

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 14th, 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 28th.

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 6th. Brian Shultz did not attend so the meeting was rescheduled for Friday June 14th. 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.

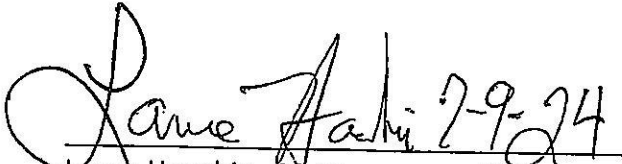
Chief Roy of BMRT asked council if they could add a page to Villages website, all approved.


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

Next council meeting July 9th, 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 9th, 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 31st. 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 2nd 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, 2nd by council member James, motion was passed.

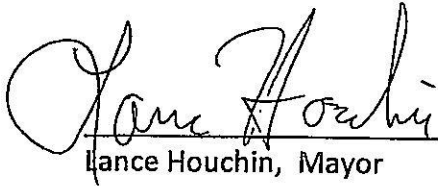
Administrator Bingham said clean up week was a success with 21 tons taken to the dump.

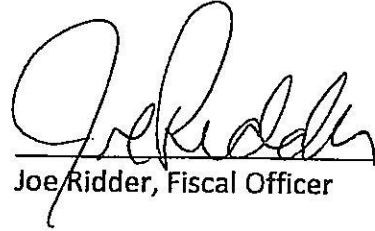
Administrator Bingham asked council to sell the old International Trash Truck, value of less than \$1,000. A motion to sell the International Trash Truck was made by council person Daniels and 2nd by council person Lowery, all approved. It was decided that an ad will be placed on Govdeals.com and in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

Next council meeting June 11th, 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 12th, 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:

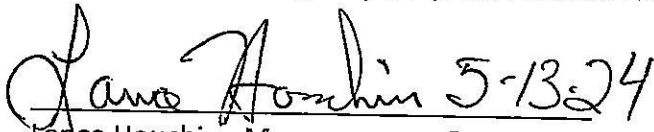
- * Publication Requirements for JEDDs or JEDZs Adopting an income tax
- * Minors Exempt from Municipal Income Tax
- * Existing Language Correction
- * Alternative Apportionment for Businesses with Remote Workers
- * Net Profit Extension Filings Extended One Month
- * Notices Provided While Taxpayers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

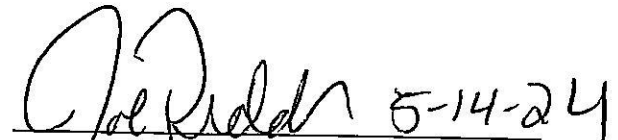
Mayor Houchin asked council for a motion to approve the tax code changes, made by council person James and 2nd by council person Legge. A roll call vote resulted in all approving. Next step is for Solicitor Fansler to write up the resolution document and give to Fiscal Officer Ridder for Signing and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

It was voted last month to sell the property at 201 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, 2nd by council person Legge, all approved.

Next council meeting May 14th, 2024 at 7:00 PM


Lance Houchin, Mayor Date


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 13th, 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 2nd 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 8th 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 26th.

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 5th.

Administrator Bingham told council that he received a quote form 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, 2nd by council person Daniels, a roll call vote resulted in all approving.

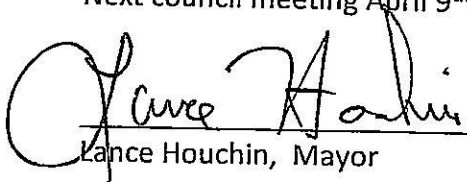
Administrator Bingham told council that the village has received an equipment grant award from the EPA for \$10,000. This can be used to purchase a valve exerciser and leak detection equipment.

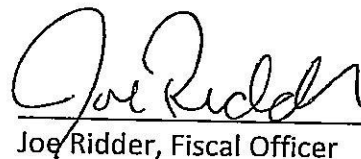
Resolution 2024-4 was to adopt the Logan County Multi-Hazard Mitigation Plan of October 2023, in accordance with the Disaster Mitigation Act of 2000 and criteria contained in 44 CRF par 201.6. After discussion a motion to approve the resolution was made by council person Legge and 2nd by council person 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, 2nd by council person Daniels, all approved.

Next council meeting April 9th, 2024 at 7:00 PM


Lance Houchin, Mayor 4/9/24
Date


Joe Ridder, Fiscal Officer 4/9/24
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 9th, 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 CRF par 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. 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 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 29th to May 3rd. 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 office. 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, 2nd by council person Daniels, all approved.

Next council meeting March 12th, 2024 at 7:00 PM

Lance Houchin 3-12-24
Lance Houchin, Mayor Date

Joe Ridder 3/12/24
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 2nd by council person Matthews, 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 December 2023 was made by council person Lowery, and 2nd 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 2nd 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.

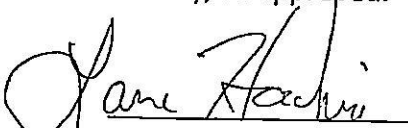
Administrator Bingham notified council that he will begin the process of getting quotes for the concrete for the new building on Keller Ave and that all Village shop activities could be done in the new building. As soon as the new building is completed he will move from the shop at 104 W Buckeye and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

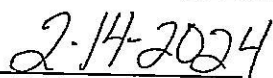
Solicitor Fansler said that the deed to transfer the property at the site of the old Citgo gas station to the Village was still in process but should be completed soon.

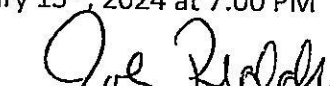
Council person Legge said that we should give Fiscal officer Ridder a pay raise. After much discussion a motion to give Fiscal officer Ridder a \$2/hour raise (beginning on next payroll) was made by council person Legge and 2nd by council person Matthews. A roll call vote resulted in all members voting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

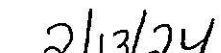
At 7:30 PM a motion to adjourn the meeting was made by council person Legge, 2nd by council person Lowery, all approved.

Next council meeting February 13th, 2024 at 7:00 PM


Lance Houchin, Mayor

 2-14-2024
Date


Joe Ridder, Fiscal Officer

 2/13/24
Date