

**Village of Chauncey Council**  
**December 13th, 2023**

**CALL TO ORDER** – Mayor Amy Renner called the meeting to order at 5:30 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, Present

Seat 5 – Mike Kraus, Present

Seat 6 – Dylan Skees, Absent

Mayor – Amy Renner, Present

Village Administrator – Present

Village Solicitor – Present

Motion to excuse Dylan Skees made by Connaught Cullen, seconded by Evelyn Nagy. AIF

**NEW BUSINESS**

Southern Ohio Legal Service: They are here to talk about the pay-to-stay that the code enforcer has been working on. Lucey was in attendance for Southern Ohio Legal Service. Their organization is for low-income families and helps them when it comes to landlords and tenants. Source of income discrimination occurs frequently across the county. HUD refers to low-income housing and income discrimination. This discrimination is against the law in Athens. State and local laws help with income discrimination since the 1970s. Source of income bands happen all across the state. We have received many questions regarding this. If Chauncey decides to pass a resolution, it does not mean that the landlord has to rent to them. There are other stipulations around a landlord renting to a renter. The renter could be denied the tenant for other reasons. An ad that says “No HUD” is unlawful. Tammy asked how is it enforced if an ad says “No HUD”? It all comes down to the details of each village or city. Fair Housing ordinance is one ordinance that some villages and cities have in place before passing a resolution. United Athens Tenants was also in attendance to answer questions from the council. Some areas have income discrimination, it has shown that the income discrimination percentage is lower.

Drew: We have in our rental permit in the village, there is room for us to add items that we need to help with our ordinance.

Pay-to-stay: Ohio is one of only 5 states that allows landlords to evict a tenant if they are a day late or a dollar short. Athens just passed an ordinance that addresses “Pay-to-Stay”. This allows a tenant to make all money due in a timeframe and allows the tenant to stay in their home. There

are many ways a tenant can get help with past-due rent. It could be family, friends, Ohio Job and Family Services, IIAPCAP, and Child and Family Services.

The pay-to-stay can be worded however the village would like. You can put an amount of times a tenant can use it in a certain time frame. That could be one in a 6-month timeframe, 12 months.

### **APPROVAL OF BILLS**

Motion to approve bills made by Tammy Hawk, seconded by Connaught Cullen, AIF

### **APPROVAL OF MINUTES**

Motion to approve the minutes from November 8th, 2023 with changes made by the council by Connaught Cullen, Seconded by Mike Kraus, AIF

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

Motion to approve November 2023 Financial Statements made by Tammy Hawk, seconded by Connaught Cullen. AIF

If there is any major purchases for 2024, please let me know by the end of next week (December 22<sup>nd</sup>).

Remember that January's meeting will be moved to the 1st Wednesday of the month (January 3rd) to set the budget for 2024.

### **ORDINANCES AND RESOLUTIONS**

**Ordinance 2023-11: Zoning Code (Third Reading):** No changes have been made since the second reading. Tammy Hawk will make a motion to adopt, seconded by Evelyn Nay. AIF

**Ordinance 2023-12: Rental Permit Registration (Third Reading):** Drew is there anything you want to add for this reading. Drew recommends if you decide of the income discrimination we can add it as long as we keep section 9 of the ordinance. Karla asked about the section that talks about how many people can be in a bedroom (two). Drew: This has more to do with people who buy homes and want to use it as an AIRBNB and use one of the rooms as a bunk house. Karla, I do not think that this should be in the ordinance at all. I do not understand why we are trying to decide how many people can stay in the house or a bedroom. I also found a section where it talks about an inspection of a rental, why would we need to inspect the rental. 5.C.3 needs to be removed per council, mayor, and code enforcer. Karla also asked about the section that talks about security camera's. The section suggests that a tenant can take these steps to get there permit reinstated. The ordinance only pertains to overnight rentals. 4 vote to take out 4.C.6 and



one voted to keep it. Motion to adopt with changes made by Tammy Hawk, seconded Evelyn Nagy. AIF.

**Resolution 2023-21: Holiday Bonus (Third Reading):** Evelyn Nagy made the motion to adopt, Karla Dellinger seconded. AIF.

Resolution 2023-21: Connaught Cullen would like to introduce, seconded by Karla Dellinger. AIF. Tammy Hawk would like to suspend the rules and declare an emergency so that we can have this done in a timely manner, seconded by Evelyn Nagy.

Connaught Cullen: Yes

Tammy Hawk: Yes

Mike Kraus: Yes

Karla Dellinger: Yes

Evelyn Nagy: Yes

Motion to adopt made by Evelyn Nagy, seconded by Karla Dellinger.

## **MAYORS REPORT**

### Brightening Ohio Communities Grant

I'm working on a grant for a Phase 1 energy audit of our street lighting in Chauncey with SOPEC. If enough funding is available, it would then make us eligible for LED light replacement and new street lights where it's needed in the Village. I'd like more lights added in the park. If there are other areas that need more street lights, please let me know by Thursday. Also, if a street light bulb is out, please send over to me or to AEP's street light report page on their website so that they'll come out and replace it. When they replace a bulb, they replace it with an LED which is obviously more energy efficient for us since we are the ones paying the electric bills for those lights.

### Railroad Crossing Safety Grant

I received word yesterday that ODOT got a call about this grant Drew submitted on behalf of Chauncey about adding a pedestrian crossing to our park from the Ohio Rail Commission and that they were supportive of our project getting selected. I had a meeting on Monday with some people who have experience with this type of thing and they agreed we need to prioritize getting the area studied to figure out the best way possible for cars, pedestrians, and bicyclists to get into the park because there could be a solution that solves all of these issues.

### Invisible Ground Marker

The marker is done and I believe it's been dropped off to Chris who is going to get it installed. The grant requires that to be installed by the end of the year.

