

**Village of Bailey Lakes  
Regular Meeting Minutes  
March 10, 2025**

The meeting was called to order at 6:02 PM and began roll call.

Roll call of those present:

Mayor: John Benshoff

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

Fiscal officer: Leighanna Cawrse

Operators: David Pitsenbarger and Tim Hickey

Zoning Inspector: Patrick Miller

Public: Attorney, Joe Olecki. Joel Bender, Whitaker-Myers

**PRESENTATION**

Joel Bender of Whitaker-Myers discussed village insurance policy/premium. Dottie Scott made a motion to renew the policy for March 2025 to March 2026. Tom Dilgard seconded. Roll call: All ayes; No one opposed. Council would like the upgrades made to the sewer plant to be included in the policy.

**MINUTES APPROVAL**

Krissy Kauf made a motion to approve the February 10, 2025 regular meeting minutes as submitted. Dottie Scott seconded. Roll call: All ayes; No one opposed.

Ariel Isaacs made a motion to approve the February 24, 2025 regular meeting minutes with the correction to add the sentence on the first page at the top "The meeting was called to order at 6:00 p.m. and began roll call," Krissy Kauf seconded. Roll call: All ayes; No one opposed.

**FISCAL – NEW BUSINESS**

**M-T-D Check Register Report/Invoice Approvals**

Ariel Isaacs moved to approve the bills for February 2025 as submitted by the fiscal officer. Tom Dilgard seconded. Roll call: All ayes; No one opposed.

Council discussed sending a bill to AEP for repair of water line damaged when they were installing a new pole on State Route 250 across from County Road 758.

**Fiscal Report M-T-D**

Ending balances for February 2025 was read by Leighanna Cawrse

**Village of Bailey Lakes  
Regular Meeting Minutes  
March 10, 2025**

Forms/Logos

Leighanna Cawrse discussed new utility customer form and public records request form created by Cindy Gaubatz. Council was in general agreement to use the new forms.

Leighanna Cawrse discussed a possible new logo for the village created by Cindy Gaubatz. Tabled.

Computer

Leighanna Cawrse discussed purchase of a new computer for village office use sometime this year. Council suggested setting a budget and allowing Leighanna to choose what she needs within that budget. Leighanna will get estimates present to council on next meeting.

Purchase Order Requests

Ariel Isaacs made a motion to approve the purchase order for Kelstin Inc. in the amount of \$177,776.61 for the UV improvement sewer project. Krissy Kauf seconded. Roll call: All ayes; No one opposed.

Ordinance Reading/Discussion

Third reading of Ordinance 2025-01 "AN ORDINANCE TO ESTABLISH A VILLAGE CREDIT CARD POLICY COMPLIANT R.C. 717.31." Ariel Isaacs made a motion to approve ordinance with amendments. Dottie Scott seconded. Roll call: All ayes; No one opposed.

Third reading of Ordinance 2025-02 "AN ORDINANCE AMENDING ORDINANCE 3-72 PROHIBITING THE DISCHARGE OF FIREARMS WITHIN THE VILLAGE OF BAILEY LAKES." Tina Killion made a motion to approve ordinance with amendments. Tom Dilgard seconded the motion. Roll call: No ayes, all opposed. The ordinance amendment did not pass.

Third reading of Ordinance 2025-0210 "A RESOLUTION AMENDING ORDINANCE REPEALING 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."

Amendments were made, approval of which are pending public hearing on March 24, 2025.

Second reading 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 BAILEY LAKES."

**Village of Bailey Lakes  
Regular Meeting Minutes  
March 10, 2025**

First reading of Ordinance 2025-04 "AN ORDINANCE OF THE VILLAGE OF BAILEY LAKES, ASHLAND COUNTY, OHIO, PERMANENT APPROPRIATION ORDINANCE FOR THE YEAR 2025"

Ariel Isaacs made a motion to approve the 2025 permanent appropriations. Krissy Kauf seconded the motion. Roll call: All ayes, no one opposed.

