

Village of Belle Center
P.O. Box 508
Belle Center, Ohio 43310

VILLAGE OF BELLE CENTER, OHIO

ORDINANCE NO. 2025-56

**AN ORDINANCE AMENDING THE CREATION OF DELINQUENCY SHUT-OFF AND
RE-ESTABLISHMENT OF WATER/SEWER SERVICES, AND DECLARING AN
EMERGENCY IN THE VILLAGE OF BELLE CENTER, RICHLAND TOWNSHIP,
LOGAN COUNTY, OHIO.**

WHEREAS, this Council previously determined that pursuant to Ohio Revised Code Section 715.01, it is a body politic and has the right and duty to manage and control all Village property and make all rules and regulations necessary to carry out the provision of its policies; and

WHEREAS, this Council previously determined that pursuant to Ohio Revised Code Section 743.02, the Village has the right to make regulations necessary for the safe, economical and efficient management of the utility systems of corporations; and

WHEREAS, this Council previously determined that pursuant to Ohio Revised Code Section 743.04, the expenses of conducting and managing the water works or sewer works of the Village of Belle Center, Ohio, make it necessary to charge a monthly water fee and/or a monthly sewer fee in an amount necessary to properly run the systems; and

WHEREAS, this Council previously determined that from time to time, residents and/or account holders fail to make timely payments of their utility obligations; and

WHEREAS, the legislative authority of the Village of Belle Center, Ohio deems it necessary to the health, safety and welfare of its citizens to amend the creation of delinquency shut-off and re-establishment of water/sewer services in order to account for leaks in water systems within the Village.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Belle Center, Logan County, Ohio, that:

SECTION 1: Each water and/or sewer or any other utility bill is payable on or before the 15th day of each month.

SECTION 2: If any utility bill is not paid in full by the end of the month, a late penalty will be charged in the amount of 5%. The 5% penalty will be assessed for each month the delinquency remains, or any late fee applies.

SECTION 3: If the bill is not paid in full by the 15th day of the following month, the account will be determined to be delinquent.

SECTION 4: If the bill is not paid in full by the 30th day of the following month, service for the account will be terminated.

SECTION 5: Residents may make partial payments on a bill at any time, but partial payments shall not preclude the assessment of the late penalty or the termination of service if the bill is not paid in full by the applicable dates.

SECTION 6: Any costs associated with terminating and reactivating service will be added to the delinquent charges and must be paid in full before service is re-activated. There will be a fee in the amount of \$35.00 charged for any termination or reactivation of service.

SECTION 7: To the extent a deposit is required, and to the extent any deposit on file has been utilized to help make up for the past due amounts, a new deposit shall be required before service is re-activated.

SECTION 8: Two different parties are responsible for each account. A tenant or any other person designated as a responsible party or who has placed the billing account in his or her name shall at all times remain jointly and severally liable with any tenant for the billing. Ultimately, the Village has a collection process to assess delinquent accounts against the real estate tax bills with the Logan County Auditor and as a result the owner must remain active with any tenant to be sure the charges get paid because each shall be separately or completely responsible for any and all utility charges with the Village of Belle Center, Ohio.

SECTION 9: All leaks in the property owner's water system, whether detected by the party to whom the bill is sent or a representative of the Village, shall be repaired within seventy-two (72) hours of its detection. If the leak is detected by a Village representative and the leak is not repaired within the required time and is creating a hazard or is deemed by the Village to potentially cause damage to other property, or in the opinion of the Village representative is causing significant loss of water, water service may be shut off until the leak has been repaired.

SECTION 10: This Ordinance hereby amends previous Ordinance No. 2020-07 creating a delinquency shut-off and re-establishing water/sewer services in the Village and shall become effective immediately.

SECTION 11: This council finds and determines that all formal actions of this council, concerning and relating to the passage of this Ordinance, were taken in an open meeting of this council, and that all deliberations of this council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 12: That this Ordinance is hereby declared to be an emergency measure made necessary to protect the health, safety and welfare of the Village of Belle Center, Ohio, provide for its continuous uninterrupted services, and to create delinquency shut-off and re-establish water/sewer services at the earliest possible time, and it shall, therefore, be in force and take effect immediately upon its passage and signature by the Mayor.

