

**INDIAN LAKE, OHIO
VILLAGE OF RUSSELLS POINT
COUNCIL MEETING MINUTES
November 4, 2024**

Mayor Huffman called the Meeting to order at 7:00 P.M. with recital of the Pledge of Allegiance.

ROLL CALL:

Ms. Joan Hinterschied, Present; Ms. Rebekah Smith, Present; Mr. Greg liams, Present; Ms. Joan Maxwell, Present; Mr. Dave Wallace, Present; Mr. Steve Reid, Present.

RECORDER: AshLee Hullinger, Administrative Assistant

GUESTS:

Dianne Gauder, Zoning Officer/ Floodplain Admin.
Richard Ford, Interim Fiscal Officer
Liz Gibson, Russells Point
Sharon DeVault, Russells Point
Troy Miller, BPA Chairman
John Henschen, Russells Point
Kim Werner, Russells Point
John Snyder, Russells Point
Robin Reames, Russells Point
Jason Smith, Open Road Renewables

MINUTES:

October 21, 2024 - Council Meeting Minutes

Steve Reid made a Motion to approve October 21, 2024, Council Meeting Minutes as submitted.

Seconded by Ms. Joan Hinterschied.

Roll Call Vote:

*Mr. Greg liams, Yea; Ms. Joan Maxwell, Yea; Mr. Dave Wallace, Yea; Mr. Steve Reid, Yea.
Ms. Joan Hinterschied, Yea; Ms. Rebeka Smith, Yea.*

Motion Passed 6 Yeas - 0 Nays

Reports:

Fiscal Officer:

Interim Fiscal Officer Richard Ford spoke on the Fiscal Officer's Report that was reviewed at The Finance Committee meeting on October 30, 2024, regarding the budget and finances. Mr. Ford suggested the approval of Supplemental Appropriations and Amended Certificate. Mr. Ford went on to say that the appropriation in the attached packet is the amounts being placed in the categories to help cover other areas if need be. That doesn't necessarily mean that is the amount that is going to be spent, but there needs to be an increase in some sections so that funds are available to move to other areas to help cover as he continues to make progress on straightening out the finances.

Mayor Huffman stated that there is a substantial increase in some areas and wanted to know the reason for it.

Mr. Ford stated that Council is not approving the expenses at that point, they are just approving the amounts at the program level, not approving it at a specific line level. You can move that money to any line within a program without coming back to Council to move money where it might need to be later down the road. You are looking at more of an increase in the program not necessarily a specific line. Mr. Ford stated that he will not know where the money needs to go in the lines until he goes through and starts making the fixes.

Greg liams stated that during the Financial Committee meeting it was brought to their attention that there were accounts that were completely depleted and what Mr. Ford is trying to do is establish to where he can go back in and set figures in, where money is available, so if the Village needs to spend it, it is there. It doesn't mean it has to be spent.

Steve Reid asked about the fund balance year to date 2022, 2023, and 2024, it appears that going back to 2022 there has been about a \$300,000 increase in roll over from year to year, what does that number mean?

Interim Fiscal Officer Richard Ford responded that 2022 and 2023 are actual amounts and that 2024 is a projected amount. From 2022, it was 2.1 million dollars that the Village started the year with, at the end of the year the Village ended with 2.4 million dollars, the Village brought in \$300,000 more in revenue than what was spent. Coming into 2024, the Village was at 2.7 million dollars, and the Village increased another \$300,000, that current 2.7 million dollars is what the Village started the year within the General Fund.

Mr. Ford stated he didn't make any changes with the revenue that the amount on the page is just a projected amount the system puts in.

Greg liams made a Motion to waive the three-reading rule, declaring an emergency.

Seconded by Joan Hinterschied.

Roll Call Vote:

*Mr. Greg liams, Yea; Ms. Joan Maxwell, Yea; Mr. Dave Wallace, Yea; Mr. Steve Reid, Yea.
Ms. Joan Hinterschied, Yea; Ms. Rebekah Smith, Yea.*

Motion Passed 6 Yeas - 0 Nays

Greg liams made a Motion to amend the appropriations ordinance to the proposal.

Seconded by Joan Hinterschied.

Roll Call Vote:

*Mr. Greg liams, Yea; Ms. Joan Maxwell, Yea; Mr. Dave Wallace, Yea; Mr. Steve Reid, Yea.
Ms. Joan Hinterschied, Yea; Ms. Rebekah Smith, Yea.*

Motion Passed 6 Yeas - 0 Nays

Mayors Court:

Dave Wallace made a Motion to approve the Mayor's Court Report as submitted.

Seconded by Greg liams.

Roll Call Vote:

*Mr. Greg liams, Yea; Ms. Joan Maxwell, Yea; Mr. Dave Wallace, Yea; Mr. Steve Reid, Yea.
Ms. Joan Hinterschied, Yea; Ms. Rebekah Smith, Yea.*

Motion Passed 6 Yeas - 0 Nays

Water Report:

Mayor Huffman reported that there was a valve that went down at the Water Plant last week which resulted in a back flush having to be ran manually for a couple of days. Everything is up and running to par now.

