

**INDIAN LAKE OHIO
VILLAGE OF RUSSELLS POINT
COUNCIL MEETING**

MEETING MINUTES

September 7, 2021

Mayor Reames called the Meeting to order at 7:00 p.m.

Roll Call: Ms. Joan Hinterschied, present; Mr. John Huffman, present; Ms. Kelly Huffman, present; Mr. Greg Iiams, present; Ms. Joan Maxwell, present; Ms. Shannon Stinemetz, absent.

Ms. Joan Hinterschied moved to excuse Ms. Stinemetz from the meeting. Mr. John Huffman seconded the motion.

*The Vote: Ms. Joan Hinterschied, yea; Ms. Kelly Huffman, yea; Mr. John Huffman, yea;
Mr. Greg Iiams, nay; Ms. Joan Maxwell, yea.*

The motion passed: 4 yeas – 1 nay

Recorder: Fiscal Officer Jeff Weidner

Guests: Ms. Sharon DeVault, 209 Elliott Rd., Russells Point
Mr. Dave Wallace, 251 Chase Ave., Russells Point
Ms. Dianne Gauder, Mayors Assistant
Mr. Steve Wenzlock

Minutes: **August 16, 2021 Council Meeting**

Mr. Greg Iiams moved to approve the August 16, 2021 Council Meeting Minutes as submitted. Ms. Joan Maxwell seconded the motion.

The Vote: Ms. Joan Hinterschied, yea; Ms. Kelly Huffman, abstain; Mr. John Huffman, abstain; Mr. Greg Iiams, yea; Ms. Joan Maxwell, yea.

The motion passed: 3 yeas – 0 nays – 2 abstains

Reports: **Mayor's Court Report** –

The August 2021 statement for Mayor's Court showing Village revenue of \$1,683.00 was presented to Council for approval.

Mr. John Huffman moved to approve the August 2021 Mayor's Court Statement as submitted.

Ms. Joan Hinterschied seconded the motion.

*The Vote: Ms. Joan Hinterschied, yea; Ms. Kelly Huffman, yea; Mr. John Huffman, yea;
Mr. Greg Iiams, yea; Ms. Joan Maxwell, yea.*

The motion passed: 5 yeas – 0 nays

Indian Joint Fire District Report –

Ms. Joan Maxwell provided a written report on the August 17, 2021 meeting.

Parks Report –

Ms. Hinterschied reported that she has been working on an arts and crafts show. She proposed having the event on Saturday, October 16, 2021 and would like to use the village property on Fairview Ave. between Elliott Rd. and Grand Ave. Vendors would be required to register at no cost and sign a hold harmless agreement.

Ms. Joan Hinterschied made a motion to approve moving forward with the event as proposed. Ms. Kelly Huffman seconded the motion.

*The Vote: Ms. Joan Hinterschied, yea; Ms. Kelly Huffman, yea; Mr. John Huffman, yea;
Mr. Greg Iiams, yea; Ms. Joan Maxwell, yea.*

The motion passed: 5 yeas – 0 nays

ORDINANCES & RESOLUTIONS:

A. Resolution 21-962; Advances from General Fund

A RESOLUTION AUTHORIZING THE FISCAL OFFICER TO ADVANCE MONES FROM THE GENERAL FUND TO THE STORM WATER IMPROVEMENT FUND AND DECLARING AN EMERGENCY.

Mr. John Huffman made a motion to waive the three-reading rule. Mr. Greg Iiams seconded the motion.

The Vote: Ms. Joan Hinterschied, yea; Ms. Kelly Huffman, yea; Mr. John Huffman, yea; Mr. Greg Iiams, yea; Ms. Joan Maxwell, yea.

The motion passed: 5 yeas – 0 nays.

Mr. John Huffman made a motion to accept Resolution 21-962 by title. Mr. Greg Iiams seconded the motion.

The Vote: Ms. Joan Hinterschied, yea; Ms. Kelly Huffman, yea; Mr. John Huffman, yea; Mr. Greg Iiams, yea; Ms. Joan Maxwell, yea.

The motion passed: 5 yeas – 0 nays.

B. Resolution 21-963; Amounts and Rates

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.

Mr. Greg Iiams made a motion to waive the three-reading rule. Ms. Kelly Huffman seconded the motion.

The Vote: Ms. Joan Hinterschied, yea; Ms. Kelly Huffman, yea; Mr. John Huffman, yea; Mr. Greg Iiams, yea; Ms. Joan Maxwell, yea.

The motion passed: 5 yeas – 0 nays.

Mr. Greg Iiams made a motion to accept Resolution 21-963 by title. Mr. John Huffman seconded the motion.

