

January 10, 2017

Called to order at 7:01PM

Pledge of Allegiance

Council Members present: Dione Campbell, Rick Bednarki, Bill McCormick, John Lowery, and Garnet Roebuck, and Dustin Plikerd

Village Officers present: Mayor Teresa Johnston, Village Solicitor Steve Fransler, Village Administrator Gerald Houchin, and Fiscal Officer Audry Porter

A motion to approve minutes from December 13, 2016 council meeting was made by Council Member Garnet Roebuck, seconded by Council Member Dione Campbell. A roll call vote 5-0.

A motion to pay the monthly bills was made by Council Member Dustin Plikerd, seconded by Council Member Dione Campbell 6-0.

Mayor Teresa Johnston State of the Village Address: We are in good financial standing; we spent less than we received in the year 2016. I am currently concerned for the staffing for 2017 due to employee time off due to illness. Mayor stated she has received compliments on the appearance of the Village as being such a clean Village. Mayor stated this is a reflection of the efforts of the employees and of the Village residents. The Village will be audited in 2017 for the years 2015-2016. Mayor stated she is confident about records kept for 2016, but not confident about the records for 2015. Restoration of the Depot still rest in the hands of the architect, we are waiting on electrical and hvac layout. Once this is completed the architect will submit to the state for work to be completed on the interior.

Nomination for Council President Pro Tem Por:

Council Members John Lowery, Rick Bednarki, and Dustin Plikerd were all nominated, but declined.

Council Member Bill McCormick was nominated by Council Member Garnet Roebuck seconded By Council Member Dione Campbell. 6-0

Mayor Johnston stated that the start of the foundation for the water tower has been pushed back to January 23, 2017.

Mayor Johnston also informed council that Logan County Water Pollution Control District will be raising our rate from \$16.92 to \$19.92 per unit starting with February's bill. Mayor Johnston asked Solicitor Fransler to look at the Ordinance from year 2000 and examine the guidelines that would allow Logan County Water Pollution Control District to raise the rates. Mayor Johnston informed council that the business signs will not be installed until spring, as they need a couple days of warm weather for installation.

Fiscal Officer Audry Porter informed council with the rate increase from Logan County Water Pollution Control District, we will have to budget \$6,000 more into that fund.

Administrator Houchin presented estimations for a new shed in amounts of \$3525(wood 10x20), \$3800, and \$3938(metal) all prices varying on the make of the shed. Council member Dustin Plikerd expressed concern about buying shed after shed when we really need one new large building. Council asked if a new building was erected where it would be built. When asked if the building could be built at the water plant area Administrator Houchin said no that the EPA would not allow anything built that close to our wells. Mayor Johnston asked Administrator Houchin check with the EPA

with an update on those restrictions as they might have changed over the years. The matter of purchasing a new shed was tabled until future meeting. Administrator Houchin stated yes we need a new building, but we need to look into meter replacement before we take on the project of building a new building. Administrator Houchin also stated that old meters are under registering flow by up to 30%. Grants from Ohio BWC are available for replacement of meters to new non manual read meters. Mayor also stated the village could sell the vacuum truck and the land where the water tower sits to help compensate for the price of new meters.

Administrator Houchin stated he needs to replace more street signs that would cost \$70-\$80 per sign. He also stated that alleys will need some work done this year.

Mayor Johnston stated that the project at the old Citgo is still on going. The state requires that after the state cleans up the property from old gas tanks etc. the property must be sold to an investor, which will erect a business on that site. The site will not be eligible for residential use only commercial development..

Council Member Bill McCormick made a motion to give the Fiscal Officer Audry Porter a 3% raise, seconded by Council Member Dustin Plikerd.

Mayor recommended that this issue be addressed in an executive session. Council Member Bill McCormick made a motion to enter executive session seconded by Council Member Dustin Plikerd. 7:45pm.

Council returned from executive session at 7:54 pm.

Motion for the raise of 3% per an hour to the Fiscal Officer Audry Porter will go into effective February 5<sup>th</sup>. Roll call vote 6-0.

Council Member Garnet Roebuck asked when AGE would go into effect; Mayor stated bidding still has to happen.

Council Member Dustin Plikerd stated that BMRT is buying a new ambulance this year, with the price ranging from \$175,000 to \$200,000.

Mayor asked if the village council had 3 Council Member affiliated with the BMRT board? Council stated that Council Member Dione Campbell was just a floater. Mayor stated that she felt that having 3 council member affiliated with the BMRT board was a conflict.

Motion to adjourn was made by Council Member John Lowery, seconded by Council Member Rick Bednarki. 6-0

Adjourn 7:56 PM

Minutes Approved by:

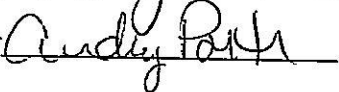
Mayor Teresa Johnston



Date

2/14/17

Fiscal Officer Audry Porter



Date

2/14/17

February 14, 2017

Called to order at 7:05 PM

### Pledge of Allegiance

Council Members present: Dione Campbell, Rick Bednarki, Bill McCormick, John Lowery, and Garnet Roebuck, and Dustin Plikerd

Village Officers present: Mayor Teresa Johnston, Village Solicitor Steve Fransler, Village Administrator Gerald Houchin, and Fiscal Officer Audry Porter

A motion to approve minutes from January 10, 2017 council meeting was made by Council Member Garnet Roebuck, seconded by Council Member Dione Campbell. A roll call vote 6-0.

A motion to pay the monthly bills was made by Council Member Dustin Plikerd, seconded by Council Member Dione Campbell 6-0.

Mayor Johnston asked council if they would like to sponsor the Citgo project. Sponsoring the project helps the owner get up to \$100,000 in grants to help with the cleanup, if anything is found that the EPA doesn't know about. She stated that the Village could buy the Citgo for \$13,500, \$5,000 of the amount being an EPA cleanup fee. Mayor stated she was concerned that if the Village were to buy the property, could the Village sell it. After much decision the members of council decided to sponsor the project, at no cost to the village.

Council Member Dustin Plikerd made a motion to sponsor the Citgo project seconded by Council Member Rick Bednarki. Roll call vote 5-1, with Council Member John Lowery voting no.

