

Buckeye Lake Village Council Meeting Minutes  
Held in Council Chambers, streamed live on Facebook  
**March 11, 2024**

**Call to Order:** By Council President John Lemmon 7:00p.m.

**Pledge of Allegiance and Moment of Silence:** Led by Council President John Lemmon.

**Roll Call:** Present: Don Cable (0,0), Kellie Green (0,0), Deb Julian (0,0),  
(Consecutive, Total Absences) John Lemmon (0,0), Adam Miller (0,1), Sue Wadley (0,0)  
Absent: None.

**Staff Present:** Linda Goodman, Mayor; Samantha Torres, Clerk of Council; Amanda Hoppel, Clerk Treasurer; Jason Harget, Police Chief

**Approval of Regular Council Meeting Minutes:** Motion by Councilor Julian, seconded by Councilor Cable, to approve the February 26, 2024 regular council meeting minutes.

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

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

**Approval of Clerk Treasurer's Report:** Motion by Councilor Julian, seconded by Councilor Wadley, to approve the February 2024 reconciliations and Treasurer's report dated March 8, 2024.

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

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

**APPOINTMENTS AND PRESENTATIONS:** Mayor Goodman informed us and Personnel Committee Chair Wadley gave a recommendation to appoint someone to the vacant council seat without going through the full process of asking for applications as this is a very short interim position to be filled through November. She recommends we just go ahead and appoint someone since it is an interim position. If the position is still open, after the November election, council could reevaluate the process at that time. Councilor Wadley recommended to council that they appoint Tom Wolfe to the vacant council seat. He was a former councilperson and he would be very knowledgeable of what activity and situations have been going on. President Lemmon stated he supports her recommendation and this would be good as Tom could hit the ground running, whereas someone else might take two or three months to understand and get into it, only to possibly be right back out again in November.

Motion by Councilor Cable, seconded by Councilor Julian to appoint Tom Wolfe to the interim council position.

Discussion: Councilor Wadley stated that after she had discussion with President Lemmon, she reached out to Mr. Wolfe and asked if he was interested in the position and he is interested, so he attended the meeting tonight.

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

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

Tom Wolfe was sworn in by Mayor Goodman and took his seat with the rest of council.

Nomination and vote of Interim Council President Pro Tempore who will serve until the November election or possibly longer.

Councilor Lemmon nominated Don Cable; Councilor Miller seconded the nomination.

Councilor Julian nominated Sue Wadley, however Sue declined the nomination. Councilor Julian took back her nomination of Sue Wadley.

Vote was taken; all in favor of Don Cable. Don Cable becomes Interim Council President Pro Tempore.

**Reconfirming non-elector members of the Planning and Zoning / Board of Zoning Appeals Commission:**

Motion by Councilor Wadley, seconded by Councilor Green to affirm / reconfirm Cynthia Ebner as Planning & Zoning / Board of Zoning Appeals member.

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

P&Z / BZA member Cynthia Ebner was affirmed and sworn in by Mayor Goodman.

Motion by Councilor Green, seconded by Councilor Miller to affirm / reconfirm Dick Williams as Planning & Zoning / Board of Zoning Appeals member.

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

Mr. Williams was not here at this time but he arrived after Committee reports and was sworn in by Mayor Goodman at that time.

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

**Finance Committee:** Next Finance Committee will be held March 25<sup>th</sup> at 5:30pm, with another meeting to be held April 22<sup>nd</sup> at 5:30pm. Amanda and her will get together to get info together about levies vs. income tax.

**Public Safety Committee:** Tom Wolfe is now the Chair of this committee. Meeting to be held April 22<sup>nd</sup> immediately following the Finance Committee.

**Public Service Committee:** Meeting was to be held March 4<sup>th</sup>, but not enough members present for a quorum, so just had some general discussion. Union Avenue paving review – this is directly related to a citizen’s comment. It is documented that the village is working with the contractor regarding the condition of the paving of Union Avenue in Fall of 2023. The contractor reviewed the condition and agreed the issue exists. The project is under warranty. The village is in the process of gathering data to discuss with the contractor. Toby has been in conversation with the solicitor regarding this. Council has done what they need to do, it is now an administration issue. Chair Cable’s report was given at the last meeting. The committee has a standing meeting on the first Monday of every month at 6:30pm, with the next one being held April 1st at 6:30pm. Mayor Goodman stated that they have reached out to the engineering firm and are waiting to hear back about a meeting.

