

VILLAGE OF RUSSIA

VILLAGE COUNCIL MINUTES

April 12, 2023

The regular monthly meeting of the Village of Russia council was held Wednesday, April 12, 2023 at the Village Office, Russia, Ohio. Mayor, Terence Daugherty called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Brandon Simon
Scott Armstrong
Jake Borchers
Alex Seger
Cindy Goubeaux
Mary Jo High

Non-members present: Adam Barga, Mary Jo Voisard, Craig Albers, solicitor, Matt Hoying of Choice One Engineering, Sheriff Jim Frye, and Dick Condon.

- The minutes of the March 8, 2023 regular meeting were read, and a motion was made by Simon, and seconded by High to approve the meeting minutes. All ye, motion passed.
- A motion was made by Goubeaux and seconded by Armstrong to approve the bills as presented. All ye, motion passed.
- A motion was made by Simon and seconded by Seger to approve the financial reports for the previous month. All ye, motion passed.

Finance

Voisard reported that income tax received during the first quarter of 2023 is 88% higher than the first quarter of 2022. She said this is primarily due to higher businesses tax payments, but withholding is also higher.

She said interest received during the month of March was over \$10,000. The current Star Ohio annualized rate is 5.15%.

Voisard said that she has spoken to Mike Busse about the cost of EMS services provided by Versailles for 2024. He said that no formal action has been taken on the rate, but he would anticipate a 10% increase. This would make the rate for Russia about \$38,500. He said that it is still uncertain whether Versailles will be serving Loramie Township, and there is a levy on the May ballot for Wayne township. Although these issues should not affect Russia's rate, they won't make a final decision until later in the year. As discussed previously, most townships and villages have found it necessary to pass millage to help cover the rapidly escalating cost of EMS services. The Village of Versailles currently has 3.5 mills, Wayne Township will be at 2.75 if their levy passes, and Loramie Township currently has 3 mills. One mill for the Village of Russia would currently generate \$21,794. Two mills would cover the potential cost for 2024. Daugherty said that he feels covering only part of the cost through property tax, with the remainder coming from the general fund is a fair way to do it. He said that would divide the cost between property tax and money generated from income tax. He said since people working in Russia, and not owning property in the Village benefit from the service, they would be covering some of the cost through the income tax they pay.

Voisard said that the final decision can be made in May or June, as the paperwork doesn't have to be filed until the first week of August.

Voisard said that she will be attending the Sunshine Law Seminar on June 28, and that all elected officials are required to take the training, or designate someone to take it on their behalf. High moved and Simon seconded the motion to designate Mary Jo Voisard to take the training on their behalf. All ye, motion passed.

Police

Sheriff Frey gave the police report for the month of March. It consisted mostly of building checks, with the exception of an overdose, a civil process, a disturbance, and one case of property damage.

Library

Barga said he got a quote of \$2,250 for the poles for the story walk. He said the poles probably won't be placed until the pavilion and splash pad are finalized.

Buschur's Market

Daugherty reported that the person who was interested in leasing the building for a meat market informed him that it is not feasible for him to move forward.

Paulus subdivision Phase II

Barga said that Dan Paulus has asked if the Village is planning to cover the same items that were covered in the first phase of the subdivision. Those items were top coat of asphalt, fire hydrants, and lights. In addition, since the Village has asked that the street be extended beyond what he had planned, he asked that the Village cover one half of the cost of that extension. Council agreed to cover those costs contingent upon him starting this fall.

CEMLEB

The owner of CEMLEB said he has purchased a 24,000 square foot building and wanted to talk about developing the third lot. Council decided that talks will be on hold until he has completed the paperwork for the OSIP Grant received on Building 1.

OPWC 2023

Hoying said that the utilities are still being relocated, and the construction of condos one and two is underway. The third and fourth will be started soon. He said that advertising of bids for the West Main Street reconstruction will be done during the week of May 8th. The bid opening will be on May 23rd, and the project will be awarded at the June Council meeting.

OPWC 2024

Barga said he had gotten quotes for the upgrade of the lift station at the East end of town. He said to completely upgrade it, the cost would be \$481,000. Hoying said he felt that this would score extremely well for an OPWC grant.

ODNR Grant

Hoying also said that the grant for the pavilion and splash pad has been conditionally awarded through the Land and Water Conservation Fund program on behalf of the National Park Service (NPS) for the state of Ohio. It is pending final approval by the National Park Service. Approval to begin the project will be coordinated through the Ohio Department of Natural Resources. Formal notice of award from the NPS is expected to be issued with an effective date of October 1, 2023. The conditional amount approved is \$1,000,000 with a 50% match of the amount spent. This means that the Village will receive \$500,000 if the full \$1,000,000 is spent on the project.

