

August 12th, 2025
VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING

Belle Center Village Council met in regular session on August 12th, 2025 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: James, Hogue, Legge, Lowery and Penny were present, Matthews arrived later. Village Officers: Mayor Houchin, Fiscal Officer Ridder, Village Administrator Bingham and Solicitor Stratton were present.

Motion to approve minutes from the regular session on July 8th, 2025 was made by council person James, and 2nd by council person Penny, all approved.

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

Motion to approve the bank reconciliation for July 2025 was made by council James, and 2nd by council person Legge, all approved.

In attendance was Beverly Patrick to discuss the "You Know You're from Belle Center" Facebook page. Mayor Houchin asked if the group could be set up to not allow anonymous posts and Beverly said yes and that it has already been done.

Mayor Houchin told council that the "Behind the Badge Car Show" will take place Saturday September 13th from 11am to 3pm.

Fiscal Officer Ridder said that the State Auditors were at the Depot office on August 4th thru 6th to review records for 2024/2025. The audit will continue over the next month or so and we should have some results in September or October.

Fiscal Officer Ridder presented a resolution (2025-09) requesting delinquent utility accounts be placed on the land owners' property taxes. A written roll call vote resulted in all approving the resolution. This will now be sent to the Logan County Auditor and these amounts will appear on the tax bill to be paid in 2026.

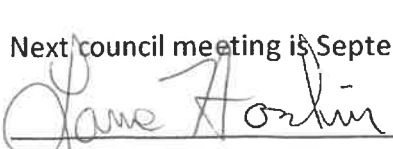
Fiscal Officer Ridder told council that the Richland Township Appreciation dinner for first responders (EMS and Fire) as well as township trustees and village council and employees will be held Sunday October 5th at the township building.

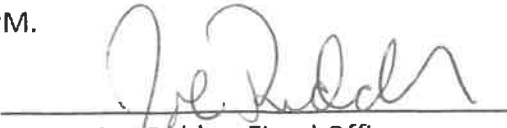
Administrator Bingham notified council that a water main break occurred at Charles St. and Center St. Repairs went well and a boil alert was not needed.

Administrator Bingham said that the property sold to Mike McCarran (next to 104 W Buckeye) is final and has begun the process to vacate the alley that is no longer needed.

At 7:17 PM a motion to adjourn the meeting was made by council person Lowery, 2nd by council person Hogue, all approved.

Next council meeting is September 19th, 2025 at 7:00 PM.


Lance Houchin, Mayor


Joe Ridder, Fiscal Officer

July 8th, 2025
VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING

Belle Center Village Council met in regular session on July 8th, 2025 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: James, Hogue, Legge, Lowery and Penny were present, Matthews was absent. Village Officers: Mayor Houchin, Fiscal Officer Ridder and Village Administrator Bingham were present, Solicitor Stratton was absent.

Motion to approve minutes from the regular session on June 10th, 2025 was made by council person Legge, and 2nd by council person Penny, all approved.

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

Motion to approve the bank reconciliation for June 2025 was made by council James, and 2nd by council person Penny, all approved.

Mayor Houchin gave a review of the 4th of July celebration and all went well. Although we did have some complaints about water balloons being thrown during the parade. After discussion council decided to do nothing.

Fiscal Officer Ridder said that the Audit for years 23/24 has begun and field work should begin July 14th.

Administrator Bingham presented 2025-07 "A resolution authorizing Brandon Bingham, Village Administrator to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement and Local Transportation Improvement Program and to Execute Contract as required. Mayor Houchin then called for the approval of the resolution, council person Legge made the motion to approve, and 2nd by council person Penny, all approving.

Administrator Bingham presented 2025-08 "A resolution authorizing Brandon Bingham, Village Administrator to prepare and submit an application to participate in the Ohio EPA Water Supply Revolving Loan (WSRLA) and to Execute Contract as required. Mayor Houchin then called for the approval of the resolution, council person Legge made the motion to approve, and 2nd by council person Penny, all approving.