Mayor stated that the Village may need an ordinance to help with the control of snow and debris being put on sewer pump lids. This was tabled until the next meeting. Mayor Johnston also asked council if they would amend their previous ordinance about utility deposits. She asked if a customer is in good standing for 1 year, could they get their deposit back? The matter was tabled until next meeting.

Motion to enter into executive session to discuss the selling of the land where the current water tower sits was made by Council Member Dustin Plikerd, seconded by Council Member Bill McCormick. Roll call vote 6-0. 7:45PM

Council returned from executive session at 7:49.

Fiscal Officer Audry Porter stated that council needs to decide on how it wants RITA to handle delinquent tax accounts.

Council Member Bill McCormick made a motion to have RITA file against the tax payer, seconded by Council Member John Lowery. 6-0

Fiscal Officer Porter also brought a revised contract from Miami Valley Lighting; a motion on the contract was tabled until March meeting.

Council Member Dione Campbell asked about the signs for the railroad right away ORD, Administrator Houchin stated he has to order them.

Council Member Bill McCormick resigned as of the end of the meeting.

Motion to adjourn was made by Council Member John Lowery, seconded by Council Member Dustin Plikerd. 6-0

Adjourn 8:20 PM

Minutes Approved by:

Mayor Teresa Johnston

Teresa Johnston

Date 3/14/17

Fiscal Officer Audry Porter

Audry Porter

Date 3/14/17



March 14, 2017

Called to order at 7:05 PM

### Pledge of Allegiance

Council Members present: Dione Campbell, John Lowery, and Garnet Roebuck, and Dustin Plikerd , with Rick Bednarki being absent

Village Officers present: Mayor Teresa Johnston, Village Solicitor Steve Fransler, and Fiscal Officer Audry Porter with Village Administrator Gerald Houchin being absent

A motion to approve minutes from February 14,2017 council meeting was made by Council Member John Lowery, seconded by Council Member Dustin Plikerd. A roll call vote 4-0.

Council Member Dione Campbell made a motion to appoint Donna Hesser as the new Council Member to fill Bill McCormick's term, seconded by Council Member John Lowery. Roll call vote 4-0

Mayor Johnston gave the oath of office to the new Council Member Donna Hesser.

Motion to appoint Council Member Rick Bednarki as Council President Pro-Tem Por was made by Council Member John Lowery, seconded by Council Member Donna Hesser. 5-0

Motion to suspend the rules for a one times reading of ORD 2017-01 Final Appropriations was made by Council Member Dione Campbell, seconded by Council Member Garnet Roebuck. Roll call vote 5-0

Motion to approve ORD 2017-01 Final Appropriations was made by Council Member Dustin Plikerd, seconded by Council Member John Lowery. Roll call vote 5-0

First reading of ORD 2017-02 Prohibiting Debris on Sewer Lids was made by Council Member Donna Hesser, seconded by Council Member Garnet Roebuck. Roll call vote 5-0

Mayor stated a new proposal on the Citgo project was offered, the proposal was that the Village pay the \$5,000 EPA inspection fee and when the property is sold the money be repaid to the Village. The matter was tabled.

Mayor Johnston stated that a renter had left the landlord with a bill of \$35.89; she stated the village tried to pursue the renter with no luck; in the meantime the land lord refunded their deposit thinking all bills from the renter had been paid. The Mayor stated she thought the tenant would pay the Village, but it was unsuccessful. A motion was made by Council Member Dustin Plikerd to write off the amount, seconded by Council Member Dione Campbell. 5-0.

Mayor Johnston stated there will be a tree city meeting held on March 27 at 1 pm, she stated if the date needed to be changed it wouldn't be a problem. She also stated that the Village is having a cleanup day on May 5<sup>th</sup> for the rail road right of way. It is a partnership with United Way volunteers and no money is needed, but a donation for food and water is welcomed.

Mayor Johnston asked for permission to look into getting a Village credit card. The motion was made by Council Member Dustin Plikerd, seconded by Council Member Dione Campbell. 5-0

Mayor informed council that spring cleanup week will be April 24-28.

Fiscal Officer Audry Porter reported the fee that would be assessed by RITA for a delinquent tax payer.

Solicitor Steve Fransler presented the contract with Miami Valley Lighting, he stated we have one already signed and in place. Council did not vote to sign the new one.

Council Member Donna Hesser asked about the house down on W Buckeye that is in bad shape. Mayor stated the house would have to be condemned by the health department.

Motion to adjourn was made by Council Member Garnet Roebuck, seconded by Council Member Donna Hesser. 5-0

Adjourn 8:07 PM

Minutes Approved by:

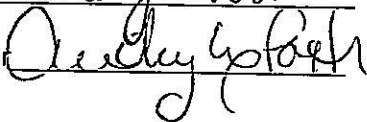
Mayor Teresa Johnston



Date

4/11/2017

Fiscal Officer Audry Porter



Date

4/11/17

March 14, 2017

**AMENDED**

Called to order at 7:05 PM

**Pledge of Allegiance**

Council Members present: Dione Campbell, John Lowery, and Garnet Roebuck, and Dustin Plikerd , with Rick Bednarki being absent

Village Officers present: Mayor Teresa Johnston, Village Solicitor Steve Fransler, and Fiscal Officer Audry Porter with Village Administrator Gerald Houchin being absent

A motion to approve minutes from February 14, 2017 council meeting was made by Council Member John Lowery, seconded by Council Member Dustin Plikerd. A roll call vote 4-0.

Council Member Dione Campbell made a motion to appoint Donna Hesser as the new Council Member to fill Bill McCormick's term, seconded by Council Member John Lowery. Roll call vote 4-0

Mayor Johnston gave the oath of office to the new Council Member Donna Hesser.

