

Village of Chauncey Council
February 7, 2024

CALL TO ORDER – Mayor Amy Renner called the meeting to order at 5:36 p.m.

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

ROLL CALL – Taken by Mayor

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-Present

Mayor – Amy Renner, Present

Village Administrator – Present

Village Solicitor – Present

Motion to excuse Fiscal Officer made by Karla Dellinger, seconded by Evelyn Nagy. AIF

Motion to appoint Solicitor to take the minutes made by Karla Dellinger, seconded by Tammy Hawk. AIF

NEW BUSINESS

Kevin Ritter - Republican Candidate for Ohio House District 94. Mr. Ritter introduced himself and gave his campaign website: ritterforohio.com.

Wenda Sheard - Democratic Candidate for Ohio House District 94. Dr. Sheard introduced herself and said that she would be launching her campaign website after the Democratic primary.

JaMarcus Macartney introduced himself as the Village's new prosecutor in Municipal Court. The Mayor and Council expressed appreciation for Mr. Macartney stepping up for the Village.

Sewer Project Update from the Mayor.

Grant funding for Phase 2 has been approved, so the Village has \$4.5 million in grant funds for this phase of the project. The grants are broken down as: 1) DFUD grant for \$4 million and 2) Ohio Public Works Commission for \$500,000. Still waiting to hear from several other grants. The Mayor is hopeful to receive full grant funding for Phase 2.

Sewer Project Ribbon Cutting for Phase 1 has been scheduled for March 11 at 1 pm. The Mayor is inviting all the project funders, as well as state officials. Plan is still to break ground in late March for Phase 1.

ACGP Update from the Mayor.

There was a meeting last week. The Village has put in for downtown revitalization. Although they thought they would hear back by the end of February, it is now looking like it won't be until the end of March before we hear back on the grant funding.

Working with a local art project to save about \$20,000 for the downtown revitalization.

ORCA put in a proposal for the campground. This request came through as the number one ranked project proposal.

Housing Study & Fair from the Mayor.

The Village had received funding grant funding from the Realtors association to supplement the salary of the Code Inspector and provide funding for projects. It will be very beneficial to the Village to conduct a housing study. The Village of Albany has done a housing study before so the Village can look to that as an example of what goes into the study and the benefits to the Village from the study.

March 23 Housing Fair 12 to 3 pm at Friends Meeting House. Representatives of several non-profits who offer home repair projects will attend to assist applicants to submit applications for assistance for home fair projects. The Fair will be open to the public, not just Chauncey residents. Drew is preparing a flyer for the event so the Village can get the word out for the event.

APPROVAL OF BILLS

Motion to approval the bills made by Tammy Hawk, seconded by Mike Kraus. AIF

APPROVAL OF MINUTES

Karla Dellinger had several changes to the minutes. With the changes, motion to approve of January 3rd, 2024 minutes: Motion by Evelyn Nagy, seconded by Dylan Skees, AIF

APPROVE FINANCES AND REPORTS FROM FISCAL OFFICER

Kevin has been working on the website and all of 2023 minutes are now online. After hearing some public comments, he's working on making the website a little more user-friendly. His plan is going forward to have them updated within one week after the council approves them. He is also working on getting all of the resolutions and ordinances on the website.

Motion to approve the financial statements for December 2023 and January 2024 made by Tammy Hawk, seconded by Connaught Cullen, AIF

ORDINANCES AND RESOLUTION

Ordinance 2024-2 (Second Reading) Pay to Stay:

Karla Dellinger had several comments. Karla notes that the ordinance allows for issuance of a voucher and she wondered how long it would take for the payment to be received by a landlord. How much longer are landlords being asked to wait. Evelyn Nagy stated she wasn't sure.

Karla Dellinger also asked about whether the ordinance provides that a tenant is required to pay a landlord's attorney fees. The Solicitor stated that the Ohio Landlord Tenant only permits a landlord to recover an award of attorney fees for a tenant's breach of statutory duties, not for only a non-payment of rent, which is a matter of private contract.