**Rules Committee:** Chair Miller stated he spoke with Council Clerk to get a Rules Committee meeting scheduled soon.

**Community Development Committee:** Was given some homework from former Council President. Next meeting to be held April 8<sup>th</sup> following Personnel meeting, and would like that to be a standing meeting. Asked to look into short-term rentals. In ordinance, there is a comment that licensing needed to happen within 30 days of the passage of that ordinance in order to be in compliance or it is considered a third-degree misdemeanor. This will need to be discussed in committee as the short-term rentals would be out of compliance at this point. IT was also noted that it is difficult to find the addresses for the short-term rentals. On sites like VRBO, the pictures are listed but not the addresses. Need to discuss this and first responders need to know where the actual addresses are. Cannabis dispensaries – reaching out to the State for clear information. It is difficult to get a person to respond. The applications to get your Ohio license in order to run a dispensary are supposed to be able to be made in June, with the thought that the license would be put in hand in September. Information may not be made public until the State finalizes their rules and regulations on licensing. On the website, there is a certain number of licenses they are intending to release with a certain amount set aside for producers giving them priority. Councilor Green stated that information beyond that is somewhat vague. Ohio Department of Commerce is the best site to learn more about that. Councilor Wadley asked if maybe MORPC might have some information; Mayor Goodman would check that.

**Personnel Committee:** Meeting held tonight reviewing some policies. Discussed uniform allowance policy. Access and

what should be retained in personnel records was discussed as well. Those are in committee hands to be reviewed and come back with final drafts for recommendation to council. Also discussed political activity and social media policy. Can watch the meeting again on Facebook. Next meeting to be held April 8<sup>th</sup> at 6:00pm.

**Report of Council President:** President Lemmon read a statement about the recall of previous Mayor Jeryne Peterson and the official recognition of Linda Goodman as Mayor of the Village of Buckeye Lake. This statement was signed by Council President Lemmon and Council Clerk Torres.

**Report of Mayor:** Mayor Goodman thanked council for their support. We will all work together and we all feel that is what is best for the village. Met with some staff members one-on-one to find out what they need from her or from this village in order to do their jobs. Move forward with good communication and sharing of ideas to help us be a lot stronger. Will work with Council President and meet once a month or once every six weeks to exchange information and establish a strong working relationship between administration and council. Easter Egg Hunt at Ryan-Braden Park this Saturday at 1pm. Drop candy donations at Fire Department, Police Department, or Village Offices. Invited council members and members of Parks and Recreation to come and help; this is all-inclusive. Will set up a special events committee to help Police and Fire Chiefs with their events with members of council, Parks and Recreation, and members of the community to plan more fun events.

**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 2024-10** – PERMANENT ANNUAL APPROPRIATIONS ORDINANCE OF THE VILLAGE OF BUCKEYE LAKE, OHIO, FOR 2024, AND DECLARATION OF AN EMERGENCY.

This will move on to a third reading.

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

**Ordinance 2024-11** – AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A TEMPORARY WORKPLACE AGREEMENT WITH COLUMBIA GAS TRANSMISSION LLC FOR GAS LINE MAINTENANCE AND THE DECLARATION OF AN EMERGENCY.

**Discussion:** This is part of the Cranberry Bay paving project. Councilor Cable spoke with Toby Miller and this ordinance, as well as the next one do not have to go as emergency, he just did not know when this information needed to be given to them.

This will move to a second reading.

**Ordinance 2024-12** – AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A WORK AGREEMENT WITH CRANBERRY BAY HOMEOWNER'S ASSOCIATION INC FOR STORMWATER DRAINAGE IMPROVEMENTS AND THE DECLARATION OF AN EMERGENCY.

This will move to a second reading.

**Ordinance 2024-13** - AMENDING ORDINANCE 2023-62 TEMPORARY APPROPRIATIONS ORDINANCE AND DECLARING AN EMERGENCY.

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

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

**Abstain:** 0;               **Nays:** Wadley;           **Motion Passed 6 – 1 - 0**

Motion by Councilor Cable, seconded by Councilor Julian to adopt Ordinance 2024-13.

**Discussion:** The village received two sources of funds during COVID. The first was called COVID fund and the second was ARPA (American Rescue Plan Act) funding. Very lucky to receive this and the village was able to do some things with that funding. This amount that you see on this ordinance is the balance in that account. It was discussed in committee and council meetings that there was still a need for turnout gear in the fire department which is very expensive. It was discussed to appropriate the balance of those funds to the fire department to purchase those things. Councilor Julian said on the second page it says remaining funds would be utilized for any other approved expenses. Fiscal Officer Amanda Hoppel stated that the invoice turned in from the fire department is for \$2,145. The remaining \$870 will still be appropriated to the fire department to use as they need. Emergency due to an invoice needing to be paid.

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

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

**Codification of Ordinances** – Council Clerk Torres stated that the contract and information received from the company that could be chosen to do the codification of ordinances was fairly lengthy and had some financial decisions within it to be made. Council Clerk asked if this needed to be referred to the Finance Committee or talked about in detail. President Lemmon asked how long the village has in order to make this agreement. Mayor Goodman stated that this conversation had been started last year and the sooner we start it, the better. It is not an emergency, but it definitely needs done and it will take at least a year for it to be done. President Lemmon stated that the choices on that need to be made and should probably be made in a committee. Finance Chair Julian stated if they wanted it to start in Finance Committee, she could get with Lemmon and Goodman to bring some recommendations to council. Everyone deserves an explanation for what the options are in the agreement. Will be passed to the Finance Committee and there will be a meeting with Lemmon and Goodman and Clerk Torres with the man from the company, if possible.