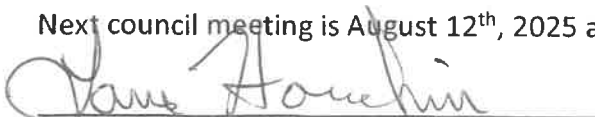
The rooster will be found and the owner told that roosters are not allowed in the Village limits.

Council Member Legge suggested that the Village have a 250th National Celebration of the USA 1776/2026, the date discussed was July 31st and August 1st. Council agreed to form a committee.

Mayor Houchin told council that the "Behind the Badge Car Show" will take place Saturday September 13th from 11am to 3pm.

At 7:31 PM a motion to adjourn the meeting was made by council person Legge, 2nd by council person Hogue, all approved.

Next council meeting is August 12th, 2025 at 7:00 PM.


Lance Houchin, Mayor


Joe Ridder, Fiscal Officer

June 10th, 2025
VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING

Belle Center Village Council met in regular session on June 10th, 2025 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: Matthews, James, Hogue, Legge and Penny were present, Lowery was absent. Village Officers: Mayor Houchin, Solicitor Stratton, Fiscal Officer Ridder and Village Administrator Bingham were present.

Motion to approve minutes from the regular session on May 13th, 2025 was made by council person James, and 2nd by council person Legge, all approved.

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

Motion to approve the bank reconciliation for May 2025 was made by council Legge, and 2nd by council person Matthews, all approved.

Administrator Bingham and Paulette Mills from Kleinfelder Engineering (the same company that did the water tower) discussed the water main replacement grant for Elizabeth St and parts of Buckeye St.

Summary of proposed costs:

W. Buckeye St to (west side of Main St)	\$201,410
W. Buckeye St (Main St to Vine St)	\$295,185
Elizabeth St (Main St. to Alley N. Buckeye)	\$224,125
Engineering costs	<u>\$ 75,000</u>
Total	\$795,720

Bingham and Paulette Mills recommends applying for a grant from DEFA (Division of Environmental & Financial Assistance of the EPA) which would cover 50% of the cost up to 499,999. For the remaining 50% then get a loan from the Water Supply Revolving Loan Program, at a 0% for 20 years. After much discussion council decided to pursue W. Buckeye St (\$201,410), and Elizabeth St (\$224,125) plus engineering costs to be under the \$499,999 grant limit. Next steps, Paulette Mills would determine the engineering costs for that part of the project and prepare a revised proposal for council.

Administrator Bingham presented Ordinance 2025-05, written by Solicitor Stratton: “..to prohibit the owning, keeping, harboring, and permitting of certain animals and to limit the number of chickens and rabbits within the Village, to impose conditions on the keeping of same..” Mayor Houchin called for a motion to pass this resolution on one reading and on an emergency measure, council person Legge made the motion to approve, and 2nd by council person Hogue, a roll call vote resulted in all approving. Mayor Houchin then called for the approval of the resolution, council person Penny made the motion to approve, and 2nd by council person James, a roll call vote resulted in all approving.

Administrator Bingham presented Ordinance 2025-06, written by Solicitor Stratton: “..amending the creation of delinquency shut-off and re-establishment of water/sewer services..” This would amend resolution 2020-07 by adding a section allowing the village to shut off water to residents due to un-repaired water leaks. Mayor Houchin called for a motion to pass this resolution 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 resolution, council person Legge made the motion to approve, and 2nd by council person Hogue, a roll call vote resulted in all approving.

Chief Roy of the BMRT Ambulance district was in attendance and notified council that their 5-year levy is up for renewal in November. BMRT is asking for a 3.1 mil replacement levy of the 2020 3.1 mil levy, on a continuous basis. BMRT will have 3 public hearings to discuss:

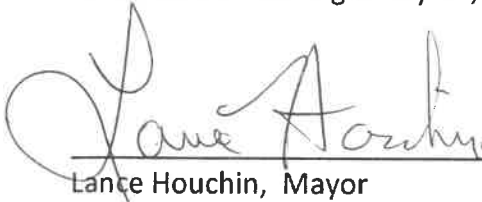
Tuesday June 17th, 6:30 PM at the Richland Twp Memorial Building

