

**Village of Bailey Lakes
Regular Meeting Minutes
February 24, 2025**

Mayor: John Benshoff

Council members: Krissy Kauf, Tina Killion, Ariel Isaacs, Dottie Scott, Tom Dilgard, Justin Isaacs

Fiscal officer: Leighanna Cawrse

Operators: Tim Hickey, David Pitsenbarger both absent

Zoning Inspector: Patrick Miller

Meeting held via Facebook live.

PRESENTATION

None.

MINUTES APPROVAL

Dottie Scott made a motion to approve January 13th regular meeting minutes with the correction to Page 3 that said “Christmas lights now purchased by the village” to “not purchase by the village.”

Ariel Isaacs moved to approve the January 13th regular meeting minutes with corrections. Tina Killion seconded the motion. Roll call: All ayes; No one opposed.

February 10, 2025 regular meeting minutes were tabled.

FISCAL – NEW BUSINESS

None.

FISCAL – PENDING BUSINESS

Leighanna Cawrse discussed AutoPay for water/sewer bills, answering question from last meeting. GASi will charge a \$100 annual support fee for ACH in addition to our normal expense through GASi. Park National Bank charges \$25.00 per month + 0.15 cents per item. Currently two residents have asked for AutoPay. Council discussed and decided to hold off on this at this time and could revisit in the future.

State Auditor has a *Local Government Officials Conference* scheduled for March 27th and 28th in Columbus. Leighanna Cawrse and Ariel Isaacs would like to attend the fee is estimated to be \$200 per person.

Ohio Sunshine Law Training discussed – Ariel Isaacs and Tom Dilgard need to complete this within their four year term.

Tom Dilgard and Justin Isaacs do need to complete the fraud training.

**Village of Bailey Lakes
Regular Meeting Minutes
February 24, 2025**

FISCAL- RESOLUTIONS/ORDINANCE

Second reading – title only of Ordinance 2025-01 “AN ORDINANCE TO ESTABLISH A VILLAGE CREDIT CARD POLICY COMPLIANT R.C. 717.31.”

Second reading – title only of Ordinance 2025-02 “AN ORDINANCE AMENDING ORDINANCE 3-72 PROHIBITING THE DISCHARGE OF FIREARMS WITHIN THE VILLAGE OF BAILEY LAKES.”

Second reading – title only of Ordinance 2025-0210 “~~RESOLUTION AMENDING~~ **ORDINANCE REPLEALING** ARTICLE V, SECTION 514(1) OF THE VILLAGE OF BAILEY LAKES ZONING ORDINANCE PERMITTING THE OWNING AND RAISING OF POULTRY AND FOWL WITHIN THE VILLAGE OF BAILEY LAKES ON LOTS AT LEAST ONE-QUARTER ACRE IN SIZE **AND REMOVING THE PROVISIONS FROM THE VILLAGE OF BAILEY LAKES ZONING ORDINANCE AND PERMITTING THE OWNING AND RAISING OF POULTRY AND FOWL WITHIN THE VILLAGE OF BAILEY LAKES.**”

Council discussed changes/additions to send to the solicitor.

First reading – title only of Ordinance 2025-03 “AN ORDINANCE AMENDING ARTICLE VII, OF THE VILLAGE OF BAILEY LAKES ZONING ORDINANCE ELIMINATING THE PLANNING COMMISSION OF THE VILLAGE OF BALIEY LAKES.”

COUNCIL REPORTS/COMMENTS

- Dottie Scott:
 - Contacted Comfort Control – maintenance on the gas furnaces once per year and the split system units twice per year at town hall at a cost of \$329.00 for the whole year. The village should consider putting carbon monoxide detectors in the town hall.
- Krissy Kauf:
 - Proposed increasing rental rates for Village Hall. Ariel suggested a non-resident rate increasing to \$125.00 for 4 hours, and \$200.00 for full day, keeping the current rates for residents of Bailey Lakes; effective immediately, but all contracts prior to this date will be honored at the original rates. Krissy Kauf made a motion to include a non-resident rate and keep the resident rate the same. Seconded by Ariel Isaacs. Roll call: Ariel Isaacs yes, Tom Dilgard yes, Justin Isaacs yes, Tina Killion yes, Dottie Scott no, Krissy Kauf yes.
 - Leighanna Cawrse pointed out a few changes to the contract; removing “HDX solution” from #11 and deleting #17 and #18 from the current rental agreement rules and regulations. Ariel Isaacs made a motion to remove the said changes. Seconded by Krissy Kauf. Roll call: All ayes; No one opposed.
- Tina Killion - None.

