

Buckeye Lake Village Council Meeting Minutes
Held in Council Chambers, streamed live on Facebook

March 28, 2022

Call to Order: By Council President Linda Goodman at 7:00p.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 (0,0),
(Consecutive, Total Absences) John Lemmon (0,0), Max Thompson (0,0), Sue Wadley (0,0), Tom Wolfe (0,0)

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

Approval of Council Meeting Minutes: Motion by Councilor Wolfe, seconded by Councilor Julian, to
approve the March 14, 2022 regular council meeting minutes.

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

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

Approval of Clerk Treasurer's Report: Motion by Councilor Wolfe, seconded by Councilor Lemmon, to
approve the Treasurer's report dated March 25, 2022.

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

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

Treasurer Jennifer Dennis stated that she received the first half settlement of the property taxes in the amount of \$664,000 which will be put into the correct accounts. Last year's was \$644,000. She stated she has completed the first part of reporting for ARPA monies. There are appropriations on the agenda tonight. She received another penalty from RITA from 2018 which she has paid the interest on but she sent a letter to them asking for the penalty to be waived.

APPOINTMENTS AND PRESENTATIONS:

Gary Smith was sworn in by Mayor Peterson as the newest Mayoral selection for the Planning and Zoning / Board of Zoning Appeals vacant seat.

State Representative Kevin Miller spoke to council on the status of House Bill 563 and on the effects of the major Intel project on our area. Right now, he represents House District 72 which includes portions of Licking County, all of Perry County, and Coshocton County. He mentioned that there is still a lot about the Intel project that we do not know yet and they talk a lot about what it will do in the immediate area, but the ripple effect will be significant and will fall upon the communities and what they want to get from it. There are lots of opportunities in this area and it will depend on planning and a vision for the community. Infrastructure such as roads and water lines will need to be expanded in the immediate area of the Intel project. Kevin will try to use our proximity to the project to help leverage some funds for our area.

Kevin also talked about House Bill 563 which would enact Ohio Revised Code sections to limit local regulation of short-term rental properties. He read the bill summary which states that it "prohibits a county, township, or municipal corporation from adopting or enforcing any regulation or restriction that prohibits short-term rental properties, regulates the number, duration, or frequency of rental periods for those properties." He stated that he made a phone call and got clarification from the legal team that this does not supersede homeowners associations but does supersede any municipal ordinance. The bill has had 3 hearings and is in a House, State, and Local Government committee. Proponents such as the Ohio Chamber of Commerce are for property owner rights. Opponents such as the Ohio Township Association state that it is a matter of home rule

and that is what zoning is for. There needs to be sponsor testimony as well as proponent and opponent testimony then there is a vote. He does not know at this time where the bill stands within the committee.

COUNCIL STANDING COMMITTEE REPORTS:

Finance Committee: Next Finance Committee meeting will be held on April 11th immediately following the Public Safety Committee meeting to discuss police cars.

Public Safety Committee: No report, as there will be reports from the Chiefs tonight. Next meeting will be on April 11th at 6:00pm.

Public Service Committee: Next meeting April 4th at 6:30pm to discuss current projects and continue discussion on the road repair plan.

Rules Committee: No report.

Community Development Committee: No report.

Personnel Committee: Next Personnel meeting will be April 25th at 6:00pm.

Report of Council President – President Goodman asked the committee members and chairs to check with the Council Clerk about committee meeting schedules. She gave a brief update on the Comprehensive Plan and that the village is fortunate to have applied for their grant almost a year ago, as many communities are realizing they are in need of a plan due to the upcoming Intel project. Grant funding for the village is in place and they had their first very brief meeting with OHM (the team doing the Comprehensive Plan) where they gave a project approach and are working on setting up a steering committee (including a mix of people such as business owners, local officials, village staff) to attend a monthly meeting. The process should take until the end of the year. Once it is put in place, the zoning code can be tied into the Comprehensive Plan.