PASSED: June 10, 2025

Anita Lepp
President of Council, Anita Lepp

APPROVED: _____

Lance Houchin
Mayor LANCE HOUCHIN

ATTEST: _____

Joe Ridder
Clerk of Council / Fiscal Officer
Joe Ridder

I, Joe Ridder, ^{Fiscal Officer} Clerk of the Village of Belle Center, Ohio do hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025-06 Passed by Council of said Village on the 10 day of JUNE, 2025.

Village of Belle Center
P.O. Box 508
Belle Center, Ohio 43310

VILLAGE OF BELLE CENTER, OHIO

ORDINANCE NO. 2025- 05

AN ORDINANCE 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, AND DECLARING AN EMERGENCY IN THE VILLAGE OF BELLE CENTER, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO.

WHEREAS, the legislative authority of the Village of Belle Center, Ohio deems it necessary to the health, safety and welfare of its citizens to prohibit ownership, keeping, harboring and permitting of certain animals and to limit the number of chickens and rabbits that may be kept in the Village.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Belle Center, Logan County, Ohio, that:

SECTION 1: The owning, keeping, harboring, or permitting of certain farm animals, wild animals or non-domestic animals and an excessive number of chickens and rabbits within the Village limits shall be prohibited.

SECTION 2: Definitions:

- (A) "Person" includes a natural person, association, partnership, organization or corporation or other similar legal entity.
- (B) "Own, keep, harbor, or permit" includes having legal title, custody or control over a prohibited farm animal or livestock.

SECTION 3: It shall be prohibited to own, keep or harbor, within the Village limits, farm animals, wild animals or non-domestic animals consisting of but not limited to sheep, pigs, horses, mules, goats, cattle, roosters or other animals or fowl usually known as "farm animals" or "livestock" but not solely limited to the aforementioned and not including common household pets, chickens, and rabbits.

SECTION 4: No person shall own, keep, harbor or permit more than ten (10) live chickens and six (6) live rabbits within the Village.

- (A) A person is allowed to own, keep, harbor or permit ten (10) or less live chickens and six (6) or less live rabbits if the animals are:

- a. At all times when outdoors kept securely enclosed in a yard or pen that is cleaned to prevent the accumulation of animal waste;
- b. No enclosure shall be located closer than fifteen (15) feet to an occupied residential dwelling on an adjoining lot, ten (10) feet to a side yard line and five (5) feet to a rear lot;
- c. Strictly for personal or household use, rather than for any commercial use;
- d. Any structures or fencing associated with the keeping of chickens or rabbits may not be situated in a front or side yard in a residential area.

(B) No person shall slaughter any animals within the Village.

SECTION 5: No person shall keep any chicken or rabbit without first obtaining a permit from the Village. This permit may be revoked at any time by the Village Administrator.

- (A) Any person desiring to have chickens or rabbits shall contact the Village Administrator prior to obtaining any chicken or rabbit.
- (B) Persons that currently have chickens or rabbits shall contact the Village Administrator and will be given six (6) months to abide by the restrictions placed on the ownership of ten (10) chickens and six (6) rabbits.
- (C) The permit application shall be accompanied by the payment of a fee of \$25.00 to process the application.

SECTION 6: The prohibitions set forth in this Ordinance shall be activated by the Village Council issuing a written notice to the violating person to correct the violation within ten (10) days of the service of the notice. The notice shall be served in a manner guaranteed to show actual delivery, which may include any of the following:

- (A) Certified mail service, return receipt requested;
- (B) Personal service by the Logan County Sheriff's Office or any other entity providing police or sheriff services within the Village of Belle Center, Ohio;
- (C) Residence service by a private service provider.

The notice shall state that the person in question violates this section and shall instruct that the violation must be remediated within ten (10) days after receipt of the notice. Failure to do so shall be a minor misdemeanor punishable as set forth hereinafter.

SECTION 7: Any person in violation of this Ordinance shall be subject to a minor misdemeanor if the violation persists more than ten (10) days after service of notice described in Section 6 above and, upon conviction thereof, be fined in an amount not to exceed One Hundred

and Fifty Dollars (\$150.00). The offense shall be a minor misdemeanor as is defined by the Ohio Revised Code. Each day such violation is committed or permitted to continue is a separate offense.

A violation of this section is deemed to constitute a nuisance and shall be subject to abatement procedures under the Ohio Revised Code and/or pursuant to the ordinances of the Village.

