

**December 10<sup>th</sup>, 2024**  
**VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING**

Belle Center Village Council met in regular session on December 10<sup>th</sup>, 2024 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: James, Lowery, Hogue, Legge and Matthews were present. Penny was absent. Village Officers: Mayor Houchin, Solicitor Fansler, Fiscal Officer Ridder and Village Administrator Bingham were present.

Motion to approve minutes from regular session November 12<sup>th</sup>, 2024 was made by council person Lowery, and 2<sup>nd</sup> by council person James, all approved.

Motion to pay monthly bills was made by council person Legge, and 2<sup>nd</sup> by council person Matthews, all approved.

Motion to approve the bank reconciliation for November 2024 was made by council person James, and 2<sup>nd</sup> by council person Legge, all approved.

Fiscal Officer Ridder presented the 2025 Appropriations resolution 2024-17 to council. After review and much discussion Mayor Houchin called for a motion to pass this resolution on one reading and on an emergency measure, council person James made the motion to approve, and 2<sup>nd</sup> by council person Legge, a roll call vote resulted in all approving. Mayor Houchin then called for the approval of the resolution, council person Hogue made the motion to approve, and 2<sup>nd</sup> by council person Legge, a roll call vote resulted in all approving.

Administrator Bingham told council that the National Flood Insurance Plan paperwork has been approved by the Ohio Department of National Resources and is now waiting approval from FEMA.

Administrator Bingham notified council that he is raising the hourly rate for 2 employees: Lukas Pope to \$24/hr and Scott Coy to \$23/hr effective the first pay of 2025.

Last year council discussed putting a traffic light at the intersection of Buckeye and Elizabeth streets. ODAT did a Safety Improvement Study, the 75 page document was given to council. Administrator gave a brief overview of the study. After much discussion it was decided to continue the discussion at the next meeting and no decisions were made.

Last month Troy Gibson of Byhalia.net was presented a proposal for 2-foot dish on the Village water tower. In return he would give the Village Water Plant and Village Depot Office free Internet. Administrator Bingham notified council that he had signed the lease agreement.

Fiscal Officer Ridder presented council with same fund line item reallocations:

|  |             |
|--|-------------|
| General Fund: from Independent Contractor to Social Security | = \$ 100.00 |
| Street Fund: from Operating Supplies to Medicare             | = \$ 75.00  |
| Water Fund: from Repair and Maintenance to Medicare          | = \$ 75.00  |
| from Prof and tech to Opers                                  | = \$ 760.00 |
| Sewer Fund from rep and maint to Opers                       | = \$ 525.00 |
| Garbage Fund: from Independent Contractor to Medicare        | = \$ 75.00  |

Administrator Bingham discussed the upcoming automatic yearly 2% increase to the Village Utility rates. After analyzing revenue and expenses on all of the funds, he said that we would be able to wave an increase to the sewer fund and the capital fund but would need a 4% increase to the water fund. A resolution will be prepared by Fiscal Officer Ridder and presented to council at the next meeting for vote.

Last month we discussed the need to advertise the properties for sale in Ordinances 2024-15 and 2024-16, once a week for 5 weeks in the paper and we would be accepting sealed bids. Fansler presented Fiscal Officer Ridder both the ads for the paper at this meeting. Fiscal Officer Ridder will place the two adds in the paper as requested.

Administrator Bingham said that the property of old gas station (302 E Main) that has already been advertised has 1 interested party but no official bid has been received.


Administrator Bingham gave council a list of holidays that are celebrated by Logan County. He asked if they would review the current holidays given to our staff and possibly adopt some or all of the county holiday's. After much discussion it was decided to give Village Staff the additional holiday of Veterans day 8 hours holiday time beginning in 2025.


At 8:10pm Mayor asked to go into executive session to discuss a personnel issue.  
Council returned from executive session at 8:25pm.

Mayor asked for a motion to not renew the contract for Solicitor Fansler that will expire on 12/31/24, motion was made by council person James and 2<sup>nd</sup> by Legge, a roll call vote resulted in all council members agreeing.

At 8:32 PM a motion to adjourn the meeting was made by council person Matthews, 2<sup>nd</sup> by council person Lowery, all approved.

Next council meeting January 14<sup>th</sup>, 2024 at 7:00 PM

  
Lance Houchin, Mayor                      Date

 1-14-25  
Joe Ridder, Fiscal Officer                      Date

**November 12<sup>th</sup>, 2024**  
**VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING**

Belle Center Village Council met in regular session on November 12<sup>th</sup>, 2024 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: James, Lowery, Penny, Hogue and Matthews were present; Legge was absent. Village Officers: Mayor Houchin, Solicitor Fansler, Fiscal Officer Ridder and Village Administrator Bingham were present.

Motion to approve minutes from regular session October 8<sup>th</sup>, 2024 was made by council person Lowery, and 2<sup>nd</sup> by council person Matthews, all approved.

Motion to pay monthly bills was made by council person Penny, and 2<sup>nd</sup> by council person James, all approved.

Motion to approve the bank reconciliation for October 2024 was made by council person Penny, and 2<sup>nd</sup> by council person Hogue, all approved.

Visitor Troy Gibson of Byhalia.net was present to ask council if his internet supply company could put a 2-foot dish on the Village water tower. In return he would give the Village Water Plant and Village Depot Office free Internet. Benefits of this would give Village residents another internet option. The company offers a fixed wireless line of sight network. He also said his company has liability insurance. He will prepare a contract for council to review at the next meeting.

Fiscal Officer Ridder played the required Fraud Reporting and Training video prepared by the Ohio Auditors office.