Karla Dellinger also asked about what would happen in the situation in which a tenant pays only a portion of rent that's due and the landlord accepts the payment. The Solicitor stated that under the doctrine of partial performance, a landlord's acceptance of a partial rental payment may create a defense of the tenant against an action for eviction.

Karla Dellinger suggested that a provision be added to the pay to stay either for annual review or amend the ordinance to include a provision limiting the number of times a tenant can invoke the provisions of pay to stay. Evelyn Nagy suggested an ad hoc committee including Evelyn, Tammy, and Karla to study the issues.

Second reading of the ordinance held.

Ordinance 2024-3 (TABLED) Unlawful discriminatory practices

Motion to table made by Evelyn Nagy, seconded by Tammy Hawk. AIF.

Evelyn Nagy suggested an ad hoc committee to study changes to be made to the ordinance provisions. Council needs to make sure the language is the proper language for the Ordinance. The referral will be made to a committee of the whole.

Karla Dellinger stated she isn't opposed to passing an income discrimination ordinance. She is concerned the other provisions duplicate provisions of state and federal law so may not be necessary. The committee of the whole will meet to discuss the ordinance language.

MAYORS REPORT

Adventure Summit

I've been invited to speak this Saturday at the Ohio Trail Town Summit at Wright State University along with trail towns Yellow Springs, Delphos, Mantua, and Shawnee about trail town culture.

Invisible Ground

The marker is up and the augmented reality images went live last week. You need to download the Invisible Ground app to be able to view but its really cool so be sure to check it out.

ORCA Membership

Athens County Commissioners decided to not pay their membership dues this year for ORCA. Commissioner Eliason said at the last ORCA meeting that their HVAC project at the courthouse went overbudget \$600,000 which they were paying with their ARPA funds so the Ohio Budget Commission told them they needed to cut funds to make up the difference. The terms of membership in Athens is that they will pay it only if the County pays theirs which means a \$180,000/year deficit for ORCA. Athens' membership fee is still up for consideration though and they are discussing amending their membership terms to pay their portion even if the County does not. The Mayo encourages all to reach out to Athens Council President Sam Crowl scrowl@ci.athens.oh.us to voice how important ORCA's work is to this County. Commissioner Eliason also indicated that he's unsure of the County's future support of ORCA beyond 2024.

Codifying Ordinances

The Mayor and Solicitor are currently looking into what to do to codify Village ordinances. It will make it much easier to find ordinances and relevant information because it basically develops a code binder that organizes the ordinances by category with a table of contents. Mayor and Solicitor are meeting with Neal of Albany next week to discuss.

Fire Department is looking to do an Easter Event and is looking for volunteers. February 22 at 7 pm is the time to meet to coordinate with them. They did a really good job last year and are looking to do it at the park this year.

Code Inspector Activity Summary 2/6/24

Processing Rental and Vacant Building Registrations

Of the 32 known vacant buildings 12 still need to submit registrations

Of the 195 known rentals the trailer park and 16 more still need to submit registrations

Drew has spent a considerable amount of time reorganizing and filing paperwork, going over past correspondence and matching it to our current worksheet to get ready to continue the enforcement process once the mayor's court is in place. This will be necessary to be reinstated into the NFIP.

Set the date for the Home Repair Fair for 3/23 12-3pm, we'll need some volunteers and Drew will be sending out a mailer to the village that will also include updated floodplain information

Drew has started an online course for floodplain management through FEMA.

Have been working to secure grant funding for assistance to do a Housing Survey, the first step needed in setting up a CRA, OhioSE is on the fence about it but we have a copy of Albany's housing survey and legislation they passed for their survey and Drew could create one for Chauncey.

Received a determination from the Ohio Rail Commission, they will be doing a feasibility study for the west bailey road crossing for a possible grade separation, hoping we can combine this with a pedestrian crossing across Rt 13 for better access to the park.

Drew attended a webinar on clean energy tax incentive, looking into what could apply to possible development around town.