He also said that the grant is on a reimbursement basis, so no funds will be received until payments are submitted to ODNR, at which time the Village will receive 50% of what has been spent. The Grant will be effective for 18 months from the date of final approval, so all amounts must be expended during that 18 month period.

Borchers said that they are in the process of contacting businesses in the area to see if any are interested in donating to the project. He also said that the formal plans are currently being finalized, and he hopes to have them for the May Council meeting.

Zoning Code-wind turbines and solar panels

Council members reviewed the sample Zoning Regulation for solar panels and wind turbines. Several Council members felt that the size of both wind turbines and solar panels allowed in the sample policy were higher than we would want. Albers said he would make those changes, and send it to the planning commission. It cannot be adopted until 30 days after it is submitted to the planning commission. It could be adopted by emergency measure at the June meeting, or begin the 3 readings at that time.

Water Plant door and window replacement

Barga said that he had received a quote from Moeller Door for replacement windows and doors at the water plant to remedy the leakage. He said the quote is \$4,700, but it would probably be less if he goes with vinyl instead of aluminum. Borchers moved and High seconded the motion to approve the expenditure of up to \$4,700 for replacement of doors and windows at the water plant. All yea, motion passed.

Tile Replacement behind Borchers St.

Barga said he has contacted several contractors about the tile replacement project. They all said that it should be done in the fall when the ground is typically drier. He said that he will be sending a letter to the homeowners about the project. He said he will tell them that the Village will do the reseeding, but it will be up to them to do the watering. He said that the Village will wait a year for the ground to settle before reseeding.

Sidewalk repair program

Barga said that there were a few property owners that had not made the repairs that they were required to make during the sidewalk repair program. He said he will contact them about it.

CRA-CEMLEB PROPERTIES

A motion to suspend the rules was made by Goubeaux and seconded by Seger. All yea, motion passed. Simon moved and Borchers seconded the motion approving **Ordinance 23-10 Authorizing the Village of Russia, Ohio to enter into a Community Reinvestment Area Agreement with CEMLEB Properties, LTD, and declaring the same to be an emergency.** All yea, motion passed.

Shelby County Prosecutor

Albers explained that in the past if there was criminal activity in the Village of Russia, it was referred to either the Shelby County Prosecutor or the Sidney City Prosecutor. He said the new Sidney City Prosecutor didn't feel that it was appropriate for him to handle matters outside the city of Sidney. He said that Timothy Sell, the Shelby County Prosecutor said he would handle all matters for the Village of Russia.

Armstrong moved and High seconded the motion to approve the agreement with the Office of the Prosecutor of Shelby County to prosecute all cases, which includes misdemeanors, brought before the Sidney Municipal Court for criminal offenses occurring within the Village of Russia. No fee shall be charged for the professional services rendered by the Prosecuting Attorney's Office. This agreement may be terminated by either party by giving 30 days notice. All yea, motion passed.

Miscellaneous

Barga said that the expansion of Superior Aluminum and Francis Manufacturing will require additional water detention, they are trying to use one detention area for all of the businesses, which would be north of the Communications tower. He also said that Superior is extending the water line, and he feels that there should be a fire hydrant for fire protection. Council agreed, and Barga said he would contact them about it.

Barga said there is water standing north of the detention pond on Commerce Drive. He said Sturm was to have fixed this as part of their contract, but it was not done properly. Hoying said there is a maintenance bond for one year after completion of the project, so he will contact Sturm to have the problem resolved.

Barga said that they are currently having the concrete at the compost area crushed and removed.

Barga said the end of Highland Avenue (at Main Street) is getting bad, as well as the area around the Buschur Market storm drain. He said we probably wouldn't be able to have anyone come in for such a small project, but he will check with area Villages to see if they are doing paving this year, and to see if they would come to Russia for a small project. Daugherty said he thought we could repair the area around the storm drain ourselves.

Barga said that the Francis family who is leasing the farm ground this year wants to start planting, but they don't have the exact area that is available for farming. Barga said he would try to get the area set aside for lot #3 staked off, to give them a drawing of where they can plant.

Barga said that current projects in the village are:

- Communications tower to start construction next week

- Francis Manufacturing expansion to start next week
- Second set of Condos to start next week
- Lighting on Commerce Drive is completed
- Batting cage repairs completed
- Park has been fertilized.

Goubeaux moved and Borchers seconded the motion that the meeting be adjourned. All yea, motion passed.

Council President, Mary Jo High _____

Clerk, Mary Jo Voisard _____