st</sup> 5:30pm Special meeting designed to discuss some possible changes to the Charter to take to the November ballot. Open to the public. Input appreciated.

**Personnel Committee:** Nothing new to report. Next meeting to be held July 8<sup>th</sup> at 6:00pm.

**Report of Council President:** President Lemmon read his comments. Reached out to American Legal Publishing about codification for extension of the contract. Solicitor is going through the changes to the Charter. PharmaCann gave a tour to some of their processing plant. Please reach out for a tour in the future. Legislation tonight pertaining to cannabis distribution in the village. Fireworks on July 3<sup>rd</sup> this year. Please do not set off fireworks in the neighborhoods; houses are too close together. Use common sense. Asked Public Safety Committee to observe the use of fireworks around the community and give input on whether legislation needs passed to limit firework use by the public.

### **REPORT OF VILLAGE OFFICIALS – WRITTEN OR VERBAL**

**Police Department – Chief Jason Harget:** Cruisers 804 and 805 had some maintenance done. Should be in good working order now. June 28<sup>th</sup> last BLASST meeting before the fireworks with ODNR. Will make sure we have coverage for the fireworks. Planning a kids event on July 3<sup>rd</sup> from 11-1pm to bridge the gap with the children of the village with the Police and Fire Departments. Planning a public safety event with the KOA in August. Kicking movie night back in gear. Have Parks and Recreation Commission help out with that. So important to do what we can for the kids. Bike patrol will be out and about. FLOCK license plate camera reader - currently have one in Buckeye Lake right at Route 79 corporation limit. Hebron, Heath, and other surrounding areas have them. Have them for investigative reasons only. Can go online and search for a car. Can run a search for a partial license plate. Not cheap but maintainable. Maybe get two or three more. Capture cars going in or out of town on the interstate. Same technology as tolls.

**Fire Department – Chief Keisha Amspaugh:** Run counts and breakdowns along with medical billing information included in report. Excited to add another member to their crew. Ecstatic to assist in cooling down the kids for the summer lunch program with the hydrant. Great fun and great training for the crew. Last BLASST meeting coming up. Be safe, slow down. A lot of people walking and on golf carts; laws still apply. Don't drink and drive. Councilor Julian asked about the status of the broken-down fire engine. Chief contacted a company that sells pieces of equipment that are inoperable. Some people are interested and will travel here from Minnesota in August to take a look at it. Chief talked to solicitor about selling it. He said it would probably be easier to sell it as a whole instead of piecing it out. Councilor Julian asked to look into tying this up soon as it has been a long time since the accident. Someone may even want it as a parade vehicle.

**Public Works – Superintendent Toby Miller:** Street department – two properties that are owned by the village that still have wells on them so need to try to get those sealed. They are open active wells. Take it up in Public Service committee. Myers Avenue and Sixth Street. Had a meeting with consultant for the SS4A action plan today. Will do a town hall meeting on August 5<sup>th</sup> to bring in consultants to talk about the project for what they want to see for the outcome. Will see a plan then but nothing concrete. July 5<sup>th</sup> they will be in town doing some pop-up involvement with table and tent with surveys for people. Will be up on the dam somewhere doing surveys to talk with people. Then down on Route 79 somewhere available. First module for iWorq software is up and running for separate public works permitting system from zoning and code. Stormwater design has been submitted to Ohio EPA to look at before we go out to bid. Moving along at EPA pace. Cranberry paving is wrapping up. Now substantially complete. Crews doing cleanup. Working with topsoil on some of the areas. Primarily working on edge of asphalt then will swing over to properties for any restoration needed. Inspector on site the whole time. The project was completed as the specs were outlined in the documents. Next large one will be the stormwater project that will be as big as this one. All information and documentation is here at the village offices. Give us the questions, let us answer them. Have access to data for transparency. Councilor Julian asked what the next step is for Union Avenue. Toby stated they are verifying numbers right now. Holding them off for now to get Cranberry completed. Should have some more info at July meeting. Julian – we approved a fee last

year for right-of-way, what does that include? Toby will have to look at it. Closures have to notify the office. Road completely shut down with no regard for notifying the village office. Needs to be something very specific in allowing it or requiring a detour or signage. Toby stated it's mainly an enforcement issue.

