

Buckeye Lake Village Council Meeting Minutes  
Held in Council Chambers, streamed live on Facebook  
**October 23, 2023**

**Call to Order:** By Council President Linda Goodman at 7:06p.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), Kellie Green (0,0), Deb Julian (0,0),  
(Consecutive, Total Absences) John Lemmon (0,0), Sue Wadley (0,1)  
Absent: Tom Wolfe (0,3)

**Staff Present:** Mayor Jeryne Peterson; Samantha Torres, Clerk of Council; Jason Harget, Police Chief; Keisha Amspaugh, Fire Chief; Toby Miller, Public Works Superintendent; Rex Adkins, Code Enforcement Officer; Kevin Strang, Zoning Inspector; Dick Williams, Planning & Zoning / Board of Zoning Appeals Commission Chairman; Melissa Tevis, Parks and Recreation Commission member;

**Approval of Public Hearing Minutes:** Motion by Councilor Cable, seconded by Councilor Julian, to approve the October 9, 2023 public hearing minutes.

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

**Approval of Council Meeting Minutes:** Motion by Councilor Green, seconded by Councilor Cable, to approve the October 9, 2023 regular council meeting minutes.

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

**Approval of Reconciliations & Clerk Treasurer's Report:** Motion by Councilor Lemmon, seconded by Councilor Julian, to approve the September reconciliations and Treasurer's report dated October 20, 2023.

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

**APPOINTMENTS AND PRESENTATIONS:** None.

**COUNCIL STANDING COMMITTEE REPORTS:**

**Finance Committee:** Finance meeting held this evening where they discussed some ordinances that the committee recommended for approval of full council. Organization has started on the 2024 budget. Next Finance Committee meeting will be November 13, 2023 at 5:30pm.

**Public Safety Committee:** Nothing to report.

**Public Service Committee:** No report at this time. Next standing meeting will be Monday November 6, 2023 at 6:30pm.

**Rules Committee:** Rules meeting held this evening where they discussed some nominal changes at the beginning of the council rules as well as the addition of another time for citizen's comments on the agenda to come before the reading of ordinances and resolutions, which will be discussed in New Business on the agenda tonight.

**Community Development Committee:** Next committee meeting to be held on November 13<sup>th</sup> after the 5:30pm Finance Committee meeting to discuss updates to short-term rental procedures.

**Personnel Committee:** Next committee meeting to be held after the Finance and Community Development Committee meetings that begin at 5:30pm on November 13th. They will try to finalize the recommended social media changes to recommend to full council for the employee handbook. They will discuss hierarchy changes and the potential of a new position.

**Report of Council President:** Trunk-or-Treat (the Harbor Community Center and the Recreation Center) and Trick-or-Treat are Thursday October 26<sup>th</sup> from 5:30-7:00pm. A full-time Fiscal Officer position is open for the village with a salary range of \$60,000-65,000 a year and a benefits package. New advertising has begun on that. Tuesday October 24<sup>th</sup> at noon Licking County Planning will be in Council Chambers to have a discussion about the basics of fair housing. Mayor and Council have agreed upon a mediator (meeting not scheduled yet as chosen mediator is on paternity leave) to address some of the issues and a series of meetings has begun with the village staff. Personnel Chair Julian and President Goodman held a meeting with office staff on Friday. There will be a meeting this Thursday with Councilors Julian and Goodman, along with the mayor and department heads, all in an effort to try to create better communication and be able to move forward so we can get the business of the village done.

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

**Police Department – Chief Jason Harget** – Call report submitted. Chief was honored to be at the Groveport Council meeting this evening to pass off part-time officer Joshua Dillard who was sworn in there. He enjoyed working for us and excelled in the academy and will be missed. Family Halloween Movie Night to be held October 28<sup>th</sup> at 8:00pm. Second annual holiday parade will be held Saturday December 2, 2023 at 4:45pm at the North Shore Boat Ramp. PD is less busy now than in the summertime which gives them more time to do events, complete investigations, and work with the sheriff's office. Some vehicle maintenance issues over the last couple of weeks but nothing outside of the budget. Councilor Julian thanked him for coming to the Cranberry Bay Homeowners Association meeting. It was very well-received and great to have him there. People can reach out to Fire and Police Departments to enter the Holiday Parade. Congratulated Chief Amspaugh, who was a highlighted presenter at the Firehouse Expo. That is awesome and that is leadership and he is proud of her.