Fiscal Officer Ridder presented council with same fund line item reallocations that need council approval. All Salary and Fringe accounts in the budget require council approval in or to reallocate from one line item to another. Any Non-Salary budget line items can be made at the discretion of the Fiscal Officer and do not need council approval. The reallocations items are:

General Fund 1000: From Workers Comp 790-225 To Fiscal Officer 725-121-0016 = \$825  
From Independent Contractor 790-300-0018 To Administrator = \$1,975

Water Fund 5101 From Chemicals 539-420-0005 To Fiscal Officer 539-121-0016 = \$400  
From Chemicals 539-420-0005 To Administrator 539-131-0017 = \$1,775

Sewer Fund 5201 From Repair Maint 539-430 To Fiscal Officer 549-121-0016 = \$375

Garbage Fund 5601 From Indep Contractor 569-300-0018 to Fis Off 569-121-0016 = \$375

A motion to approve the line item reallocations was made by council member Lowery and 2<sup>nd</sup> by council member James, all approved.

Last month we discussed the possibility of vacating the alley located near 303 Vine Street: Solicitor Fansler discussed the 3 tests required to vacate an alley: Village has good cause, no detriment to the Village and is a benefit to residents. All adjacent landowners have signed the agreement to vacate the alley. Mayor Houchin called for a motion to vacate the alley on one reading and on an emergency measure, council person Hogue made the motion to approve, and 2<sup>nd</sup> by council person James, a roll call vote resulted in all approving. Mayor Houchin then called for the approval to vacate the alley, council person James made the motion to approve, and 2<sup>nd</sup> by council person Matthews, all approved.


Solicitor Fansler presented Ordinance 2024-15 "To Sell Real Estate Not Needed for Any Municipal Purpose", 104 West Buckeye Street, Parcel # 39-022-05-04-010-000 for \$50,000.00. Mayor Houchin called for a motion to pass this Ordinance on one reading and on an emergency measure, council person Hogue made the motion to approve, and 2nd by council person Lowery, a roll call vote resulted in all approving. Mayor Houchin then called for the approval of the Ordinance, council person Penny made the motion to approve, and 2nd by council person James, all approved.

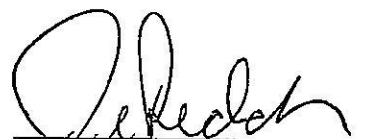
Solicitor Fansler presented Ordinance 2024-16 "To Sell Real Estate Not Needed for Any Municipal Purpose", a portion of Parcel # 39-022-05-04-010-000 along Buckeye Street next to 104 W for \$12,000.00 plus the cost of a survey. Mayor Houchin called for a motion to pass this Ordinance on one reading and on an emergency measure, council person Penny made the motion to approve, and 2nd by council person James, a roll call vote resulted in all approving. Mayor Houchin then called for the approval of the Ordinance, council person Hogue made the motion to approve, and 2nd by council person Penny, all approved.

Next step is to advertise both of the properties discussed in Ordinances 2024-15 and 2024-16, once a week for 5 weeks in the paper and we would be accepting sealed bids. Fansler will send Fiscal Officer Ridder both the ads for the paper.

At 8:09 PM a motion to adjourn the meeting was made by council person Lowery, 2<sup>nd</sup> by council person James, all approved.

Next council meeting December 10<sup>th</sup>, 2024 at 7:00 PM

  
Lance Houchin, Mayor      Date

 12-10-24  
Joe Ridder, Fiscal Officer      Date



**October 8<sup>th</sup>, 2024**  
**VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING**

Belle Center Village Council met in regular session on October 8<sup>th</sup>, 2024 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: Legge, James, Lowery, Penny and Matthews were present. Village Officers: Mayor Houchin, Solicitor Fansler, Fiscal Officer Ridder and Village Administrator Bingham were present.

Motion to approve minutes from regular session September 10<sup>th</sup>, 2024 was made by council person James, and 2<sup>nd</sup> by council person Legge, all approved.

Motion to pay monthly bills was made by council person Penny, and 2<sup>nd</sup> by council person Matthews, all approved.

Motion to approve the bank reconciliation for September 2024 was made by council person Lowery, and 2<sup>nd</sup> by council person Legge, all approved.

Last Month Council Member Daniels resigned from Village Council. Two people were interested in the open Council position: Donna Hesser and Megan Hogue. Donna was unable to attend the meeting but Megan was in attendance and talked to council about her willingness to be on Council. After discussion a motion was made by council person Penny to appoint Megan Hogue to the open council position and 2<sup>nd</sup> by council person Legge, a roll call vote resulted in 4 yes votes and 1 no vote. Solicitor Fansler proceeded to swear in Megan to her new position.

Village Resident Beverly Patrick of 407 Washington St was in attendance to talk about a letter she wrote to Mayor Houchin and Solicitor Fansler about her concern that the alley on Vine Street (located between 303 E Vine St and 305 E Vine St) is being blocked and she is unable to access her property. Council proceeded to discuss the options:

- \* vacate the alley because it is currently a "grass" alley that is not currently maintained by the village or
- \* keep ally open and the village would gravel and snow plow the alley. If the alley would be vacated then the property would be split between the adjoining properties. Two of the council members had to recuse themselves because they are personally involved Shannon Penny, Daughter of Terry Penny owner of 303 E Vine St and John Lowery property owner of 407 Washington Street. The other property owner involved is Art Daniels at 305 E Vine St. Mayor Houchin called for a motion to vacate the alley, motion was made by Council member Matthews and no one 2<sup>nd</sup> the motion, and it failed. After much discussion it was decided to revisit this issue next month.

Fiscal Officer Ridder presented council with Resolution 2024-13 "Adoption of a Plan under the Ohio Public Employees Deferred Compensation Program. Ridder gave council handouts discussing the program which basically lets Village Employees contribute to a Retirement Plan ( tax code 457b). This would not cost the village any money and in order for the Village to participate we would need to pass this resolution. Mayor Houchin asked for a motion to approve this resolution, made by council member Legge and 2<sup>nd</sup> by council member James and all council members approved.