**Parks and Recreation Commission** – No representative, no report. I Walked the Whole Damn Dam event this Saturday.

**Code Enforcement – Rex Adkins:** Report submitted. Street Department received report that a hole had formed on a lot on First Street. They put a concrete slab over it to keep anyone from falling in. Sent a notice to owner. Highlights of report – 53 active cases, 32 complaints, court items have stayed the same. 44 Worth Drive has been condemned and torn down. Short-term rentals – 21 applications to date. Issued 11 licenses. 5 properties for fire inspection. In process of sending out friendly reminder for the 21 applications to pay bed taxes. Mayor stated as soon as Fairfield County is finished using theirs, they will allow the village the use of their software to find short-term rentals.

**Zoning – Kevin Strang:** Report submitted. 19 on-site visits, 26 electronic communications, 2 stop-work orders.

**Planning & Zoning / BZA Commission – Dick Williams:** Absent, no report.

**Report of Mayor Goodman** - Written report submitted and read by Mayor Goodman. Summer Food Program going well. Thanks to Fire Department for coming to the park last week to hose and cool off the kids after having their lunches. Special cookout kids fest for the day of BLASST, July 3<sup>rd</sup>. Many donators for that day. Fun event from 11am-1pm at Ryan-Braden Park. Games and prizes and a cookout. The more we can do for the kids of this village, the better. Citizens have stepped up as well. Saturday is the I Walked the Whole Damn Dam Parks and Recreation event and an event at the Harbor. Busy weekend, a lot of traffic. Boat Parade at Liebs Island. Met with lobbyist and representative at PharmaCann with conversations ongoing. Library – Licking County Library has signed the lease on the location in Hebron. Have no intentions of remaining in the village. Seems like it would be near the end of the year. Friends of the Library are working on a Plan B.

**Citizen's Comments Regarding Legislation on Tonight's Agenda** – None.

## **ORDINANCES**

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

**Ordinances for 2<sup>nd</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.

Motion by Councilor Julian, seconded by Councilor Wadley to remove the declaration of emergency from Ordinance 2024-24.

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

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

**Discussion:** Emergency will be removed and President Lemmon will get the updated contract with the new date and he will mark it up for the next reading to match the current one, just with the contract extended date. This will move on to a third 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: Questions for toby – Councilor Keener asked about 33 water taps - if he has ten trailers, will he still pay for the other empty lots? Toby - we did it this way for the large trailer park that is on our system. When the other system went online, they did not have minimum bills until a trailer on that service. Once that service started, they could not do away with that service. 51st trailer, they cannot do away with that bill. That is how they stair-stepped them onto the system. Worked out well. You go and buy a house and build a house and pay a tap fee. If paid in January, we do not charge until you turn your water on, like in August. Initial was sign up for water, received a minimum bill. That is extravagant to charge January to August. Normally 30-60 days. At some point, we cut clean with the people who were not paying. Opting them all out. Kept the people who were paying in and switched over to this way moving forward. Example of how it was done with the large mobile home park. They will not have a water bill for a month or two. Toby would give them the same benefit. Ten trailers = ten minimum bills.

Income and expenses - it is an exchange. They are paying \$72,000 which is \$10,000 short of the tap fees. The 33 accounts are the least benefit to us. Having the additional water loop that takes care of water choke point and having a street pass through to take care of that choke point are the best benefit.