**Fire Department – Fire Chief Keisha Amspaugh** – Written report submitted. Chief Amspaugh stated that she was very honored to speak at the Firehouse Expo. She was able to teach a class about leadership and about life in the firehouse in general. She also did a roundtable of rapid-fire questions with a lot of information. Trunk-or-Treat on Thursday and gearing up for the holiday festivities. Received a call back today from Englefield Oil and we are on their list for the toy donations again and they are collecting as of right now and will know more about what they are getting in the next several weeks. Some resolution about the fire engine – they have come to an agreement with the insurance company with the help of the solicitor and that money was allocated tonight during Finance Committee. Chief spoke about the fire engine that they currently have and the plans to keep it. Councilor Julian had asked earlier why that fire truck was going to be such a low price and Chief stated that by doing it this way, one way it is a lower price is because they are taking off the burden of delivery, advertising, and front-end duties of trying to sell a truck. The garage doors on the firehouse have height and also length restrictions. The truck they have now and would like to keep fits in the firehouse. She included in her report reasons for keeping two medics and two fire trucks in the village. The fire truck that was wrecked was a 1999 with 34,265 miles and with 3,541 hours. The truck that they could purchase is a 1998 with 24,955 miles and 2,483 hours with the same amount of water and is a very comparable piece of equipment. She had it looked at by a fire truck mechanic and a lot of the parts that are on the fire truck that was wrecked that the village already owns and that will be returned to the village are swappable to this other truck because they are both Pierce fire trucks. Things that might need replaced can be pulled from the truck that will be returning. The new truck has had an oil change and has passed pump testing. Purchase price would be \$17,500. Cheapest comparable she found that would fit in the firehouse was \$30,000. Moving towards a preventative maintenance schedule. Fire

staff participated in live fire training with the Ohio Fire Academy last weekend. This was very valuable and free, as it was done in conjunction with several other fire departments.

**Public Works – Toby Miller** – Street signs are now complete to the west. Park benches and benches on Route 79 are done that will get some stain in the Spring once the wood dries out. One entrance sign left to do. Union Avenue paving is complete. Last of the berm work was completed today. The manholes are getting redone by the county which is a project they put off until after it has been paved and the manholes will be higher than they are now. Online with new Sensus software for the water department for billing and to see better data for water usage and alarms. Open house meeting for Cranberry paving will need pushed to December as the lead designer left the firm.

**Parks and Recreation – Melissa Tevis** – Written minutes submitted. Commission vacancy has been filled. Phase 1 of the skatepark is complete. Currently waiting on the projected layout and estimate for Phase 2. First sponsored benches have been installed. Still actively taking applications for trees and benches to be sponsored and placed in the park. There has been a request for additional pickleball courts. Toby and Annetta are actively working on an estimate for adding two additional courts. Basketball court would be used for that. Estimate would include resurfacing and striping for four total courts and relocating the basketball hoops to a part of the concrete next to the skatepark.

**Code Enforcement – Rex Adkins** – Written report submitted. 105 complaints, 10 active cases in court. Some additional problem properties he is taking care of with the village attorney. Last round of grass cutting was completed and those invoices will be worked on in the next few weeks. Rex and Lissann have had two Zoom meetings with iWorq, with a third one scheduled for tomorrow, for building the new short-term rental module in the online software. President Goodman asked if everything was still working out with iWorq. Rex stated there were still some issues but they are getting those worked out and Lissann was able to get a direct contact with a manager from there who tends to listen to the problems. Some forms have needed to be changed in there on the Code Enforcement side and that is now in line. That is why they are taking their time with the short-term rental licensing module because they want it to be exact and user-friendly for the whole village. The Zoning side is not very user-friendly so Rex and Lissann will have some meetings on that with Kevin from Zoning and they will contact iWorq with some Zoom meetings for some additional changes.

**Zoning – Kevin Strang** – Report submitted. Recent activity included 18 on-site visits to look at a problem or complaint or to see what is happening at the job site versus what is on the application, 17 electronic / telephone communications, 4 stop-work orders. He spent some time driving around the village to pick up unpermitted signage.