REPORT OF VILLAGE OFFICIALS WRITTEN OR VERBAL

Police Department – Chief Jason Harget – A man who was impersonating a fire fighter was caught speeding with lights and sirens. Police cruiser was repaired with very little cost. Starting plans for next year's Shop With A Cop. Chief has been working late third shift. Call report was submitted. He is looking for great officers to fill their open position. Getting the bicycle unit up and running and plan to take it to events. Working on getting rid of vehicles in the impound lot. Chief thanked the Fire Department for their collaboration and support. Councilor Wolfe suggested a fee for numerous false alarms. There is currently an ordinance for false fire alarms.

Fire Department – Assistant Chief David Routon – Chief Wyse is sick. Assistant Chief Routon spoke for the Fire Department and passed out a brief run report that he has to create himself as the system is unable to provide reports like before. They have been busy especially while they are down a truck. The truck came back and was broken again the next day and now the Fire Department is out of money to fix it. Councilor Julian asked about when there is an EMS run and then the person is billed, what percentage of those are truly getting paid? David said that he does not know the answer to that. MedBill sends a report of outstanding billing. He said that anything that is not paid by the insurance company, we do not collect. Josh Ampsbaugh from the Fire Department spoke about what they have been doing in the community, such as giving AED checkups and training and Narcan kits to Our Lady of Mount Carmel church. Several members of the Fire Department are certified in CPR and other first aid and are able to provide training to those who are interested in the village at a fee.

Public Works – Toby Miller – No report.

Parks and Recreation – President Goodman spoke on their behalf to say that work is continuing on the park and the youth association building. A vehicle turfed the ball diamond and the outfield at the park. Getting ready for expansion of the parking lot and will look at putting cameras there next. If you hear or see anything, please contact the police.

Code Enforcement – Rex Adkins – Quarterly report submitted. 11 cases in court currently with 2 or 3 more going to court soon.

Planning and Zoning – Rick Baker – No March meeting. A few issues to come before the board at the next meeting such as a lot split and a variance. Rick stated that Councilor Cable had asked him to look at weight limits on trucks on the village streets so they will talk about that. The zoning map needs updated and he stated that he, Deb Julian, previous Mayor Peggy Wells, John Hanson, and Mayor Peterson colored it to try to clean it up and now he would like council to look at it. He stated that Mayor Peterson thinks they should start to look at cleaning up the zoning code itself. Rick suggests really focusing on the “corridor” at the north end of the village to revitalize the village with nice commercial buildings. He said that the Charter for the village calls for a Planning Commission and a Board of Zoning Appeals and that should be corrected by separating the current Commission which serves as both. He said we want to have good people with no biases or conflict of interest and he would like council to think about that. Councilor Lemmon stated that the regulation of a weight limit of the trucks is not a zoning matter but for those doing new builds or construction and needing big trucks that the specification of the truck and allowing them to get back to the construction site or having an off-loading area be part of the zoning permit process. Councilor Julian said that many of the street issues come from the heavy trucks and that they should figure out how to set a fee structure so that more money can go into the street fund to correct the issues. She said that the entire zoning fee structure also needs updated again. Rick Baker stated that there would need to be a big disclosure for truckers at each corporate limit stating what the laws are. President Goodman said that OHM who is doing the Comprehensive Plan suggested that the village does not do any major changes to the zoning code at this time.

Report of Mayor – Mayor Peterson stated that last Tuesday she rode with the Licking County Aging Program driver Wayne while he delivered meals to the elderly. It was very enlightening for her. She said Wayne is very trusted and has been doing it for a long time. Anyone that is aged 60+ who would like this service, it is available and they should take advantage of it. She also went to the Food Pantry which is very neat and clean and organized. They no longer allow people to come in to select their groceries; they instead take a list of what the individuals want and gather it for them. The pantry needs soups, meats, and fresh goods. If you have come upon hardship and need help but wish to be discrete, you can call and make an appointment to receive help. 41 West First Street 740-928-4481. No one needs to go hungry!

ORDINANCES

Ordinances for 3rd Reading –

Ordinance 2022-09 - AN ORDINANCE AMENDING THE 2022 – 2023 PAY PLAN.

Motion by Councilor Lemmon, seconded by Councilor Thompson, to adopt Ordinance 2022-09.

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

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

Ordinances for 2nd Reading – None.