Tuesday August 22nd, 6:30 PM at the Taylor Creek Township Building

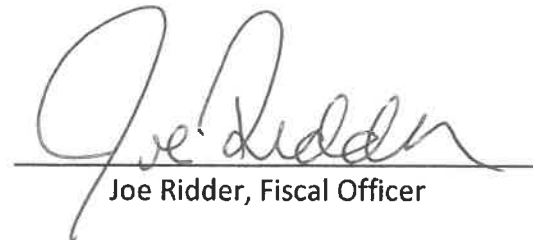
Tuesday October 11th, 6:30 PM at the Richland Twp Memorial Building

At 8:06 PM a motion to adjourn the meeting was made by council person James, 2nd by council person Hogue, all approved.

Next council meeting is July 8th, 2025 at 7:00 PM.



Lance Houchin, Mayor



Joe Ridder, Fiscal Officer

May 13th, 2025
VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING

Belle Center Village Council met in regular session on May 13th, 2025 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: James, Lowery, Hogue, Legge and Penny were present. Matthews was absent. Village Officers: Mayor Houchin, Solicitor Stratton, Fiscal Officer Ridder and Village Administrator Bingham were present.

Motion to approve minutes from the regular session on April 8th, 2025 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 Penny, all approved.

Motion to approve the bank reconciliation for April 2025 was made by council James, and 2nd by council person Legge, all approved.

Mayor Houchin asked for volunteers to help plant flowers at the park.

Fiscal Officer Ridder said that R.I.T.A. (Regional Income Tax Agency) will be contacting residents who did not pay their Village income tax and if no response is made, they will receive a subpoena.

Administrator Bingham told council that he got a concussion by hitting his head on the excavator boom. He was taken to Mary Rutan and he is being treated at the concussion clinic and is doing well.

The planned house demolition at 211 E Main Street is currently taking place.

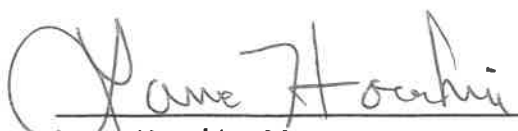
The Logan County Land Bank Demolition program is accepting applications for 2026 & 2027.

Administrator Bingham told council it was time for the Village to select the provider for the Electric Aggregation program. He presented information about SOPEC (Sustainable Ohio Public Energy Council) and Priority Power Management, which we used last time. After much discussion council decided to continue with Priority Power Management and Mayor Houchin signed the agreement.

Administrator Bingham asked council to consider allowing chickens in the village but not goats. After much discussion it was decided that Solicitor Stratton and Administrator Bingham would prepare a Village Ordinance for the council to review at the next months meeting.

At 7:45 PM a motion to adjourn the meeting was made by council person Lowery, 2nd by council person Legge, all approved.

Next council meeting is June 10th, 2025 at 7:00 PM.


Lance Houchin, Mayor


Joe Ridder, Fiscal Officer

April 8th, 2025
VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING

Belle Center Village Council met in regular session on April 8th, 2025 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: James, Lowery, Hogue, Legge, Matthews and Penny were present. Village Officers: Mayor Houchin, Solicitor Stratton, Fiscal Officer Ridder and Village Administrator Bingham were present.

Motion to approve minutes from the regular session on March 11th, 2025 was made by council person Lowery, and 2nd by council person Legge, all approved.

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

Motion to approve the bank reconciliation for March 2025 was made by council Legge, and 2nd by council person Matthews, all approved.

Mayor Houchin discuss several trees in town that need to be cut down. Administrator Bingham also discussed planting some new trees.

Council person Legge said the baseball diamond look's good.

Administrator Bingham said that a drain tile was fixed on Washington street.

Administrator Bingham said we received a check for \$72,260.50 from Jessica Holycross for the property at 104 W. Buckeye Street parcel #39-022-05-04-010-000.

Administrator Bingham said that the grant he submitted to ODOT was rejected, but that everyone's was rejected due to "technical difficulties" and we would be notified, if and when, the grant is reopened.