**Motion to pay monthly bill was made by Council Member Donna Hesser, seconded by Council Member Dione Campbell. Vote 5-0.**

Motion to appoint Council Member Rick Bednarki as Council President Pro-Tem Por was made by Council Member John Lowery, seconded by Council Member Donna Hesser. 5-0

Motion to suspend the rules for a one times reading of ORD 2017-01 Final Appropriations was made by Council Member Dione Campbell, seconded by Council Member Garnet Roebuck. Roll call vote 5-0

Motion to approve ORD 2017-01 Final Appropriations was made by Council Member Dustin Plikerd, seconded by Council Member John Lowery. Roll call vote 5-0

First reading of ORD 2017-02 Prohibiting Debris on Sewer Lids was made by Council Member Donna Hesser, seconded by Council Member Garnet Roebuck. Roll call vote 5-0

Mayor stated a new proposal on the Citgo project was offered, the proposal was that the Village pay the \$5,000 EPA inspection fee and when the property is sold the money be repaid to the Village. The matter was tabled.

Mayor Johnston stated that a renter had left the landlord with a bill of \$35.89; she stated the village tried to pursue the renter with no luck; in the meantime the land lord refunded their deposit thinking all bills from the renter had been paid. The Mayor stated she thought the tenant would pay the Village, but it was unsuccessful. A motion was made by Council Member Dustin Plikerd to write off the amount, seconded by Council Member Dione Campbell. 5-0.

Mayor Johnston stated there will be a tree city meeting held on March 27 at 1 pm, she stated if the date needed to be changed it wouldn't be a problem. She also stated that the Village is having a cleanup day on May 5<sup>th</sup> for the rail road right of way. It is a partnership with United Way volunteers and no money is needed, but a donation for food and water is welcomed.

Mayor Johnston asked for permission to look into getting a Village credit card. The motion was made by Council Member Dustin Plikerd, seconded by Council Member Dione Campbell. 5-0

Mayor informed council that spring cleanup week will be April 24-28.

Fiscal Officer Audry Porter reported the fee that would be assessed by RITA for a delinquent tax payer.

Solicitor Steve Fransler presented the contract with Miami Valley Lighting, he stated we have one already signed and in place. Council did not vote to sign the new one.

Council Member Donna Hesser asked about the house down on W Buckeye that is in bad shape. Mayor stated the house would have to be condemned by the health department.

Motion to adjourn was made by Council Member Garnet Roebuck, seconded by Council Member Donna Hesser. 5-0

Adjourn 8:07 PM

Minutes Approved by:

Mayor Teresa Johnston

Teresa Johnston

Date

5/9/17

Fiscal Officer Audry Porter

Audry Porter

Date

5/9/17

April 11, 2017

Called to order at 7:01 PM

### Pledge of Allegiance

Council Members present: Dione Campbell, John Lowery, and Garnet Roebuck, and Dustin Plikerd , and Rick Bednarki, with Donna Hesser being absent

Village Officers present: Mayor Teresa Johnston, Village Solicitor Steve Fransler, and Fiscal Officer Audry Porter, AND Village Administrator Gerald Houchin

A motion to approve minutes from March 14, 2017 council meeting was made by Council Member Garnet Roebuck, seconded by Council Member John Lowery. A roll call vote 4-0.

A motion to pay the monthly bills was made by Council Member Dustin Plikerd, seconded by Council Member Dione Campbell. Vote 5-0

Second reading of ORD 2017-02 Prohibiting Debris on Sewer Lids was made by Council Member Garnet Roebuck, seconded by Council Member Dustin Plikerd. Roll call vote 5-0

Mayor Johnston stated that Dave at United Way, along with Mary Rutan will be here to help clean up the rail road right away on May 5<sup>th</sup> at 8am. Donation for water and food are welcome. Mayor also informed council that the Ben Logan Superintendent Dave Harmon thought it would be a good ideal to paint the water tower in Ben Logan colors; Administrator Houchin informed council that the lettering will be black. Mayor Johnston said the art club from Ben Logan will come and paint the old hardware sign.

Fiscal Officer Audry Porter asked council if all were in favoring of renewing the CD. Council stated all were in favor of renewing. She also stated that she hasn't called any other companies about a Village Credit card, but the one she did call a guarantor was needed.

Administrator Houchin stated that all the stop signs have been replaced and he is working on replacing all the street signs. He also informed council that the water tower workers work 20 days and then are off for 10 days, once the water tower is up they would like to paint it as soon as possible. Administrator Houchin also stated that he is going to look into getting one spot for all the mail boxes causing a parking problem on Main Street. Mayor informed council that the ORD prohibiting parking there on Main Street is not enforceable, because it is not signed. Houchin also stated that the gas tank on the trash truck had to be replaced. He also informed council that he called John Core and he is to busy to help clean out the tile, that he called Chris Fulkerson to help. This will not be done until after Memorial Day.

Council stated the tree across from the Memorial Building needs clean up, as it does look bad and unsafe. Council Member Dione Campbell asked in the Village employees could come down and get the limbs by Campbell Shop.

Mayor Johnston stated Arbor Day will be April 28<sup>th</sup> at 4pm.

Council Member Rick Bednarki asked about the fogging license, Administrator Houchin stated that they would have to get our fogger calibrated and a license for one of the Village employees.

Solicitor Fransler stated that the property for the fire house has still not been transferred to Richland Township, the bill will be sent to Richland Township to pay the fee for transferring the property. He also informed council that he did send

a letter to the Logan County Water Pollution about the increase in rates. Council asked about an ORD on trash in the yards, Fansler stated he will write an ORD up for the next meeting. Mayor asked who would be interpreting the trash ORD, as to what is too much trash? Matter was tabled until next meeting.

Solicitor Fansler gave council an up dated proposal on the Citgo project, stating there would be 3 parts to the proposal. One being that the \$5,000 be paid back in 2 years, two the Village will not be reliably for the property tax, and three the property be sold at fair market value. He went on to state that Logan County Commissioner Dustin Wickershame doesn't think he will have problem with the property tax, Dustin stated he would support the hold on the taxes. Fransler stated that he was told that there is no assurance that the Village could be paid back in 2 years, but we can put a lean on the property for the \$5,000.

Council Member Dustin Plikerd made a motion to move forward with the proposal with a lean of \$5,000 put on the property, seconded by Council Member Rick Bednarki. Roll Call vote 4-1 with Council Member John Lowery being a no.

