

SARDINIA COUNCIL MEETING

October 20, 2025 7:00 P.M.

Prayer Administrator Amy Mason

Pledge Mayor Bill North

Roll Call: Gary Troutman, Angela Lyons, Peggy Vance, Ashlie Webster, Dustin Puckett

Absent: Anna Turner - excused

Also in Attendance: Amy Mason, Administrator, Melissa Downs, Fiscal Officer, Tom Mayes, Solicitor, Venita Milburn, Clerk

COUNCIL NOTES

Council reviewed meeting minutes from September 2025, regular meeting. *Motion to approve by Angela Lyons, seconded by Peggy Vance. Roll call all yes.*

Attachments: Meeting minutes of September 2025

FINANCIALS

Council reviewed the financials for September 2025. Maria Palm has been training Melissa Downs, so they have been going over the financials together. Gary Troutman did say that the financials all checked out – he reviews financials as agreed since he is the head of the finance committee.

Motion to approve September financials made by Ashlie Webster, seconded by Angela Lyons. Roll call all yes.

Attachments: Financial of September 2025

AUDIENCE

Shauna Weis – Hope and Promise Christmas in the Village will be Saturday, December 13 from 4:00 p.m. to 6:00 p.m. There will be music by MJ the DJ, Split the Pot, and free food. Hope and Promise is asking the churches in the community to donate baked goods. Santa and Mrs. Claus will be there between 4:00 – 5:00 p.m. Fire Department parade will be at 5:30 p.m. with the Christmas Tree lighting at 6:00 p.m. If interested in being in the parade contact Jill Parr of the Sardinia Fire Department. The library will be doing a Scavenger Hunt with prizes. Prizes for Split the Pot will be awarded after the Christmas tree lighting. Ms. Weis did ask the Village if they be willing to donate a live 7 ft. to 10 ft. tree which will be decorated on Sunday, November 30, at 2:00 p.m. All the businesses in the Village will be open during the festivities. Streets will be blocked off by Jacob's Ladder to the corner lot where the tree will be and down to the Masonic Lodge.

Administrator

In the packet you will find the Ordinance for Pay for a first reading. Mr. Troutman has requested that we stay away from Emergency Ordinances, as much as possible, which can be a little challenging on the financial ones since the budget cannot be approved until the close of December. With that, we must approve the budget as an emergency ordinance in January. Based on the recommendations of the personnel committee last month, they have recommended that the employees get a 3% increase for 2026 so this will be the first reading of this Pay Ordinance, second reading will be in November, third reading will be in December. If you then approve the Pay Ordinance, then this will go into effect the first pay period which will be December 29, 2025.

Street Project Presentation from Shawn Riggs of Verdantas. Has been with Verdantas for six years as a senior project manager working on the 5-year street program and inventory. Hopefully everyone has had a chance to review the street project documents. The purpose of the project was to assess the street conditions and plan for maintenance accordingly. The goal of the project was to collect inventory and condition data, develop maintenance strategies, and estimate costs and create budgeting plans. Total of 9.26 miles of roads to assess using GIS mapping from Brown County and ODOT, field measurements, and visual inspections. PCR method was used to assess the streets giving PCR scores of Good, Fair, Fair-Poor, Poor and Very Poor. Report gives examples of pavement conditions. You will find the 25-year Street Budgeting Plan in the report. An annual budget of \$100,000 per year on the street program. The maps show the conditions of the streets and the costs of fixing/repairing based on the PCR scores. On the maps the red roads are the worst and unfortunately you see lots of red. Danielle of Verdantas stated that when, and if, ODOT grants come through for roads this would be a big part of being shovel ready and help create a capital improvement plan. Mr. Riggs said if all the streets were done noted in the project it would be a \$10 million project. Funding for the next five years council has approved \$100,000 per year.

Ms. Mason did mention District 9, which is eight counties, called about a week and half ago to let us know that they are highly concerned about Sardinia Mowrytown Road and St. Rt. 32. From Matthews to past Tankers is considered the most dangerous road in the district which has had the most fatalities in all eight counties. They requested an email contact and will start doing some studies on how to improve the area. We are on their radar significantly. Chief Perry did state that in the past month there have been four accidents in that area. Ms. Mason did state that there have been three fatalities in that area in the last month. State patrols are stepping up their patrol from the rest area to US 62.