Solicitor Stratton presented Ordinance 2025-3: An Ordinance vacating a portion of an alley within the Village between the properties of Lisa Borgerding 208 Maple and Debra Conley 210 Maple. Mayor Houchin called for a motion to pass this resolution on one reading and on an emergency measure, council person Legge made the motion to approve, and 2nd by council person Matthews, a roll call vote resulted in all approving. Mayor Houchin then called for the approval of the resolution, council person James made the motion to approve, and 2nd by council person Penny, a roll call vote resulted in all approving.

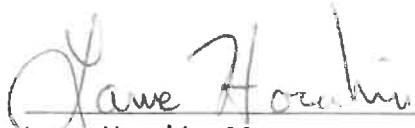
Administrator Bingham told council that the Village Zoning does not allow farm animals to be kept in the Village limits:

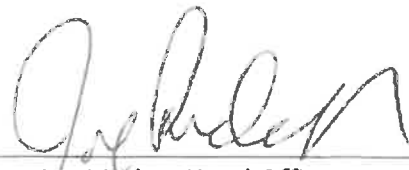
From Belle Center Zoning: "Section 1007 Keeping of Animals: Domestic animals, other than common household pet, kept for personal use or raised for sale and profit are prohibited in all districts. Kennels are also prohibited in all districts."

Council discussed the options for allowing and not allowing farm animals. After much discussion it was decided to enforce the Zoning rules within the Village. Administrator Bingham said he would notify anyone in violation.

At 7:33 PM a motion to adjourn the meeting was made by council person Lowery, 2nd by council person Hogue, all approved.

Next council meeting is May 13th, 2025 at 7:00 PM.


Lance Houchin, Mayor


Joe Ridder, Fiscal Officer

March 11th, 2025
VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING

Belle Center Village Council met in regular session on March 11th, 2025 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: James, Lowery, Hogue, Legge, Matthews and Penny were present. Village Officers: Mayor Houchin, Solicitor Stratton and Fiscal Officer Ridder were present. Village Administrator Bingham was absent.

Motion to approve minutes from the regular session on February 11th, 2025 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 Penny, all approved.

Motion to approve the bank reconciliation for February 2025 was made by council James, and 2nd by council person Legge, all approved.

In attendance was Kayla Knox of 307 W Buckeye St. She spoke to council on behalf of the FFA / 4H students showing livestock for the county fair. She would like Belle Center to allow Village residents to have goats on their property. She said the they would be kept April to July in a 6 x 6 pen with a covered shed. Currently the Village does allow chickens but not roosters. Council asked Fiscal Officer Ridder to determine what the current Livestock Ordinance says and we will address at the next council meeting.

The property at 104 W. Buckeye Street parcel #39-022-05-04-010-000 winning bidder was the BC Diner / Holycross family, in the amount of \$72,001.00. The family has asked for more time to get the money. Solicitor Stratton prepared an agreement for them to sign that says they have until April 11th to pay the bid price or they will forfeit their right to make the purchase. Council discussed and agreed. Administrator Bingham will contact the Holycross family.

Property at 211 E Main Street is set to be demolished.

Clean up week is set for May 5th thru May 9th, 2025. If your normal trash day is Wednesday then clean-up days are May 5th and 6th. If your normal trash day is Friday then clean-up days are May 7th and 8th. Friday May 9th will be catch up day. Please have trash out to the curb by 6 am on one of your days. Clean-up day cost is \$30 per truck load and charge will be added to your next monthly utility bill. A truck load is the amount that fits in the bed of a pickup truck. Notice will go out in the March 31 utility bill.

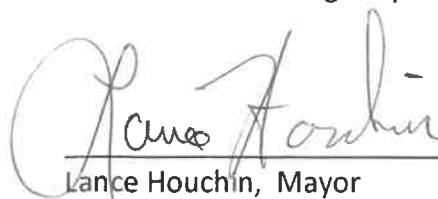
Fiscal Officer Ridder notified council that the Ohio Auditors Office / UAN provided the Village with a new Fiscal Officer laptop and printer. The old laptop and printer went to Administrator Bingham to be used in the shop.

The 4th of July Fireworks committee has met and is on schedule for the event. The Reverse Raffle tickets will be on sale at the Fire Station on March 25th from 5:30 pm to 6:30 pm and again on March 29th from 9:30 am to 10:30 am.