Zach Miller from Richland Township Fire Department presented that they will be having a car show and a BBQ competition on the 4<sup>th</sup> of July. He stated that 3 restaurants from Bellefontaine will be judging the BBQ and Leonard's Garage along with 2 others will be judging the car show. Mr. Miller asked if council would be in favor of a beer garden, meaning the beer cannot leave the area. He stated that the Sheriff signed off and the Fire department as well. Mr. Miller will apply for a one day alcohol selling permit for beer only.

Council Member Dione Campbell made a motion to allow Mr. Miller to sell beer, seconded by Council Member Rick Bednarki. Roll Call vote 4-1 with Council Member Dustin Plikerd being a no.

Mayor stated she will ask our insurance company about selling the beer also.

Motion to adjourn was made by Council Member John Lowery, second by Council Member Rick Bednarki. 5-0

Adjourn 7:55PM

Minutes Approved by:

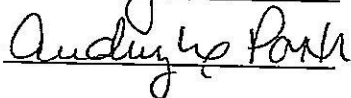
Mayor Teresa Johnston



Date

5/9/17

Fiscal Officer Audry Porter



Date

5/9/17

May 9, 2017

Called to order at 7:00 PM

Pledge of Allegiance

Council Members present: Dione Campbell, Rick Bednarki, John Lowery, Garnet Roebuck, and Donna Hesser with Dustin Plikerd being absent

Village Officers present: Mayor Teresa Johnston, Village Solicitor Steve Fransler, Fiscal Officer Audry Porter, and Village Administrator Gerald Houchin

Motion to amend March 13, 2017 minutes (adding motion to pay the bills) was made by Council Member Donna Hesser, seconded by Council Member Garnet Roebuck. Roll call vote 4-0.

A motion to approve minutes from April 11, 2017 council meeting was made by Council Member Donna Hesser, seconded by Council Member Dione Campbell. Roll call vote 4-0.

A motion to pay the monthly bills was made by Council Member Dione Campbell, seconded by Council Member John Lowery. Vote 5-0.

Final reading of ORD 2017-02 Prohibiting Debris on Sewer Lids was made by Council Member Donna Hesser, seconded by Council Member Garnet Roebuck. Roll call vote 5-0

Village Administrator Houchin stated it took the tower worker 3 hours to find the main water line. He stated that they are hoping to be done by July 15<sup>th</sup> and the tower should be up and running.

Council member Dione Campbell asked about getting a Dollar General store, Mayor stated that they are welcome, but would hurt local business in the village. Council member Donna Hesser stated that they look nice in the beginning but then go downhill.

Solicitor Fransler stated that Mr. Sisto called and said they are just waiting to see if the real estate taxes can be put on hold and that they are ready for the \$5,000 payment from the village. Fransler stated that we wouldn't pay the \$5,000 until the lien is put on the property. Fransler also informed council that the deed for the old fire house has finally been transferred.

A possible ORD for the Village to force property owners to clean up their yard was tabled. Solicitor Fransler stated he would bring some examples to the next meeting.

John Cross from Hardin County Economic Development Director came and spoke to council as he is a candidate for the 83rd Ohio House District Republican primary in 2018.

Motion to adjourn was made by Council Member John Lowery, seconded by Council Member Rick Bednarki. 5-0

Adjourn 7:43PM

Minutes Approved by:

Mayor Teresa Johnston Teresa Johnston

Fiscal Officer Audry Porter Audry Porter

Date 6-13-17

Date 6/13/17

June 13, 2017

Called to order at 7:00 PM

### Pledge of Allegiance

Council Members present: Dione Campbell, Rick Bednarki, John Lowery, Garnet Roebuck, and Donna Hesser with Dustin Plikerd being absent

Village Officers present: Mayor Teresa Johnston, Village Solicitor Steve Fransler, Fiscal Officer Audry Porter, and Village Administrator Gerald Houchin

Mayor Johnston read the resignation letter from Council Member Dustin Plikerd, and also stated that Village employee Frank Harrod had resigned from the position of zoning officer. Mayor stated she will appoint a new zoning officer by the next meeting.

Motion to approve minutes from May 9, 2017 council meeting was made by Council Member Donna Hesser, seconded by Council Member John Lowery. Roll call vote 5-0.

A motion to pay the monthly bills was made by Council Member Dione Campbell, seconded by Council Member Donna Hesser. Vote 5-0.

Motion to suspend the rules for a one times reading of ORD 2017-03 Supplemental Appropriations for OWDA Loan in the Amount of \$1610.07 to 5721-850-720-000 was made by Council Member Rick Bednarki, seconded by Council Member John Lowery. Roll call vote 5-0.

Motion to enact ORD 2017-03 Supplemental Appropriations for OWDA Loan in the Amount of \$1610.07 to 5721-850-720-000 was made by Council Member Dione Campbell, seconded by Council Member Garnet Roebuck. Roll call vote 5-0.

Village Administrator Houchin stated he talked to a cleaning lady and she would clean the village office for \$50 a time for a minimum of 2 hours of cleaning, she would bring another lady to help her each time as well. Village Fiscal Officer did stated that the cleaning lady would get a 1099 for tax purposes.

Council Member Garnet Roebuck made a motion to pay a cleaning lady \$50 a time for a minimum of 2 hours of cleaning; she would bring another lady to help her each time, seconded by Council Member Donna Hesser. 5-0.

Village Administrator Houchin also stated that he had one of our part time employee's working on cleaning the streets. He stated we could bring in a street sweeping machine but we would have to pay them over \$200 an hour, and he feels they wouldn't as good of a job as our part time employee. Council agreed to leave the part time employee to cleaning the streets. After some discussion about the work of the part time employee a raise was recommended.

Council Member Garnet Roebuck made a motion to give part time employee a raise with a rate of \$11 per hour, seconded by Council Member Dione Campbell. Roll call vote 5-0. New rate effective next pay.

Village Administrator Houchin stated there is a water tower meeting June 14 at 11am, he also stated that they have been coating the inside and outside of the water tower to prepare it for painting. Chardon Concert has been dragging there feet on getting the plumbing in and he hasn't heard anything about the electricity. Mr. Houchin stated he will be



bringing all this up at the water tower meeting. Mr. Houchin also stated that the painters will take a 4 day break and that they have told him all painting should be done within a week when they get back , if the weather cooperates.