Ms. Mason said this interesting aspect is that the project develops estimates of the costs of the repairs. **It is not lack of wanting to repair the roads, which is important for the public to understand, it is the cost of repairing the roads.** An example – when you have cost per square footage if it is \$8.00 per square foot these are roads we can repair basically overlay without taking down to the base. If it is \$3.00 per square foot these just need crack and seal this would be a road in pretty good shape. If it is \$15.00 per square foot this needs to be taken down to the base. Let's just pick Sardinia Mowrytown, which is 2870 feet, 23 feet wide, it just needs resurfacing, but it is going to cost \$528,000 to do this. So, half a million dollars to repair this one stretch of road. There could possibly be grant money because this is a main thoroughfare. If you look at Yochum Road, which is broken into several sections. This one part is 454 ft long just needs an overlay which costs \$87,000 just for a small section. The Village basically get \$50,000 for tax base that is specifically for roads. Ms. Webster did mention that there are no grants for roads, there is for infrastructure but none that can be used for roads. Mr. Riggs said that most repairs are complaint driven. All this will be from years 2026 through 2031. There will be \$50,000 from the tax base and \$50,000 from the general fund. *Motion made to approve the report for the street study was made by Peggy Vance, seconded by Ashlie Webster. Roll call all yes.*

Property owned by Chris Bales on Sardinia Mowrytown Road. This property had a house that was torn down on it which Mr. Bales is hoping to sell. Currently it is zoned as R1 with which Mr. Mayes commented that this is about a one-acre lot. Mr. Tyler Gibbs with Maddox Development is looking to purchase the property to build a single dwelling and a duplex dwelling. Ms. Mason is requesting that the property be rezoned to an R2 to make the zoning map a little cleaner. Mr. Gibbs is in the process of developing several properties in Brown and surrounding counties to make affordable housing. They are the only builders that can build properties under \$200,000 and sell them. Properties they currently have is Georgetown – 7; Bethel – 8-10; Williamsburg – 3; Mt. Orab – 2. Maddox Development has plans for single, duplex, and triplex building plans. They build and manage their own properties which the 2-bedroom, 2 bath rent for about \$1500 per month, these are not HUD homes. Ms. Mason did inform Mr. Gibbs that there must be separate taps for each residence. If a triplex is being considered put on this property, they would have to request a variance which Mr. Gibbs understands. Mr. Troutman and Ms. Mason both considered this a positive for the Village.

Motion to suspend the rules made by Gary Troutman, seconded by Dustin Puckett. Roll call all yes except Angela Lyons.

Motion to adopt Ordinance Amending the Official Zoning Map Boundaries from R1 to R2 for Parcel Nos 4-082520.0000 and 43-081496.000 made by Gary Troutman, seconded by Dustin Puckett. Roll call all yes.

Railroad update. The railroad was supposed to fix the tracks last week but there were some complications. The road is closed today which should be closed until the end of week. When the road opens it should be completed. They have not put up good signage so there have been people turning around in the Ready-Mix parking lot, so we are working through this. The school transportation department has been notified of the closure.

Roberts Paving will be doing five sections of roads that were determined to need repair to start on October 27, 2025. The funds for these repairs were approved with the 2025 budget.

Ms. Mason stated that there are two zoning ordinances that we have been working with Mr. Mayes to clean up. The first is an Ordinance to amend sections 93.40 and 93.44 of ordinance to regulate weed control and litter within the village. This ordinance was passed in 2021 to be able to give notice every 15 days through the summer. This update will give us the opportunity to notify residents by social media or by putting it on the sign instead of posting in the newspaper for two weeks which costs about \$70.00 plus. Mr. Mayes did inform council that the State Law changed about a year and half ago regarding the notification process. Ms. Downs stated that the original ordinance had the only option of a fine and there was nothing else that could be done. This update gives the option for giving a fine for weeds instead of having the Village going in mowing or having someone to come in to do this then this would go on to the owner's property taxes. The fine could be up to \$150.00 with a Mayor's Court summons with a minor misdemeanor.