**Planning and Zoning – Dick Williams** – 3 items on their last meeting – 2 were tabled and 1 was approved. First item was a variance in an R2 zoned area at 191 Union. The request was for a two-family dwelling. Conforms with comprehensive plan, met the setbacks, and there was parking for four cars. Next item was a lot combination that was tabled in a request for more information that they expect to hear at their next meeting. Third item was a digital sign variance. Current zoning code does not stipulate anything about a digital sign, they informed the applicant that they are diligent in their research and that they needed at least two meetings to comprehend what they needed to put their arms around. The commission heard their arguments and requests and are getting their information and will be a lot smarter in their next meeting. President Goodman stated that the grant request through the Community Development Block Grant was approved by the State so we will receive the grant to completely redo our zoning code book for the village. The next step is that the county commissioners will choose the company that will do that and we will start moving forward with new zoning code after the first of the year which will take a year.

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

**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 2023-52** - AN ORDINANCE ADOPTING ARTICLE 14 (PLANNED MIXED-USE DISTRICT) OF THE ZONING CODE FOR THE VILLAGE OF BUCKEYE LAKE AND THE DECLARATION OF AN EMERGENCY.

President Goodman stated that this was on the agenda for the last meeting but it needed to be pulled in order to tweak a few things. We have been through this article several times and it is time-sensitive so it would be good to pass it as an emergency.

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

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

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

Motion by Councilor Cable, seconded by Councilor Wadley to adopt Ordinance 2023-52.

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

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

**Ordinance 2023-54** - AN ORDINANCE CREATING THE BUCKEYE LAKE SR79 TAX INCREMENT FINANCING INCENTIVE DISTRICT DECLARING IMPROVEMENTS TO THE PARCELS WITHIN THE INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; AND SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT DIRECTLY BENEFIT THE PARCELS AND THE DECLARATION OF AN EMERGENCY.

This will move on to a second reading.

**Ordinance 2023-55** - AMENDING ORDINANCE 2023-08 PERMANENT APPROPRIATIONS ORDINANCE AND DECLARING AN EMERGENCY.

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

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

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

Motion by Councilor Green, seconded by Councilor Lemmon to adopt Ordinance 2023-55.

**Discussion:** This, along with the next two ordinances, have recommendations from the Finance Committee.

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

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

**Ordinance 2023-56** - AN ORDINANCE PROVIDING FOR ESTIMATED REVENUE FOR THE VILLAGE OF BUCKEYE LAKE FOR THE CALENDAR YEAR 2023 AND DECLARING AN EMERGENCY.

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

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

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

Motion by Councilor Lemmon, seconded by Councilor Green to adopt Ordinance 2023-56.

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

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

**Ordinance 2023-57** - AMENDING ORDINANCE 2023-08 PERMANENT APPROPRIATIONS ORDINANCE AND DECLARING AN EMERGENCY.

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

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

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

Motion by Councilor Lemmon, seconded by Councilor Green to adopt Ordinance 2023-57.

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

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

**Ordinance 2023-58** - AN ORDINANCE TO RENAME THE UNDEVELOPED STREET PLATTED AS EIGHTH STREET TO WELLSLEY COURT PURSUANT REVISED CODE 723.04 AND A REQUEST BY THE OWNER.

This is an addition to the agenda. Councilor Lemmon asked if there is any reason to expedite this. President Goodman stated they could do a motion to suspend the rules just because it is a pretty cut and dry thing. This is what the county engineer needs and has said this is what the owner needs to do because they need that address to move forward with the county engineer's office for things like 911 and GPS. Had it been on the plat, the owner would not have needed to come tonight to do this. The county engineer needs the ordinance with the name change.

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

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

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

Motion by Councilor Green, seconded by Councilor Wadley to adopt Ordinance 2023-58.

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

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

**Chamber of Commerce Sign** - Councilor Julian asked for a status update on the signage that was being done through the Chamber of Commerce. Toby Miller stated it is under construction. The sign manufacturer is manufacturing the sign and permits have been pulled for the foundation.

**NEW BUSINESS –**

**Purchase of Byesvillage Fire Truck –**

Floor vote motion from Councilor Lemmon to purchase the fire truck from Byesville for the purchase price of \$17,500.

