

**Village of Russells Point
August 18, 2025
Council Meeting**

Mayor John Huffman called the meeting to order at 7:00 PM followed by the Pledge of Allegiance.

Roll Call: Council members Joan Hinterschied, Greg Iiams, Joan Maxwell, Steve Reid, Rebekah Smith and Dave Wallace were present. Village Administrator Spencer Mitchell and Fiscal Officer Marc McGuire were also present.

Guests: Dianne Gauder (Zoning Officer/Floodplain Administrator), AshLee Hullinger (Clerk of Court/Admin Assistant), Joe Freyhof (Chief of Police), Ann Elleman, Sharon DeVault, John Henschen, Sarah Ferguson, Liz Gibson, Erin Warner, Robin Reames

Approval of Minutes: **Motion** was made by Councilor Iiams and seconded by Councilor Reid to approve the council meeting minutes dated August 4, 2025. A roll call vote was taken and council voted in favor 6-0. Motion passed.

Approval of Minutes: **Motion** was made by Councilor Iiams and seconded by Councilor Maxwell to approve the council special meeting minutes dated August 13, 2025. A roll call vote was taken and council voted in favor 6-0. Motion passed.

Reports:

Fiscal:

- The presentation of the July 31, 2025 bank reconciliation and financials was reviewed. **Motion** was made by Councilor Iiams and seconded by Councilor Maxwell to approve the bank reconciliation and financials as presented. A roll call vote was taken and council voted in favor 6-0. Motion passed.

Police:

- The police department had 734 calls for service in July.
- Year to date, there have been 74 code enforcement cases with 34 of these cases being resolved.
- Chief Freyhof and Sarah Ferguson, representative from the Mental Health, Drug, & Alcohol Services Board of Logan and Champaign Counties, discussed the DART (Drug Abuse Response Team) Law Enforcement Diversion grant. The village was awarded \$50,000 from the Ohio Attorney General for the period of July 1, 2025 – June 30, 2026. The grant is a reimbursable grant that can be renewed annually. The funding will address the opioid epidemic by assisting individuals through the creation of a full-time police officer position to act as an outreach coordinator, to make referrals to treatment and recovery programs, provide counseling and mental health services and as a resource for recovery support. It is estimated that the position will require approximately \$75,579 in funding, with \$50,000 being reimbursed by the grant. Chief Freyhof and Ms. Ferguson noted that approving the grant, the village would be a trailblazer for outreach in Logan County and provide a much-needed service for the Indian Lake area. **Motion** was made by Councilor Reid and seconded by Councilor Smith to allow and approve the DART grant. A roll call vote was taken and council voted in favor 5-1, with Councilor Wallace voting against. Motion passed.
- Councilor Wallace inquired about the repayment of the qualifying expenses for supplies, peace officer training and per diem as it pertains to Branden Puckett. Mr. Puckett resigned from his position as a Police Officer with the village and, according to the agreement signed by Mr. Puckett and village officials, is in breach of the signed agreement and owes the village 100% of the qualifying expenses incurred. Chief Freyhof stated that a letter from council needs to be sent to Mr. Puckett notifying him of the need for repayment. Village Solicitor Daniel Bey will be notified and asked to draft a letter.
- Chief Freyhof noted that he will be abating up to 12 properties within the village in regard of trash/litter scattered on the properties. Council noted that The Wedge building is an eyesore

and asked that Village Solicitor Daniel Bey be notified to proceed with legal action to clean up the property.

Administrator:

