

**INDIAN LAKE, OHIO  
VILLAGE OF RUSSELLS POINT  
COUNCIL MEETING MINUTES  
December 16, 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, Absent; 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.  
Nathan Stover, Russells Point  
Jason Smith, Open Roads Renewables  
Sharon DeVault, Russells Point  
Kim Werner, Russells Point  
John Snyder, Russells Point  
Robin Michals, Russells Point  
Doug Henlly, Open Roads Renewables

**MINUTES:**

**December 2, 2024, - Council Meeting Minutes**

*Steve Reid made a Motion to approve December 2, 2024, Council Meeting Minutes as submitted.*

*Seconded by Joan Maxwell.*

**Roll Call Vote:**

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

*Motion Passed 5 Yeas - 0 Nays*

**Reports:**

**Fiscal Officer:**

*Greg liams made a Motion to accept the temporary budget for 2025, as submitted*

*Seconded by Dave Wallace*

**Discussion:**

*Greg liams stated that he feels the temporary budget for 2025 that was submitted should be passed as an emergency so that Interim Fiscal Officer Rich Ford can pay the bills and write checks. All of Council agreed.*

*Dave Wallace withdrew his second.*

*Greg liams withdrew his Motion.*

*Greg liams made a Motion to Waive the three-reading rule and declare an emergency.*

*Seconded by Joan Maxwell.*

**Roll Call Vote:**

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

*Motion Passed 5 Yeas - 0 Nays*

*Greg liams made a Motion to accept the Financial Statement as the Temporary Budget for 2025.*

*Seconded by Dave Wallace.*

**Roll Call Vote:**

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

*Motion Passed 5 Yeas - 0 Nays*

**Discussion:**

Steve Reid asked when Council will get a final budget.

Greg liams stated that Interim Fiscal Officer Rich Ford should have it ready sometime after the first of the year when he has the finals from this year.

Greg liams stated that there is a Finance Committee Meeting set for January 14, 2025, at 4:30 P.M. at the Municipal Building. Mr. Ford will have the final budget then.

**LUC:**

Greg liams spoke on the LUC report that was submitted stating that there was also a packet from the Logan County Commissioners. In the packet it states that the Logan County Commissioners asked LUC Regional Planning Commission to organize discussion on a water district for the Indian Lake Area.

Greg liams stated that the meeting was held at the Commissioners' Office with various local County representatives present. The basic question was how to provide water for new housing developments around the Lake area.

Mr. liams stated that there would be a water district established for all the Indian Lake area to be ran kind of like the current Sewer District.

Mr. liams stated that Dave Scott from Lakeview proposed there be an investigation into connection between Lakeview and Russells Point in case one of the water systems goes down. This would necessitate procuring easements and rights of way for a connection line between the two Villages with some means controlling off/on between the two Villages which could result in a very expensive outcome. Mr. liams stated that as of right now the Village of Russells Point as well as the Village of Lakeview cannot supply enough water to be the District Water suppliers. Mr. liams also stated that the Village of Russells Point right now is close to the maximum with the new Hotel opening.

Mr. liams spoke on the map that was submitted with the report produced by Brad Bodenmiller of LUC. The blue dots on the map represent current wells for the area. Mr. liams stated that members of the Logan County Health Department pointed out there are many wells around the Indian Lake Area that no longer produce potable water and, in most cases, cannot be reworked or used for consumption and produce black water. Mr. liams stated that the Logan County Health Department is very interested in coming up with an alternative. The Logan County Health Department is concerned about not only supplying new construction but as well as supplying the existing structures.

Steve Reid asked who the meeting was called by and who attended for the Village of Russells Point.

Greg liams stated that the meeting was called by the LUC Regional Planning Commission, and the Commissioners were the ones that instituted it. Mr. liams stated that he himself went as the representative for Russells point.

Steve Reid asked why no one from the Russells Point Water Plant went.

Mayor Huffman stated that he was told that Dave Scott, as well as JJ Frost, were going to attend, Mr. Scott was present.

Steve Reid stated that if this is something that the Commissioners are interested in, they should find a funding source to explore the options.

Greg liams stated that there will have to be an engineering study done.

Rebekah Smith stated that they did talk about some of this in the Board of Public Affairs when she was on the Board and the funding that would be available.

Greg liams stated yes it was talked about but not for this large of an area and definitely not for completely around the lake. Mr. liams stated that nothing else has been discussed, that it was just an idea for the future. And there has not been another meeting set as of right now.

**EMS:**

Steve Reid spoke on behalf of the report that he submitted stating that a lot of the discussion currently are around service contracts. Mr. Reid stated that Riverside has slowly been declining over the last couple of years. Pleasant, Miami Township, the Village of Quincy and the Village of DeGraff have formed a committee that was tasked with figuring out how they can provide fire and EMS coverage for that area. Mr. Reid stated that a couple of the members from that committee approached Indian Lake EMS and wanted to speak about a long-term service contract to service that area. Mr. Reid stated that the Indian Lake EMS has been doing it already under the mutual aid agreement, but the problem is when Riverside EMS goes belly up, which is suspected to happen in the next 25 years, there will be no entity to have a mutual aid agreement with. Therefore, we couldn't operate as an EMS provider in that area. Mr. Reid stated that the conversations are on going and that they are not asking to join the district, they are just trying to get information to figure out what it would look like if they asked us to offer full-time coverage. Mr. Reid stated that he will keep everyone updated moving forward.

