

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

June 12, 2023

Call to Order: By Council President Pro Tempore Tom Wolfe at 7:01p.m.

Pledge of Allegiance and Moment of Silence: Led by Council President Pro Tempore Tom Wolfe.

Roll Call: Present: Paula Brunton (0,2), Don Cable (0,0), Deb Julian (0,0), Sue Wadley (0,1),
(Consecutive, Total Absences) Tom Wolfe (0,0)

Absent: Linda Goodman (0,0), John Lemmon (0,0)

Staff Present: Mayor Jeryne Peterson; Jennifer Dennis, Clerk/Treasurer; Samantha Torres, Clerk of Council; Police Chief Jason Harget; Toby Miller, Public Works Superintendent; Rex Adkins, Code Enforcement Officer;

Approval of Regular Council Meeting Minutes: Motion by Councilor Cable, seconded by Councilor Wadley, to approve the May 22, 2023 regular council meeting minutes.

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable

Abstain: 0; Nays: 0; Motion Passed 5 – 0

Approval of Clerk Treasurer's Report: Motion by Councilor Wadley, seconded by Councilor Julian, to approve the May reconciliations and Treasurer's report dated June 7, 2023.

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable

Abstain: 0; Nays: 0; Motion Passed 5 – 0

Fiscal Officer Jennifer Dennis stated she will have another appropriation at the next council meeting for around \$2,000 that was found while doing the budget for this year. Money was budgeted in 2014 as the village received a state grant for the Summer Food Program for food and other supplies and it should have been spent for that. She is going to appropriate the money to the parks and recreation operating supplies to be used for that.

APPOINTMENTS AND PRESENTATIONS –

Mayor Peterson swore in Joshua Dillard as Police Officer for the Police Department.

COUNCIL STANDING COMMITTEE REPORTS

Finance Committee: Absent, no report.

Public Safety Committee: Did not have a meeting. Next committee meeting will be June 26th at 6:30pm.

Public Service Committee: Committee meeting on June 5th was cancelled. Many projects are ongoing and waiting for other entities to give their final approvals. Regular meetings will be the first Monday of each month at 6:30pm, however, because of the Independence Day holiday, July's meeting will be held on Wednesday July 5th at 6:30pm. Toby stated that the second phase of the sidewalk TAP project from the State Park to Church Street down to the spillway on Walnut Road has been approved. 80% of the project was transferred to the Carbon Reduction Act and the other 20% was picked up entirely by Federal Highway Safety funds which means this will cost the village zero construction dollars. Village will still cover engineering and right-of-way acquisition fees.

Rules Committee: Chair Brunton asked the committee members to please review the proposed changes to council rules so far. Next meeting will be held June 26th at 6:00pm.

Community Development Committee: Nothing to add.

Personnel Committee: Meeting held tonight. Had a request by the Police Chief and later she will ask for a floor vote on this. Chair Julian sent out the old policy on uniform purchases and what she is proposing the new one to look like and will be recommended to council in the next meeting. Next committee meeting to be held July 10th at 6:30pm after the Finance Committee meeting.

Report of Council President: Council President was absent so Council Clerk read a list of reminders for happenings in the village including street sweeping, mosquito spraying each Wednesday, weather permitting, from 8pm-12am, free yard sale days June 16, 17, 18, offices closed for Juneteenth on Monday the 19th, Summer Lunch Program happening every Monday through Friday through August 14th from 12pm-1pm at the Recreation Center.

Report of Mayor: No written report submitted. Summer Lunch Program began today. Lunches are being made fresh for children only or for adults with a donation. If you wish to donate, it can be sent to the Village of Buckeye Lake. Leftover food at the end of the week will be taken to the food pantry. No license required this weekend to fish. Mayor's Court has been busy; be careful out there and abide by our rules. Officers are working out there constantly.

ORDINANCES

Ordinances for 3rd Reading – None.

Ordinances for 2nd Reading – None.

Ordinances for 1st Reading –

Ordinance 2023-19 - AN ORDINANCE ESTABLISHING A MUNICIPAL INCOME TAX AT A RATE OF ONE AND ONE-HALF PERCENT (1.5%) PER YEAR, EFFECTIVE JANUARY 1, 2024, AND THE DECLARATION OF AN EMERGENCY.

This will move on to a second reading.

Ordinance 2023-20 - AMENDING ORDINANCE 2023-08 PERMANENT APPROPRIATIONS ORDINANCE AND DECLARING AN EMERGENCY.

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

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

Motion by Councilor Cable, seconded by Councilor Julian to adopt Ordinance 2023-20.

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

Ordinance 2023-21 - AMENDING ORDINANCE 2023-08 PERMANENT APPROPRIATIONS ORDINANCE AND DECLARING AN EMERGENCY.

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

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

Motion by Councilor Cable, seconded by Councilor Wadley to adopt Ordinance 2023-21.

Discussion: Councilor Cable asked why this is an emergency. Fiscal Officer Jennifer Dennis stated that council had asked to replenish this line and just in case something happens to the buildings, the money will be there as soon as possible.

