

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

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

Roll call of those present:

Mayor: John Benshoff – Absent

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

Fiscal officer: Leighanna Cawrse – Present.

Operators: David Pitsenbarger – Absent. Tim Hickey – Absent.

Zoning Inspector: Patrick Miller – Present.

Public: Christine Miller, Martha Ling, Elaine Kinter, Luke Kelley, Sara Bowen, Cynthia Gaubatz, Sandie Killion, and Chris Killion.

Meeting held via Facebook live.

By reason of Mayor John Benshoff's absence, Council President Ariel Isaacs was acting mayor.

PUBLIC HEARING

A public hearing began after roll call on the following ordinances: Ordinance 2025-0210 and Ordinance 2025-03.

A full reading for Ordinance 2025-0120 read by Ariel Isaacs.

A third reading for Ordinance 2025-03 title read by Ariel Isaacs.

The public did express their concerns and ideas pertaining to these two ordinances before it came to the council vote (see below under Ordinances/Resolutions).

Public hearing was closed at 6:43 p.m.

EXECUTIVE SESSION

Justin Isaacs made a motion to enter into executive session under O.R.C. 121.22(G)(1) to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee. Seconded by Tina Killion. Roll Call: All ayes, no one opposed.

Council recessed their regular meeting at 6:44 p.m. and began executive session. Before council could invite Zoning Inspector, Patrick Miller, into executive session Patrick requested to have the session held in public.

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Justin Isaacs moved to end executive session. Dottie Scott seconded. Roll Call: All ayes, no one opposed.

Council ended executive session at 7:30 p.m. and resumed their regular meeting.

Justin Isaacs made a motion to terminate Zoning Inspector Patrick Miller, effective immediately, for the harassment with a residential property on multiple occasions and for his actions/comments on the village's Facebook page. Dottie Scott seconded.

Council discussed the motion. Roll Call: Justin Isaacs yes, Tom Dilgard no, Tina Killion yes, Dottie Scott no, Krissy Kauf no.

PRESENTATION(S)

None.

CHANGES TO AGENDA

None.

MINUTES APPROVAL

Dottie Scott made a motion to approve the March 10, 2025 regular meeting minutes as submitted. Tom Dilgard seconded the motion. Roll Call: All ayes, no one opposed.

FISCAL REPORTS

New Business

Agendas/Meetings

Leighanna Cawrse discussion with council on a procedure/process to streamline meetings more effectively. Village business will be put on the agenda under the appropriate category and discussed during the meeting. If an item is not on the agenda, then it will be discussed at the next regular meeting.

Council is in general agreement on the procedure/process for agenda and meetings going forward and to put the Operator's Report and Zoning towards the beginning of the agenda. Council Reports will remain on the agenda for items that do not fall under village business.

Pending Business

Computer

Justin Isaacs made a motion for the Fiscal Officer to purchase a new desktop computer with two monitors for the Fiscal Office for Village use not to exceed \$2,000. Krissy Kauf seconded. Roll Call: All ayes, no one opposed.

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Purchase Order Requests

Whitaker-Myers Group-Woo

Dottie Scott made a motion to approve the purchase order for the Whitake-Myers Group-Woo in the amount of \$6,920.00 for the village's insurance policy renewal 2025-2026. Roll Call: All ayes, no one opposed.

Kusky Construction

Kusky Construction patio project was approved at the last meeting, however the total amount for the project increased to \$14,000 to cover an additional 25 x 10 feet of concrete. The previous estimate amount was \$12,850.00. The additional \$1,150.00 is for the concrete only.

Tina Killion made a motion to approve the purchase order for Kusky Construction in the amount of \$14,000. Justin Isaacs seconded. Roll Call: Krissy Kauf no, Tina Killion yes, Dottie Scott no, Tom Dilgard no, Justin Isaacs yes.

Leighanna Cawrse asked what council was saying no to since the project was previously approved at the last meeting. Council wants to pay the contractor when the job is done instead of 50% up front. Dottie Scott and Tom Dilgard said no to the upfront payment however yes to approve the purchase order. Purchase order for Kusky Construction in the amount of \$14,000 approved.

RESOLUTION/ORDINANCE

Ordinance Number 2025-0210 full reading by Ariel Isaacs.

"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"

Tina Killion made a motion to adopt Ordinance 2025-0120 as amended. Dottie Scott seconded. Roll Call: Justin Isaacs yes, Tom Dilgard yes, Tina Killion yes, Dottie Scott yes, Krissy Kauf yes.