Fiscal Officer Ridder presented council with 3 same fund line item reallocations that need council approval. All Salary and Fringe accounts in the budget require council approval in or to reallocate from one line item to another. Any Non-Salary budget line items can be made at the discretion of the Fiscal Officer and do not need council approval. The 3 reallocations items are:

- \* Decreases the Sewer Fund Opers line item and increase the Electricity line item by \$500.00
- \* Decrease the Water Fund Opers line item and increase the Electricity line item by \$1,795.00

\* Increase the Sewer Fund Medicare line item and decrease the Workers Comp line item by \$50.00  
Mayor Houchin asked for a motion to approve this reallocation, made by council member Legge and 2<sup>nd</sup> by council member Lowery and all council members approved.

Administrator Bingham talked to Council about the property for sale at 304 W Vine St. He spoke to the owner and offered \$15,000 for the land only and the owner declined. Bingham told the owner if she changes her mind to contact the Village.

Administrator Bingham discussed the purchase of the Hydro Vac equipment for \$11,000.

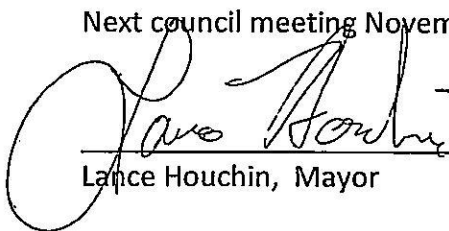
Administrator Bingham discussed the property at 104 W Buckeye St, site of the Old Shop (parcel # 39-022-05-04-010-000). He said that the Village no longer has a need for the property and they have fully moved into the New Shop located at 202 Main St. Mayor Houchin asked council if we can proceed with the sale of this property for \$50,000.00 and Solicitor Fansler will prepare an Ordinance for the next meeting.

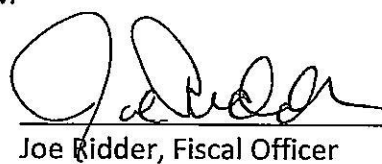
Administrator discussed the property next to 104 W Buckeye St, site of the old rail road tracks (parcel # 39-022-05-01-017-000). He said that the Village no longer has a need for a portion of the property along Main St and a resident has an interest in the property. Mayor Houchin asked council if we can proceed with the sale of this portion of the property along Main St for \$12,000 and Solicitor Fansler will prepare an Ordinance for the next meeting.

Solicitor Fansler discussed the gas station property at the corner of 302 E Main and 101 S State (parcel #39-022-06-10-001-000). The deed has been transferred to the Village and we can sell this property. He presented Resolution 2024-14 to sell this property for \$15,000, motion to approve made by Penny and 2<sup>nd</sup> by Matthews, all approved. Next step is to advertise the property once a week for 5 weeks in the paper and we would be accepting sealed bids. (Also see March and April Minutes discussing this property).

At 8:25 PM a motion to adjourn the meeting was made by council person Lowery, 2<sup>nd</sup> by council person Legge, all approved.

Next council meeting November 12<sup>th</sup>, 2024 at 7:00 PM

  
Lance Houchin, Mayor      11/12/24  
Date

  
Joe Ridder, Fiscal Officer      11-12-24  
Date

**September 10<sup>th</sup>, 2024**  
**VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING**

Belle Center Village Council met in regular session on September 10<sup>th</sup>, 2024 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: Legge, James, Lowery, Penny and Matthews were present. Daniels was absent. Village Officers: Mayor Houchin, Solicitor Fansler, Fiscal Officer Ridder and Village Administrator Bingham were present.

Motion to approve minutes from regular session August 13<sup>th</sup>, 2024 was made by council person James, and 2<sup>nd</sup> by council person Legge, all approved.

Motion to pay monthly bills was made by council person Matthews, and 2<sup>nd</sup> by council person Legge, all approved.

Motion to approve the bank reconciliation for August 2024 was made by council person Lowery, and 2<sup>nd</sup> by council person James, all approved.

Tristin Sheet, Senior at Benjamin Logan High School was in attendance to ask council's permission to have their Homecoming Parade in Belle Center on Wednesday September 25<sup>th</sup> at 6:30 pm. Council Approved. A bonfire will also to be held at Murray Griffin Park following the Parade.

Mayor Houchin said that Art Daniels talked to him about resigning from council. Solicitor Fansler said that Council would have 30 days from the date of resignation to appoint a new council person. If no one is appointed by Council then the Mayor would be able to appoint a person.

Mayor Houchin reminded Council about the Car show is on Saturday September 14<sup>th</sup>, which is a fund raiser for Logan County Sherriff's Office Behind the Badge Volunteers Inc, a 503(c)nonprofit.

Mayor Lance Houchin notified council that the property located at 211 E Main, which was scheduled to be demolished by the county, has not been put on the list. Solicitor Fansler said he would contact the Logan County Treasurers office because the demolition paperwork was sent to the county.

Fiscal Officer Ridder presented council with Resolution 2024-12 "Accepting the Amounts and Rates as Determined by the Logan County Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor." Mayor Houchin asked for a motion to approve this resolution, made by council member Legge and 2<sup>nd</sup> by council member Lowery and a roll call vote resulted in all council members approving.

Fiscal Officer Ridder notified council that on August 1<sup>st</sup> our Capital One Visa Rewards Points had balance of \$181.87, which were used on an Amazon purchase on 8/24/2024 for a wireless router/extender with a cost of \$382.86 less credit of \$181.87 = net payment of \$200.99 making Rewards Points balance now zero.

Administrator Bingham notified council that the blinds were put up in the Depot Council Chamber.

Administrator Bingham has sent the National Flood Insurance Plan paperwork to Ohio Department of Natural Resources and from there it will go to FEMA for approval.