Ordinances for 1st Reading –

Ordinance 2022-10 - AMENDING ORDINANCE 2022-08 PERMANENT APPROPRIATIONS ORDINANCE AND DECLARING AN EMERGENCY.

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

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

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

Motion by Councilor Cable, seconded by Councilor Julian, to adopt Ordinance 2022-10.

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

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

RESOLUTIONS

Resolutions for 3rd Reading – None.

Resolutions for 2nd Reading –

Resolution 2022-06 - UPDATE OF THE DISTRICT SOLID WASTE MANAGEMENT PLAN.

This will move on to a third reading.

Resolutions for 1st Reading – None.

UNFINISHED BUSINESS –

Operational Levy – Councilor Julian stated that she has set up a bank account to solicit for the upcoming operating levy. Need to get donations for advertising.

NEW BUSINESS – None.

CITIZEN'S COMMENTS -

Robin Thompson – 168 Dockside Drive – Commented on the issue of conflict of interest. He stated there is a conflict between the Cranberry Bay Homeowners Association and Council. Short-term rentals will be a hot issue because there are a lot of people on both sides, meaning on council and on the Cranberry Bay HOA Board of Trustees. The residents of Cranberry Bay just received a letter from the HOA stating that they are going forward with a vote to try to circumvent the House Bill 563 issue. Robin said that in the letter from the HOA president, they clearly state that the people on the board have unanimously agreed that they want this to go through. Robin stated that Councilor Max Thompson and Councilor Deb Julian have way too close of a tie to the board. Deb Julian stated she is not on the board. Robin said that she is not on the board but her husband is and he thinks that is way too close of contact to make a decision on this without having a conflict of interest. He has an issue with this because he thinks that we need to not have “two masters” in this case. He said he thinks it is very difficult to not be persuaded one way or another. He said that at the last council meeting, everyone went around and said they are not against short-term rentals but now he is getting a letter with a vote card in it that says they want to push forward with this vote. He said that with the letter, they are clearly pushing towards turning off the ability for him or anyone else to do short-term rental in the Cranberry Bay Homeowners Association. He said that is violating his rights and that he should have a right to rent his house out. He said that they changed the rules after he bought into this community. “What about the people who are already renting out short-term rentals? Are you now going to tell them ‘sorry, you bought this as a business. We are now going to take that away from you’?” He thinks those to council members in particular should recuse themselves before it gets any further.

COUNCIL MEMBER COMMENTS:

Councilor Thompson: Will begin working on the Fire levy for the Fall. Will get with Assistant Chief Routon about the signage and flyers in April.

Councilor Wolfe: Continues to push for world peace.

Councilor Julian: She asked how they are choosing the people from the village for the steering committee for the Comprehensive Plan. She said it is important to not leave out the business owners who do not live in the village and that the church should be included as well. She asked if there was a list of all non-profits within the village.

Councilor Wadley: Welcomed Gary Smith to Planning and Zoning Commission and thanked Jennifer Dennis and leadership teams and those who do great work for the village.

Councilor Lemmon: If there is ever a question of ethics, you can always ask the Ohio Ethics Commission. There is a new restaurant open across from the KOA campgrounds.

Councilor Cable: Welcomed Gary Smith to the Planning and Zoning Commission. Encourages everyone to continue to buy local.

Councilor Goodman: Thanked Gary Smith and Kevin Miller, as well as Jessica Spires who painted bright and cheerful artwork on the windows at the end of the municipal building. Thanked Councilor Lemmon for mentioning the new restaurant and there is more to come as far as new businesses, as there is a huge interest in the village. She said that Toby Miller typically receives interest from about 5 developers in a year's time, but he has had 5 within the first two months of this year already. The world is watching the village online and otherwise. Thanks to the Fire and Police Departments, staff, and fiscal officer.

ADJOURNMENT: Motion by Councilor Cable to adjourn the meeting and seconded by Councilor Julian.

All in favor. Meeting adjourned at 8:23pm

NEXT MEETING: Council Meeting: April 11, 2022


Samantha Torres, Council Clerk


Linda Goodman, Council President