

Buckeye Lake Village Council Meeting Minutes  
Held in Council Chambers, streamed live on Facebook  
May 13, 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: Kellie Green (0,0), John Lemmon (0,0), Sue Wadley (0,0), Tom Wolfe (0,0)  
(Consecutive, Total Absences)

Absent: Don Cable (0,1), Deb Julian (0,0) (excused)

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

**Approval of Regular Council Meeting Minutes:** Motion by Councilor Green, seconded by Councilor Wolfe, to approve the April 22, 2024 regular council meeting minutes.

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

**Abstain:** 0; **Nays:** 0; **Motion Passed 4 - 0**

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

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

**Abstain:** 0; **Nays:** 0; **Motion Passed 4 – 0**

**APPOINTMENTS AND PRESENTATIONS:**

Vote for new council member – Douglas Keener and Michelle McCormick applied for the council vacancy, left by the resignation of Adam Miller on April 15<sup>th</sup>.

Personnel Committee recommends that full council votes to seat Douglas Keener.

**4 votes for Douglas Keener – Green, Lemmon, Wadley, Wolfe;** he was sworn in by Mayor Goodman and took the council seat to join the meeting.

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

**Finance Committee:** Absent; no report.

**Public Safety Committee:** Nothing to report at this time.

**Public Service Committee:** Absent; no report.

**Rules Committee:** Committee now has a new Chair, as Douglas Keener has been sworn in as the new seventh member of council tonight; no report as he is new.

**Community Development Committee:** Discussion on DORA update, should be coming mid-July. Food truck discussion. Warning signage discussion for trucks in the narrow areas of the village. Next committee meeting will be held June 10<sup>th</sup> following Personnel committee meeting to be held at 6:00pm.

**Personnel Committee:** Meeting held tonight interviewing new council member Douglas Keener. Also looked at personnel policy updates that they are continuing to discuss. Next meeting to be held June 10th at 6:00pm.

**Report of Council President:** President Lemmon read his report which can be found in the meeting minutes binder.

**Report of Mayor:** Mayor Goodman read her report which can be found in the meeting minutes binder.

**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 2024-15** – AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE LICKING COUNTY PLANNING COMMISSION FOR THE ADMINISTRATION OF FLOODPLAIN REGULATIONS.

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

**Roll call vote:**           **Yes:** Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0;           **Nays:** 0;                   **Motion Passed 5 – 0**

Motion by Councilor Wolfe, seconded by Councilor Wadley to adopt Ordinance 2024-15.

**Roll call vote:**           **Yes:** Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0;           **Nays:** 0;                   **Motion Passed 5 – 0**

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

**Ordinance 2024-18** – AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT WITH OHM ADVISORS FOR BACKUP GENERAL ENGINEERING SERVICES AND PRIMARY VILLAGE PLANNER CONSULTANT FOR THE VILLAGE OF BUCKEYE LAKE, LICKING COUNTY, OHIO, AND THE DECLARATION OF AN EMERGENCY.

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

**Roll call vote:**           **Yes:** Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0;           **Nays:** 0;                   **Motion Passed 5 – 0**

Motion by Councilor Wolfe, seconded by Councilor Green to adopt Ordinance 2024-18.

**Discussion:** President Lemmon asked for a point of information from Mayor Goodman who stated that discussion was held in previous meetings and in Personnel Committee meetings that the village needs a development director. There is a lot going on and development is coming. She stated that we know our limitations and what we have dealt with in the past. We know that we do not have heavily qualified and experienced people in very vital positions for moving development and planning for our village forward. She said they talked to MORPC, commercial realtors, ADR, OHM - went a lot of different ways on this and said that we need at least a part-time development director. She said those she talked to said we do not need a development director; we need a planner. We do not have enough available land to develop in order to justify a development director. What we need is a person in place to make sure that what we are doing is done right. Councilor Wadley did some research and learned that the Village of Granville does not have development director, they have 3 planner positions. Need a planner to advise on how to work with developers, code, zoning, and commissions. The village does not have enough land to justify a development director.