Administrator Bingham talked to Council about the property for sale at 304 W Vine St on Zillo.com for \$49,500, which is next to the new Village shop building. The property has a shed/dwelling on it. After much discussion Council asked Bingham to make an offer of \$15,000 for the land only and the owner can have the shed moved and sold separately.


Administrator Bingham discussed equipment called a Hydro Vac that is for sale for \$11,000. After much discussion Council asked Bingham to make the offer.

Solicitor Fansler discussed the gas station property at the corner of 302 E Main and 101 S State. The deed is being transferred and we should be receiving it soon. The plan is to sell this property for \$15,000.

At 7:41 PM a motion to adjourn the meeting was made by council person Lowery, 2<sup>nd</sup> by council person Legge, all approved.

Next council meeting October 8<sup>th</sup>, 2024 at 7:00 PM

  
\_\_\_\_\_  
Lance Houchin, Mayor                      Date

 10/8/24  
\_\_\_\_\_  
Joe Ridder, Fiscal Officer                      Date

**August 13<sup>th</sup>, 2024**  
**VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING**

Belle Center Village Council met in regular session on August 13<sup>th</sup>, 2024 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: Legge, James, Lowery, Penny and Matthews were present. Daniels was absent. Village Officers: Mayor Houchin, Solicitor Fansler, Fiscal Officer Ridder and Village Administrator Bingham were present.

Motion to approve minutes from regular session July 9<sup>th</sup>, 2024 was made by council person Lowery, and 2nd by council person Legge, all approved.

Motion to pay monthly bills was made by council person James, and 2nd by council person Matthews, all approved.

Motion to approve the bank reconciliation for June 2024 was made by council person Legge, and 2nd by council person James, all approved.

Mayor Houchin discussed a meeting which took place with the Logan County Budget Commission regarding the calculation for the distribution of the Local Government Funds. The Commission said they can do nothing to change the current process. In order to change the calculation a majority of the Townships and Villages have to pass a resolution describing the new calculation process. Mayor Houchin and Administrator Bingham plan on visiting each to explain how a new calculation would work.

Trick or Treat will be held Thursday October 31 from 6:30pm to 7:00pm.

Fiscal Officer Ridder presented council with Resolution 2024-8 "Authorizing Logan County Auditor to add a Lien on Real Estate Taxes for Collection of Services Rendered." We have 4 delinquent utility accounts and this resolution will put those balances on the property owners' taxes. When the taxes are collected by the county the village will be sent the amount paid along with the yearly property tax payments to the Village. Mayor Houchin asked for a motion to approve this resolution, made by council member Penny and 2<sup>nd</sup> by council member James and a roll call vote resulted in all council members approving.

Resolution 2024-11 is a supplemental appropriation for \$10,000 from the water fund. We received a \$10,000 equipment grant from EPA to purchase leak detection equipment and valve exercising equipment. Mayor Houchin then called for the approval of the resolution, council person James made the motion to approve, and 2nd by council person Legge, all approved.

Administrator Bingham discussed the NFIP – National Flood Insurance Program, currently Belle Center is not a member of the program. A public hearing to discuss the issue was held on August 7th. He also discussed the Village adopting the Ohio Model Flood Damage Reduction Regulations. Administrator Bingham presented council with Resolution 2024-9 "A Resolution Concerning Flood Prone Areas & Intent To Participate In The National Flood Insurance Program" and 2024-10 "Ohio Model Flood Damage Reduction Regulations." Mayor Houchin called for a motion to pass both resolutions on one reading and on an emergency measure, council person Lowery made the motion to approve, and 2nd by council person James, a roll call vote resulted in all approving. Mayor Houchin then called for the approval of the resolutions, council person Legge made the motion to approve, and 2nd by council person Lowery, all approved. The resolutions will now go to FEMA for processing and we should have approval in 2 to 6 months.

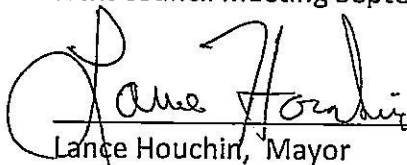
Administrator Bingham notified council that employee Lukas Pope would receive a 0.75/hr pay increase effective on the 8/24/2024 pay period.

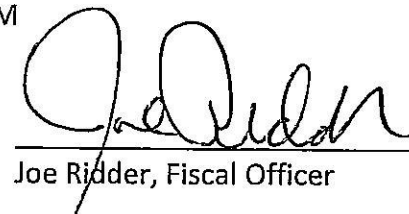
Solicitor Fansler discussed the gas station property at the corner of 302 E Main and 101 S State. In order to get the property deed he recommended we pay \$2,500 to the Ohio UST Community Improvement Corporation for "costs associated with the holding and transfer of the property into and out of the UST CIC". All council members agreed.

Council discussed children driving golf carts in town. Ohio law says that "golf carts must have headlights, brake lights, taillights, turn signals, windshield, horn, rearview mirror, license plate light, and not capable of traveling over 20 mph. An Ohio operator's license is required to operate the golf cart". Fiscal Officer Ridder was asked to put a notice in the next water bill.

At 7:44 PM a motion to adjourn the meeting was made by council person Lowery, 2<sup>nd</sup> by council person James, all approved.

Next council meeting September 10<sup>th</sup>, 2024 at 7:00 PM

  
Lance Houchin, Mayor      9-10-24  
Date

  
Joe Ridder, Fiscal Officer      9-10-24  
Date



**July 9, 2024**  
**VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING**

Belle Center Village Council met in regular session on July 9, 2024 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: Legge, James, Lowery, Penny, Daniels and Matthews were present. Village Officers: Mayor Houchin, Solicitor Fansler, Fiscal Officer Ridder and Village Administrator Bingham were present.