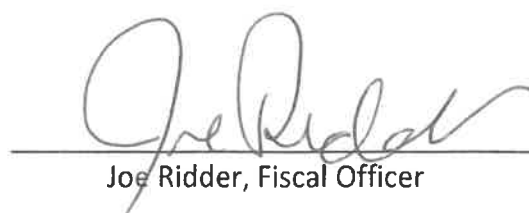
Council person Legge asked if the Village would be willing to pay \$800 to have the baseball fields maintained and striped for the 2025 season. Council discussed and agreed.

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

Next council meeting is April 8th, 2025 at 7:00 PM.



Lance Houchin, Mayor



Joe Ridder, Fiscal Officer

February 11th, 2025
VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING

Belle Center Village Council met in regular session on February 11th, 2025 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: James, Lowery, Hogue, Legge, Matthews and Penny were present. Village Officers: Mayor Houchin, Solicitor Stratton, Fiscal Officer Ridder and Village Administrator Bingham were present.

Motion to approve minutes from the regular session on January 14th, 2025 was made by council person Lowery, and 2nd by council person Legge, all approved.

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

Motion to approve the bank reconciliation for January 2025 was made by council Hogue, and 2nd by council person Legge, all approved.

Council discussed the water main break that occurred at the corner of Elizabeth St. and Buckeye St. Administrator Bingham said that it was caused by the freeze / thaw weather process and repairs are completed.

Administrator Bingham said that he has begun searching for grants / loans to replace parts of the water main and has gotten the help from a grant writer. This would cover new shutoffs, fire hydrants and the water main replacement.

The Village received a complaint from a resident on the 200 block of Elizabeth St. regarding their sidewalk sinking. Administrator Bingham said that it was caused by the freeze / thaw weather process and was the resident's responsibility to repair.

Troy Gibson of Byhalia.net is in the process of putting the dish on the water tower for their internet service. Once it's up and running, service would be offered to the residents. The Village would receive free internet for letting them put the dish on the tower.

The property at 104 W. Buckeye Street parcel #39-022-05-04-010-000 winning bidder was the BC Diner / Holycross family, in the amount of \$72,001.00. We are waiting on payment and then the deed will be executed and transferred.

The property next to 104 W. Buckeye Street parcel #39-022-05-010-017-000, a portion of the old railroad tracks property, was purchased and paid for by Jonathan McCarren. We are waiting for a survey of the property, which will be several weeks, before the deed could be transferred.

There was no interest in the property at 302 E. Main parcel #39-022-06-10-001-000, the site of the old Citgo gas station.

Administrator Bingham and Renee Zysk, the ODOT contractor, are working on the engineering grant for the safety improvement cross walks along Buckeye St. The grant has a 200K minimum so in addition to the cross walks we would be paving parts of: Elizabeth St., School St., Center St. and Plum St.

Troy Jenkins of Richland Township is looking for volunteers to clean the cemetery for the Wreaths Across America which will take place on Saturday February 15th.

Mayor Houchin said that the playground slide at the Township park needs replacement. He will talk with the Trustees about a possible cost sharing with the Village to replace.

Chief Andrew Roy of the BMRT Ambulance District is looking for donations for the First Responders Bowling fundraiser on February 22nd to benefit Hardin County Big Brothers Big Sisters.

At 7:25 PM a motion to adjourn the meeting was made by council person Lowery, 2nd by council person James, all approved.

Next council meeting is March 11th, 2025 at 7:00 PM.


Lance Houchin, Mayor
Joe Ridder, Fiscal Officer

January 14th, 2025
VILLAGE OF BELLE CENTER REGULAR COUNCIL MEETING

Belle Center Village Council met in regular session on January 14th, 2025 at 7:00 PM with Mayor Lance Houchin presiding. Roll call was taken with council members: James, Lowery, Hogue, Legge, Matthews and Penny were present. Village Officers: Mayor Houchin, Solicitor Stratton, Fiscal Officer Ridder and Village Administrator Bingham were present.

Motion to approve minutes from the regular session on December 10th, 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 December 2024 was made by council person Penny, and 2nd by council person Hogue, all approved.