The Vote: Ms. Joan Hinterschied, yea; Ms. Kelly Huffman, yea; Mr. John Huffman, yea; Mr. Greg Iiams, yea; Ms. Joan Maxwell, yea.

The motion passed: 5 yeas – 0 nays.

CITIZEN COMMENTS: None

OLD BUSINESS:

A. Salary Increases

Ms. Hinterschied stated that earlier this year council discussed and provided key employees with significant raises, however council did not discuss any increase in the Mayor's pay. She feels that the Mayor dedicates a lot of time and hard work for the village and deserves a pay increase. Council agreed with Ms. Hinterschied but explained that there are raises built into the pay ordinance following the minimum base requirements of OPERS. They also explained that any raise would not take effect until the next full term of office, and that there is no set number of hours that are required of the Mayor.

B. Sale of 149 Clermont

In the absence of Solicitor Dinkler, Attorney Daniel Bey of Martin, Brown, Hull & Harper is reviewing the information for the advertisement and bid packet.

C. 233 Grand Lease

Mayor Reames explained that Ms. Sedgwick has not received a refund of the deposit made to the prior owner, Mr. Silwani, and is unable to afford an additional deposit as required by the Village's lease agreement. Council was asked if they would consider waiving the deposit requirement.

Ms. Kelly Huffman made a motion to waive the security deposit of \$490.00 as required in item 4 of the residential lease agreement for the current tenant. Ms. Joan Hinterschied seconded the motion.

The Vote: Ms. Joan Hinterschied, yea; Ms. Kelly Huffman, yea; Mr. John Huffman, yea; Mr. Greg Iiams, yea; Ms. Joan Maxwell, yea.

The motion passed: 5 yeas – 0 nays.

D. Sale of 184 W. Main

Attorney Bey is also working on the required documentation for the sale of 184 W. Main and Hinkle Real Estate has been hired to do a commercial appraisal of the property.

Mayor Reames advised council that she has spoke with Mr. Jim Reed on multiple occasions regarding the requirements that the village must follow in order to dispose of real property. Due to the historical nature, Mr. Reed would like for the Indian Lake Area Historical Society to obtain the property either through direct sale or lease from the village. Mr. Reed had knowledge of the Logan County Historical Society receiving a historic home from a school system without going out to public bid, however this is only an option for school systems on property valued under \$10,000. The village can only do a direct transfer or sale of property to a school, library, hospital or the county commissioner.

The Mayor has contacted Daniel Bey and Solicitor Dinkler regarding the discussions with Mr. Reed. In accordance with the ORC all sales and leases of village property must be put out for bid, however the village can specify what the property is to be used provided it is not directed to a single audience; the village can have a “triple net lease” agreement drafted which insures that the tenant is responsible for everything; or the village can sell the property by auction as previously agreed. Mr. Bey added that the lease option would make the tenant responsible for everything, there would be no cost to the village during the term, however the village could still be named in a law suit.

It’s unsure if the intent is to make the property a historical site which then demands certain criteria to maintain its designation. If the village kept the building and had it designated as a historical site, it would need to be kept in a certain original condition and would limit the options if the village chose to sell it at a later date.

Ms. Gauder added that she understands the interest the Historical Society has in the building, but she has had multiple discussions with others interested in the building as well, and that everyone should have the opportunity to bid on the property. She also noted that the Historical Society had no interest in the building when it was sold in the past.

After discussion council agreed to move forward with the auction process as planned. If the property does not sell, or council rejects the bid, other options can be discussed further. Their main objective is to dispose of the property and reduce liability.

E. Schrader Property (490 Madison)

The survey for the purchase of the fifteen foot of property from Ms. Schrader needed for the storm water project is complete and has been sent to Daniel Bey to prepare the necessary documentation for the purchase.

NEW BUSINESS:

A. Archaeological Study – Storm Water

As part of the USDA loan requirements, project information was sent to the State Historic Preservation Office (SHPO) for review. They have requested that an archaeological survey be completed on specific areas which consists of taking soil samples. After obtaining quotes, a company was hired to complete the survey for \$2,440.00. Residents in the effected areas will be notified to get permission to take the soil samples.

B. Fairview Ave. Water Line Repair

There is a water main leak in the 600 block of Fairview. They have encountered issues with working valves to isolate the water flow but will continue to expand the effected area until the final repair can be made.

C. Job Well Done

Mayor Reames reported that she has received multiple compliments regarding all the village departments.

Ms. Joan Maxwell made a motion to adjourn the meeting and seconded by Ms. Kelly Huffman.
The meeting was adjourned at 8:02 p.m.

Next Ordinance: 21-1194 Next Resolution: 21-964

Next Council Meeting: Monday, September 20, 2021 at 7:00 p.m.

Fiscal Officer Jeff Weidner

Mayor Robin Reames

Date Passed