Motion to approve minutes from regular session June 11<sup>th</sup>, 2024 was made by council person Daniels, and 2nd by council person Legge, all approved.

Motion to pay monthly bills was made by council person James, and 2nd by council person Daniels, all approved.

Motion to approve the bank reconciliation for June 2024 was made by council person Legge, and 2nd by council person James, all approved.

Mayor Houchin and council person Matthews gave a brief review of the 4<sup>th</sup> of July events.

Resident Amy Henry asked council about the NFIP – National Flood Insurance Program, currently Belle Center is not a member of the program. Administrator Bingham said that they had been working on becoming a member. The next step is to hold a public hearing to discuss the issue. Fiscal Officer Ridder will try to book the Richland Township hall sometime between August 5<sup>th</sup> and August 9<sup>th</sup>. Following the meeting the council will need to adopt a resolution, which can be done at our August 13<sup>th</sup> monthly meeting. After that it goes to FEMA for processing and we should have approval in 2 to 6 months.

ODOT will be reviewing 273 for the possibility of getting a street light at Elizabeth or State and 273.

Administrator Bingham told council that we received an \$10,000 equipment grant from EPA to purchase leak detection equipment and valve exercising equipment to be delivered Friday 7/12.

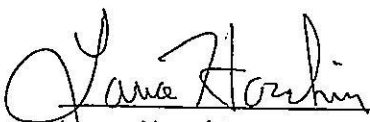
A question was asked about the status of 211 E Main and Mayor said that it is still set to be demolished by the county.


Residents at 208 and 210 Maple had a question about the alley between their properties and whether it can be vacated. Solicitor Fansler will check on this to see if it was vacated and report back to council.

Solicitor Fansler said that Jamie Sisto, the company owner that cleaned up the gas station property at 302 E Main, is holding the property deed until we pay \$3,276.86 in back real estate taxes. He will write a letter to get the fees dropped and the deed to us as soon as possible.

At 7:46 PM a motion to adjourn the meeting was made by council person Lowery, 2<sup>nd</sup> by council person Daniels, all approved.

Next council meeting August 13<sup>th</sup>, 2024 at 7:00 PM

 8/13/24  
Lance Houchin, Mayor Date

 8/13/24  
Joe Ridder, Fiscal Officer Date

**June 11, 2024**  
**VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING**

Belle Center Village Council met in regular session on June 11, 2024 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: Legge, James, Lowery, Penny, Daniels and Matthews were present. Village Officers: Mayor Houchin, Solicitor Fansler and Fiscal Officer Ridder were present. Village Administrator Bingham was absent.

Motion to approve minutes from regular session May 14<sup>th</sup>, 2024 was made by council person Lowery, and 2nd by council person Matthews, all approved.

Motion to pay monthly bills was made by council person Legge, and 2nd by council person James, all approved.

Motion to approve the bank reconciliation for May 2024 was made by council person Matthews, and 2nd by council person Lowery, all approved.

A discussion took place about dogs barking at 509 State Street. Neighbors Lance Houchin, Laura Cooper and Ashtin Henry all stated that the dogs bark nonstop when they are outside. Residents Theresa Vanhooose and Tabitha Wagnild said that the dogs do not bark nonstop. They also complained that Lance Houchin was seen on their property taking video of their dogs. Lance Houchin said he would not enter their property. Council Person Penny suggested that we send "The Loud Dog Ordinance" (copy attached) to all Village residents to remind them of the Ordinance that was passed in 2006, all agreed. Fiscal Officer Ridder said he would put a copy in the utility bills to be sent out on June 28<sup>th</sup>.

Solicitor Fansler discussed the meeting that was requested by Brian Shults of the Logan County Sewer District (LCSD). The meeting was scheduled between The Village of Belle Center (Lance Houchin, Brandon Bingham and Steve Fanslor) and LCSD (Brian Shultz, David Henry and Breann Parsons) on Thursday June 6<sup>th</sup>. Brian Shultz did not attend so the meeting was rescheduled for Friday June 14<sup>th</sup>. The topic of the meeting is to discuss repairs of the lift station on Buckeye St and renewal negotiations for the Villages contract with the LCSD which has expired.

Solicitor Fansler said once he receives the deed he will write an ad to be placed in the Bellefontaine Examiner to sell the property at 302 E Main St.

Fiscal Officer reminded council and staff to be sure to cash their paychecks.

Administrator Bingham was absent but Fiscal Officer Ridder read notices from him to council:

- \* Employee Scott Coty received a \$0.75/hour pay increase effective 5/12/24.
- \* The old trash truck sold on Govdeals.com for \$6,600.00

Council person Legge said that there is a home in town with an inground pool with no fence. It was decided that Scott Coy, the Zoning officer, would contact the homeowner and request a fence put up.


Chief Roy of BMRT asked council if they could add a page to Villages website, all approved.

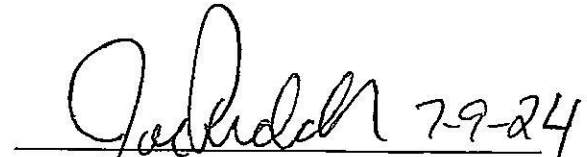
At 7:41 PM a motion to adjourn the meeting was made by council person Matthews, 2<sup>nd</sup> by council person Lowery, all approved.

Next council meeting July 9<sup>th</sup>, 2024 at 7:00 PM

June 11, 2024

VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING

  
Lance Houchin, Mayor      Date

  
Joe Ridder, Fiscal Officer      Date

**May 14, 2024**  
**VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING**

Belle Center Village Council met in regular session on May 14, 2024 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: Legge, James, Lowery, Penny, Daniels and Matthews were present. Village Officers: Mayor Houchin, Solicitor Fansler, Village Administrator Bingham, and Fiscal Officer Ridder were present.

