

**Village of Chauncey Council**  
**August 9th, 2023**

**CALL TO ORDER** – Mayor Amy Renner called the meeting to order at 5:32 p.m.

**PLEDGE TO FLAG** – The pledge was observed by all in attendance.

**ROLL CALL** – Taken by Fiscal Officer

Seat 1 – Connaught Cullen, Present

Seat 2 – Tammy Hawk, Present

Seat 3 – Karla Dellinger, Present

Seat 4 – Evelyn Nagy, Absent

Seat 5 – Mike Kraus, Present

Seat 6 – Dylan Skees, Present

Mayor – Amy Renner, Present

Village Administrator – Present

Motion to excuse Evelyn Nagy absence made by Tammy Hawk, seconded by Karla Dellinger.  
AIF

**AMEND THE AGENDA TO ADD HAPCAP**

Motion made by Karla Dellinger, seconded by Connaught Cullen. AIF

**APPROVAL OF BILLS**

Motion to approve bills made by Tammy Hawk, seconded by Dylan Skees, AIF

**APPROVAL OF MINUTES**

Motion to approve the minutes from July 12th, 2023 by Connaught Cullen, Seconded by Mike Kraus, AIF

**APPROVAL OF FINANCES AND REPORT FROM FISCAL OFFICER**

Approval of finances where tabled as there wasn't sufficient time to review them.

**PUBLIC PARTICIPATION**

HAPCAP: CDBG grant for the sewer project and RPIG grant for phase two of the sewer project. We are here to start the process. The state has opened up a full application for use to begin the process. Part of the process is for us to hold two public hearings within the village. The RPIG program requires us to hold hearings. \$750,000 grant with \$30,000 of the money going to

administration fees. We will officially have to hire an engineer and we will hire the same engineer that the village currently is using. The deadline for the grant is September 29<sup>th</sup>. The state has changed the procurement process. Chauncey will have to put advertisements out for administrative services as an RFQ. I do have some templates with me today for the village of the advertisements. Mayor Amy: This is the same process we used when we choose DLZ for the start of the sewer project.

## **ORDINANCES AND RESOLUTIONS**

**Ordinance 2023-7 Zoning Code (Third Reading):** This is the third reading. No additional changes have been changed since the first reading.

Motion to adopt made by Tammy Hawk, seconded by Connaught Cullen. AIF

**Ordinance 2023-8 Vacant Building Registration (Third reading):** This is the third reading. The only change that was requested was in the second reading that Drew changed. The time to register was changed to 180 days. Karla Dellinger asked about the buildings that are just used for storage. Per Amy, Drew tried to change the ordinance but there is not a good way to edit or change the ordinance. If a building is on the same parcel as a home, the ordinance would not apply to them. Karla Dellinger: I am still not in favor of the ordinance because it's people's property and they should be able to use it as they want. Tammy Hawk: I believe this will help the village with the vacant buildings within the village. Karla Dellinger: I just believe that we have too many regulations within the village. Tammy Hawk: I see this as a way to just enforce the regulations we already have in place. Mayor Amy: This will allow us to motivate some of the property owners within the village to do something with their property and comply with the regulations and other ordinances. This will be effective January 1<sup>st</sup>. This will allow us to have time to hear from the land owners and if we need to make changes we can. Tammy Hawk: I think we all just need to go into this with the idea of being flexible. Mayor Amy: The code of enforcer will have some flexibility when it comes to the Ordinance. Johnathan: The whole idea of this is to make sure property values stay the same instead of going down due to an issue surrounding their property. The code enforcer can make changes and exceptions.

Motion to adopt by Connaught Cullen, seconded by Tammy Hawk.

Mike, Tammy, Dylan, Connaught: Yes.

Karla Dellinger: No

**Ordinance 2023-9 Land installment contract (Third Reading):** This is the third reading of this ordinance. There have not been any changes to this ordinance. Karla Dellinger: Can someone explain why the village has to be involved in someone's land contract? I am not understanding why we are doing this. If you can't get a loan from the bank this is a way for people to get a home. Mayor Amy stated that this is a way to protect people. Karla Dellinger: I

guess I just don't understand why Chauncey is involved. Connaught: There are way too many companies coming into the village and buying up all these houses and then in return they are selling the houses on land contracts and charging an outrageous interest rate. Tammy: How much of it is our responsibility and just one more thing we have to worry about? Mayor Amy: This has affected us. There is a property owner within the village that is currently doing this. This is to help the buyers to get into a contract of a dilapidated home and they don't have the funds to fix the property. Tammy: How do we monitor this and feel like it is government overreach? Mayor Amy: This is on the questionnaire when they come into the village hall to have their water services turned on. Chris: The only thing that is on the questionnaire asks if it is a rental. We will need to change the form. Karla: Is everything is filled through the court system then they should be protected. Tammy: The reason why I like the way it is set up is because it will help protect our residents. Karla: I just feel like it is their business and that we should not be involved.