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

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

**Digital Signs in the Village** - Councilor Julian stated that we need to make a quicker decision on signage because it is not clearly stated in the zoning book. We already have a digital sign that, when she was on Planning and Zoning Commission, she did not think it was intended to switch every 4 seconds and be flashing. There have been additional requests for actual billboards along State Route 79 so she thinks it is something that should be worked on sooner rather than later and she does not know what that looks like. Her opinion, based on the comprehensive plan, is that we do not want six more billboards or digital signs along SR79 as it will change the look of the village and it is not a positive look. President Goodman stated it also does not match the comprehensive plan. Councilor Julian stated whatever we need to do very quickly to make that decision, one, makes it easier for Planning and Zoning and two, the reason the duplex was approved was based on the comprehensive plan, she thinks we need to look at that based on the plan as well. Councilor Lemmon asked, for the digital sign that the village already has, can we make it illegal for the sign to change too often or move? President Goodman stated that is Planning and Zoning and Council is not going to step on their toes, but they have received Council's two cents tonight. Councilor Lemmon stated the motion could be a public safety issue as well. Councilor Julian suggested Planning and Zoning Commission may want to pull what was already approved for the one that changes right now because she thinks it is probably in violation of what was approved. Planning and Zoning Chair Dick Williams said he thinks she is right.

**Citizen's Comments on Agenda –**

Floor vote motion by Councilor Green that citizen's comments during council meetings be changed on a trial basis during November and December council meetings to include comments prior to the reading of ordinances provided the comments are directly related to those ordinances and continue keeping citizen's comments at the end as well.

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

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

**Updating of Organizational Chart** - President Goodman stated they will be updating the organizational chart for the village. Personnel Chair Julian is working on that. They are discussing a new position and a new part-time position and updating the chart on who reports to whom.

**Codification of Ordinances** – Councilor Lemmon asked if codification of ordinances should be discussed. President Goodman stated that we have the information, the price, and the company. We need to get that scheduled and Finance would need to get it into the budget. We know it can be paid over a two-year period. Council Clerk stated we were waiting to hear if the Finance Committee suggested that it be allocated this year or does it start in 2024 to go into 2025. Councilor Lemmon stated that is kind of a chicken and the egg scenario because normally you get the budget proposal from the mayor and then Finance goes over it so it would be really good if that was in that proposal. President Goodman stated it would be \$7,500 for 2024 and \$7,500 for 2025.

**TIF** – Councilor Wadley suggested posting a FAQ section on the website for the TIF.

## CITIZEN'S COMMENTS –

Charlene Hayden – 67 Lighthouse Lane – Charlene thanked Police Chief Harget who did a great job at the Cranberry Bay Homeowners Association meeting on Saturday. They really listened to what he had to say and it was really nice. She stated that some of her comments are redundant and it sounds like they have a few of the things she is requesting under control already but she went ahead and read what she wrote. A copy of her comments can be found in the meeting minutes binder.

Charlotte Basnett – 67 Lighthouse Lane – Charlotte stated she has been harping on this subject for 12 years so she stated she may not be very persuasive because nothing has been done. She comes to as many council meetings as she can work in and she finds out all kinds of things from police, fire, parks and recreation, and Toby has interesting things. It's posted at the post office but many people do not go by that posting board in the little corner. Two-thirds of the people have a mailbox before you even get to it in there. She does not think people come and look at the office board. She has for years been imploring you to put out a newsletter to everybody in this village. She does not understand. There is enough money for millions of other things. It can't be that expensive and it is not fair to these people when you have a certain activity with no one there because no one knew about it. Why can't we put out a newsletter and tell people about all of these things that are happening and all the ones that have happened so they know that everyone is concerned in this village and that all of these people that are working hard are doing all of these things. Communication is the most important thing that you people can do. You spend all of this time working on this stuff trying to make the village better, doing all kinds of things for the kids and the old people and nobody knows about it. Surely somebody can find a few dollars and maybe you can only put one out every two months but get it out there so people know what's going on in the village and how hard you are working trying to make this village the best we can make it. Council Clerk Samantha Torres stated that she tries to keep the council meeting minutes as detailed as possible and she is sure you all are sick of reading 8 pages worth of meeting minutes but that's a pretty good start to a newsletter if you want to know what is happening.

Casey Clark – 241 Lakeview Drive – Casey read a comment making council and other community members aware of the challenges she has had of gaining access to public records documentation from the mayor. A copy of her comments can be found in the meeting minutes binder.