Motion to approve minutes from regular session April 9<sup>th</sup>, 2024 was made by council person Lowery, and 2nd by council person Daniels, all approved.

Motion to pay monthly bills was made by council person Daniels, and 2nd by council person Legge, all approved.

Motion to approve the bank reconciliation for April 2024 was made by council person Penny, and 2nd by council person Matthews, all approved.

There was a horse tie off on our property next to the bank, but was taken down by the new owner after the property sold. Discussion occurred about whether the Village should provide a new spot for a horse tie off but no decision was made.

Mayor Houchin discussed the ordinance "To Remedy Nuisance Properties" specifically with regard to uncut grass. Solicitor Fansler said that the Village must notify the resident by mail and give 3 days' notice before the lawn could be mowed by Village employees. Administrator Bingham asked council if we could add the lawn cutting fee of a minimum of \$100 to the ordinances, all agreed.

The Village received a letter from Brian Schultz, of the Logan County Sewer District, asking to negotiate a new rate for our contract that ended in July 2023. Mayor Houchin, Administrator Bingham and Solicitor Fansler will meet with him.

The Electric Aggregation contract the Village has with Priority Power Management is scheduled to end December 31<sup>st</sup>. At the meeting via phone was Jordan Haarmann, of Priority Power Management, to answer questions from the council. Haarmann said that the current rate is .0499/kWh and the new rate beginning in January 2025 should be around .0700/kWh, with the final rate to be determined soon. Village residents will still be able to opt out of choosing the Village Aggregated rate and can choose a supplier on their own. After much discussion a motion to sign the new contract with Priority Power Management was made by council member Daniels and 2<sup>nd</sup> by council member James, motion was passed. Another motion was made by council person Daniels to allow the Mayor to sign the contract on behalf of the Village, 2<sup>nd</sup> by council member James, motion was passed.

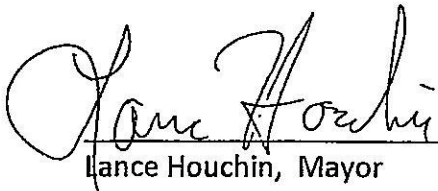
Administrator Bingham said clean up week was a success with 21 tons taken to the dump.

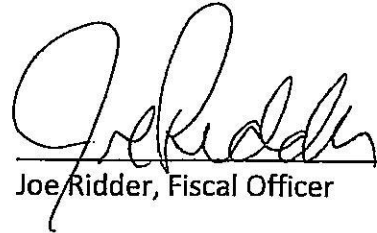
Administrator Bingham asked council to sell the old International Trash Truck, value of less than \$1,000. A motion to sell the International Trash Truck was made by council person Daniels and 2<sup>nd</sup> by council person Lowery, all approved. It was decided that an ad will be placed on Govdeals.com and in the Bellefontaine Examiner about the sale of the Truck.

It was voted last month to sell the property at 301 E Main St. Solicitor Fansler is waiting on the deed and will write an ad to be placed in the Bellefontaine Examiner once it is received.

At 8:00 PM a motion to adjourn the meeting was made by council person Lowery, 2<sup>nd</sup> by council person Daniels, all approved.

Next council meeting June 11<sup>th</sup>, 2024 at 7:00 PM

 6-12-24  
Lance Houchin, Mayor      Date

  
Joe Ridder, Fiscal Officer      Date

**April 9, 2024**  
**VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING**

Belle Center Village Council met in regular session on April 9, 2024 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: Legge, James, Lowery, Penny and Daniels were present. Matthews was absent. Village Officers: Mayor Houchin, Solicitor Fansler, Village Administrator Bingham, and Fiscal Officer Ridder were present.

Motion to approve minutes from regular session March 12<sup>th</sup>, 2024 was made by council person James, and 2nd by council person Lowery, all approved.

Motion to pay monthly bills was made by council person Legge, and 2nd by council person Penny, all approved.

Motion to approve the bank reconciliation for March 2024 was made by council person Daniels, and 2nd by council person James, all approved.

Mayor Houchin and council person Penny both discussed the eclipse event; everything went well and turnout was good, park looked good and was cleaned up by 5PM.

Mayor Houchin was asked by a resident if the Village would be willing to sponsor scholarships for the Buckeye Boys State event, a 3-day mock government model on the campus of Bolling Green, to teach government systems to the students. Houchin said he would ask for some more information.

Administrator Bingham said that the concrete and insulation for the new building had been installed and on budget.

Administrator Bingham said that they would begin flushing hydrants this month.

The State of Ohio passed House Bill 33 that is a revision to the tax code. The Village is required to pass an amended tax resolution adopting these changes. Below is a summary:

- \* Publication Requirements for JEDDs or JEDZs Adopting an income tax
- \* Minors Exempt from Municipal Income Tax
- \* Existing Language Correction
- \* Alternative Apportionment for Businesses with Remote Workers
- \* Net Profit Extension Filings Extended One Month
- \* Notices Provided While Taxpayers on Extension
- \* Later Filing Penalty Capped and Waiver Required
- \* Information Exchanged Between Municipalities and the Ohio Tax Commissioner

Mayor Houchin asked council for a motion to approve the tax code changes, made by council person James and 2<sup>nd</sup> by council person Legge. A roll call vote resulted in all approving. Next step is for Solicitor Fansler to write up the resolution document and give to Fiscal Officer Ridder for Signing and submission to R.I.T.A.

It was voted last month to sell the property at 301 E Main St. After much discussion it was decided to set the minimum bid price at \$15,000. Next step is Solicitor Fansler will write an ad to be placed in the Bellefontaine Examiner.



At 7:40 PM a motion to adjourn the meeting was made by council person Lowery, 2<sup>nd</sup> by council person Legge, all approved.