Based on last conversation with this property, they said they would put \$20,000 in cash on top of it. Village will own 40-foot right-of-way on First Street. As funding is available, the village would make modifications to that road. There is no timeline in the agreement for that road. Need to do some patching on the road. Each park has their own plant and licensing through OHIO EPA. They either have to do something on this line or dump money on the plant. When talking with other residents in the other park, they should forward their concerns to OHIO EPA. Village cannot go in and force them to do anything. As a public water system, we had to come up with an emergency plan to help them if something catastrophic happens. CDBG grants run on a two-year cycle. When next cycle rolls around, it would be good timing to apply for that. Area will not have a high LMI. Funding sources will be available for that. Emergency is to avoid unnecessary work on both sides. Need to be able to do draw ups and have it back to council for approval. There is more legislation that needs done so they can close on the 15<sup>th</sup>.

Councilor Julian - in the actual MOU, where it says Part 1 - since we have not had any teeth since it is private, how enforceable is that? Toby - this is a legally binding document. Our solicitor wrote this MOU.

Julian - some people are saying they have not been the best land owners. We have a number of residents and that is where they live. Many residents might not have the expertise to write a letter to the EPA.

Will this happen again for their property on First Street? She wants to make sure it is enforceable and we are able to hold them accountable. EPA will be happy with the water loop. Will have affordable housing.

Councilor Green - at least 33 people will be getting better water. Councilor Julian thinks we are rushing this through for the benefit of their refinancing.

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

**Roll call vote:**                      **Yes:** Lemmon, Wadley, Wolfe, Cable, Green  
**Abstain:** 0;                      **Nays:** Julian, Keener;                      **Motion Passed 5 – 2**

Motion by Councilor Wadley, seconded by Councilor Green to adopt Ordinance 2024-25.

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

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

**Ordinance 2024-29** – AN ORDINANCE AMENDING THE 2024-2025 PAY PLAN.

Motion by Councilor Julian, seconded by Councilor Wadley to remove Ordinance 2024-29 from tonight's agenda to wait for proper version from solicitor.

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

**Ordinance 2024-30** – AN ORDINANCE LIMITING THE NUMBER OF APPROVED BUSINESSES FOR THE DISPENSING AND RETAIL SALE OF “ADULT USE” AND MEDICAL CANNABIS WITHIN THE VILLAGE OF BUCKEYE AND THE DECLARATION OF AN EMERGENCY.

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

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

Motion by Councilor Wadley, seconded by Councilor Green to adopt Ordinance 2024-30.

**Discussion:** President Lemmon stated this came out of committee. Wording for this to be for 6 months was not added but could be added. Mayor Goodman stated that when she and Chief Harget met with Mr. Nemecek from PharmaCann, he felt that this was unnecessary because the state would never allow two licenses in this village. There is some movement with their plant and their plant being able to sell to other locations. They will not be able to sell if they get a license in this village. All the conversations that her and Chief have had in the past two weeks have not had need for this or the emergency. President Lemmon stated this made some people feel good about having this in writing. Councilor Cable stated that the legislation also talks about the businesses having to be in the General Business zones within the village. If they wanted one outside of that, they should have to get a variance. Councilor Green stated we do not know what the state will do and this was a way to monitor that. Mayor Goodman said that was a good point and even when the moratorium was presented, it was to take a step back to wait and see. Many are following what the state is doing. There is no definite answer right now. Councilor Cable noted that Councilor Julian was fired up that someone from Chicago was trying to dictate to us. She's right, this is our village and we will do what is right and be involved in that. Councilor Wadley stated he was not just someone from Chicago but someone who will benefit and should not be advising us on our legislation. President Lemmon said more licenses coming. Early July, they can apply for licenses where they have medical licenses to also be able to sell recreational or additional licenses in other locations. Emergency is to get this in place so that we did not have multiple applications.

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

**RESOLUTIONS**

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

**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.

Motion by Councilor Wadley, seconded by Councilor Julian to adopt Resolution 2024-05.

**Roll call vote:** Yes: Lemmon, Wadley, Cable, Green, Julian  
**Abstain:** 0; **Nays:** Wolfe, Keener; **Motion Passed 5 – 2**

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

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

**UNFINISHED BUSINESS** –

**Free Yard Sale Weekend** – Citizens of Cranberry Bay have requested that there be another free yard sale weekend due to not being able to participate in the one last weekend because of the paving project. They have asked to do it this weekend – June 28, 29, 30<sup>th</sup>.