**Charter Review** – Councilor Cable – Was sent to solicitor and has been discussed some by council early last year. Councilor Wadley stated there is a timeline for that process and Mayor Goodman stated she believes that time has passed. With the recommendations that were made by the Charter Review Commission, council has to make the determination: do they want to recommend the entire Charter change to be placed on the ballot for vote or do they want to choose 1-3 items to put on the ballot, which is the recommendation from attorney Gary Hunter of OML. He has told the village and other municipalities that if they want to get things passed on the ballot, they need not present more than 3-4 items. Presenting a whole charter review change is very expensive and a lot of information to vote on. President Lemmon will need to talk with Brad to see if we need to move forward, can we move forward, and how to move forward. Mayor Goodman stated another reason why this was bogged down is because council previously was told that they could make changes to the wording of the Charter Review Commission, but later were advised that council cannot change the wording. Council can choose which items in the writing that they feel confident with to put on the ballot and hope to get passed.

**Parking Lot Signs** – Councilor Julian stated that there are signs in the parking lot that there is no parking there during certain hours and it is not getting better; it is getting worse. Even during the day, when there is official village business to be done, usually by 3-4pm, the parking lot is basically full. She stated maybe it needs to go back to a committee for more or better signage. She wondered, are there certain notices that we could start putting on cars to make them aware that we have business to do and we need our parking lot? Councilor Cable stated it is hard to pinpoint if this is habitual people or different people parking there and going over to the brewery. Councilor Wadley stated we can reach out to the brewery to have a discussion with the business next door to help with enforcement. Police Chief Harget stated that vehicles have been

ticketed. Maybe some striping that says village business only. Can give that to Public Service to look into striping. Police uses e-citation just like a speeding ticket. Signage is legal for writing tickets. Can restrict the parking hours.

**NEW BUSINESS –**

**Application for Placement of Farmland in an Agricultural District –**

Motion by Councilor Miller, seconded by Councilor Wolfe to approve the renewal application for placement of farmland in an agricultural district for Luray Union LLC parcel number 074-33562800.000, 128 acres in Buckeye Lake.

Discussion: President Lemmon stated that this is the Slater Farm and is something that needs to be done once every five years for the auditor's office. This is acknowledging that this is farmland and it is being used as such and will continue as such.

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

**Abstain:** Cable; **Nays:** 0; **Motion Passed 6 – 1 - 0**

**Name: Village of Buckeye Lake or Buckeye Lake Village** – Mayor Goodman stated we are the Village of Buckeye Lake. Recordings say it in various ways. We will work on getting the namings and brandings back to Village of Buckeye Lake.

**CITIZEN'S COMMENTS –**

Casey Clark – 241 Lakeview Drive – Comment submitted via email was read by Council Clerk Torres. Comment found in meeting minutes binder.

**COUNCIL MEMBER COMMENTS –**

**Councilor Miller** – Congratulations to Mayor Goodman. Would like to get the Rules Committee going and work on getting something scheduled. Will chat with Councilor Green.

**Councilor Wadley** – Compliments administration on the website. It is looking really good and has good information. Moving in the right direction. Has committees scheduled and various good information on there. Congratulations to the changes in leadership. Looking forward to having a good working relationship and moving forward.

**Councilor Cable** – Time change this past weekend is great. More people out and about on the streets and sidewalks and on the dam. Buy local and continue to support the region of Buckeye Lake.

**Councilor Green** – Congratulated Mayor Goodman and President Lemmon. Looking forward to the Community Development committee and it will be a busy committee and she will come to some of you for guidance.

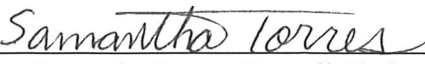
**Councilor Julian** – Welcome back Councilor Wolfe. Looks forward to working with Goodman and Lemmon. Great for all of us to move forward. As she thinks about this new outlook, she would like to bring out the list of things to get accomplished. There were so many things that got in the way of that before and we need to strive for moving forward for the residents.


**Councilor Wolfe** – Thanks to council for their support and confidence in appointing him again. Congratulations to Mayor Goodman and President Lemmon. Feel free to reach out to him about public safety. It is one of the most important committees.

**Councilor Lemmon** – Thanked Councilor Wolfe for stepping up and taking the interim position. His experience is well appreciated. President Lemmon asked everyone to please have patience with him. He will make some mistakes. Congratulations to Mayor Goodman. A lot on her plate but she has experience and the help and support from seven members of council.

**Adjournment:** Motion by Councilor Cable, seconded by Councilor Miller, to adjourn the meeting. All in favor. Meeting adjourned at 8:08pm.

**NEXT MEETING:** Regular Council Meeting – March 25, 2024

  
Samantha Torres, Council Clerk

  
John Lemmon, Council President