Mr. Reid also stated that there are two other contracts that are up, one is in December, which is Goshen, that contract has been renewed. For many years the contract paid \$800 a year then it went up to \$1000 a year and the EMS was still losing money at that point. The new contract that they settled on is now \$6000 for a year's contract. Mr. Reid stated that they are still working with Bloomfield on their service contract negotiations, but nothing has been set. There was talk as to if Indian Lake EMS provide services to Shady bowl Speedway. Mr. Reid stated that there was talk during the contract negotiations that they would not provide coverage for that. Bloomfield would need to provide a third-party EMS service for that.

**Parks:**

A report was submitted.

**Ordinances and Resolutions:** Ordinance 24-1247 Establishing the Position of Village Administrator Draft from Solicitor Daniel Bey.

Mayor Huffman stated that the Interim Village Administrator Draft was placed on the table for all of Council to review and The Ordinance Establishing the Position of Village Administrator draft was sent out in Council packets.

Dave Wallace stated that he would like to wait and look over the New draft Ordinance that was distributed prior to the meeting.

*Steve Reid made a Motion to table the Interim Village Administrator Ordinance as well as the Establishing the Position of the Village Administrator Ordinance until the first meeting in January 2025.*

*Seconded by Rebekah Smith.*

**Discussion:**

Greg liams asked if there have been any applications turned in yet?

Mayor Huffman stated that there has been a couple turned in as of right now.

Dave Wallace asked when the job was posted.

Mayor Huffman stated that it has not been posted yet that since it was talked about in the meetings it is public record that the Village is looking at hiring a Village Administrator.

Steve Reid stated that we can't do anything with applications until we have a job description and position established.

Mayor Huffman stated that they have been received and are in a file.

**Roll Call Vote:**

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

*Motion Passed 4 Yeas – 1 Nays*

*Tabled until next meeting.*

**Citizens' Comments:**

**Kim Werner** stated that after reviewing the drafts of the Interim Village Administrator as well as the draft Establishing the position of a Village Administrator, that she comes here hopeful and with what she feels is good news. Ms. Werner stated that there are three qualifications for the Village Administrator job listed on the draft ordinance and the first of those qualifications is excellent moral character and reputation. Ms. Werner stated that it gives her hope that Council will, for the citizens of Russells Point seek someone with honesty, trustworthiness, kindness, mental and emotional stability. Ms. Werner stated this also leads her to think that the opposite will be true. Ms. Werner stated that she is happy that Council has decided to table the Ordinances until the next meeting so that she has time to read over everything, stating that she has all kinds of questions pertaining to the new Ordinances.

**Nate Stover** asked Greg liams if it was to early to discuss how the water project would work if Russells Point was to form a new district for the new housing development, what would we as a Village loose, or would we gain more, and if we close some of our wells that aren't being used any more and tap new ones would the Village gain more capacity?

Greg liams stated that the only wells in the Village are our water wells due to the rules and regulations, the EPA rules state you must close off a well so that there is no back flow or cause any problems. If the Village gave up that right the Village would probably be giving up revenues.

Mr. liams stated that we also don't know who would be responsible for maintenance of existing water lines and towers. The north tower is pushing 100 years old and will need to be replaced in the near future which will cost way over 1 million dollars along with replacing the water lines and add additional lines that the cost is going to be very costly. Mr. liams stated that it will be more expensive not only for the Village but the individuals who would be attached to the system.

Mr. Stover addressed Steve Reid asking if any of the EMS contracts that they are talking about are an addition to what we are already doing, wanting to know if we are expanding.

Mr. Reid stated that currently the EMS services Bloomfield Township and Goshen Township and they have had contracts with them for over 10 plus years. The Indian Lake EMS runs mutual aid to DeGraff currently, Riverside district would be an expansion if that happens, but they are still trying to figure out if that is something they want to do. It all has just been talking as of right now.

**Robin Micheals** asked about the condemned or abandoned houses in the Village that are a result of the March 2024 tornado. Ms. Micheals stated that she has noticed a big flux of rodents and critters and was wondering if there was a plan to get some of it cleaned up.

Steve Reid stated that at the last couple meetings there were a lot of conversations on how to proceed with that but still keeping mindful of those people that are attempting to care of their homes but also start to enforce our zoning regulations post tornado. Mr. Reid stated that the Code Enforcement Team has been working on sending out notices of violations to those properties but unfortunately, some people work slower than others. But it is being taken care of and being addressed.

