

Buckeye Lake Village Council Special Meeting  
Held in Village Hall  
**December 9, 2017**  
Meeting Minutes

**Call to Order:** By Council President Zwissler at 10:30am.

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

**Roll Call:** Present: Doug Poorman (0,2), Peggy Wells (0,0), Kitty Zwissler (0,1)  
(Consecutive, Total Absences)

Absent: Robert Masone (2,6), Arletta Ruton (0,4), Tim Ryan (0,6), Tom Wolfe (2,4)  
Mayor Carroll

**Staff Present:** Valerie Hans, Clerk of Council; Toby Miller, Water Superintendent

**Board & Commission Members Present:** Karen Cookston, PC/BZA; Doug Stewart, PC/BZA;  
Casey Clark, PC/BZA.

**Others Present:** Yaromir Steiner, Bill French, John Geiger, Bob Beall, Joel Gabor, Dave George,  
Margaret Hanson, Charlene Hayden, Al Segna, Sherry Segna, Dick Williams.

**New/Unfinished Business:** Yaromir Steiner guided brainstorming ideas from the meeting participants for the streetscape state grant/matching funds that are available. He mentioned that the Buckeye Lake Region applied for a \$1mil grant to build a pier in Buckeye Lake as a tourist destination. This grant had a very short deadline because the Columbus Partnership agreed to include our application with theirs. Ultimately the pier portion of the application was the leading project for the grant.

Mr. Steiner stated that if we do things we need to do we will be able to get people to notice that Buckeye Lake is changing. This will encourage people to look at Buckeye Lake in a different way. He stated that he is working with Meacham & Apel architects to get the architectural work for redesigning the building donated. He stated that if the project is too expensive to do all at once, we can split it up into phases. This will give us the ability to make an impact on changing the way people look at the community. Mr. Steiner stated that he originally was concerned as to whether municipal buildings can qualify for the match money for the grant. He then deferred to Councilor Wells for clarification on this issue.

Councilor Wells stated that Jessica Delong from the Ohio Facilities Commission stated that we could use the building as match dollars as long as it is owned by the village. She stated that we will need to meet the cultural regulations for the grant first and then we could replace the roof and make building renovations. Councilor Wells stated that the primary focus of the grant should be the cultural space.

Mr. Steiner stated that if Jessica Delong stated that you can do this, then he trusts that information. She is very knowledgeable on this subject. He stated that we need to understand what the cultural component of the project is and then design the whole building. He stated that he wants it to be ornate and he will come up with designs to choose from. He would then suggest that we choose a building and hopefully get the design donated. Mr. Steiner stated that before Christmas he would like to put in an additional application for capital funds for the 2019-2020 budget cycle to fund the next phase of the project. He stated that the deadline is actually January 3, 2018; however, he does not want to have to work through another weekend during the holiday season. Mr. Steiner

mentioned that Barry Wright suggested that we may want to team up with the Buckeye Lake Historical Society.

Councilor Wells described the building spaces and what they are presently used for.

Mr. Steiner mentioned that we need to decide what the theme of the cultural space will be. He stated that once that is determined, he can get a museum designer to assist us with designing the cultural space.

Councilor Poorman stated that we have a local artist that does museum grade sculptures in the village.

Sherry Segna asked if we put council chambers in the end spacer and use it for a travelling art exhibit during the day. She then suggested moving the Police Department to where the council chambers presently sits and then design their space to make it more useable.

Mr. Steiner stated that leasing the community center at \$1 per year for 10 years is not long enough to consider making capital investments in the building. He questioned whether we should do the cultural space at the community center. Mr. Steiner stated that he would like to listen to what everyone is thinking and get more ideas.

Mr. Geiger stated that in Hampton, VA there are boxed spaces where artists display their work on a rotating basis. It is an artist's cooperative and you could potentially teach classes in these spaces as well.

Mr. Steiner stated that if we build a pier it can create a destination for the lake and draw people into the community as a tourist destination. He also suggested that we should look at the two buildings together, Village Hall and the community center, to determine the best place for the cultural space.

Councilor Wells stated that we don't own the community center building and Jessica DeLong stated that we can't use the community center as a match because we don't own it.

Mr. Steiner stated that we should focus on what the building could bring to the community. He suggested that maybe we could have a designer create a full-size replica of the Buckeye Lake Park to be exhibited in the cultural space. This would be tourist draw for the community. He stated that at the present time, there is not enough to keep people here after they are drawn into the community and it is very important for our future to create that draw.

Joel Gabor stated that from a design standpoint don't we need to consider the drive through and improving that space as well.

The entire group felt that improving the look of the drive through was extremely important as well.

John Geiger stated that the Ohio Historical Society has funding for historical components and projects. He wondered if we could use their funding.

Mr. Steiner stated that we need to figure out everything that the village owns and has on long term lease. He would like to bring an architect out and do a ½ day session and brainstorm to get ideas. He stated that he knows model makers that could build a model of the park for us to display.

Councilor Wells stated that she would like to speak about this space being more functional. She stated that the museum does have a small model of the amusement park. She also stated that there is a sign on the interstate that directs people to the village office for tourist information. She would like to see room for the tourism materials in the cultural space to allow people to pick up

information and possibly meeting space for community events. She also suggested enclosing the front walkway to create a warm dry entryway between the village department spaces.

Mr. Steiner stated that lots of people are looking for meeting space and that would be a benefit for the village. He also stated that having a modern space with a higher ceiling height would be an improvement.