Drew spoke with the Southeast Ohio Fire Chief about fire code enforcement at vacant storage properties that pose a risk to the village and fire fighters, working on a process for enforcement

Drew has had to ask several people to apply for a floodplain development permit after the had visibly started working on property in the floodplain, hopefully our mailer including floodplain information will help

	1st Notice Letter	2nd Notice Letter	3rd Letter	Fines	Citations	Condemnations	Permits	
Beginning- 5/6	41	1	0	0	0	0	0	
5/7-9/8	28	17	1	0	0	2	1	
9/8-10/10	1	2	1	0	0	0	1	
10/11-11/7	2	3	0	0	0	5	1	
11/7-12/12	6	2	0	0	0	0	0	
12/13-1/2	1	0	0	0	0	0	1	
1/3-2/6	2	0	0	0	0	0	2	
Total	81	25	2	0	0	7	6	121

Mayor is working scheduling a Planning Commission meeting on March 6.

VILLAGE ADMINISTRATOR

Looking to identify abandoned water and sewer lines before the new sewer lines are installed. For the water line extension from May to Texas Eastern pipping hasn't yet been delivered.

Village Administrator wants the tap prices set for larger taps with a 2 inch meter being \$6,000. He needs confirmation from Council to proceed with charging that amount to the owners of the Old School Buildings. Council agreed that is an appropriate amount for the expenses we incurred to buy and install the meter. Mayor Renner to work on a new ordinance to set tap prices for review by Council at the next meeting.

Continuing to work on pot holes.

VILLAGE SOLICITOR

47 Main Street. Litigation between property owner and Landbank continues. The Solicitor recommends that the Village keep abreast of the FEMA process for reclassifying the property as floodway, not floodplain.

REPORTS FROM COUNCIL

Tammy Hawk: No update.

Karla Dellinger: A property owner contacted her saying he won't pay the vacant building fee. Said that the prices were "extremely ridiculous." Mayor said the property owner should contact Drew to discuss the issue. Karla noticed that personal email accounts are listed on the website and wanted to know if council members could have Chauncey email accounts could be created: Chauncey.FirstName@gmail.com is the format for the new emails. Each Member will set up a new email address and email Kevin to update the website.

Evelyn Nagy: Marty still needs to be sworn in for the Planning Commission. We need volunteers for events. Parks and Rec committee needs to have a meeting to discuss staffing for events. If we don't get volunteers, may need to cut back on events. Looking forward to sponsoring a cease fire resolution for Palestine.

Mike Kraus: What is the status of the people displaced by the fire last week? Mayor said it was a Capstone-owned trailer. Administrator heard a rumor that the people were squatters. No further information is available. Water software installation status is set for March 11 for training. Administrator isn't yet sure how soon before the transition will be done for the software migration.

Dylan Skees: No update.

Connaught Cullens: Grant for mural on the building is due March 15. Chad Collofello would like to set up an exhibition in conjunction to inform on the process. Have a year to do the work after the grant. An art show is coming up on March 17 at SED Gallery. She thinks it is from 5 to 8 pm. Also, would like to get a speed limit sign for SR 13 showing how fast a vehicle is traveling. Administrator believes the State won't pay for this so the Village will have to buy; he thinks there are some on sale but will need to get back to Council on price.

COMMITTEE REPORTS

None

PUBLIC COMMENTS

Abby: read a Palestine ceasefire resolution for Council to consider and pass.

Frank Campbell: thanks for considering him for the vacant Council seat. Has a couple of questions: 1) breakdown of what ORCA paid the Village, would like to see those figures; and 2) wants a copy of all the public postings for Ordinance 2024-3.

Carter Beason: voice support of the Palestine ceasefire resolution.

Wes Thompson: technically a Millfield resident but also here to voice support of the Palestine ceasefire resolution. Notes that housing projects in the Village show immediate needs of Village residents.

Leanna Flores: Would be nice to have a speed limit sign for the children who cross SR 13.

ADJOURNMENT

The next meeting will be on March 13th, 2024 at 5:30 pm.

Motion by Karla Dellinger at 7:07 pm, Connaught Cullen seconded. AIF

APPROVED BY COUNCIL

RECORDED BY

Tammy Hawk, President of Council

Jonathan Robe, Solicitor