Chief Freyhof stated that there are unfortunately some property owners that have not responded to any property maintenance warnings or notices of violations. Those are the ones that will force us to move on to the next step from our ordinance, which is abatement which means the Village will have the authority to for a variety of safety reasons to go in and clean up the property and assess those charges back to the property taxes. Unless someone contacts the Code Enforcement Team, that is likely to what's going to happen after talking to neighbors to seek information on how to get ahold of the property owners.

Chief Freyhof also stated that over 50 warnings have now been sent out and over half have responded back. Letting us know that the issue has been taken care of, or they need more time and an extension was granted, there will be follow ups done in January 2025. For those 27 that have not answered at all, the due process is notice of violation. If the notice of violation isn't cleaned up and it's a safety risk then it falls under health, safety, welfare then the Village will have the authority to issue abatement and act. Everyone that has a house with a problem with a roof, or siding or other issues, that due process will be more of a court action because it's not an intimate risk.

Dianne Gauder stated that there is a process that the Village can take to have a property condemned in conjunction with the Logan County Health Department and the Village has pursued that in the past.

Steve Reid stated that he wants to be very clear for the people that have received these letters and have reached back out. The Village is showing compassion the Code Enforcement is offering extensions, were just trying to get ahead of the ones that aren't doing anything. The Village is NOT trying to tear houses down if they are attempting to actually fix it.

### **Old Business:**

#### **Yard Waste Dumb Area:**

Greg liams stated that he feels Council needs to set dates for the yard waste drop off location. After some discussion amongst Council and residents it was determined that a notice will go out on the next water bills stating that the yard waste drop area will be closed starting December 31, 2024, and open back up with updated guidelines on April 1, 2025. It was also noted that all yard waste needs to be put into biodegradable bags before being placed in the dumpster. Please no plastic bags.

Chief Freyhof stated that he is going to get some inmates to come in and clean up the Municipal Building inside and outside, as well as the yard waste area.

Nate Stover asked if the area in back was for branches or if it was just something someone put there.

Mayor Huffman stated that it is not for large branches, there are guidelines on how big the branches can be due to the size of the woodchipper, and signs will be looked into being made and posted.

#### **Road Work in Front of Rite Aid Update:**

Steve Reid asked if there was an update on the road work in front of Rite Aid?

Mayor Huffman stated that he has talked to Tyler Thobe with Choice One Engineering and they are working on getting here to get it smoothed out some as well as fixing the sidewalk weather permitting.

#### **Broken Heater in the Bay Area:**

Mr. Reid also asked about the broken Heater in the Bay Area?

Mayor Huffman stated that he has spoken with Tim Reese and that it is mostly a storage area for them and that they don't need the heat back there, so the heater has been removed completely. But there was another heater that had gone down so Lochard was here today and gave a \$1,200 quote for repairs they have the parts ordered and should be repaired this week sometime.

### **New Business:**

**Grange/ Open Roads Renewables:**

Mayor Huffman stated that he had a meeting with Jason and Doug from Grange and wanted to keep Council updated on what is coming down the line on the solar project

Dave Wallace stated that this all is outside of the Village.

Mayor Huffman stated that it is, but Grange requested a meeting with Mayor Huffman, so he met with them today and wanted to keep council informed.

Dave Wallace asked what the Miami River cleanup was, Mayor Huffman asked Doug Henly to speak.

Mr. Henly stated that it is a concept that they are exploring to help maintain waterways and clean them free of branches and other debris to make them more passable for recreation. This will help with flood prevention. Mr. Henly also stated that there will be no funding help from the federal government.

**Executive Session:**

*Greg liams made a motion to go into executive session at 7:42 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. Rebekah Smith, Yea.*

*Motion Passed 5 Yeas - 0 Nays*

*Greg liams made a Motion to exit executive session.*

*Seconded by Rebekah Smith.*

**Roll Call Vote:**

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

*Motion Passed 5 Yeas - 0 Nays*

Executive session was ended at 8:16 P.M.

*Steve Reid made a Motion to pay out Holiday and Vacation time hours over the rollover as stated in the Policy Personnel Procedure Manual on a one-time basis.*

*Seconded by Joan Maxwell.*

**Roll Call Vote:**

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

*Motion Passed 5 Yeas - 0 Nays*



*Steve Reid made a Motion to approve cost of living pay increases as agreed upon.  
Seconded by Joan Maxwell.*

**Roll Call Vote:**

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

*Motion Passed 5 Yeas - 0 Nays*

**Discussion:**

Steve Reid asked if Council needs to have a motion to remove someone from probationary status or if that is something that the mayor can do as a mayor.

Mayor Huffman stated that is something he can just do as Mayor.

**ADJOURNMENT:**

*Joan Maxwell made a motion to adjourn the meeting.*

*Steve Reid seconded the motion.*

*All in favor. The meeting adjourned at 8:18 P.M.*

***Next Council meeting: Monday, January 6, 2025, at 7:00 P.M.***

Next Ordinance-24-1248

Next resolution 24-1046

Mayor John Huffman \_\_\_\_\_ Date Passed \_\_\_\_\_

Recorder: AshLee Hullinger, Administrative Assistant \_\_\_\_\_