Councilor Wells thanked Bill French for drawing up the plans for the meeting today.

Bill French stated that we are talking about the \$125k and how far will that money really go. We can put up a gazebo for a cultural aspect. He would suggest that the village first pitch the roof and add cupolas to change the façade look of the building.

Dick Williams stated that he supports Mr. Steiner's statements and ideas.

Bill French stated that he supports Mr. Steiner's statements and ideas as well.

Mr. Steiner stated that he would like to see decorative elements on the building to make an impact in the community. However, he will have the architect work on creating the details. He stated that brainstorming is the hardest part of this project.

Mr. Steiner suggested that if we do a master plan for the community center, we could always go to the building owner and ask them for a 50 year lease which would make it more worthwhile to make a capital investment in the building. Mr. Steiner encouraged the group to dream big. He stated that he is starting to see people more interested in supporting Buckeye Lake. He stated that people want to be involved with winners. The more that people see we are becoming a winner the more they will want to be involved.

Mr. Steiner mentioned the feeder channel (Wasteweir Run) that is being cleaned up. He stated that the project moved to the #1 priority to clean up.

Joel Gabor stated that he would like to continue to encourage us to use the building as a center with a drive through.

Dave George stated that he agrees with Joel and that we need a solid plan for the funding of improving the building.

Margaret Hanson stated that she is happy funds are available and we just need to follow guidelines from Jessica. She stated that she likes the look of the new bank in Buckeye Lake because it really doesn't look like a bank.

Mr. Steiner stated that we can do even better than that.

John Geiger stated that the bank is on my dad's old gas station site. He stated that he was unaware of the pier before today and feels that there needs to be a blended effort for improvements. He stated that there are lots of things going on here and that everyone needs to know what is going on. He also encouraged us to look at the examples of the Dresden Village Association and the Zanesville Chamber of Commerce, and how they have created a tourist information center.

Bob Beall stated that he doesn't know enough about the village yet to know how it operates and know what will or won't work. He encouraged the group to look to the village employees to learn their processes and what could work.

Councilor Wells mentioned that she was talking with Bob about prevailing wage and how we could get around the need to pay prevailing wage on a project as it adds significant cost.

Mr. Steiner stated that presently prevailing wage adds approximately 20% to the cost of a project. He stated that there is such a shortage of trades that their costs are going up significantly on projects. He then stated that is why we have electricians that are hiding as fishermen.

Al Segna stated that he likes Mr. Steiner's fire and the idea of getting one grant and then immediately submitting for more money, start small and then keep going.

Mr. Steiner stated that you can start small and get donations from business owners. He stated that he felt confident that he could help raise funds. He stated that politicians like to see results. It would be easier to raise \$20k for a beautiful cupola than just a roof.

Sherry Segna stated that the building needs so much work and she likes the idea of getting together to brainstorm ideas.

Karen Cookston stated that the most important thing in fundraising is that people want to identify with success. She stated that it's easier to fundraise with a tangible purpose, picture of a project. She also stated that brainstorming and ideas help too because the money is definitely out there.

Mr. Steiner stated that central Ohio is on fire right now. He stated that we may be the first city in the United States that will have a driverless bus system.

Doug Stewart stated that he is retired from the electrical union in Columbus and people talking about getting around prevailing wage hurts him. He stated that instead we should look at going to the trade unions and building relationships to get people to volunteer their time for projects. He stated that the trade unions do this each year with organizations to help people. They work on homes for people with electrical projects that they cannot do.

Council President Zwissler stated that she likes the idea that we focus on this village. We have brought in some of the best architects in the country to achieve our goals. She thinks that Karen and Mr. Steiner are right on we have to give the politicians physical and tangible results. She also felt that anything we do should be in phases. She stated that Doug has been instrumental with Sara Wallace to get the lease for the community center. The community center is functioning and can be used by all three counties. The white building needs an asbestos test (\$750). Maybe we could come up with someone who could take the building down after the test was complete.

Councilor Wells recognized Kitty, Tim and Doug for getting the money.

Councilor Poorman stated that we should keep the floating bog in mind when we think of tourism.

Council Clerk Hans stated that she likes the idea of renovating the building and is mostly concerned about making sure that the maintenance issues are fixed and that the space is utilized to its best potential.

Mr. Steiner suggested an interpretation center for the bog. He asked everyone to keep thinking of what we could do with the building. He stated that the cultural element needs to be determined and then we will meet with Jessica to verify that it qualifies. He would like to see the group separate into committees to keep the project moving along. Mr. Steiner stated that he will be working with the architect to make sure that we can meet the timeframe of submitting for additional funding before Christmas. He also stated that while it is very time consuming to lead BL2030, he can see a whole structure emerging now. They now have Mike Fornatero as the director and a person with him on a part time basis.

Lastly everyone was reminded of the BL2030 meeting on the first Saturday of each month at the Buckeye Lake Historical Society Museum.

**Citizens Comments:** None

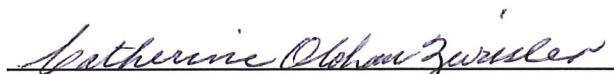
**Adjournment:** Motion by Councilor Poorman to adjourn the meeting, Seconded by Councilor Wells.

**Vote: Yeas: Poorman, Zwissler, Wells**  
**Motion carried 3-0**

Meeting adjourned at 12:04pm.



Valerie Hans, Clerk of Council



Catherine Olohan Zwissler, President of Council