Next council meeting May 14<sup>th</sup>, 2024 at 7:00 PM

Lance Houchin 5-13-24  
Lance Houchin, Mayor                      Date

Joe Ridder 5-14-24  
Joe Ridder, Fiscal Officer                      Date

**March 12, 2024**  
**VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING**

Belle Center Village Council met in regular session on March 12, 2024 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: Legge, Matthews, James, Lowery, Penny and Daniels were present. Village Officers: Mayor Houchin, Solicitor Fansler, Village Administrator Bingham, and Fiscal Officer Ridder were present.

Motion to approve minutes from regular session February 13<sup>th</sup>, 2024 was made by council person Daniels, and 2nd by council person Legge, all approved.

Motion to pay monthly bills was made by council person Penny, and 2nd by council person Legge, all approved.

Motion to approve the bank reconciliation for February 2024 was made by council person James, and 2nd by council person Matthews, all approved.

Mayor Houchin notified council that the sale of the Main Street property (next to 109 Main St, sight of old rail road tracks) has sold to Ryan Moran for \$12,582.54.

Mayor Houchin notified council that the clean-up effort by the State at the sight of the old Citgo gas station property (301 E Main St) is completed and the Village is now owner of the deed. After much discussion a motion to sell the property was made by council person Daniels and 2<sup>nd</sup> by council person Legge, a roll call vote resulted in all approving. Next step is Solicitor Fansler will write an ad to be placed in the Bellefontaine Examiner. He will also suggest a minimum starting bid price for the property.

The eclipse committee is continuing to meet as April 8<sup>th</sup> is approaching. Mayor Houchin and council person Penny both discussed the planned events of the day.

Mayor Houchin said that the Fireworks committee has almost sold all of the raffle tickets for the Progressive Raffle event Sunday May 26<sup>th</sup>.

Administrator Bingham told council that center line painting on State Street should take place in September.

Administrator Bingham told council that the State Of Ohio is paving route 273 (Buckeye Street) between May and July with the exclusion for July 3 to 5<sup>th</sup>.

Administrator Bingham told council that he received a quote from Shelly to pave S Elizabeth Street, from Buckeye to Walnut, milling and paving, for \$49,695.

Administrator Bingham told council that the new F250 is in service.

Administrator Bingham told council that the equipment has sold using GovDeals.com: F150 for \$3,400 and the International Tractor \$2,150. He said that the highest bid for the John Deer was for \$3,960. He asked council if we should accept that bid or try another auction in the future. After discussion, council person Legge made a motion to accept the bid of \$3,960 for the John Deer tractor, 2<sup>nd</sup> by council person Daniels, a roll call vote resulted in all approving.

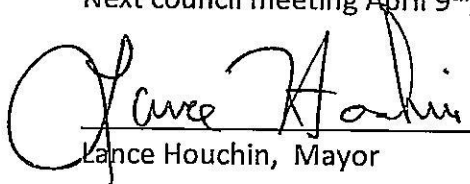
Administrator Bingham told council that the village has received an equipment grant award from the EPA for \$10,000. This can be used to purchase a valve exerciser and leak detection equipment.

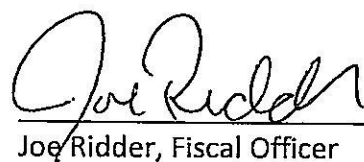
Resolution 2024-4 was to adopt the Logan County Multi-Hazard Mitigation Plan of October 2023, in accordance with the Disaster Mitigation Act of 2000 and criteria contained in 44 CRF par 201.6. After discussion a motion to approve the resolution was made by council person Legge and 2<sup>nd</sup> by council person Lowery, a roll call vote resulted in all approving.

Council discussed several nuisance properties in the village and instructed Administrator Bingham to send letters.

At 7:48 PM a motion to adjourn the meeting was made by council person Lowery, 2<sup>nd</sup> by council person Daniels, all approved.

Next council meeting April 9<sup>th</sup>, 2024 at 7:00 PM

 4/9/24  
Lance Houchin, Mayor Date

 4/9/24  
Joe Ridder, Fiscal Officer Date

**February 13, 2024**  
**VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING**

Belle Center Village Council met in regular session on February 13, 2024 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: Legge, Matthews, James, Lowery, Penny and Daniels were present. Village Officers: Mayor Houchin, Village Administrator Bingham, and Fiscal Officer Ridder were present. Solicitor Fansler was absent.

Motion to approve minutes from regular session January 9<sup>th</sup>, 2024 was made by council person Lowery, and 2nd by council person Legge, all approved.

Motion to pay monthly bills was made by council person Daniels, and 2nd by council person Matthews, all approved.

Motion to approve the bank reconciliation for January 2024 was made by council person Legge, and 2nd by council person James, all approved.

Mayor Houchin notified council that a new zoning officer has been appointed, Scott Coy. It was discussed that the zoning officer's compensation would be \$5.00 per month plus \$15.00 per permit written, all approved.

We had 5 Resolutions to discuss and pass, it was decided to do one motion to pass all resolutions on one reading and on an emergency measure, council person Daniels made the motion to approve, and 2nd by council person Legge, a roll call vote resulted in all approving.

Resolution 2024-1 is a supplemental appropriation for \$55,699 for the purchase of a new Ford F250 vehicle for the village. Mayor Houchin then called for the approval of the resolution, council person James made the motion to approve, and 2nd by council person Daniels, all approved.

Resolution 2024-2 is Authorizing a Vehicle Purchase and Financing. The Union Banking Company requires a detail explanation and a motion to be in the minutes in addition to a resolution:

The council authorizes Village Administrator Brandon Bingham to sign purchase agreement for a new Ford F250 truck in the amount of \$55,699.00. Also, he is able to sign on behalf of the Village on a loan in the amount of \$55,699 for six years at a rate of 7%, plus loan processing fee of \$300.

Mayor Houchin called for the approval of the resolution, council person Penny made the motion to approve, and 2nd by council person James, all approved.