**Village of Bailey Lakes
Regular Meeting Minutes
February 24, 2025**

- Ariel Isaacs:
 - Inquired on paperless for the newsletter; can the form be placed online? Leighanna responded yes the form can be put online.
 - Acoustic sound panels and curtains for the Village Hall- 20 panels and 4 curtains for \$580.00 through Amazon. This has been tabled to allow for further research by council members.
 - Discussed updates different needs for various areas within the village; such as parks, James Lake lighthouse, monument, town hall, Patio by James Lake, etc.
- Tom Dilgard- None.
- Justin Isaacs:
 - Council should post ordinances online. Justin Isaacs made a motion to post all current/applicable ordinances on the village website for transparency. Seconded by Tina Killion. All ayes, no one opposed.
 - Fixed 3 sinks in restrooms; shut-offs and water lines at Village Hall as well as GFIs in the kitchen.

MAYOR REPORTS/COMMENTS

- EPA new permit filed and waiting on approval – engineers have all the information.
- Applied for the money from OWDA loan in the amount of \$177,776. needed for the contractor.
- In the next few months would like to go over smoke test areas. Trying to install flowmeters to indicate where the high infiltration areas are.

TOWN HALL – NEW BUSINESS

None.

TOWN HALL – PENDING BUSINESS

Village Administrator- Not discussed.

GFI has been replaced in Village Hall kitchen

Soffit replacement - Justin Isaacs is waiting until this summer.

WATER/SEWER WASTEWATER TREATMENT PLANT-NEW BUSINESS

Past Due Accounts-Shut off letters 2/24/2025

Past due accounts will be shut off on March 3, 2025.

2025-2028 Independent Contractor Agreement-GLCAP

John Benschoff discussion with council about the renewal agreement for RCAP until 2028. There is a cost involved, however RCAP has been instrumental in being informative and helping navigate through grants and provide education for certification. This has been tabled to allow for further research by council members.

**Village of Bailey Lakes
Regular Meeting Minutes
February 24, 2025**

WATER/SEWER WASTEWATER TREATMENT PLANT-PENDING BUSINESS

None.

ROADS AND STORM SEWER PENDING BUSINESS

Road repair on Wesley – Storm Drain Project- On hold.

Repair to driveway apron- Obtaining estimates.

PARKS/LAKE – NEW BUSINESS

Justin Isaacs- there is a tree in the water that is causing algae. Council was in general agreement for Justin Isaacs to remove the trees in James Lake on Shamrock Road and Wesley Road.

PARKS/LAKE – PENDING BUSINESS

Muskrat removal in James Lake- Not discussed.

Community Grant- estimate for lighthouse- Not discussed.

ZONING

1. Zoning inspector discussed the need for and emphasized the requirement of a Board of Zoning Appeals according to the ORC. Presented nominees Brad Carr and Phil Sweet to the Mayor to be appointed to the BZA. Stated it would consist of 5 members, each being appointed to a 5 year, 4 year, 3 year, 2 year and 1 year term. Brad Carr agreed to be appointed to a 5-year term, Phil Sweet agreed to be appointed to a 4-year term. Zoning inspector has asked others to fill the other terms, no answers yet. Ariel Isaacs asked what the Board of Zoning Appeals would do. Patrick Miller explained their role and that it is not a paid position. Justin Isaacs pointed out that the village has not been successful in hiring a Village Administrator which is a paid position, and questioned the need for a Board of Zoning Appeals. Justin Isaacs also pointed out that the Mayor can appoint, but the Council approves those appointments. Ariel Isaacs asked about upcoming projects that may need a Board of Zoning Appeals. Patrick Miller stated there is an abandoned house of which the owner has been asked to meet with the Ashland County Landbank along with village officials. If the owner disagrees to having the house torn down, the village would need to have it declared a public nuisance, and a BZA would be necessary at that point. Tom Dilgard pointed out that this particular zoning issue would be a conflict of interest for Brad Carr as he has voiced a desire to purchase the property in question. Dottie Scott asked how the village got involved with this issue to begin with and who signed the complaint. Zoning inspector stated that Brad Carr signed the complaint. Dottie Scott then voiced her disapproval of zoning actions with regard to said house. Mayor Benshoff weighed in regarding the hazard the house poses. Zoning inspector was asked of council if there was another issue that justified the BZA, to which he relayed a second zoning violation being grass clippings allegedly being thrown into

**Village of Bailey Lakes
Regular Meeting Minutes
February 24, 2025**

James Lake. Zoning inspector claimed grass clippings were causing algae in lake – pay to treat it, etc. Justin Isaacs refuted that claim. Issue was tabled.

PUBLIC INTERACTION

- A letter received from former council members; Annie and Randy Ramsthaler, which they requested to be read aloud, was read by Leighanna Cawrse.
- Facebook communications were addressed.

Since there was no further business Ariel Isaacs moved to adjourn the regular meeting. Krissy Kauf seconded. Roll call: All ayes; No one opposed. Meeting adjourned at 8:13 PM

Council President- Ariel Isaacs

Fiscal Officer- Leighanna Cawrse