### ORWA Energy Assessment

I distributed to you all the results of the energy assessment done for the water and sewer plants that we should look into implementing in time to save on energy costs.

#### Sewer Project

We are supposed to hear word any day now on the EPA funding for Phase 2. We also submitted for the remaining cost in a new, one-time water program that was released in Ohio. Tomorrow, I need a resolution approved to enter into contract negotiations with IAPCAP for the CDBG grant to hire them for administrative services. We have a pre-construction meeting on Thursday with the contractors for the sewer and water projects, Chris will be attending on behalf of the Village.

#### Rental Permit Registration Ordinance

We have opted to remove the Pay to Stay section of the Rental Permit Ordinance in order to make that its own ordinance that we can review. As you know, we currently have a rental permit requirement in our zoning code but this ordinance is adding the short-term rental designation to that permitting system. We would really like to get that permitting started on January 1 so making a decision on this ordinance tomorrow would be appreciated so that Drew can get that communication out as soon as possible. The updated copy of the ordinance is attached.

#### Planning Commission appointment

The appointment to the Planning Commission is being postponed to the January council meeting when we appoint the Council Seat. Please let me know if you know of anyone that may be interested, they can contact me at my phone or email.

#### Rock the Block

The OU chapter of Habitat for Humanity brought a ton of volunteers to the Rock the Block litter pick-up event, probably at least 50 students. Drew and I were there representing the Village and no community members were there to volunteer.

#### Athens Kiwanis Club

I met with the Athens Kiwanis Club last week to talk about the improvements being made in Chauncey so that is always appreciated to have those opportunities.

#### ODOD Brownfields

Application is moving forward for the proposed campground site to be remediated and potentially constructed with Brownfield Remediation funding. We had a meeting late last week to discuss the timeline.

#### Mayors Court

I'm proceeding with the Mayors Court training in January which has a fee of \$250. I'll need to use a vacation day at work but I feel it's a necessary step for progress on floodplain compliance.

#### Solicitor & Prosecutor Pay



As you may recall, our Prosecutor retired so we need to find a new prosecutor quickly. Jonathan has been assisting with this effort but we need to address the pay rate as it is not sufficient in comparison to what is being paid from other similar municipalities. Currently, our Solicitor and Prosecutor pay is \$500 each and I'd like to propose an increase to \$700 each. Jonathan's contract needs to be renewed (if he is willing to renew) for 2024 and so I'd like this to be effective on January 1 in his new contract. Kevin has approved the additional expense.

### **VILLAGE ADMINISTRATOR REPORT**

There is a person that wants to buy Walts bar and has contacted us about the water. I have been looking for the water meter. The property does not have sewer since it is outside the city limits.

Jim Edwards: Is there anything going on with the right-away yet? Jonathan is still waiting on the final report in regards to owning the corner of the park.

I have talked to Larry in regards to the stop bar on the end of Mill Street.

### **SOLICITOR REPORT**

Johnathan has had a conversation with Nelsonville prosecutor about the position. I am going to sit down and have a talk with him in regards to the position in Chauncey.

There is one child endangerment case in Chauncey right now. Nothing will happen with this until next year.

I have not heard anything more about the lawsuit regarding 47 Main Street. I take that as a good sign.

### **COUNCIL MEMBER REPORTS**

Connaught: Parks and Recreation was talking about a grant for a mural to be put somewhere within the village. They are both due in March. One grant is for \$5,000 and one is for \$50,000. The \$5,000 can be local and the \$50,000 is a regional impact. The brick building on the corner is having an opening tomorrow night from 5-7.

Mike: Most of my questions was answered. There was a guy that came in a few months ago about the disc golf. I have looked it up and it does look fun.

Karla: Nothing

Tammy: Nothing

Evelyn: We need to get volunteers this year for the parks and rec events in 2024.

**RESIDENTIAL COMMENTS**

Frank: I presented a letter last time. Was that part of the minutes? The letter was received by the mayor so she should keep a record of the letter if it becomes asked as a public record request. Asked about the stop bar. The village administrator is getting prices. I am planning on putting a driveway 72 Mill Street. I have done some research on the road signs laws within Ohio. We are going to tear out the old cysteine. I would like to thank the council for having Southern Legal Services. I wish that we would have been able to ask questions during that section of the meeting.

**CODE ENFORCER**

I am in the beginning stage of organizing a Home Repair/Housing Fair for the Village. There are a number of programs available that don't always get utilized because of daunting paperwork or long waiting lists. I've contacted a number of organizations including IAPCAP, IHabitat, Buckeye Hills Regional Council, and the USDA asking for them to send a representative to a gathering at the Friends Meeting House sometime January-March, we're still figuring out the best time either a weekend or evening. The hope is that with reps there and some volunteers we can invite folks who need help repairing their homes and we can walk them through any paperwork or questions to help get them signed up. If you or anyone you know is good at filling out paperwork and want to volunteer let me know.

There are changes to the flood map from FEMA. These changes could have major impact to the lower end of the village. I am looking to see what can be done. FEMA is basic this off new studies done.

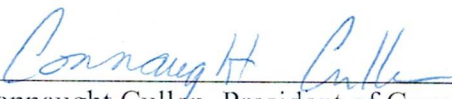
**ADJOURNMENT**

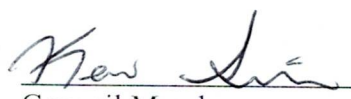
The next meeting will be on January 3rd, 2024 at 5:30 pm.

Motion by Tammy Hawk at 7:41 pm, Evelyn Nagy seconded. AIF

**APPROVED BY COUNCIL**

**RECORDED BY**

  
Connaught Cullen, President of Council

 (Fiscal Officer)  
Council Members