SECTION 8: This council finds and determines that all formal actions of this council, concerning and relating to the passage of this Ordinance, were taken in an open meeting of this council, and that all deliberations of this council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 9: That this Ordinance is hereby declared to be an emergency measure made necessary to protect the health, safety and welfare of the Village of Belle Center, Ohio, provide for its continuous uninterrupted services, and to prohibit the owning, keeping, harboring, and permitting of certain animals, to limit the number of chickens and rabbits within the Village, and to impose conditions on the keeping of same at the earliest possible time, and it shall, therefore, be in force and take effect immediately upon its passage and signature by the Mayor.

PASSED: JUNE 10, 2025

Arleta Legge
President of Council Arleta Legge

APPROVED: _____

Lance Houchin
Mayor, Lance Houchin

ATTEST: _____

Joe Ridder
Clerk of Council Fiscal Officer
Joe Ridder

I, Joe Ridder, ^{Fiscal Officer} Clerk of the Village of Belle Center, Ohio do hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025-05 Passed by Council of said Village on the 10 day of JUNE, 2025.

Village of Belle Center
P.O. Box 508
Belle Center, Ohio 43310

2025-04

**ELECTRIC AGGREGATION
MUNICIPALITY POWER OF ATTORNEY**

MUNICIPALITY: Belle Center, Ohio
ADDRESS: PO Box 508
CITY STATE ZIP: Bellecenter, Oh 43310
TELEPHONE: 937-464-6012

Municipality hereby appoints Priority Power Management, LLC ("PPM") as Attorney-In-Fact for purposes herein and authorizes PPM to negotiate, execute and deliver a Municipal Electric Aggregation Supply Agreement ("contract") with the selected electric supply bidder on behalf of Municipality.

The start date for the contract shall coincide with the expiration of Municipality's current agreement in December 2025.

Municipality authorizes the execution of the contract under the above terms. Further, Municipality represents and warrants through the term of the agreement, as follows: 1) all acts necessary to the valid execution, delivery and performance of the agreement or contract extension, including without limitation, public notice, election, referendum, prior appropriation or other required procedures has or will be taken and performed as required; 2) all persons authorized to act on behalf of the Municipality are the duly elected or appointed incumbents in their positions and hold such positions in good standing in accordance with Municipality by-laws or other applicable law; 3) entry into and performance of this agreement are for a proper public purpose; 4) the term of this agreement or contract does not extend beyond any applicable limitation imposed by relevant or applicable law; and 5) Municipality acknowledges that PPM is paid through the contract by the supplier.

This Power of Attorney shall expire on the earlier of (i) the execution of the contract on behalf of Municipality and (ii) February 28, 2026.

MUNICIPALITY

Sign:

Print:

Title:

Date:

Lance Houchin
Lance Houchin
Mayer
5-13-25

Please return the signed Municipality Power of Attorney to:

Priority Power Management, LLC
Attn: Jordan Haarmann
300 S. Wacker Dr., Suite 800
Chicago, IL 60606
FAX: (618)-205-5069
Email: jordan.h@agellc.com

Village of Belle Center
P.O. Box 508
Belle Center, Ohio 43310

VILLAGE OF BELLE CENTER, OHIO

ORDINANCE NO. 2025-3

**AN ORDINANCE VACATING A PORTION OF AN ALLEY WITHIN THE VILLAGE
AND DECLARING AN EMERGENCY IN THE VILLAGE OF BELLE CENTER,
RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO.**

WHEREAS, a petition by Lisa Borgerding and Debra Conley, owning lots in the immediate vicinity of the hereinafter described alley was duly presented to Council praying that the hereinafter described alley be vacated; and

WHEREAS, waivers and consents to the proposed alley vacation have been filed by all abutting lot owners and notice of the intention of this Council to vacate said alley is not required pursuant to Ohio Revised Code Section 723.06; and

WHEREAS, this Council is satisfied that there is good cause for such vacation; that such vacation will not be detrimental to the general interest of the Village; and, therefore, ought to be made.


NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Belle Center, Ohio, that:

SECTION 1: That the 20 foot wide public alley lying in Youngs Addition to Belle Center, Ohio recorded in Plat Cabinet A, Slide 111 between Lot 236 on the East and Lot 237 on the West, as more particularly outlined on Exhibit A attached hereto and incorporated herein, in the Village of Belle Center, Ohio, be, and the same hereby is, vacated; reserving, however, unto the Village of Belle Center, Ohio, easement rights for any and all municipal purposes. Parcel numbers 39-022-05-14-012-000 (Lot 236) and 39-022-05-14-011-000 (Lot 237).

SECTION 2: That the plat accompanying said petition be referred to the Clerk of this Council for filing with the Logan County Auditor and Recorder as provided by Ohio Revised Code Sections 711.39 with any accompanying fee.

SECTION 3: That this Ordinance is hereby declared to be an emergency measure made necessary to protect the health, safety and welfare of the Village of Belle Center, Ohio, provide for its continuous uninterrupted services, and to allow for vacation of said alley at the earliest possible time: and it shall, therefore, be in force and take effect immediately upon its passage and signature by the Mayor.

PASSED: _____


President of Council

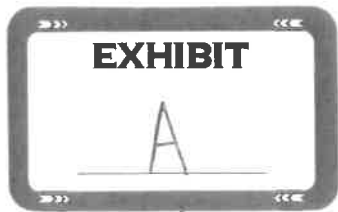
APPROVED: _____


Mayor

ATTEST: _____


Clerk of Council

I, Joe Ridder, Clerk of the Village of Belle Center, Ohio do hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025-3 Passed by Council of said Village on the 8 day of April, 2025.




WAIVER TO CONSENT TO VACATION


R.C. 723.06

We, the undersigned persons, being all of the owners of lots abutting on certain streets or alleys proposed to be vacated and described as follows:

Hereby consent to such vacation and waive all notice and hearing on the same.


Owner

39.022.05.14.011.000
Lot No.


Owner

39.022.05.14.012.000
Lot No.

Owner

Lot No.

Owner

Lot No.

Owner

Lot No.

Owner

Lot No.

(Note: Newspaper notice not required when this form signed by all adjoining property owners.)

723.06 Notice not required

Notice of the intention of the legislative authority of a municipal corporation to vacate any street, alley, avenue or part thereof shall be given as provided by section 723.07 of the Revised Code, except when written consent to such vacation is filed with the legislative authority by the owners of the property abutting the part of the street or alley proposed to be vacated, in which case such notice shall not be required.

PETITION TO VACATE STREET OR ALLEY

R.C. 723.04
TO THE COUNCIL
VILLAGE OF BELLE CENTER

The undersigned owners of lots situated in the Village of Belle Center, Ohio, and in the immediate vicinity of a certain street or alley described as follows:

Respectfully petition your honorable body that said above-described street or alley may be vacated between the points named for the reason that it is no longer of use to the public and its vacation¹ will not be detrimental to the general interest.


Owner

39.022.05.14.011.000
Lot No.


Owner

39,022,05.14.12.000
Lot No.

Owner

Lot No.

Owner

Lot No.

Owner

Lot No.

Owner

Lot No.

1 Vacation

723.04 Change of name, vacating or narrowing streets on petition. The legislative authority of a municipal corporation, on petition by a person owning a lot in the municipal corporation praying that a street or alley in the immediate vicinity of such lot be vacated or narrowed, or the name thereof changed, upon hearing, and upon being satisfied that there is good cause for such change of name, vacation, or narrowing, that it will not be detrimental to the general interest, and that it should be made, may, by ordinance, declare such street or alley vacated, narrowed, or the name thereof changed. The legislative authority may include in one ordinance the change of name, vacation, or narrowing of more than one street, avenue, or alley. The original ordinance or a certified copy thereof shall be recorded in the official records of the county recorder.

VILLAGE OF BELLE CENTER, OHIO

ORDINANCE NO. 2025-2

AN ORDINANCE PROVIDING COMPENSATION AND EMPLOYING A VILLAGE SOLICITOR FOR THE VILLAGE OF BELLE CENTER, LOGAN COUNTY, OHIO, FOR A ONE-YEAR TERM BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025 AND DECLARING AN EMERGENCY IN THE VILLAGE OF BELLE CENTER, OHIO.