**COUNCIL REPORTS/COMMENTS**

- Dottie Scott: None.
- Krissy Kauf:
  - Progress on village administrator? John Benshoff response not yet.
  - Question, under impression that with new system our daily flow rate would increase for INI. Tim and Dave explained that was a separate issue.
  - Would like to start doing repairs indicated on the smoke testing performed through RCAP.
  - Flow meters were discussed, requests were made through RCAP a year ago, it is a free service. RCAP installs flow meters to discover where the high infiltration areas are and then the village can repair those areas first. John Benshoff would like the RCAP contract to be approved first, then scheduled the flow meters to be installed. Krissy Kauf wants the work to go forward so that we avoid EPA fines. Dottie Scott would like to have the contract approved. Justin Isaacs would like to look into other providers. Ariel Isaacs asked Krissy Kauf to get 3 estimates. Flow meters would tell us which one is the worst out of the 19 areas that need to be fixed. We do not need the flow meters in order to fix the areas. We know where they are, but the flow meters would indicate which areas are more urgent.
  - Smoke test areas repairs tabled until next meeting.
- Tina Killion -
  - May 26, 2025 is scheduled as a regular meeting day. Council was in general agreement to cancel this meeting.
  - Suggested not to read letters aloud during meetings, but encourage residents to come to a meeting in person, call a council member, etc. and note in minutes that a letter was received.
  - Facebook posts, if it is official business, can it be approved through council president or vice president? Leighanna confirmed that Cindy does ask Leighanna, John and Ariel.
  - Inquired of Zoning Inspector, Patrick Miller, regarding possible usage of drone photos for zoning violations. Patrick does not use drones for zoning violations.
- Ariel Isaacs:
  - Ariel Isaacs made a motion to drop the zoning case against the Killion's regarding the grass clippings on Willow Lane. Seconded by Tina Killion. Roll call: All ayes, no one opposed.

**Village of Bailey Lakes  
Regular Meeting Minutes  
March 10, 2025**

- Sound barrier panels – would like to have them before the public hearing on March 24, 2025 – if we just purchase 12 color grey for around \$300.00.
- Flowers for the front of town hall.
- 718 Main Street driveway apron (6x9) repair due to sewer project. Received an estimate from contractor at Kusky Construction in the amount of \$1,800.00. Can be done as soon as next week, weather permitting.
- Ariel Isaacs made a motion to approve the bid from Kusky Construction to do the work for 718 Main Street's driveway. Dottie Scott seconded the motion. Roll call: Ariel Isaacs yes, Tom Dilgard yes, Justin Isaacs yes, Tina Killion yes, Dottie Scott yes, Krissy Kauf abstain.
- Obtained 3 estimates: \$26,000, \$14,000, and one for \$12,000 for putting in a 5 foot wide sidewalk from Wesley to the monument and benches to create a patio for by James lake.
  - Ariel Isaacs made a motion to approve the estimate from Kusky Construction for \$12,000.00 to put in a sidewalk and patio by James Lake. Seconded by Dottie Scott. Roll call: Ariel Isaacs yes, Tom Dilgard yes, Justin Isaacs yes, Tina Killion yes, Dottie Scott no, Krissy Kauf no.
- The village is preapproved for the park grant funding and awaiting to know if the village has been chosen to receive funding. Grant application and letters of support submitted.

**EXECUTIVE SESSION**

Ariel Isaacs made a motion to enter into executive session for the purpose of the potential removal of a public employee or official. Seconded by Dottie Scott. All ayes, no one opposed.

Regular meeting was recesses at 8:08 pm.

Mayor and Solicitor joined executive session at 8:11 pm.

Ariel Isaac made a motion to end executive session and resume the regular meeting. Tina Killion seconded. All ayes, no one opposed. Regular meeting resumed at 8:12pm.

The Village Solicitor, Joe Olecki, had resigned.

- Tom Dilgard:
  - None.
- Justin Isaacs:
  - Hosting a community activity for Veteran's Day.
  - On April 26<sup>th</sup>, contingent upon Village Hall availability to hold an open house for residents to come in and voice concerns, ideas, complaints, comments, etc. Ariel,

**Village of Bailey Lakes  
Regular Meeting Minutes  
March 10, 2025**

Justin and possibly another council member (no more than 3, or it has to be a special meeting) would be there. No cameras or recordings would be used.