Planning position would need to be a very educated, qualified, and experienced person to fill the gap, help us learn, and help us know that this is done right. When RFQs were done with ADR, second highest was OHM. ADR agreed to another company assisting them with workload. ADR is an engineering company. They do not have planners. OHM was next highest rated company on RFQs and that is who we think would be best suited for us. The person they talked to comes highly trained and experienced. Councilor Lemmon stated we have had development in the past when trying to do it as a village and there were questions of why things did not happen in certain ways, but we did not have the experience or qualifications. Developments started coming and started getting bigger and we ran into some problems. These future developments will come hard and fast and a lot bigger than we have had before so we need a professional in order to be prepared for these. Need to not do these until we have someone qualified. Mayor Goodman stated this would be a contract position as needed. Would not be paying benefits or OPERS. Never to exceed \$4,000 a month. There will be months when we do not use them at all. \$27,000-\$28,000 a year. Councilor Wolfe likes that we have looked at planning and development and we need a professional and he likes that it is contracted and not to exceed \$4,000. He likes Section 2 of the ordinance as it gives the opportunity to see if this works and that there is an exit if it does not. President Lemmon

stated money will need to be appropriated for this in the future. Toby stated there is some money in Professional Services to get started with. There are two ways out with 30-day notice of cancellation inside the contract and through what the ordinance says. Can use this person to fix some of the friction that the Planning Commission may be having and in getting some timelines. May initially be a lot of work and then may trail off on the amount of work. Finance Committee may want to see it have a designated line to see exactly where the money for this is going. This would be a task-time-material type position, not like a normal retainer. Councilor Wadley likes that it is contracted. Will have some planning over the next few years.

**Roll call vote:** Yes: Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0; **Nays:** 0; **Motion Passed 5 – 0**

**Ordinance 2024-19** – AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACT WITH ADR & ASSOCIATES, FOR PROJECT DESIGN, BIDDING, AND INSPECTION SERVICES FOR THE 2024 TRENCH LINE REPAIR AND PAVING PROGRAM, AND DECLARING AN EMERGENCY.

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

**Roll call vote:** Yes: Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0; **Nays:** 0; **Motion Passed 5 – 0**

Motion by Councilor Wolfe, seconded by Councilor Green to adopt Ordinance 2024-19.

**Discussion:** President Lemmon asked for a point of information from Toby Miller who stated this is a normal annual paving project. One of the streets we are looking at this year has some technical issues beyond what we can do. Will take some surveys and other things. Takes some of the load off of the village. Will come out of paving money for this. This is how we would normally do our engineering that is outside of normal tasks.

**Roll call vote:** Yes: Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0; **Nays:** 0; **Motion Passed 5 – 0**

**Ordinance 2024-20** - AN ORDINANCE PROVIDING FOR ESTIMATED REVENUE FOR THE VILLAGE OF BUCKEYE LAKE FOR THE CALENDAR YEAR 2024 AND DECLARING AN EMERGENCY.

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

**Roll call vote:** Yes: Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0; **Nays:** 0; **Motion Passed 5 – 0**

Motion by Councilor Green, seconded by Councilor Wolfe to adopt Ordinance 2024-20.

**Discussion:** President Lemmon stated this is accepting the money that Parks and Recreation has been collecting for donations for the I Walked the Whole Damn Dam event to be held in June and putting that into a fund to be able to pay out some expenses for that event.

**Roll call vote:** Yes: Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0; **Nays:** 0; **Motion Passed 5 – 0**

**Ordinance 2024-21** - AMENDING ORDINANCE 2024-10 PERMANENT APPROPRIATIONS ORDINANCE AND DECLARING AN EMERGENCY.

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

**Roll call vote:** Yes: Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0; **Nays:** 0; **Motion Passed 5 – 0**

Motion by Councilor Wadley, seconded by Councilor Wolfe to adopt Ordinance 2024-21.

**Discussion:** President Lemmon stated this is for appropriating some of the Parks and Recreation money that was just accepted for the I Walked the Whole Damn Dam event.

**Roll call vote:** Yes: Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0; **Nays:** 0; **Motion Passed 5 – 0**

**Ordinance 2024-22** - AN ORDINANCE CONSOLIDATING SHORT-TERM RENTAL AND BED AND BREAKFAST ORDINANCES AND REGULATIONS AND REPEALING ORDINANCES AND THE DECLARATION OF AN EMERGENCY.

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

**Roll call vote:** Yes: Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0; **Nays:** 0; **Motion Passed 5 – 0**

Motion by Councilor Wolfe, seconded by Councilor Keener to adopt Ordinance 2024-22.

**Discussion:** Mayor Goodman stated this is a much cleaner version of the short-term rental ordinance that can be referred to now.

**Roll call vote:** Yes: Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0; **Nays:** 0; **Motion Passed 5 – 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** –

**Resolution 2024-03** – A RESOLUTION DECLARING THE NECESSITY OF LEVYING A RENEWAL TAX ON PROPERTY IN EXCESS OF THE TEN-MILL LIMITATION FOR CURRENT OPERATING EXPENSES INCLUDING STREET LIGHTS AND REQUESTING CERTIFICATION FROM THE LICKING COUNTY AND FAIRFIELD COUNTY AUDITORS AND THE DECLARATION OF AN EMERGENCY.