Village Solicitor Fansler stated he talked with James Sisto and that the property owner has agreed on the written lien to the property, by the village for the \$5,000 for EPA inspection at the "Old Citgo" property.

Council Member Donna Hesser asked about the junk car in her neighbor's yard. Mayor stated she would send a certified letter.

Council Member Dione Campbell asked about the brush that is growing wildly at the house on the corner of Center and Charles, wondering if the village can clean it up even though it isn't in the boulevard. Matter was tabled.

Council Member Donna Hesser asked about the speed limit down by the village park, wondering when it changed. Administrator Houchin stated it changed right at the village sign. Mayor Johnston asked if we could get a children at play sign that might get traffic to slow down some. Mayor also stated she hopes to get Welcome to Belle Center signs before she leaves office, to help with the traffic as well.

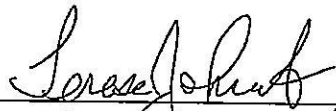
Resident Mrs. Gina Miller was present and asked why she had to pay a \$150 deposit when she has lived in the village for over 30 years. She stated she switched her electricity and gas with no deposit being made. Mrs. Miller stated that not getting the deposit back until they move again seemed unreal as they plan to live here the rest of their lives. Mayor asked that the Enterprise Committee meet and come up with new guidelines for utility deposit rules.

Motion to adjourn was made by Council Member John Lowery, seconded by Council Member Rick Bednarki. 5-0

Adjourn 7:46 pm

Minutes Approved by:

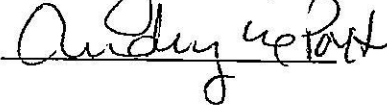
Mayor Teresa Johnston



Date

7/20/17

Fiscal Officer Audry Porter



Date

7/20/17

Minutes July 12, 2017

Regular session of Belle Center Village Council called to order at 7:03 p.m. by Mayor Johnston.

Pledge to the flag was followed by Roll Call. Council members present: Dione Campbell, Rick Bednarki, Donna Hesser, John Lowery and Garnet Roebuck. Village officers present: Mayor Teresa Johnston, Village Solicitor Steven Fansler, and Village Administrator Gerald Houchin (absent Fiscal Officer Audry Porter)

Minutes of June 13, 2017 were approved with one change of incorrect time on the Call to Order of the meeting. Motion made by G. Roebuck 2<sup>nd</sup> D. Campbell. Roll Call vote 5/0 passed.

Motion to pay monthly bills made by D. Hesser 2<sup>nd</sup> D. Campbell. Vote 5/0 passed.

Motion to appoint Russ Hogue to vacant council seat expiring Dec. 31, 2017 made by R. Bednarki 2<sup>nd</sup> J. Lowery. Roll Call Vote 5/0 passed.

Enterprise Committee chair R. Bednarki proposed new Utility Deposit guidelines.

Proposals to be considered: All renters or rental properties must ALWAYS keep a \$150 deposit with the Village. Customers in "Good Standing" may be refunded their deposit at their request after 12 months if no late payments have accrued within the most recent 12 month period. Customers have up to 6 months to request their deposit back after closing their account. Any current customer who closes an account but opens a new account at a different address, will not be required a deposit if previous account was in good standing. New account customers who have had a "Good Standing" account with the Village on an additional account for the past 12 months, will not be required to pay the \$150 deposit. If an account becomes delinquent and falls to the 'Shut Off' list, a new deposit of \$150 would be required if it was previously refunded. Water service can be shut off to any customer who is on the 'shut off' list if they do not bring their account into good standing (below \$150). Once the water has been turned off and the account has been paid below the \$150, they will no longer be charged for a reconnection fee if requested during normal business hours. If request to turn water back on falls after normal business hours, there will be a \$25 fee assessed for reconnection. Monthly billing cycle will be from the 1<sup>st</sup> of each month through the end of that month, with a due date the 15<sup>th</sup> of the following month.

This issue was tabled until the next meeting Aug. 8, 2017. The Solicitor will work on wording for possible ordinance.

Belle Center Summer Recreation Representative Anita Legg requested that the Village pay the cost of the portable potties that were used this summer at our Village Park. Invoice amount \$540. D. Hesser motioned to pay the invoice. This was 2<sup>nd</sup> by J. Lowery. Vote 5/0 passed.

Mayor announced appointment of Jack Orders as Zoning officer.

Mayor also informed Council of the resignation of employee Darren Savage with his last day being July 14<sup>th</sup>. Mayor and Administrator stated that a search for a replacement had already begun and it was of utmost importance because we needed to make sure we had someone lined up to take water license training and test.

Mayor also reminded Council that the documents from the year 2015 still need sorted before the audit this year. Council members D. Campbell and D. Hesser stated they were willing to help with this.

Administrator Houchin talked about the Village doing fogging for mosquitoes. He stated we were able to get our fogger calibrated and that we will be able to use our own fogger however, since we do not currently have the chemical disbursement license, we will need to hire a licensed person to administer it. This individual will charge \$25/hr with an expected fog time of approximately 2-3 hrs. Council suggested fogging once a week and increase to twice a week if deemed necessary by Administrator.

Administrator Houchin then talked about the progress of the tower and the unhappiness with one of the sub-contractors that is holding up completion of the water lines, electric lines, etc., This sub was hired by Caldwell Tank and is under their supervision and not the Villages responsibility.

Administrator also presented estimates for new water meters from a few companies he has met with. For 365 meters the cost ranges from \$85,000 - \$119,000. Administrator Houchin explained the need and reasoning behind replacing our old meters with new meters. The new meter system will be read remotely and will not require manual reading. Also the new system would handle the loading of the data to our billing system automatically. Administrator Houchin also stated that the BWC (Bureau of Workers Comp) offers grants for entities that replace their meters with the new system and he is hoping to get as much as \$40,000 from a BWC grant. EPA estimates that water systems could be losing as much as 30% revenue on older meters.

Resident Anita Legg asked if the Village could do something about a large empty lot just south of her residence that is over grown and in need of mowing by the owner. She stated that it is full of weeds and needs attention. Administrator Houchin said he would look into getting it cut back.