Council was presented with Ordinance 2025-02 "Providing compensation and employing a Village Solicitor..." Mayor Houchin called for a motion to pass this Ordinance on one reading and on an emergency measure, council person Lowery made the motion, and 2nd by council person James, a roll call vote resulted in all approving. Mayor Houchin then called for a motion to approve the Ordinance, council person James made the motion to approve, and 2nd by council person Legge, a roll call vote resulted in all approving.

Council welcomed Madyson "Mady" Stratton as our new Village Solicitor.

Fiscal Officer Ridder notified council that the 2024 books are closed and all went well. Attached is a 2024 Fund summary with total revenue and expenses. He also presented council with a final 2024 same fund Budget line item reallocations also attached.

Fiscal Officer Ridder said that we received 3 bids for the property at 104 W Buckeye Street parcel #39-022-05-04-010-000. They were opened and the winning bidder was the BC Diner, Holycross family, in the amount of \$72,001.00.

Fiscal Officer Ridder said that we received 1 bid for the property next to 104 W Buckeye Street parcel #39-022-05-010-017-000, a portion of the old rail road tracks property. It was opened and the winning bidder was Jonathan McCarren, in the amount of \$12,000.00.

Fiscal Officer Ridder said that we received no bids for the property at 302 E Main parcel #39-022-06-10-001-000, the site of the old Citgo gas station property.

Administrator Bingham's mill/paving plans for 2025 include: ½ of Center Street to Buckeye and some of Vine Street. When we receive the Issue 2 money he would like to mill/pave ½ Elizabeth, School and Plum.

Last meeting Administrator Bingham presented council with the ODOT Safety Improvement Study we received after requesting a traffic light at the intersection of Buckeye and Elizabeth streets. Reneé Whittenberger was in attendance virtually to give Council a brief overview of the Study. She also described grant funding available: ODOT offers funding for up to \$2 million, with the 10% match and the Rural and Tribal Assistance provides design funding for a minimum of \$200K but no more than \$750K.

Council was interested in a gateway at each end of town on route 273 and adding 5 crosswalks along Buckeye. Brandon and Renee would work to get an estimate and apply for funding.

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 to the capital fund but would need a 4% increase to the water fund. Ordinance 2025-1 "Adjusting the fees for Utilities" was presented to Council. Mayor Houchin called for a motion to pass this Ordinance on one reading and on an emergency measure, council person Legge made the motion, and 2nd by council person Matthews, a roll call vote resulted in all passing. Mayor Houchin then called for the approval of the Ordinance, council person James made the motion to approve, and 2nd by council person Penny, a roll call vote resulted in all approving.

The 2025 Utility Rates are as follows:

Resident Inside Village

	Old Rate	Increase	New Rate
Water	\$11.94	\$0.48	\$12.42
Sewer	\$55.71		\$55.71
Sewer w/ Electric Cr	\$42.98		\$42.98
Garbage	\$17.78	\$0.36	\$18.14
Capital Improvement	\$13.80		\$13.80

Resident Outside Village

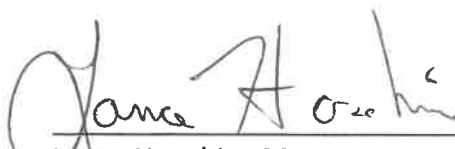
	Old Rate	Increase	New Rate
Water	\$15.41	\$0.62	\$16.03
Garbage	\$21.73	\$0.43	\$22.16

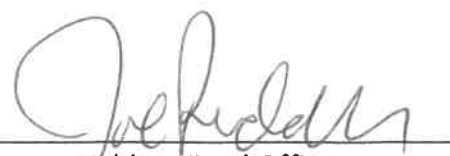
Bulk Water \$12.73 \$0.51 \$13.24
Dumpster rates increase by 2%

Administrator Bingham discussed that next year we will need a water tower inspection and cleaning, inside and outside, costing about \$20K.

At 8:06 PM a motion to adjourn the meeting was made by council person Lowery, 2nd by council person Legge, all approved.

Next council meeting is February 11th, 2025 at 7:00 PM


Lance Houchin, Mayor


Joe Ridder, Fiscal Officer