

**Village of Chauncey Council**  
**June 21, 2023**

**CALL TO ORDER** – Mayor Amy Renner called the meeting to order at 5:31 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, (Late)

Seat 5 – Mike Kraus, Present

Seat 6 – Dylan Skees, Absent

Mayor – Amy Renner, Present

Village Administrator – Absent

Motion to excuse Dylan Skees made by Tammy Hawk, seconded Karla Dellinger. AIF

**APPROVAL OF BILLS**

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

**APPROVAL OF MINUTES**

Motion to approve the minutes from June 21st, 2023 by Connaught Cullen, Seconded by Tammy Hawk, AIF

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

Postage Machine: I have renewed our contract with Quadiant for our postage machine. I entered into a two-year contract with no yearly fee or quarterly fee.

Motion to approve the May 2023 financial statements made by Connaught Cullens, seconded by Karla Dellinger, AIF

**ORDINANCES AND RESOLUTIONS**

**Resolution 2023-11:** DLZ contract for the sewer project. DLZ will oversee the project and monitor the project. Evelyn made the motion to introduce, Karla Seconded, AIF. Tammy Hawk declared an emergency and suspend the rules due to the project starting in July. Seconded by Evelyn

Connaught Cullen = Yes  
Tammy Hawk = Yes  
Evelyn Nagy = Yes  
Karla Dellinger = Yes  
Mike Kraus = Yes

Karla Dellinger made the motion to adopt, seconded by Mike Kraus, AIF

**Resolution 2023-12:** Ohio Public Works Commission. This will allow the mayor to fill out an application for phase two of the project. Evelyn made the motion, and Karla Dellinger seconded. AIF. Tammy Hawk declared an emergency and suspend the rules due to applications due in July. Mike Kraus seconded.

Connaught Cullen = Yes  
Tammy Hawk = Yes  
Evelyn Nagy = Yes  
Karla Dellinger = Yes  
Mike Kraus = Yes

Connaught Cullen made the motion to adopt, seconded by Evelyn Nagy, AIF

**Ordinance 2023-7 Zoning Code:** This is to re-zone some parcels to zone B of the zoning code. This was recommended by the zoning code commission.

Public Comments: Gilbert Phillips asked who did the survey for the park. Gilbert owns the old Peabody Coil Company. I still have the rights to the property. I am concerned about my property and the zoning code. I don't like that the village is trying to tell me what to do with my property after owning it for 52 years.

Lexington and Converse is the block we are currently talking.

Karla: If it is in zoning code B-1, are they not allowed to have a house there? Amy: If there is a trailer/house on the property currently it can stay, but if it is torn down or removed, then it has to go to a business.

There was a meeting in April regarding the zoning code with the residents and what they wanted their property to be zoned as. The Planning Commission proposed that take into the resident's wants and leave their zone as it currently is. The property that is going to be rezoned does not fit the current zoning code description.

Johnathan: There are land use regulations but are subject to a grandfather exception. If the property is not touched for 6-months, then the property must follow the most current codes. The

state statute in the Ohio Revised Code prevents a village from just changing land rules and regulations without the property steps.

Glen and Lynn Gaines want to stay residential.

Joey Pierce wants to stay business and our neighbor wants to stay the same.

Tammy Hawk made a motion to proceed, seconded by Mike Krauz. AIF

**Ordinance 2023-8 Vacant Building Registration (First reading):** The purpose of this chapter is to establish a program for identifying and registering vacant buildings; to determine the responsibilities of owners; and to speed the rehabilitation of the vacant buildings. Reducing the number of vacant buildings that lead to crime, fire, and delayed development of the community is the goal. Shifting the cost of the burden from the general citizenry to the owners of the blighted buildings will be the result of this chapter.

Karla Dellinger: It states that the zoning code inspector can inspect property at the owners okay. Why would he need to inspect a vacant property? Amy stated to put this in the minutes and he will request Drew (the zoning code inspector) to come to the July meeting.

**Ordinance 2023-9 Land installment contract (First Reading):**

Connaught Cullen: I have a question and am not sure who can answer it. Drew will be at the July meeting to answer questions regarding this ordinance. My main concern is about the interest rates that they can charge.

This ordinance will help protect village residents.

### **NEW BUSINESS**

Sewer Ordinance: Johnathan stated that current village laws say that they cannot expand sewer to residents outside of the village limits. There are residents that the sewer does run to residents outside the village corporation. The law says you can only offer sewer service to residents within the limits. My only point is that the council has the authority to change the ordinance. As far as I am aware, there has not been any issue.

**Executive session entered at 6:37 for the village council to discuss legal matters in regards to village residents and property.**

Tammy Hawk made the motion to enter into executive session, seconded by Connaught seconded.

Connaught Cullen = Yes

Tammy Hawk = Yes  
Evelyn Nagy = Yes  
Karla Dellinger = Yes  
Mike Kraus = Yes

**Executive session exited at 7:04**

Karla Dellinger made the motion to exit the executive session, seconded by Tammy Hawk seconded.

Connaught Cullen = Yes  
Tammy Hawk = Yes  
Evelyn Nagy = Yes  
Karla Dellinger = Yes  
Mike Kraus = Yes

No action was taken in the executive session.