Motion to adjourn John Lowery 2<sup>nd</sup> Rick Bednarki vote 5/0 meeting adjourned 7:59pm

Mayor Tenese Johnson DATE 8/8/17

Council Pres. Pro tempore Rick Bednarki 8/8/17 Date

August 8, 2017

Called to order at 7:00 PM

### Pledge of Allegiance

Council Members present: Dione Campbell, Rick Bednarki, John Lowery, Garnet Roebuck, Donna Hesser, and Russ Hogue

Village Officers present: Mayor Teresa Johnston, Village Solicitor Steve Fransler, Fiscal Officer Audry Porter, and Village Administrator Gerald Houchin

Motion to approve minutes from July 12, 2017 council meeting was made by Council Member Garnet Roebuck, seconded by Council Member Donna Hesser. Roll call vote 5-0

A motion to pay the monthly bills was made by Council Member Dione Campbell, seconded by Council Member Donna Hesser. Vote 6-0.

Fiscal Officer Audry Porter stated a utility customer was asking if late charges could be removed from his father's account as his father had passed away. A motion was made by Council Member Donna Hesser, seconded by Council Member Garnet Roebuck. Vote 6-0.

Fiscal Officer Porter also asked council if they would want a pre-audit meeting, all of council was in favor.

Council Member Donna Hesser made a motion to suspend the rules for a one time reading of ORD 2017-04 supplement appropriations to Fund 5601 Garbage Operating in the amount of \$5,000 seconded by Dione Campbell. Roll call vote 6-0.

ORD 2017-04 supplement appropriations to Fund 5601 Garbage Operating in the amount of \$5,000 was made by Council Member Russ Hodge, seconded Council Member Rick Bednarki. Roll call vote 6-0.

Mayor Johnson stated that Zimmermen reality is funding the web page for the Village, and Council agreed to give Zimmeremen Reality 3 years exclusive real estate advertising rights. Council also agreed to pay all other fees.

Administrator Gerald Houchin stated that they had a meeting with Caldwell tank and that they changed subcontractors. They stated they hope to get the water tower online by the end of August.

Administrator Houchin also stated a new employee by the name of Brandon Bingham would be starting August 24.

Council had more discussion on the proposed utility deposit guideline. Further discussion to be taken at the September meeting.

Solicitor Fransler stated that donation can only be made to a 501C3, can only be paid out of the general fund, and the donation has to be for something that would benefit the village.

Angel Payne from Logan County Solid waste was present with a check for the recycling at the village area in the amount of \$982.50. She stated that the village recycled 131 tons. She updated council on the recycling center activates.

Motion to adjourn was made by Council Member John Lowery, seconded by Council Member Rick Bednarki. 6-0

Adjourn 8:11 pm

Minutes Approved by:

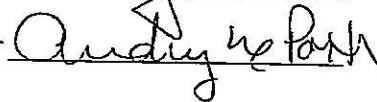
Mayor Teresa Johnston



Date

9/12/17

Fiscal Officer Audry Porter



Date

9/12/17

September 12, 2017

Called to order at 7:01 PM

Pledge of Allegiance

Council Members present: Dione Campbell, Rick Bednarki, John Lowery, Garnet Roebuck, Donna Hesser, and Russ Hogue

Village Officers present: Mayor Teresa Johnston, Village Solicitor Steve Fransler, Fiscal Officer Audry Porter, and Village Administrator Gerald Houchin

Motion to approve minutes from August 8, 2017 council meeting was made by Council Member John Lowery, seconded by Council Member Donna Hesser. Roll call vote 6-0

A motion to pay the monthly bills was made by Council Member Dione Campbell, seconded by Council Member Russ Hogue. Vote 6-0.

Mayor Johnston stated she did hear from Karen Beasley about Depot design drawing, she has completed and submitted them to the state for the permit.

Motion to suspend the rules for a one time reading of Resolution 2017-01 Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levis and Certifying them to the County Auditor was made by Council Member Donna Hesser, seconded by Council Member John Lowery. Roll call vote 6-0.

Motion to approve Resolution 2017-01 Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levis and Certifying them to the County Auditor was made by Council Member Dione Campbell, seconded by Council Member Rick Bednarki. Roll call vote 6-0.

Council Member Garnet Roebuck made a motion to suspend the rules for a one time reading of ORD 2017-05 supplement appropriations to Funds, 1000 General Operating in the amount of \$2,700 and 2011 Street Operating in the amount of \$2,000, seconded by Donna Hesser. Roll call vote 6-0.

ORD 2017-05 supplement appropriations to Funds, 1000 General Operating in the amount of \$2,700 and 2011 Street Operating in the amount of \$2,000 motion was made by Council Member Dione Campbell, Seconded by Council Member Rick Bednarki. Roll call vote 6-0.

Council Member Russ Hogue made a motion to suspend the rules for a one time reading of ORD 2017-06 Establishing Keller Ave., seconded by Council Member John Lowery. Roll call vote 6-0.

ORD 2017-06 Establishing Keller Ave. motion was made by Council Member Rick Bednarki, seconded by Council Member Donna Hesser. Roll call vote 6-0.

Council had little discussion over the utility deposit guidelines, which includes:

\*Customers in "Good Standing" may be refunded their deposit at their request after 12 months, if no late payments have accrued within the most recent 12 month period. Customers have up to 6 months to request their deposit back after closing their account.

\* Any current customer who closes an account, but opens a new account at a different address will not be required a deposit if previous account was in good standing.

\* New account customers who have has a "Good Standing" account with the Village on an additional account for the past 12 months, will not be required to pay the \$150 deposit .

\* Water services can be shut off to any customer who is on the 'shut off' list, if they do not bring their account into good standings.

\*Once the water has been turned off and the account has been brought to good standings they will no longer be charged for a reconnection fee if requested during normal business hours. If requested to turn water back on falls after normal business hours, there will be a \$25 fee assessed for reconnection.

\* Monthly billing cycle will be from the 1<sup>st</sup> of each month through the end of that month, with a due date of the 15<sup>th</sup> of the following month.

Council Member Donna Hesser made a motion to suspend the rules for a one time reading of ORD 2017-07 Utility Deposit Guidelines, seconded by Council Member Rick Bednarki. Roll Call vote 6-0.