- The administrator report was submitted to council.
- Administrator Mitchell noted that the results of the TTHM sampling from the water plant were above the MCL, but no violation was received. A call has been placed to the GAC company to get pricing on a GAC filter.
- Administrator Mitchell read a draft letter of recommendation to be sent to the Logan County Commissioners. The letter was drafted in conjunction with the Village of Lakeview for the Commissioners to consider Economic Development Administration (EDA) funding for regional water district planning. The letter expresses strong support for pursuing EDA "Readiness" funding to develop a comprehensive plan and feasibility study for a regional water system. Council expressed their support in sending the letter of recommendation to the County Commissioners.
- Administrator Mitchell reviewed quote from Midnet Media regarding a village website redesign. The quote for the design and development of a new website is \$6,000. It was noted that our current website is out dated and a new design with better, user-friendly features is needed. Administrator Mitchell noted that he and AshLee Hullinger met with 3 different website designers and recommend Midnet Media to council to redesign the website. **Motion** was made by Councilor Iiams and seconded by Councilor Hinterschied to have Midnet Media redesign the village website. A roll call vote was taken and council voted in favor 5-1, with Councilor Wallace voting against. Motion passed.
- Administrator Mitchell discussed the need for new utility billing software. The village currently uses Continental Utility Systems (CUSI) software and it has become burdensome to employees. Administrator Mitchell recommends Muni-Link as the new utility billing software vendor after he, Fiscal Officer McGuire and village employees AshLee Hullinger and Sue Pitts viewed a demonstration given by Muni-Link. Administrator Mitchell outlined several key features provided by Muni-Link. Councilor Iiams noted that the current software from CUSI is outdated and employees have had several issues with the software and stated that it was time for an upgrade to a new billing software. **Motion** was made by Councilor Iiams and seconded by Councilor Maxwell to proceed in having Muni-Link provide the village new utility billing software. A roll call vote was taken and council voted in favor 6-0. Motion passed.

Indian Lake EMS Joint Ambulance District:

- Councilor Reid submitted the Indian Lake EMS Joint Ambulance District meeting report to council.

Maintenance:

- The maintenance report was submitted to council.
- Council agreed that having part-time summer help to mow village properties was a huge help to the maintenance team.
- Councilor Maxwell asked for a list of items that were recently placed on GovDeals for sale. Chief Freyhof noted that he will give a list to council at the next council meeting.

Parks & Recreation:

- Councilor Hinterschied submitted the Park meeting report to council and noted that "Pop in the Park" is scheduled for September 14, 2025 with music, food trucks and an ice cream truck. Councilor Hinterschied asked council to approve the payment of an invoice for entertainment during the "Pop in the Park" that totals \$300 to be taken from the Park Fund. **Motion** was made by Councilor Wallace and seconded by Councilor Hinterschied to approve the entertainment invoice of \$300 for payment. A roll call vote was taken and council voted in favor 6-0. Motion passed.

Logan-Union-Champaign (LUC) Regional Planning Commission

- Councilor Iiams submitted the LUC Executive Committee report council.
- Councilor Iiams noted that he attended a Logan County Community Recovery Planning meeting held on August 12, 2025.

Zoning:

- Dianne Gauder, Zoning Officer/Floodplain Administrator, submitted the zoning report to council.

Mayor Huffman asked Council if they would amend the council meeting agenda to move Citizen Comments prior to Ordinances and Resolutions. **Motion** was made by Councilor Reid and seconded by Councilor Hinterschied to amend the council meeting agenda as requested by Mayor Huffman and allowed by Section B, rule #10 of Council Rules.

Citizen Comments:

- Robin Reames asked if the Muni-Link utility billing software would replace the CUSI utility billing software. Council stated it would replace the current CUSI software. Ms. Reames asked what happened to the pallet of bricks behind the municipal building. It was noted that the bricks were thrown away. Ms. Reames noted that she used to buy candy for the village to distribute during the homecoming parade and asked if council wanted her to continue with the responsibility. Mayor Huffman stated that he would take care of buying candy for the parade. Ms. Reames inquired to as when council packets become public record. Mayor Huffman will ask Village Solicitor Daniel Bey as to when council packets become a public record. Ms. Reames noted that the job description of a Village Administrator is in the Village Officers Handbook and referenced the Ohio Revised Code. Ms. Reames ask if the new website would have the capability to post emergency situations. It was noted that the website can be updated by anyone who has access to make changes from anywhere at any time. Ms. Reames stated that council should consider what is already in place by the State in regards to Ordinance 25-1264 and stated that marijuana sales would be a very good revenue stream.