Police Department:

Chief Freyhof updated the Council on the training that the Russells Point Police Department has been doing this month stating every Police Officer has completed all their 24 hour Continuing Professional Training Requirements. Chief Freyhof stated that new Police Officer Puckett is not required to take the training but is doing it to be ahead of the game. Chief Freyhof gave an update on the high end \$200,000 plus Tri-Toon boat that was stolen from the corner of Main Street and Orchard Island Road in Russells Point, stating that a suspect was arrested. He is believed to be involved in the theft that took place back on July 25, 2024, as well as many other crimes spread throughout the state. There is still a co-conspirator that is still on the loose but the Police Department is continuing to work with several agencies all over the state to help catch the other parties involved.

Chief Joe Freyhof spoke on the Villages Trunk-or-Treat for this year saying there were over 200 children that came through, and over 230 hot dogs were given out. It was an amazing turn out and he couldn't have been happier with the way everything went.

Chief Freyhof is also concerned about the Code Enforcement for the Village. Freyhof stated that because of staffing and a lot of other issues going on in the Village the Code Enforcement team has had to table a lot of code enforcement issues. They have only been tackling complaint-based issues. They haven't been proactive with going out and looking for code violations. Freyhof stated

that there is one individual that is still living in a camper on Second Street. Freyhof stated that the area over behind Indian Head Restaurant is an absolute mess and it is heart breaking. There are partially torn down properties, some are hung up in insurance, or contractors, and some are just in pure inaction by the homeowner because it is not a priority to them. Freyhof feels like this winter is going to be a good opportunity to make sure that the residents that are in need of resources have those resources. According to the EMA and the Social Services in the county there are still plenty of resources available to those in need. This is something Chief Freyhof would like to spend the winter working on in collaboration with the Zoning Officer. Chief Freyhof is asking if anyone sees anything that is Code Enforcement related to please give him a call, leave a detailed message and he will get out and try to get it taken care of and cleaned up.

Greg Iiams asked if the Code Enforcement team was going to be able to get the properties assessed for tax purposes because we are running out of time.

Chief Freyhof stated that some of the yards that have been mowed that were a problem are going to Sheriff's sale, so it wasn't added to the taxes. But other than that, there is nothing more to be assessed.

Council member Steve Reid said that he agrees with Chief Freyhof stating that the area behind the Indian Head Roadhouse is pretty bad, he doesn't think that anyone is to blame for it but it is time to figure out a way to help our residents to connect with the resources they need to get the area cleaned up. If they don't take help from the resources then we can hold them accountable. Chief Freyhof asked Council if they would like him to start cracking down harder on the Code Violations that are happening in the Village stating that it has been over 8 months since the tornado came through the Village in March. People have had more than enough time to take care of the unsafe houses that are still standing. Chief Freyhof said that he understands and has sympathy for everyone that was affected on that day but also, it is time to start moving forward with progress. He would like to see Council give him the approval to start being more strict and not so lax on the regulations in the Village.

There was talk amongst the council and guests as to what can be done to help.

Council member Steve Reid stated that we have been very patient and very forgiving on a ton of things. There are resources available we as a Village can't give a break on the ordinances forever. The rules are set into place for a reason, and we need to start enforcing them to keep everyone in the Village safe and hold those in violation responsible.

Zoning Officer/FloodPlain Administrator Dianne Gauder was asked to speak on the subject, Ms. Gauder stated that local property owners have all been apprised of the resources immediately following the tornado and what is still available personally by herself and others when they would come by the office and when she would stop. They were given everything we as a Village had to offer to help and still are helping those who want and take the help. But unfortunately, some are not following through with the help that is offered to them. Ms. Gauder also stated that if the codes are not enforced the Village will lose their FEMA Grants.

John Henschen stated that the house Council is speaking of is still partially torn down the owner is working on it daily due to not have the funds to pay someone to tear it down and have the funds to rebuild.

Kim Werner stated that she lives in that neighborhood, and it is sad to still see houses after all these months that are still without roofs and such.

Council member Rebekah Smith stated that we need to start enforcing the Rules and Ordinances that are set into place to help keep the residents safe from harm.

Chief Freyhof spoke about the houses in the Village that are still without roofs, unstable, and unsafe. Freyhof stated that the Village has a mini excavator for situations such as this. And he feels it is in the Villages best interest to use it to take down houses or other unsafe buildings. Council all agreed that it is time to start acting on the violations in the Village. He said he would like to have a set down with Zoning Officer Dianne Gauder and see where everything stands as far as permits and zoning applications.

Parks and Recs Report:

Joan Hinterschied spoke about the Splash Pad stating that they have just received another donation which puts them now at \$68007.31.

Mrs. Hinterschied also stated that Yellow Violet Nail Salon has agreed to hold a gun raffle to help raise money for the Splash Pad, more info to come.

If anyone knows of any foundations that might want to help raise money or donate to the Splash Pad please reach out to Joan Hinterschied.