ORD 2017-07 Utility Deposit Guidelines motion was made by Council Member Dione Campbell, seconded by Council Member Rick Bednarki. Roll Call vote 6-0.

Fiscal Officer Audry Porter asked council on behalf of a utility customer if they would remove late charges in the amount of \$33.14, she stated that this customer does hold 4 accounts and has never been late before. Vote was taken and passed 6-0 to remove the late charges. She also stated that the CD was up for renewal and that the Village had earned an interest in the amount of \$318.75. The renewal is for 5 months with an interest rate of .25%. Council Member Donna Hesser made a motion to approve the renewal seconded by Council Member Russ Hogue; a vote was taken and passed 6-0. The Fiscal Officer also read a letter form a utility customer asking if the village could look into receiving electronic payments, no action was taken.

Administrator Houchin informed council that the old water tower would be taken down on Thursday, September 14, with a start time of 6 AM. He also told council that the new tower is up a running and that the generator just needs to be started to make sure it is working properly. Mr. Houchin stated that Miami Valley Lighting has started to replace the street lights with new LED lights. Mr. Houchin then addressed the need for a park fund.

Council Member Dione Campbell made a motion to create a park fund with the revenue from the recycling center to go into the fund, seconded by Council Member Garnet Roebuck. vote 6-0.

Council Member Dione Campbell asked if the Village could trim the trees down by the Pearsons house, as they are rubbing on the ambulance and firetrucks when they drive past. Administrator stated he would look into getting them trimmed.

Council Member Donna Hess addressed her concern at the area at Center and Buckeye, the matter was tabled for next month.

Fiscal Officer Audry Porter gave a quick update on the audit stating they would be in early on Thursday at the office.

Motion to adjourn was made by Council Member John Lowery, seconded by Council Member Rick Bednarki. 6-0

Adjourn 7:31 pm

Minutes Approved by:

Mayor Teresa Johnston

Teresa Johnston

Date 10/10/17

Fiscal Officer Audry Porter

Audry Porter

Date 10/10/17



October 10, 2017

Called to order at 7:01 PM

Pledge of Allegiance

Council Members present: Dione Campbell, John Lowery, Garnet Roebuck, Donna Hesser, Russ Hogue, and with Rick Bednarki being absent

Village Officers present: Mayor Teresa Johnston, Village Solicitor Steve Fransler, Fiscal Officer Audry Porter, and Village Administrator Gerald Houchin

Motion to approve minutes from September 12, 2017 council meeting was made by Council Member John Lowery, seconded by Council Member Garnet Roebuck. Roll call vote 5-0

A motion to pay the monthly bills was made by Council Member Donna Hesser, seconded by Council Member Russ Hogue. Vote 5-0.

Teresa Vanhooose's daughter, Tabitha Wagnild, was present on behalf of her asking to remove extra haul charges, she stated that she had a free sign on the wood and that it shouldn't have been picked up. Mayor Johnston stated that it was in the boulevard and no free sign was present, therefore the employee picked the wood up. Council voted all in favor of removing the charges in the amount of \$16.31, motion made by Council Member Russ Hogue, seconded by Council Member John Lowery.

Ms. Wagnild also asked if the Village could put a stop sign at N State Street and Charles. Mayor Johnston stated she would like another speed study done at that area. The matter was tabled.

Dustin Manns was present and asked if the lot where the old water tower was is up for sale? Mayor Johnston stated that the land is not ready for sale and that she hoped a house will be built in that area.

Council Member Dione Campbell made a motion to suspend the rules for a one time reading of ORD 2017-08 Supplemental Appropriations to Fund, 1000 General Operating in the amount of \$5000 for audit cost, seconded by Donna Hesser. Roll call vote 5-0.

ORD 2017-08 Supplemental Appropriations to Fund, 1000 General Operating in the amount of \$5000 for audit cost was made by Council Member Dione Campbell, seconded by Council Member Donna Hesser. Roll call vote 5-0.

Fiscal Officer Audry Porter stated is looking into how to set up the Park Fund, and that she has just been busy with the audit.

Administrator Houchin stated the all the alleys have been tar'd and chipped. Mr. Houchin also stated that there will be a tower meeting Thursday October 12 to complete paper work on the tower and discuss an automatic phone call system for if something would go wrong with the tower. He also stated leaf pick up has started for the Village employees. He also informed council that Employee John Linson is retiring and his last day of employment will be on October 28, 2017.

Mayor Johnston stated that the employee hand book says the Village will pay out 480 hour of sick pay, she asked council about paying out his personal time of 13 hours and vacation time of 120 hours, since this was

not covered in the handbook. Fiscal Officer stated that those numbers will be lower as he has taken some time this week.

Council Member Garnet Roebuck made a motion to pay out the rest of the personal time and vacation, seconded by Council Member Donna Hesser. Vote 5-0.

Administrator Houchin stated that the drain basin by Presbyterian Church is being replaced. He also stated that Quality Paving would be patching some pavement around the village. He informed council about the water main break on the west side of the village and that the village employees had replaced the piping. He went on to tell council a new employee has been hired, Jay Herford, at a starting pay of \$14.50 an hour.

Solicitor Fransler stated he had ORD 2017-07 Utility Deposit Guide Lines, but then noticed one thing needed correct before it could be signed.

Council Member Dion Campbell asked about trimming of some trees back, Administrator Houchin stated he will get with Don Hull.

Council Member Donna Hesser stated that rodents are coming from the house at 318 W Buckeye. Mayor Johnston asked Solicitor Fransler how to get the health department involved, Fransler stated he would look into the matter.