Motion by Councilor Wolfe, seconded by Councilor Green to waive the yard sale fee this weekend for Cranberry Bay residents who could not participate.

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

Motion by Councilor Keener, seconded by Councilor Wolfe to have another free yard sale weekend August 2, 3, 4<sup>th</sup> for the whole village.

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

**NEW BUSINESS** – None.

**CITIZEN'S COMMENTS** –

Casey Clark – 241 Lakeview Drive – She is here on behalf of the BLASST board to encourage all to participate. This year is a special year, the 75th birthday of Ohio's first state park, Buckeye Lake State Park! David spires gathered some voices of the lake to sing a special birthday song. She asked folks to light up their flashlights and tune in to the KOOL 101.7 radio station at 9:45pm where they will do a special broadcast of the song with special fireworks. BLASST hats are available for purchase at various places around the lake. BLASST board extends a thank you to the Buckeye Lake community. Fireworks launch site is Fairfield Beach. Interactive map is on their Facebook page with lots of information. ODNR and law enforcement around the lake is phenomenal and coming together for this.

Councilor Wadley encouraged the community to make donations for the fireworks.

**COUNCIL MEMBER COMMENTS** –

**Councilor Lemmon** – Be careful on 4<sup>th</sup>; be careful with your fireworks. A lot of people walking around and kids on the streets. Be aware. Thanked Mayor Goodman for the summer food program and how successful it has been and Parks Aide Samantha has been putting in a lot of work. Thanks for the cool off days from the Fire Department; kids enjoyed it. Be safe. Happy 4th of July.

**Councilor Wadley** – Welcomed Ciara and Eric. Have fun and be safe for the 4th.

**Councilor Wolfe** – Clerk / Parks Aide Samantha – her attendance is awesome and quality of work is great. BLASST - thank you and that birthday song will be really nice. Wolfe voted no on the street lights as he does not see that he wants to tax anyone on that. Have a safe 4th of July.

**Councilor Cable** – Welcomed new people, Ciara and Eric. Every once in a while, we will do projects and he will get calls from citizens. It seems like for the calls he gets, the project is either done or 3/4 of the way done and it is a lot of “did we check on things.” Are we as council members and as parks and recreation and zoning asking the right questions and when should we be asking certain things? Each council member and employee has an area of expertise that we can learn from and use to help us learn all of the facts and information needed.

Look at where we can strengthen our council and our servants for this village. Each of us bring something to this table. It is each of our responsibility to ask questions that pertain to our experiences. Very important that we ask the right questions instead of waiting until the project is almost completed. It is about being comfortable in an open forum. Buy local.

**Councilor Green** – Chief Amspaugh is on fire bringing in new recruits to the Fire Department. Thank you to BLASST and Casey Clark for bringing this fireworks event again. Be safe and responsible. Do not make first responders have to work any harder than they need to. Let them enjoy this as well.

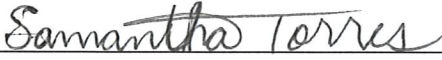
**Councilor Julian** – Welcomed Ciara. Good to have her newer eyes. Do a little update on what she sees. Julian has two and a half years into being on council. Declarations of emergencies - almost everyone has talked about the emergencies we have. Goes more into it being administration responsibility as well. Need to hold ourselves more accountable. Follow our processes when we can and when it makes sense. Lovely time of year; very exciting. Great to ride a bike through Cranberry Bay. Next few weeks will have some visitors to the village and we should be proud.

**Councilor Keener** – Welcome to Ciara.

**Adjournment:** Motion by Councilor Cable, seconded by Councilor Julian, to adjourn the meeting. All in favor. Meeting adjourned at 8:46pm.

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**NEXT MEETING:** Regular Council Meeting – July 8, 2024

  
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Samantha Torres, Council Clerk

  
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John Lemmon, Council President