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

Ordinance 2023-22 - AN ORDINANCE PROVIDING FOR ESTIMATED REVENUE FOR THE VILLAGE OF BUCKEYE LAKE FOR THE CALENDAR YEAR 2023 AND DECLARING AN EMERGENCY.

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

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

Motion by Councilor Cable, seconded by Councilor Brunton to adopt Ordinance 2023-22.

Discussion: Toby Miller explained that Tuesday they received authorization to proceed from OWDA, the loan agency for the West North Bank stormwater project. This is a reimbursement and they are quick about reimbursing but the village has to set up a fund to allow that money to be revenue in and this ordinance does that. The \$171,240 is the loan amount and the \$50,000 is seed money to begin paying and getting reimbursed.

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

Ordinance 2023-23 - AMENDING ORDINANCE 2023-08 PERMANENT APPROPRIATIONS ORDINANCE AND DECLARING AN EMERGENCY.

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

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

Motion by Councilor Cable, seconded by Councilor Brunton to adopt Ordinance 2023-23.

Discussion: Toby explained that this ordinance is to spend the money from the previous ordinance.

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

Ordinance 2023-24 - AN ORDINANCE APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT BETWEEN OHM ADVISORS AND THE VILLAGE OF BUCKEYE LAKE FOR PDD SECTION ZONING UPDATE, AND DECLARING AN EMERGENCY.

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

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

Motion by Councilor Wadley, seconded by Councilor Brunton to adopt Ordinance 2023-24.

Discussion: Councilor Julian said that this is work being done outside of our zoning book review and being done on the current book. Toby stated they have had several meetings with people from the Planning and Zoning Commission and they brought in one of the OHM consultants because Planning and Zoning Commission wanted to do overlay zoning as a way to help with some deficiencies on the development side that could potentially hit the village soon. The group decided it was more advantageous to do a review and update of the PDD (planned development districts) instead of doing overlay zoning. Looking at specifications and regulations that are lacking or have holes in that process. Right now, the two developers that are in the wings will both come in as PUD, so this is a 3-4 month process. We know that that section is lacking and the overall zoning review will not start until this Fall and we could be under application by this Fall with the developers. So, this is a kind of stop-gap to get this section beefed up a little bit and get it to match the Comprehensive Plan and fix any holes that are there. It will be a combination of administrative staff and Planning and Zoning. It will get a public hearing from Planning and Zoning and their approval. It will come to council for a public hearing. This will be paying for the firm to make the review and recommendations and rebuild that section of the current zoning code. It will also be reviewed by them for legality before it is given to the village solicitor. The village asked for 3 proposals: OHM, EDG (who referred to Neighborhood Strategies), and Burton Planning (Burton

declined this specific task because they do not have the staff or time right now) and received two proposals back. The caveat is that this process takes a few months and if it is not done as an emergency and someone comes in with an application, if this is not done, they will go by the way it is now. Mayor Peterson has concerns if this does not move forward that the village has no stipulations on the type of architecture, landscaping, greenspace, etc.

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

Ordinance 2023-25 - AMENDING ORDINANCE 2023-08 PERMANENT APPROPRIATIONS ORDINANCE AND DECLARING AN EMERGENCY.

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

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

Motion by Councilor Cable, seconded by Councilor Wadley to adopt Ordinance 2023-25.

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

RESOLUTIONS

Resolutions for 3rd Reading –

Resolution 2023-13 - A RESOLUTION AUTHORIZING ALL ACTIONS NECESSARY TO EFFECT A GOVERNMENTAL ELECTRICITY AGGREGATION PROGRAM WITH OPT-OUT PROVISIONS PURSUANT TO SECTION 4928.20 OF THE OHIO REVISED CODE, DIRECTING THE LICKING COUNTY BOARD OF ELECTIONS TO SUBMIT A BALLOT QUESTION TO THE ELECTORS.

Motion by Councilor Cable, seconded by Councilor Julian to adopt Resolution 2023-13.

Roll call vote: Yes: Julian, Wadley, Wolfe, Brunton, Cable
Abstain: 0; Nays: 0; Motion Passed 5 – 0

Resolution 2023-14 - A RESOLUTION AUTHORIZING ALL ACTIONS NECESSARY TO EFFECT A GOVERNMENTAL NATURAL GAS AGGREGATION PROGRAM WITH OPT-OUT PROVISIONS PURSUANT TO SECTION 4929.26 OF THE OHIO REVISED CODE, DIRECTING THE LICKING COUNTY BOARD OF ELECTIONS TO SUBMIT A BALLOT QUESTION TO THE ELECTORS.

Motion by Councilor Cable, seconded by Councilor Wadley to adopt Resolution 2023-14.

Discussion: Councilor Cable stated that because the village currently has a natural gas supplier that is already an aggregate, it is not necessary to do this. Councilor Brunton asked Toby if there is no possibility that any of the coming development could cause another company to want to be involved. Toby said the only thing that could cause the village to have another secondary supplier would be any possible future annexation and it could be addressed then.