Motion to adopt by Connaught Cullen, seconded by Mike Kraus.

Mike and Connaught: Yes

Karla, Tammy, Dylan: No

Ordinance is "dead".

**Resolution 2023-13 - Authorizing the Mayor to sign the grant agreement for \$1 million with the Ohio Dept. of Development:** Johnathan reviewed the grant agreement and there are no red flags. Karla Dellinger would like to introduce the resolution, seconded by Tammy Hawk. AIF. Tammy Hawk would like to make the motion to suspend the rules and declare an emergency due to the timing of the grant. Seconded by Karla Dellinger

Connaught Cullen: Yes

Mike Kraus: Yes

Tammy Hawk: Yes

Dylan Skees: Yes

Karla Dellinger: Yes

Motion to adopt made by Karla Dellinger, seconded by Mike Kraus, AIF

**Resolution 2023-14 - Public Defender Contract:** This covers from July 1<sup>st</sup> through December 31<sup>st</sup>, 2023. The village will cover half the cost. Karla Dellinger would like to introduce the resolution, seconded by Tammy Hawk, AIF Tammy Hawk would like to make the motion to suspend the rules and declare an emergency due to the timing of the information received from the county commissioners. Seconded by Karla Dellinger.

Connaught Cullen: Yes

Mike Kraus: Yes  
Tammy Hawk: Yes  
Dylan Skees: Yes  
Karla Dellinger: Yes

Motion to adopt made by Karla Dellinger, seconded by Mike Kraus, AIF

**Resolution 2023-15 - 2023 Cost of Living Wage Increases:** Tammy Hawk would like to introduce the resolution, seconded by Karla Dellinger. AIF. Karla Dellinger: We hired Drew at \$16.00 an hour, but Tracey is only at \$10.88. We have historically done a 3% of the cost of living increase. Mayor Amy: If we think we need to talk about the salaries overall, the finance and personnel committee would be a good place to start. Council would like to do a 5% cost of living increase. The raise will take effect pay period starting August 6<sup>th</sup>. Tammy Hawk would like to suspend the rules and declare an emergency, Seconded by Karla. AIF

Connaught Cullen: Yes  
Mike Kraus: Yes  
Tammy Hawk: Yes  
Dylan Skees: Yes  
Karla Dellinger: Yes

Motion to adopt made by Karla Dellinger, Seconded by Connaught Cullen. AIF

**Resolution 2023-16 - Water Clerk Pay Increase:** Mayor Amy would like to see an immediate \$1.00 increase and then do an additional \$1.00 when we input the new software by February 9<sup>th</sup>, 2024 (effective the following pay period) or once the old software is done, the raise can affect the following pay period. Chris: I have reached out to area water and sewer departments and they have agreed to help us with whatever software we decide to go with. I am trying to make sure a neighboring area has the same software we decide to go with for assistance. Tammy Hawk would like to introduce the resolution, seconded by Karla Dellinger, AIF. Tammy Hawk would like to suspend the rules and declare an emergency so that the raise can go into effect on August 6<sup>th</sup>. Seconded by Karla Dellinger

Connaught Cullen: Yes  
Mike Kraus: Yes  
Tammy Hawk: Yes  
Dylan Skees: Yes  
Karla Dellinger: Yes

Motion to adopt made by Karla Dellinger, Seconded by Connaught Cullen. AIF

**NEW BUSINESS**

Sewer project: The project is out to bid currently. The bid opening is scheduled for 8/17 at 1 PM so that is when bids are due. So far no bids have been received but it's typical for those to come in closer to the deadline. We need the site title opinion letter from Jonathan as the final step to the project being ready. I have a grant agreement from ODOD for the \$1 million that I need to sign so I may need Council's authorization to sign that agreement.