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

**Roll call vote:** Yes: Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0; **Nays:** 0; **Motion Passed 5 – 0**

Motion by Councilor Green, seconded by Councilor Wadley to adopt Resolution 2024-03.

**Discussion:** President Lemmon stated this is not a vote to put this on the ballot today. This is a vote to send this to the Licking County Auditors to receive their certification and to be able to move forward with discussion of putting it on the ballot.

**Roll call vote:** Yes: Green, Lemmon, Wadley, Wolfe, Keener  
**Abstain:** 0; **Nays:** 0; **Motion Passed 5 – 0**

**Resolution 2024-04** – A RESOLUTION TO PROCEED WITH A REPLACEMENT LEVY ON PROPERTY IN EXCESS OF THE TEN-MILL LIMITATION FOR POLICE PROTECTION SERVICES FOR THE VILLAGE AND TO SUBMIT THE QUESTION OF THE REPLACEMENT TAX TO THE ELECTORS OF THE VILLAGE AT THE NOVEMBER 5, 2024 ELECTION AND THE DECLARATION OF AN EMERGENCY.

This will move on to a second reading.

## **UNFINISHED BUSINESS** –

**Codification of Ordinances** – Close to being ready to bring to full council for a vote on the contract for this. Had some questions for the company that has been talked to about doing this. Is the proposal still valid? The man has not emailed back yet. Once we receive that back, we could have something for council to vote on. Need to know exactly which items we have to decide on within that proposal.

**NEW BUSINESS –**

**Moratorium for the Sale of medical and “adult use” marijuana –**

Mayor Goodman stated that a lot of our surrounding communities are doing moratoriums on the retail sale of medical or recreational marijuana. Maybe at next meeting, she would like to propose a one-year moratorium on the sale of marijuana until we get the state ruling on the regulation of it. Granville, Etna, Hanover and others have all passed. She had conversation and elected officials from Newark said had they known, they would have done a moratorium. She said Chief Harget would like to speak about it as well. Put it to a vote.

**Free Yard Sale Days – June 14, 15, 16 –** That is Father’s Day weekend and a vote was taken in previous year to have it the third weekend of June which is also Father’s Day weekend. Maybe look at doing it the weekend before, starting in 2025. Need to look at the effect it may have when the National Road yard sale is happening near that time as well.

**CITIZEN’S COMMENTS** – None.

**COUNCIL MEMBER COMMENTS –**

**Councilor Green** – Thanked everyone for committee conversations tonight. Lots of great ideas. Thanked the community members who came up to her to speak about their food truck concerns. Encourages residents to come up and talk to us in the community. Our role is to be open and visible. Thanked Mayor Goodman. Asks people to support the I Walked the Whole Damn Dam event on June 29th.

**Councilor Lemmon** – Welcome Mr. Keener. So much going on. Emphasizes one more time, keep your distance and be mindful during the construction that will be happening. Thank you, Mayor Goodman. We have been able to do many things together in the past few weeks. Being respectful is such a wonderful, refreshing way to move forward. Nice to go into the office with a nice comfortable atmosphere and stress level not being there.

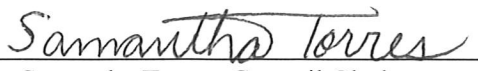
**Councilor Wadley** – Welcome new council member. Nice to see him being an active participant on day one. Next meeting is after Memorial Day. Be safe. Kids getting out of school, pay attention to that. A lot of good stuff going on. Excited to see it all.

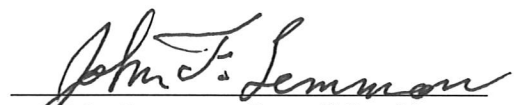
**Councilor Wolfe** – Welcome Councilor Keener. Thanked Mayor on work on DORA. Maybe take a year or two to get equipment in place. Thanked solicitor for his work on consolidation of short-term rental document. Need to keep in mind is the Charter Review Commission.

**Councilor Keener** – Thanked everyone for their vote of confidence and looks forward to serving.

**Adjournment:** Motion by Councilor Green, seconded by Councilor Wolfe, to adjourn the meeting. All in favor. Meeting adjourned at 8:09pm.

**NEXT MEETING:** Regular Council Meeting – May 28, 2024

  
Samantha Torres, Council Clerk

  
John Lemmon, Council President