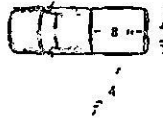
Resolution 2024-3 is an Amended Joint Resolution for the Creation and Continued Operation of the BMRT Ambulance District. Chief Andrew Roy was in attendance to talk about this resolution. The BMRT was created in 1975 but the original creation documents are lost to history. This resolution explains the duties of the BMRT and the members and Roy said that there are no major changes introduced. Mayor Houchin then called for the approval of the resolution, council person James made the motion to approve, and 2nd by council person Legge, all approved.

Resolution 2024-4 was to adopt the Logan County Multi-Hazard Mitigation Plan of October 2023, in accordance with the Disaster Mitigation Act of 2000 and criteria contained in 44 CFR part 201.6. After discussion it was decided that council needs more information on this topic. Administrator Bingham said that he would gather the information and we can revisit this at the March Meeting. The resolution was not passed.

Resolution 2024-5 is the intent of the Village to sell equipment that is no longer needed. Council discussed 3 different ways of accomplishing this: 1 in house bid process, 2 use the 4H Consignment Sale and 3 use website [www.govdeals.com](http://www.govdeals.com). After much discussion and comparison of the various fees involved, Mayor Houchin then called for the approval of the resolution using the [www.govdeals.com](http://www.govdeals.com) selling option, council person Legge made the motion to approve, and 2nd by council person Daniels, all approved.

Administrator Bingham discussed Clean-up week which he suggested to be April 29<sup>th</sup> to May 3<sup>rd</sup>. Council decided that the cost of a truck load (defined below) would be \$30.00

A truck load is the amount that fits in the bed of a pickup truck



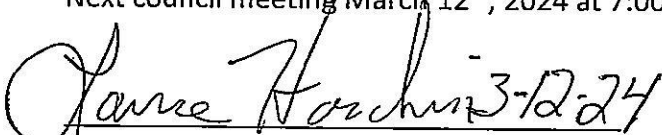
Administrator Bingham Notified Council that he acquired 3 bids, the lowest was \$18,600, to pour the concrete for the new building and it would take place in March.

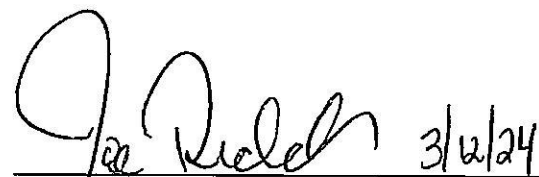
Council has previously passed a resolution stating that no motor vehicles are permitted on the location of the old rail road tracks. Council discussed putting up signs stating this at the sites but we will revisited next month.

Mayor Houchin discussed the audit finding against a previous fiscal officer. Solicitor Fansler said that it was the villages responsibility to file a claim with the bonding company. It was decided to wait for Fansler return and discuss a next month meeting.

At 8:05 PM a motion to adjourn the meeting was made by council person Matthews, 2<sup>nd</sup> by council person Daniels, all approved.

Next council meeting March 12<sup>th</sup>, 2024 at 7:00 PM

  
Lance Houchin, Mayor                      Date

  
Joe Ridder, Fiscal Officer                      Date

January 9, 2024  
**VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING**

Before the meeting began with Council Member Shannon Penny took the oath of office as conducted by Solicitor Steve Fansler.

Belle Center Village Council met in regular session on January 9, 2024 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: Legge, James, Lowery, Troth, Penny and Matthews present, council member Daniels was absent. Village Officers: Mayor Houchin, Administrator Bingham, Solicitor Fansler and Fiscal Officer Ridder were present.

Motion to approve minutes from regular session December 12, 2023 was made by council person Legge, and 2<sup>nd</sup> by council person Matthews, all approved.

Motion to pay monthly bills was made by council person James, and 2<sup>nd</sup> by council person Matthews, all approved.

Motion to approve the bank reconciliation for December 2023 was made by council person Lowery, and 2<sup>nd</sup> by council person Legge, all approved.

Mayor Houchin said council needed to select a Council President for 2024. After discussion a motion to appoint Anita Legge as Council President was made by council person Matthews, and 2<sup>nd</sup> by council person James, all approved.

Mayor Houchin reported that the Christmas event last month at the Depot was a success with approximately 120 participants.

Administrator Bingham notified council that employee Scott Coy passed his water license exam and was given a \$2/hour raise.

Administrator Bingham notified council that the old lawnmower was traded in for a new mower.

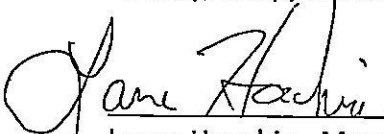
Administrator Bingham notified council that he will begin the process of getting quotes for the concrete for the new building on Keller Ave and that all Village shop activities could be done in the new building. As soon as the new building is completed he will move from the shop at 104 W Buckeye and we can begin the process of selling the property, probably in the spring/early summer.

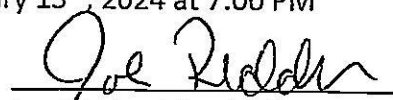
Solicitor Fansler said that the deed to transfer the property at the site of the old Citgo gas station to the Village was still in process but should be completed soon.

Council person Legge said that we should give Fiscal officer Ridder a pay raise. After much discussion a motion to give Fiscal officer Ridder a \$2/hour raise (beginning on next payroll) was made by council person Legge and 2<sup>nd</sup> by council person Matthews. A roll call vote resulted in all members voting yes.

At 7:30 PM a motion to adjourn the meeting was made by council person Legge, 2<sup>nd</sup> by council person Lowery, all approved.

Next council meeting February 13<sup>th</sup>, 2024 at 7:00 PM

 2-14-2024  
Lance Houchin, Mayor Date

 2/13/24  
Joe Ridder, Fiscal Officer Date