Motion to adjourn was made by Council Member Russ Hogue seconded by Council Member Garnet Roebuck. 5-0

Adjourn 7:40 pm

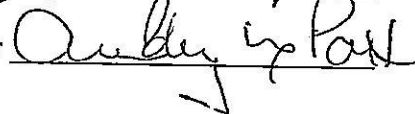
Minutes Approved by:

Mayor Teresa Johnston



Date 11/14/17

Fiscal Officer Audry Porter



Date 11/14/17

November 14, 2017

Called to order at 7:00 PM

Pledge of Allegiance

Council Members present: Dione Campbell, Rick Bednarki, Donna Hesser, John Lowery, Garnet Roebuck, and Russ Hogue

Village Officers present: Mayor Teresa Johnston, Village Solicitor Steve Fransler, Fiscal Officer Audry Porter, with Village Administrator Gerald Houchin being absent

Motion to approve minutes from October 10, 2017 council meeting was made by Council Member John Lowery, seconded by Council Member Donna Hesser. Roll call vote 5-0

A motion to pay the monthly bills was made by Council Member Dione Campbell, seconded by Council Member Donna Hesser. Vote 6-0.

Motion to suspend the rules for a one time reading of ORD 2017-09 Interfund Transfer of Yearly Recycling Revenue and Any Donation was made by Council Member John Lowery, seconded by Council Member Dione Campbell. Roll call vote 6-0.

Motion to enact ORD 2017-09 Interfund Transfer of Yearly Recycling Revenue and Any Donation to Park Fund was made by Council Member Donna Hesser, seconded by Council Member Garnet Roebuck. Roll call vote 6-0.

Motion to suspend the rules for a one time reading of ORD 2017-10 Supplemental Appropriation in the amount of \$23,482.50 was made by Council Member Russ Hogue, seconded by Council Member Rick Bednarki. Roll call vote 6-0.

Motion to enact ORD 2017-10 Supplemental Appropriation in the amount of \$23,482.50 was made by Council Member Donna Hesser, seconded by Council Member Rick Bednarki. Roll call vote 6-0.

Mayor Johnston state the loan amount for the water tower repayment was \$30,350.82 with the first payment being January 2, 2018. She stated that a recommend rate increase of \$13.50. After much discussion council made a motion to raise the rate to \$14 with a review in 6 month. Council Member Rick Bednarki made the motion, seconded by Council Member Russ Hogue. Roll call vote 6-0.

Mayor Johnston had an employee handbook for council to look over, after much discussion; the handbook was tabled to next month.

Mayor Johnston stated she had talked to the resident about the parking at the corner of Center and Buckeye and that there was no resolution, Mayor then asked council if they wanted to pass an ordinance on this issue, no action was taken.

Council President Pro Temp Por Rick Bednarki stated that finance meeting, along with an audit meeting need to be set. He stated Council Member Donna Hesser and he will be on the finance committee and Council Member Russ Hogue and himself will be on the audit committee.

Council Member Dione Campbell stated that a nonresident was asking about the trash at residents place on Maple. No action was taken.

Fiscal Officer Audry Porter asked if council wanted to renew a 3 year contracting with the farming of the village land, contract is with Patton Farms. Motion to engage in the contract for 3 year contract was made by Council Member Russ Hogue, seconded by Council Member Garnet Roebuck. All in favor 6-0.

Motion to adjourn was made by Council Member Russ Hogue seconded by Council Member Donna Hesser. 6-0

Adjourn 8:05 pm

Minutes Approved by:

Mayor Teresa Johnston Teresa Johnston

Date 12/12/17

Fiscal Officer Audry Porter Audry Porter

Date 12/12/17

Council Pres. Pro-tempore Rick Bednarki

12/12/17 Rick Bednarki

Minutes of Belle Center Village Council – Regular Session December 12, 2017

Call to Order at 7:00 pm with all Council Members Present (Dione Campbell, Rick Bednarki, Donna Hesser, John Lowery, Garnet Roebuck and Russ Hogue)

Village Officers present: Mayor Teresa Johnston, Village Administrator Gerald Houchin, Solicitor Steven Fansler.

Minutes of the Nov. 14<sup>th</sup>, 2017 session of Council were approved as written motion made by Council Member Roebuck, 2<sup>nd</sup> by Council Member Hesser. Roll Call vote 6/0

Motion to pay monthly bills made by Council member Campbell 2<sup>nd</sup> by Council member Hogue, Vote 6/0

Mayor Johnston informed Council that Fiscal Officer Audry Porter has resigned her position on Dec. 1<sup>st</sup> with her last day being Dec. 8<sup>th</sup>, 2017.

Mayor Johnston appointed Rhonda Fitzpatrick to the position of Fiscal Officer. Council approved the appointment with all in favor 6/0.

Motion to Suspend the Rules for 1 time reading of Ordinance 2017-12 Supplemental Appropriations was made by Council member Hesser, 2<sup>nd</sup> by Council member Bednarki. Roll call vote :6/0

Ordinance 2017-12 Supplemental Appropriations Street & Repairs (\$30,225.00) Water Capital Improvement (\$15,997.36). Motion made by Council member Hogue, 2<sup>nd</sup> by Council member Campbell. Roll call vote 6/0.

Motion to Suspend the Rules for 1 time Reading of Ordinance 2017-13 Temporary Appropriations made by Council member Campbell, 2<sup>nd</sup> by Council member Hesser. Roll call vote 6/0.

Ordinance 2017-13 Temporary Appropriations for 2018 \$867,717.46. Motion made by Council Member Bednarki, 2<sup>nd</sup> by Council member Hogue. Roll call vote 6/0.

Solicitor Fansler presented the Village Employee Handbook with its final changes to Council. Motion to approve made by Council member Hogue, 2<sup>nd</sup> by Council member Roebuck. Vote 6/0 in favor.

Village Administrator asked that employee Frank Harrod be awarded a pay raise given his increased responsibilities with 2 new employees on staff as well as his senior position with the employee staff. After some discussion the new wage rate for Mr Harrod will be \$15.50 per hour effective Jan. 1<sup>st</sup>, 2018. Motion was made by Council member Roebuck, 2<sup>nd</sup> by Council member Hesser. Vote 6/0 in favor.

Mayor Johnston then administered the Oath of Office to Council Members : Garnet Roebuck, Donna Hesser, Russ Hogue and Dione Campbell for their new term starting on January 1<sup>st</sup>, 2018.

Meeting adjourned at 7:36 pm motion made by Council member Roebuck, 2<sup>nd</sup> Council member Hesser.

All in favor 6/0.

Approved Mayor Teresa Johnston



Attested Council Pro Tempore Rick Bednarki