## COUNCIL MEMBER COMMENTS:

**Councilor Cable:** Obviously it's no secret that the village is split into several different groups. Supervisors, office personnel, mayor, council, citizens, businesses – we are the village. Last meeting it was commented that President Goodman received twice as many votes as the mayor. Although that may be true, it is very misleading. When we ran for council, four spots were open and seven people running. The combination of that was a lot. The mayor's race is one on one, plain and simple. A person won who had the highest amount of votes. So, to compare one versus the other, he does not think it is apples to apples, may not even be fruit to fruit. So, we have to be extremely careful that we discuss facts and not innuendos and partial truths. The statement is true but very misleading. We can do better as a village. With that being said, it is very encouraging to hear that council President and Personnel chair and the mayor, with a mediator, are working on these issues. That is very important and he thanks everybody involved. Early voting is also going on so please get out and vote. There are a lot of things on the ballot, not just council members but also utilities and the state issues as well.

**Councilor Lemmon:** Thank you to everyone who has been involved in working on the issues. It is very important and he knows a lot of people have put time on different sides. Thank you, there are employees involved, administration, President Goodman, Personnel Chair Julian. He does not have the facts on the records

stuff, but it is very, very important that when someone makes a records request, we get them out. He has heard other complaints but he does not have any facts. He is just putting it out there that it is important and he hopes that we do it right. Vote. There are some of those issues that even some of us disagree with in here on that are on the ballot this time but please get out and vote.

**Councilor Green:** Thanked everyone for coming to the council meeting. She likes the positive energy that sometimes is here when we find out what is happening, the things that Toby is doing, the things that the police and chiefs are doing, the growth that is happening in the village, and the direction that we are trying to move toward with different issues that are brought before us and she finds that very exciting. Trying to keep this positive on that end. Thanked the council members for being supportive to her as the rookie at the table.

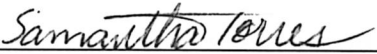
**Councilor Julian:** Trunk or Treat – Police and Fire Departments put a lot of effort into that but also our citizens do, too and they look forward to coming. Cranberry Bay Homeowners Association and some of the residents individually are doing pizzas and juice boxes again. She thinks that, in combination with what the Harbor Community Center does, it always makes her very proud that night, that we have so many people participating. You really do start to see so much of the need within the village when you are that close to many of the families that you do not see on a daily basis. She encourages everyone to participate whether it is at the Harbor or at the park and the Recreation Center. Councilor Julian recently joined the pickleball Facebook group and every single day people are posting asking who is playing at what time. She thinks there is definitely a need for more and better pickleball courts here, so hopefully that is a 2024 event that we can get taken care of for our residents. It is a big thing and people love it. Thank you to our staff and thank you to everyone who comes and shares their opinions at committee and council meetings.

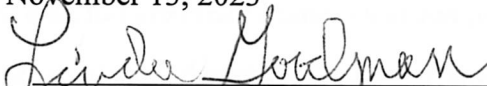
**Councilor Wadley:** Kudos to Chief Keisha Amspaugh for not only having the article in the newspaper but doing the leadership. It is critical in a lot of different areas, not just in First Responders and Public Safety. She is doing good things, keep moving forward. Thanked employees and department heads because there is so much work that is being done and they are working behind the scenes. She asked if Charlotte means putting the newsletter in the mail? Because it is not just money in the budget to mail it but also time invested in putting it together. It is a lot of work to do a newsletter. We could also remind people that information is posted on the website though she knows not everyone uses that. Councilor Wadley does agree that communication has been a challenge and she would like to see so much more improvement. There are things she finds out because she comes to the council meeting and she is on council. Not everyone can come to council meetings but she thinks that is one reason why we are looking at adding the comments. Be safe for trick or treat night; there will be a lot of little kids out there. It's getting darker earlier.

**Councilor Goodman:** Trunk or Treat – be careful, watch out for the goblins running the streets and come join the fun. It is a fun night and everyone's having a good time. Thanked staff and department heads. We are working with you and for you and we will keep this thing moving.

**ADJOURNMENT:** Motion by Councilor Cable to adjourn the meeting and seconded by Councilor Green. All in favor. Meeting adjourned at 8:19pm

**NEXT MEETING:** Regular Council Meeting: November 13, 2023

  
Samantha Torres, Clerk of Council

  
Linda Goodman, Council President