Motion to suspend the rules made by Ashlie Webster, seconded by Peggy Vance. Roll call Gary Troutman no, Dustin Puckett no. All others yes

Motion did not pass as an emergency so this will be the first reading of the Ordinance to Amend sections 93.40 and 93.44 to regulate weed control and litter within the Village.

The second ordinance we are doing as a first reading amending Ordinance 1220-16 Regulating the Storage, Placement or Allowance of Used Building Materials, Inoperative Motor Vehicles, Motor Vehicle Parts, Scrap Metals, Refuse or Rubbish on Property Within the Village of Sardinia. The change in this ordinance would be able to cite the owner of the property along with the inhabitants. There are cases that have had multiple citations to the inhabitants, now owing over \$10,000 that we cannot take any action against the property owners for the citations. So, this ordinance will give cause to notify/cite the owners of the properties if needed.

Attachments: Pay Ordinance 2026, Ordinance Amending 1220-16
Ordinance to Amend 93.40 and 93.44 , Verdantas Street Report

POLICE DEPARTMENT

Chief Perry addressed the council to inform them of the hire of two officers that will be working the weekends.

The Crown Vic that was obtained through the Law Enforcement Support Office is being outfitted with lights by Officer Smith. This will be used for Traffic Safety Enforcement this will be the only usage for this vehicle. Chief will be able to apply for grants with having a specific car for traffic enforcement.

All officers will be doing traffic blitz within the Village east, west, north, and south. Lt. Ingle today stopped someone going 101 miles an hour. Average is 75 – 85 mph on St Rt 32. Inside the Village speed limit is 25 mph average speed is 35-40. 35 mph there is an average of people driving 50 mph. Also watching the traffic lights where people are blowing through the light. This is not a speed trap as people say – people just do not care about being compliant or SPD would not be giving citations for speed. Chief does stop people often running the stop sign in the middle of town. Ms. Webster stated she sees this all the time from her café.

SPD has acquired a drone which all the officers will be certified to use. Ms. Vance asked about the purpose of this drone which Chief noted will be for missing children, to track runners, and will have the ability to take pictures of events with other uses also. Ms. Mason as this point noted that she is working with someone in forensics who is going to use a drone to use in the cemetery to compile a database to improve those records.

COMMITTEES

Economic Development – next scheduled meeting will be November 10 at 6:00 p.m. Ms. Webster did note that Commissioner Ellis is working on having commercial and residential permits for zoning by the end of 2025 in Brown County instead of going through Clermont County. There has been a reduction in sales tax to 7% which started September 1. Economic Development is working with Mr. Mayes and Ms. Downs with commercial and residential properties regarding nuisance laws/zoning laws it just a while to go through these to get them updated.

Finance Committee – No report at this time.

Public Works Committee – No report at this time.

Personnel Committee – No report at this time.

Ms. Mason did ask for a motion to approve the request from Hope and Promise to close the roads for Christmas in the Village and the parade on December 13, 2025. This closure will be on Winchester Street from the Masonic Lodge to Jacob's Ladder from 3:00 – 7:00 p.m.

Motion made to approve the closure of the roads made by Gary Troutman, seconded by Dustin Puckett. Roll call all yes.

Hope and Promise has requested that the Village purchase the tree for the Christmas in the Village. Mr. Mayes stated no motion is needed. Halloween has been approved which will be celebrated Friday, October 31st from 6:00 – 8:00 p.m.

Ms. Mason asked for an Executive Session for Personnel 121.22G2 Sale or Purchase of Property

Motion to go into Executive Session made by Peggy Vancé, seconded by Ashlie Webster. Roll call all yes.

Executive Session begins 8:20 p.m.

Motion to come out of Executive Session made by Peggy Vance, seconded by Ashlie Webster. Roll call all yes.

Executive Session ends 8:38 p.m.

Action taken from Executive Session:

Motion to allow Ms. Mason to bid on property up to the value made by Gary Troutman, seconded by Dustin Puckett. Roll call all yes.

Motion to adjourn is made by Dustin Puckett, seconded by Gary Troutman. Roll call all yes.

**NEXT MEETING NOVEMBER 10, 2025, AT 7:00 P.M.
MEETING ADJOURNED AT 8:40 P.M.**

Nov. 10, 2025

Date Approved

Brian Good

Mayor

Ashlie Webster

President of Council