Motion for the solicitor to talk to the Landbank Attorney in regards to 47 Main Street and the potential for legal action to be taken made by Tammy Hawk, seconded by Evelyn Nagy.

Council instruction to the Mayor and Solicitor on action and the Edwards property. Tammy made the motion, and Connaught Cullen Seconded. AIF

Sewer Project Update: Holdup for by the Army Core of Engineer. We should have the items we need by next week. DLZ has the bid advertisement ready to go and will be out in July. They have scheduled the bid opening for July 28<sup>th</sup>. After this happens, we are looking for Phase Two funding. The State of Ohio has some ARPA funds that they still need to distribute. There is a 5<sup>th</sup> round of funding that may take place.

Economic Development - we were awarded \$7,500 towards administrative costs to be used towards economic development/land use/housing initiatives (it's flexible on what). It needs to be used by June 1, 2024. I'm proposing we use the funds to have Drew work 15-20 hours/ week adding in these duties to his code enforcement responsibilities if this sounds acceptable to Council. I envision getting him involved in the ACGP projects (downtown revitalization & heritage preservation), the Abdella property, DORA research & setting up a policy, attending regional planning commission meetings, new resident packet, updating the website with economic development info, attending workshops, and/or legislation and research for preserving affordable housing. If there are other things you envision could be included in this work let me know.

Tammy Hawk made a motion to talk to Drew about increasing his hours in August, and Evelyn Nagy seconded. AIF

and citations. Also, need to see about providing a dumpster to help clean up the park at the trailer park.

Tammy Hawk: The county community group has talked about spending some of its money on coating the structures at the park to help protect the wood. We have also talked about doing a designated graffiti wall.

Connaught Cullen: How do we get the speed limit changed coming into the village? Mayor: reach out to District 10, ODOT. Connaught: Is there still money that needs to be spent in the park by ODNR?

Karla Dellinger: Up at the park, the shade at the park is only around the shelter house. I believe there needs to be some shade up there. What is going on with the restrooms? Mayor Amy: We are still waiting on the exit signs. KAL Electric stated that they will be here Friday to get it installed. When we were there for the grand opening, we were having electric issues. These issues have been fixed per Amy. Is there a way to put a water fountain? ORCA is looking into this. Who is in charge of the bike station, it doesn't have some tools. There needs to be a warning so people do not hit their heads. We also have the bench, can we put it over looking over the pump track? Amy is going to ask ODNR for funds for concrete for the benches. What do we need to do to get on the ballot for the council? Go to the board of elections. Community yard sale: We only have three people signed up for the event.


Mike Kraus: We brought a grill for the park; do we know when it will be installed? Mayor Amy believes the staff is backed up. I need to make a budget for the party in the park and need to know how I can make the purchase. Fiscal Officer is looking into it.

## **ADJOURNMENT**

The next meeting will be on July 12th, 2023 at 5:30 pm.

Motion by Tammy Hawk at 8:17 pm, Karla Dellinger seconded. AIF

### **APPROVED BY COUNCIL**

  
Connaught Cullen, President of Council

### **RECORDED BY**

  
Kevin Simons, Fiscal Officer

Income Tax - I'd like to discuss a 1% income tax with an exemption to anyone who pays another municipality an income tax so it would only apply to residents who work where there isn't an income tax or to people who work or make money in Chauncey (like at a rental). I've learned a lot in the past 4 years and one thing that's been really clear to me in conversations I've had with other villages is that an income tax is critical for maintaining improvements and growth. The City Manager of Gallipolis' jaw dropped when I told him we didn't have an income tax and he said "how do you afford to do anything?". As you may recall, we attempted a 1.75% income tax levy in 2020 and it failed at the polls but Council has the power to institute a 1% income tax. I'd like to discuss where I think these funds could help sustain Chauncey long-term, particularly as it continues to grow through economic development work. Many of the things we have been doing are band-aids to a bigger capacity problem that I feel can be fixed through more income from a tax. See an old worksheet I did in 2020 attached with info about a tax levy (keep in mind I wrote this to fund police which I no longer feel is the priority). I estimated that we'd generate \$56,000 in income per year from a 1% income tax with the current income being generated which is projected to grow significantly.

### **RESIDENT COMMENTS**

Gilbert Phillips asked who did the survey for the park. Gilbert owns the old Peabody Coil Company. I still have the rights to the property. I would like to know where the property lines are. The new entrance I believe is not the Village property but is someone else property. I also believe that the old entrance to the park was part of my property. I do believe that the current village administrator does a great job. My real problem is that I do not like to be overlooked and stepped on. Johnathan asked Mr. Phillips if he has any information regarding this because I have not heard of this issue before. The survey was done but I am not sure where the lines are. All I am asking is that someone do some research into the property lines. Johnathan stated that he would have to look at it more in detail before he is able to comment.

### **SOLICITOR REPORT**

Johnathan believes everything has already been addressed.

### **MAYORS REPORT**

Everything I have has been talked about it.

### **COUNCIL MEMBER REPORTS**

Evelyn Nagy: Southeastern Ohio Legal came out and talked to the trailer park residents. There are more issues than originally thought. They may be reaching out to use for some items they need such as maintenance of the roads. They will support Drew going into start issuing warnings