- Would like to implement a 10% cap on contracts that have to do with \$30,000 to prevent add-ons to the bill during or after the project.
- Would like to find an area to have a community garden in the future.
- Discussed a community building program on the second Friday of every month at the village hall, pending approval from Hall Coordinator, Pat Warner. Activities for seniors, kids, community. Food trucks, chili fest, community nights, kids activities, senior activities, movie night, etc.
- Discussed Zoning Inspector, Patrick Miller's position and complaints. Justin Isaacs made a motion for a 14-day suspension for Patrick Miller. Dottie Scott seconded. Roll call: Ariel Isaacs yes, Tom Dilgard yes, Justin Isaacs yes, Tina Killion yes, Dottie Scott no, Krissy Kauf no.
  - Leighanna Cawrse stated the discussion should have been an executive session and his hearing should be an executive session at the next meeting.

**MAYOR REPORTS/COMMENTS**

- Tim and Dave went to put water tap for NeilCo and got into quicksand and had to abandoned that project. Three different contractors were consulted about putting in the tap knowing that there is quicksand. Steiner Trenching & Excavating estimate \$2,550.00 to dig the hole and had Ohio Hydrant tap the actual water line. The village will pay \$1,500.00 and NeilCo will pay the remaining. Steiner will resend the village an invoice for \$1,500.00 for the work being done. Tim and Dave will not charge for the 8 hours of work each they did. Steiner will be the only charge for putting the tap in other than the materials.

**OPERATORS REPORTS/COMMENTS:**

**February 2025:**

- Wastewater
  - Processed 1.4265 million gallons wastewater
  - Filed monthly EPA reports
  - Performed all required and operational testing
  - Routine equipment maintenance
- Water
  - Filed monthly EPA reports
  - Performed all required and operational testing
  - Read water meters
  - Shut offs.
- Projects
  - New water tap installed.
  - Metric report due by the end of June.

**Village of Bailey Lakes  
Regular Meeting Minutes  
March 10, 2025**

- CCR report due by the end of June.
  
- FYI, there is a quote to purchase a backup for the 2001 sewage pump at the plants. The current system is a Trumbull duplex system and the pumps are 24 years old. For one pump is about \$9,200.00 and there is a 4-6 week lead time. Krissy Kauf made a motion to get on the list and purchase one backup pump from Trumbull. Dottie Scott seconded. Roll call: All ayes, no one opposed.
- Need a plan to purchase fuel – discussed prior
- I&I Report
  - Highest daily flow reported was .1365 MGD (million gallons/day)
  - Monthly average flow was .0504 MGD
  - Total of 17 days above design flow rate of .040 MGD
  - Reported CBOD 3 mg/l
  - Reported suspended solids 3 mg/l

**TOWN HALL- NEW BUSINESS**

None.

**TOWN HALL- PENDING BUSINESS**

1. Acoustic panels- Discussed in Ariel's comments.
2. Village Administrator- Discussed in Krissy's comments.
3. Soffits- waiting for warmer weather.

**WATER/SEWER WASTEWATER TREATMENT PLANT-NEW BUSINESS**

Steiner Trenching & Excavating- Discussed in Mayor's comments.

**WATER/SEWER WASTEWATER TREATMENT PLANT-PENDING BUSINESS**

Past Due Accounts.

2025-2028 Independent Contractor Agreement- GLCAP- Tabled.

**ROADS AND STORM SEWER NEW BUSINESS**

Obtained an estimated from Paullin seal coating estimate for Wesley Road, Center Road and Boulevard Road in the amount of \$72,788.00. This would include the repair to the cut portion on Wesley Road storm drain project.

No motion made on this estimate.

Village of Bailey Lakes  
Regular Meeting Minutes  
March 10, 2025

**ROADS AND STORM SEWER PENDING BUSINESS**

Road repair on Wesley – Storm Drain Project- Discussed in new business.

Repair to driveway apron- Obtaining Estimates.

**PARKS/LAKE – NEW BUSINESS**

None.

**PARKS – PENDING BUSINESS**

Muskrat removal in James Lake- Not discussed

**ZONING – NEW/PENDING BUSINESS**

None.

**FACEBOOK LIVE QUESTIONS**

Questions were addressed.

Since there was no further business Krissy Kauf moved to adjourn the regular meeting. Tina Killion seconded. Roll call: All ayes; No one opposed. Meeting adjourned at 9:01 PM

  
Council President- Ariel Isaacs

  
Fiscal Officer- Leighanna Cawrse