Ordinances and Resolutions:

- Resolution 25-1056 – Certifying Delinquent Storm Water Fees and Water Rents Due to the Village and Authorizing County Auditor to Place Delinquent Amounts on Tax Duplicates for Collection. **Motion** was made by Councilor Iiams and seconded by Councilor Smith to waive the 3-reading rule on Resolution 25-1056 and declare it an emergency. A roll call vote was taken and council voted in favor 6-0. Motion passed. **Motion** was made by Councilor Iiams and seconded by Councilor Maxwell to approve Resolution 25-1056 by title. A roll call vote was taken and council voted in favor 6-0. Motion passed.
- Resolution 25-1057 – Authorizing the Mayor to enter into a Memorandum of Understanding with the Village of Lakeview for the contract operation of the water treatment plant. **Motion** was made by Councilor Iiams and seconded by Councilor Smith to waive the 3-reading rule on Resolution 25-1057 and declare it an emergency. A roll call vote was taken and council voted in favor 6-0. Motion passed. **Motion** was made by Councilor Iiams and seconded by Councilor Smith to approve Resolution 25-1057 by title. Before a roll call vote was made, Councilor Wallace expressed concern as to the terms of the agreement relating to the length of the agreement and the notice of termination length in days. Councilor Smith noted that council cannot approve the agreement without first agreeing with the Village of Lakeview on the terms as mentioned by Councilor Wallace. Council agreed to have Mayor Huffman to negotiate the terms of a 1-year agreement with automatic renewal and with a 60-day notification of termination of the agreement. Councilor Iiams withdrew his motion to approve to approve Resolution 25-1057 by title.
- Ordinance 25-1264 – Imposing an indefinite moratorium on the establishment, development and construction of any building, structure, use or change of use that would enable the cultivation, processing or retail sale of medical marijuana and/or adult use marijuana within the village. **Motion** was made by Councilor Iiams and seconded by Councilor Hinterschied to waive the 3-reading rule on Ordinance 25-1264 and declare it an emergency. A roll call vote was taken and council voted in favor 6-0. Motion passed. **Motion** was made by Councilor Iiams and seconded by Councilor Hinterschied to approve Ordinance 25-1264 by title. A roll call vote was taken and council voted in favor 5-1, with Councilor Reid voting against. Motion passed.

Old Business:

- Councilor Reid stated that the Indian Lake Yacht Club has not received the signed, executed contract as approved by council. Mayor Huffman noted that he recently had a conversation with the Village Administrator to review and sign.
- Councilor Reid asked why the Indian Lake Chamber of Commerce has not attended a council meeting as requested. Councilor Iiams noted that the Director of the Chamber of Commerce has not been able to attend due to a death in the family. It was noted that the Director requested that any questions/concerns from council should be emailed for the chamber to answer.
- Councilor Wallace inquired about the preventative maintenance on water well #5 and why it has not been completed. Village Administrator will speak with Dave Scott regarding the maintenance.

New Business:

- Mayor Huffman shared an email received from Mike Major, Cobblestone Hotel, asking to waive the commercial zoning code requirement fee of \$50 plus penalties for a shed that was recently placed on hotel property to be used for storage. Councilor Wallace stated that the fee and penalty should not be waived as the village will receive no income tax dollars for 15 years from the hotel. Dianne Gauder stated that having the zoning application is needed for documentation. Council agreed that a zoning application is needed and took no action to waive the fees.

Executive Session:

Pursuant to Ohio Revised Code section 121.22 (G)(1), to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official. **Motion** was made by Councilor Smith and seconded by Councilor Hinterschied to enter into an executive session and to invite Village Administrator Spencer Mitchell into the executive session. A roll call vote was taken and Council voted in favor 6-0. Motion passed and Council and Administrator Mitchell entered into the executive session at 8:50 PM and invited AshLee Hullinger into executive session. At 9:01 PM, AshLee Hullinger exited executive session and council invited Dianne Gauder into executive session. At 9:06 PM, Dianne Gauder exited executive session and council invited Joe Freyhof into executive session. At 9:18 PM, Joe Freyhof exited executive session and council invited Marc McGuire into executive session. At 9:33 PM, Marc McGuire exited executive session. At 9:53 PM, council resumed the open meeting and a **motion** was made by Councilor Iiams and seconded by Councilor Wallace to exit the executive session. A roll call vote was taken and council voted in favor 6-0. Motion passed and council resumed the open meeting.

Council Wallace noted that Duff's Quarry has been granted a mining permit.

There being no further business, **motion** was made by Councilor Maxwell and seconded by Councilor Iiams to adjourn at 9:55 PM. Motion passed.

John Huffman, Mayor

Marc McGuire, Fiscal Officer

Date Passed