Income Tax Update: I had a nice discussion with the Village of Beverly (Washington County) which is slightly larger than us in population but has quite a few more businesses than we have. They operated for 40 years with a 1% income tax and, in last year's election, voters approved a levy to increase to 1.25%. They fully fund their police department plus other expenses with their income tax and they said it's essential to their operation. They also operate their own water and sewer systems. Their staffing is interesting because they have a full-time public works manager (public works is streets/parks/water/sewer), full-time sewer operator (who handles other responsibilities as needed in public works and the park), full-time water operator (who handles other responsibilities as needed in public works and the park), full-time fiscal officer who handles their income tax administration, and a full-time utility clerk. That's 5 full-time positions!

Johnathan: It is up to the council if they want the income tax but my recommendation is to do it sooner then later. The later you wait, the more likely you will have an issue. I recommend putting it in place before the growth. Other villages have had this issue in the past.

### **VILLAGE ADMINISTRATOR REPORT**

No new updates besides working on the billing software for the water and sewer.

I have received a quote for the building of the storage pole garage. The quote for the price is \$68,725. The garage will be 60x80.

A substantial completion inspection was done at the park.

I have added the locks to the bathrooms but the locks are not locking automatically. I am doing some research and trying to find out why.

They will be pouring new concrete into the pavilion and putting a slope on the grade so that it drains.

The recycling bins are in the works for the park.

### **SOLICITOR REPORT**

The site title letter was sent to Ben.

I'm having someone look at the claim that someone else owns part of the park. I am waiting for a final report regarding the issue. I don't believe there is any risk of the village not owning part of the property.

Affidavits of Condemnation that have been recorded with the Athens County Recorder's Office:

- 47 Main (Athens Preservation Fund LTD)
- 20 Smith (Wanda Ball)

20 Smith Street foundation is crumbling and it is not salvageable.

The Ohio Basic Code that we adopt every year covers Mayors Court. The Mayor talked to Rick Hedges (Chauncey's former Magistrate and Albany & Coolville's current Magistrate for Mayor's Court) and he is willing to serve in this capacity again. For Coolville and Albany, he gets paid \$100 per month for one court date per month. We need a Mayor's Court Clerk and this clerk as well as the mayor need to go Mayor's Court training which isn't offered again until January from the Ohio Municipal League so unfortunately this going to hold up how soon we can get this started but we are going to keep working on getting everything into place to start in February. The only things that the council would need to do is pass an Ordinance and set the court cost.

### **MAYORS REPORT**

Floodplain Update: Drew and I met with Laura Olbers (County Planner) to go through non-compliant properties one final time before we issue them a letter stating the reason for the non-compliance. There are 16 properties with potential non-compliance but I'm confident that we can easily resolve 10 of those once we are able to talk to the property owners to get more information. Laura is going on extended leave for the rest of the year so I'd like for Drew to turn his focus to these properties. Many properties are only out of compliance because they don't have an elevation certificate. I'd like to see if there's a way for the Village to assist with this effort to avoid having to go through the lengthy process of having them exempt from the NFIP. Our goal is to try to get as many people compliant as possible. We do have some grant money that we may be able to help some people get in compliance by having them get a survey.

### **COUNCIL MEMBER REPORTS**

Connaught: Jerry Dowler: Drew stated that he needs to clean up his property but Drew was not able to specify what he needs to clean up. Mayor Amy will follow up with Drew. The party in the park is scheduled for August 19<sup>th</sup>.

Mike: I have looked it up on the county website. 140 voted in Chauncey. What is the status of the council getting access to the cameras at the park? Amy will need to give everyone access once she figures it out.

Karla: We did our first annual yard sale. We got a lot of positive feedback. I estimated that we had 20 different yard-sales over the weekend.

Dylan: I just have had a few people complaining about speed on some of the side streets and were asking about speed bumps.

Tammy: I will not be able to do the August 15<sup>th</sup> conference I wanted to attend.

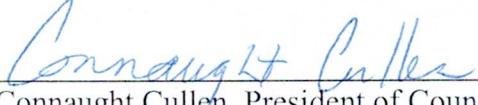
**ADJOURNMENT**

The next meeting will be on September 13th, 2023 at 5:30 pm.

Motion by Tammy Hawk at 8:35 pm, Connaught Cullen seconded. AIF

**APPROVED BY COUNCIL**

**RECORDED BY**

  
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Connaught Cullen, President of Council

  
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Kevin Simons, Fiscal Officer