WHEREAS, the legislative authority of the Village of Belle Center, Ohio deems it necessary to employ counsel for the Village under the authority granted in Ohio Revised Code Section 733.48; and

WHEREAS, Madyson S. Stratton, Attorney at Law, Bellefontaine, Ohio, has made application for employment as Village Solicitor for the Village of Belle Center, Ohio; and

WHEREAS, the council of the Village of Belle Center, Ohio finds the above-named applicant duly qualified for the position of Village Solicitor for the Village of Belle Center, Ohio.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Belle Center, Logan County, Ohio, that:

SECTION 1: Madyson S. Stratton, Attorney at Law, Bellefontaine, Ohio, shall be, and hereby is, employed as Village Solicitor of the Village of Belle Center, Ohio, for a one-year term beginning January 1, 2025 and ending December 31, 2025.

SECTION 2: The annual salary for the position of Solicitor of the Village of Belle Center, Ohio, shall be Nine Thousand and 00/100 Dollars (\$9,000.00), and shall be payable in twelve (12) monthly installments, in the amount of Seven Hundred Fifty and 00/100 Dollars (\$750.00) per month, payable on the second Tuesday of each month. In addition to the foregoing, the Village of Belle Center shall pay all costs involved to maintain Madyson S. Stratton's enrollment in the Public Employees Retirement System (OPERS). In the event the Village of Belle Center requires legal counsel beyond the usual scope of a Village Solicitor (attending one council meeting per month, drafting Ordinances and Resolutions, and the review and drafting of basic contracts), Madyson S. Stratton shall be paid her prevailing hourly rate for legal work, as an independent contractor.

The solicitor shall be supervised by and shall coordinate through the Mayor all of her services on behalf of the Village. The Mayor shall also, arrange for the provisions of office space or equipment, if required, by the solicitor to perform her duties for the Village. The Solicitor's attendance is required at One Village council meeting per month, unless otherwise directed by the Mayor.

In the event Madyson S. Stratton should become unable to perform services of Solicitor of the Village, then, in that event, the Village shall employ another attorney to complete and perform those services.

SECTION 3: Any time incurred beyond sixty (60) hours will be billed to the Village by Thompson, Dunlap & Heydinger, Ltd. ("TDH Law"), directly, as an independent contractor at the contract rate of \$175.00 per hour for all time incurred in after, and in excess of, sixty (60) hours. The Village will be invoiced monthly for said time upon its accrual.

SECTION 4: This council finds and determines that all formal actions of this council, concerning and relating to the passage of this Ordinance, were taken in an open meeting of this Council, and that all deliberations of this council and of any committees that resulted in those formal actions, were in meetings open to the public in compliance with the law.

SECTION 5: That this Ordinance is hereby declared to be an emergency measure made necessary to protect the health, safety and welfare of the Village of Belle Center, Ohio, provide for its continuous uninterrupted services, and to allow for the hiring of said Village Solicitor at the earliest possible time: and it shall, therefore, be in force and take effect immediately upon its passage and signature by the Mayor.

PASSED: _____

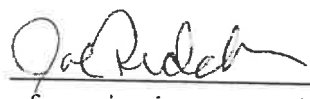

President of Council

APPROVED: _____


Mayor

ATTEST: _____


Clerk of Council

I, , Clerk of the Village of Belle Center, Ohio do hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025-2 Passed by Council of said Village on the 14 day of January, 2025.

VILLAGE OF BELLE CENTER
PO BOX 508, BELLE CENTER, OHIO 43310
937-464-6012

ORDINANCE 2025-01

Modification of Ordinance 2022-03

AN ORDINANCE ADJUSTING THE FEES FOR UTILITIES: WATER, SEWER, GARBAGE AND CAPITAL IMPROVEMENT OPERATION IN THE VILLAGE OF BELLE CENTER, OHIO

BE IT ORDAINED by the Council of the Village of Belle Center, Ohio, three-fourths (3/4) of the members thereto concurring:

Section I: That the fees to be charged for Utility's shall increase by 4% for water, 0% for sewer, 2% for trash/Dumpsters and 0% for capital improvement:

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%

Section II: This increase in fees shall be used to exclusively provide operating funds for the Utilities operation.

Section III: This Ordinance shall take effect January 1, 2025 AND a 2% increase to all utility rates will be take affect yearly each January thereafter, unless altered by Ordinance.

Passed: 1-14-24
Date

Approved: Lance Houchin
Lance Houchin, Mayor

Joe Ridder
Joe Ridder, Fiscal Officer