A third reading of Ordinance 2025-03 title read by Ariel Isaacs.

"ORDINANCE AMENDING ARTICLE VII, OF THE VILLAGE OF BAILEY LAKES ZONING ORDINANCE ELIMINATING THE PLANNING COMMISSION OF THE VILLAGE OF BAILEY LAKES"

Dottie Scott made a motion to adopt Ordinance 2025-03. Tina Killion seconded.

Roll Call: Justin Isaacs yes, Tom Dilgard yes, Dottie Scott yes, Krissy Kauf yes, Tina Killion yes

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Dottie Scott made a motion to suspend the 3 reading rule. Justin Isaacs seconded. Roll Call: Tom Dilgard yes, Justin Isaacs yes, Tina Killion yes, Dottie Scott yes, Krissy Kauf yes.

Ordinance 2025-05 title was read.

“A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER OF THE VILLAGE OF BAILEY LAKES TO ENTER INTO A CONTRACT FOR LEGAL SERVICES FOR A PERIOD OF ONE (1) YEAR.”

Justin Isaacs to adopt Resolution 2025-05 entering into a contractor for legal services with the Law Office of David Hunter for a period of one year. Krissy Kauf seconded.

Roll Call: Tom Dilgard yes, Justin Isaacs yes, Tina Killion yes, Dottie Scott yes, Krissy Kauf yes.

TOWN HALL

New Business

Hiring of Village Solicitor

Law Office of David Hunter, and Kick and Gilman were discussed. Council voted on Resolution 2025-05 to enter into a legal contract with the Law Offices of David Hunter (See above Ordinances/Resolutions).

Pending Business

Logo-Waiting for an electronic version from the Mayor, John Benshoff.

Village Administrator

Sofit replacement-In Progress waiting on warmer weather

WATER/SEWER/WASTEWATER TREATMENT PLANT

New Business

Pending Business

Past Due Accounts

Leighanna Cawrse let council know there is one shut-off since March 10th.

2025-2028 Independent Contractor Agreement- GLCAP

Dottie Scott made a motion to renew the Independent Contractor Agreement – GLCAP/RCAP. Krissy Kauf seconded. Roll call: All ayes, no one opposed.

ROADS/STORM SEWER

New Business

Request to Bid- Roads

Council agreed to publish a notice for sealed bids for roads and must be received by 6:00 p.m. on Monday, April 14, 2025.

RCAP/Smoke Test prioritize work to be done & where – discussion tabled.

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Pending Business

Repair to driveway apron – project completed.

PARKS/LAKE

New Business

Council discussed the Ashland County Soil and Water Conservation District's Spring Fish Stocking Sale 2025. Krissy Kauf made a motion to purchase 500 Bluegill, 100 Largemouth Bass, and 500 Fathead Minnows. Dottie Scott seconded. Roll call: All ayes, no one opposed.

Pending Business

Muskrat removal in James Lake still pending.

Tree(s) removal in James Lake still pending.

ZONING- ZONING INSPECTOR PATRICK MILLER

New Business

Permits

2 fence permit and OUPS Located while Patrick Miller was on suspension.

Permit Forms

General Zoning Permit Application form draft presented. Council will review and discussion at next meeting.

Application for Chicken Permit approved

Pending Business

None.

MAYOR REPORTS/COMMENTS

None.

COUNCIL REPORTS/COMMENTS

Krissy Kauf:

- Inquired if the bill from Steiner Excavating was revised to reflect the village's portion. Leighanna Cawrse response yes.

Ariel Isaacs:

- Will be representing the Village of Bailey Lakes for the Parks grant on April 7th at 9:00 am at the County Commissioners' meeting.

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Justin Isaacs:

- Discussed a 10% cap for contractors performing working for the village. Justin Isaacs made a motion for a 10% cap on contracts over \$30,000. Tina Killion seconded. Roll call: All ayes, no one opposed.
- **Tom Dilgard:** None.
- **Tina Killion:** None.
- **Dottie Scott:** None.

PUBLIC INTERACTION

Luke Kelley, pastor of Christ Community Evangelical Free Church, present for the public hearing portions, and also addressed council regarding the need for a social media policy, and the pros and cons of live-streaming the meetings, as well as allowing comments on videos.

The public was allowed time to respond in person, and there were no Facebook questions.

Since there was no further business Tom Dilgard moved to adjourn the regular meeting. Krissy Kauf seconded. Roll Call: All ayes; No one opposed.

Meeting adjourned at 8:53 PM

Council President, Dottie Scott

Fiscal Officer- Leighanna Cawrse