Council planned to have a continued Rules and Ordinance meeting to amend the Ordinance establishing a Village Administrator. The date will be Monday, November 25, 2024, at 7:00 P.M. at the Village Municipal Building.

Citizens' Comments:

Kim Werner asked if the Village would be appointing someone at the next Rules and Ordinance meeting.

Steve Reid informed Ms. Werner that the meeting will be just to amend the resolution.

Kim Werner also stated that she noted a statement that was made by Interim Fascial Officer Richard Ford regarding an amendment to an ordinance. Werner stated that since the Village can amend ordinances then she feels like the Village should amend the zoning ordinance 25-foot set back.

Steve Reid informed Ms. Werner that an ordinance of that sort cannot be simply amended. There are way more steps and procedures that must be followed in order to change the zoning ordinance 25-foot set back.

Mayor Huffman asked Zoning Officer/Floodplain Administrator Dianne Gauder to please speak on this statement. Ms. Gauder stated that it is not as simple as just making a motion to amend the ordinance for zoning, this ordinance was set into place by the Village and consult with LUC Regional Planning, Ms. Gauder added that the Board of Zoning Appeals is the avenue for residents to seek relief from District Regulations.

Chief Freyhof spoke about the houses in the Village that are still without roofs, unstable, and unsafe. Freyhof stated that the Village has a mini excavator for situations such as this. And he feels it is in the Villages best interest to use it to take down houses or other unsafe buildings. Council all agreed that it is time to start acting on the violations in the Village. He said he would like to consult with Zoning Officer Dianne Gauder and see where everything stands as far as permits and zoning applications.

Ordinances and Resolutions:

None

Old Business:

Junk Motor Vehicles:

There was a discussion about junk motor vehicles in the Village of Russells Point. Council asked if Village Solicitor Daniel Bey was still working on an ordinance for this issue. Mayor Huffman stated that he will be in touch with Mr. Bey and see what kind of progress has been made.

Village Sign:

There was talk about the Village Sign that is to be placed out front of the Municipal Building.

Steve Reid asked if the LED sign has been ordered?

Mayor Huffman stated it has not been ordered yet due to the appropriations not being adjusted yet.

Steve Reid wanted to know if it was in the appropriations that were approved during this meeting.

Mayor Huffman stated that he was not sure but will look into it.

Mayor Huffman also stated that he has been reaching out to other places to see about getting a cheaper quote. He hopes to have quotes soon.

New Business:

Approval of Supplemental Appropriations and Amended Certificate. This may need to be done by ordinance if that is the normal practice for the Village.

This was discussed and voted on during the Fiscal Officers Report.

Review/Approval of Miami Valley Lighting Contract for Street Lighting.

Dave Wallace made a Motion to accept the renewal as written.

Seconded by Joan Hinterschied.

Roll Call Vote:

*Mr. Greg liams, Yea; Ms. Joan Maxwell, Yea; Mr. Dave Wallace, Yea; Mr. Steve Reid, Yea.
Ms. Joan Hinterschied, Yea; Ms. Rebekah Smith, Yea.*

Motion Passed 6 Yeas - 0 Nays

Cobblestone Hotel use of Municipal Building to hold interviews.

A decision was made by all of Council that Cobblestone Hotel can use the Municipal Building for open interviews as long as it is with in operating business hours of the building. An email will be sent out to the Manager of The Cobblestone Hotel to see what days and times would work best for them as well as the Village Municipal Building.

Executive session:

Greg liams made a motion to go into executive session at 8:01 P.M. to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official.

Seconded by Joan Maxwell.

Roll Call Vote:

*Mr. Greg liams, Yea; Ms. Joan Maxwell, Yea; Mr. Dave Wallace, Yea; Mr. Steve Reid, Yea.
Ms. Joan Hinterschied, Yea; Ms. Rebekah Smith, Yea.*

Motion Passed 6 Yeas - 0 Nays

Greg liams made a motion to exit executive session.

Seconded by Joan Maxwell.

Roll Call Vote:

*Mr. Greg liams, Yea; Ms. Joan Maxwell, Yea; Mr. Dave Wallace, Yea; Mr. Steve Reid, Yea.
Ms. Joan Hinterschied, Yea; Ms. Rebekah Smith, Yea.*

Motion Passed 6 Yeas - 0 Nays

Executive session was ended at 8:22 P.M.

ADJOURNMENT:

Joan Maxwell made a motion to adjourn the meeting.

Joan Hinterschied seconded the motion.

All in favor. The meeting adjourned at 8:23 P.M.


Next Council meeting: Monday, November 18, 2024, at 7:00 P.M.

Rules and Ordinance meeting: Monday, November 25, 2024, at 7:00 P.M.

Records Retention meeting: Monday, November 18, 2024, at 1:00 P.M.

Next Ordinance-24-1247

Next resolution 24-1046

Mayor John Huffman  Date Passed 11-18-24

Recorder: AshLee Hullinger, Administrative Assistant 