Roll call vote: Yes: 0
Abstain: 0; Nays: Julian, Wadley, Wolfe, Brunton, Cable; Motion Failed 0 – 5

Resolutions for 2nd Reading – None.

Resolutions for 1st Reading – None.

UNFINISHED BUSINESS -

Councilor Julian called for a floor vote to create an ordinance for the next meeting to change the pay grid from \$18.32 per hour to \$23.32 per hour for a full-time police officer and change the pay grid for the Police Chief to \$65,000.

Roll call vote: Yes: Julian, Wadley, Brunton, Cable

Abstain: 0; Nays: Wolfe; Motion Passed 4 – 1

NEW BUSINESS – None.

CITIZEN'S COMMENTS -

Kyle Robinson – owner of the new Smoke on the Water cigar lounge – Kyle is interested in purchasing the village-owned property that is next to the shop – 4924 Walnut Road. He was informed by Mayor Peterson that he needs to talk to council first and that council would talk about it amongst themselves and vote on it and it would go to auction with appraisal. He would like to start the conversation about buying it. Councilor Wolfe stated that it would go to auction and anyone could bid on it.

Charlotte Basnett – 67 Lighthouse Lane – Charlotte stated she has been waiting for two years and seeing all kinds of things happen and people upset about the topic of short-term rentals in the village. Garbage cans overflowing, way too many parked cars, and the police have been called a few times. If there is some reason that this is being held up, she thinks people need to know. You need to do something before you can evaluate to see if it is right. You need to put it out there and get it done and then evaluate it. There might be some people that won't buy these places and make them into short-term rentals if they understand the responsibility that it takes to run one of these (and there is no responsibility now) and maybe there won't be people who will just buy any old thing and say it is a short-term rental. Buckeye Lake is very popular right now and everyone wants to go there if you have a place, but look at some of the places. And with no restrictions at all, it is just a mess. She does not understand what the holdup is and she hopes to get an answer sometime in the near future.

Bob Hegedus – 90 Dockside Drive – He came to a council meeting a month or two ago and said there was something passed for short-term rentals and then it was decided that it had to be amended again and he has not heard since then. He is curious what the status is of the short-term rental procedure. Councilor Wolfe said that there is an ordinance in place. We as legislators write ordinances and pass them; administration then works on them. It is a live document and if there are changes, changes will be made to it, such as lowering or raising a fee. Councilor Julian said that we do not have the process in place for the administration at this point. She said that we do not have an application and the fees are not out there. Councilor Wolfe said you will most likely see those fees, which have been proposed, at the next council meeting. Mayor Peterson said that as soon as council gets it passed, it will come to the administrative side and that's when it will be enforced.

COUNCIL MEMBER COMMENTS

Councilor Julian: Piggybacked on Charlotte and Bob's comments that there has been overflowing trash and cars parked in yards. There has been a lot of conversation about short-term rentals. She feels like they got to a fair point of putting parameters together for short-term rentals. Ordinance was passed in November and fees are going to be amended. Fair to ask the administration to have the application and procedure ready to go online by the end of June.

Councilor Wadley: Appreciates the citizens comments. We hear you. Council had great discussions this evening and she appreciates that.

Councilor Wolfe: Committee meeting and charter work group meeting tonight. The Charter is a very serious document that is out there but we did not have any public show up to the charter discussion. Come to the

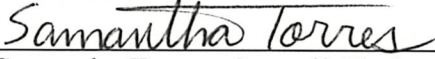
committee meetings where we open up and talk about various topics. Be safe on the lake, very crowded on the weekends. Thanks for everyone's cooperation as he filled in for Council President Goodman tonight.

Councilor Brunton: Welcome to new officer Joshua Dillard to the police force. Happy Father's Day this coming weekend. Thanks to the citizens who take their time and develop the courage to speak up. We would love to see more people participate in these meetings so that we can all be fully transparent and informed. She asked council president at another time what do we do / what is next after hearing a citizen's comment. It is always listened to and will be decided behind the scenes how to respond at a later time.

Councilor Cable: Agrees with citizen's comment from Charlotte. Need to test run these living documents, there is a reason why you have revision controls. Need to get it out there sooner or later. A year ago, in his neck of the woods, there were a lot of cars parked at Lakeview and Union and he does understand there isn't much parking and that sometimes it happens for things like family gatherings, but what is the time limit on that? Overnight? An hour? Should not hold up anything but should be looked at in committee. But can do it to see what needs tweaked. No document will be correct right out of the gate. In a few years, may have 4 or 5 revisions to a document, that's why you do that. Summer time is what the lake is all about so be careful and be aware of everyone out there. Excellent job tonight by President Pro Tempore Wolfe.

ADJOURNMENT: Motion by Councilor Cable to adjourn the meeting and seconded by Councilor Wolfe. All in favor. Meeting adjourned at 8:01pm

NEXT MEETING: Regular Council Meeting: June 26, 2023



Samantha Torres, Council Clerk



Linda Goodman, Council President