

VILLAGE OF RUSSIA

VILLAGE COUNCIL MINUTES

March 13, 2024

The regular monthly meeting of the Village of Russia council was held Wednesday, March 13, 2024 at the Village Office, Russia, Ohio. Mayor, Terence Daugherty called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Jake Borchers
Alex Seger
Nicole Doseck
Mary Jo High
Scott Armstrong
Absent: Brandon Simon

Non-members present: Jared Goubeaux, Administrator, Mary Jo Voisard, Fiscal Officer, Solicitor Craig Albers, Nick Selhorst of Choice One Engineering, Matt Knupp, Republican candidate for Shelby County Commissioner, Tony Bergman, and Adam Barga.

- The minutes of the February 15, 2024 meeting were read, and a motion was made by Seger and seconded by Armstrong to approve the meeting minutes. All yeas, motion passed.
- A motion was made by Borchers and seconded by High to approve the bills as presented. All yeas, motion passed.
- A motion was made by Doseck and seconded by Borchers to approve the financial reports for the previous month. All yeas, motion passed.

Police

Sheriff Frye was not present at the meeting, but Council reviewed the report of activity for the previous month. Activity was routine.

Paulus Subdivision Phase II Zoning-public meeting

Goubeaux explained that the Village of Russia Planning Commission met to consider the rezoning of Lots 14, 15, and 16 in Phase II of the Paulus subdivision from R1 to R2. Goubeaux said that the Planning commission recommended the change, and at the February, 2023 council meeting the Village Council accepted the recommendation. Adam Barga and Tony Bergman were present to discuss the reasons for the rezoning. Barga said he didn't feel that there was a need for 6 more condominiums in the Village, since one of the six already in the Village has not sold. Bergman questioned the location of the lots selected. Daugherty explained that when Paulus had requested rezoning of lots in Phase I, Council had rejected the request because the lots in Phase I had already been sold, and the buyers bought those lots thinking that all lots in the subdivision would be zoned R1. Paulus was told at that time that he could request R2 zoning in Phase II before the lots had been sold, so buyers would be aware of the location of the R2 lots. He said that those specific lots were selected because those are the ones requested by Paulus, the developer. He said that if the interest is not there, Paulus could still sell the lots for single residential homes. Borchers asked if it had to be three lots. Daugherty said that since those lots were recommended by the Zoning Commission and approved by Council, that is what Council would be voting on. Daugherty asked for a vote on the motion approving the rezoning of Lots 14, 15, and 16 in Phase II of the Paulus Subdivision.

Vote was as follows: Yeas: High, Armstrong, Seger, Doseck. Nays: Borchers. Motion passed.

Matt Knupp, Republican candidate for Shelby County Commissioner introduced himself and gave a brief history of his experience and the reasons he was running for County Commissioner.

Finance

Voisard said that income tax receipts for February were up \$9,200 from February, 2023, but that receipts year to date are still about \$82,000 less than 2023 receipts for January and February. She reported that interest receipts from Star Ohio were \$12,501.35 with an annualized yield of 5.6% during February.

Voisard said that as reported earlier, on July 3, 2023, a check for \$16,360 was fraudulently cashed by someone who changed the payee on the check and electronically deposited it at and out of state Chase Bank. She said she filed a claim on July 5th, and that Chase Bank Fraud Department called her several days later asking if that was the correct payee. She said she told them it was not, and they said they would not release the funds. After months of following up, Chase bank finally said that the claim was denied, and no funds would be returned. After further inquiries to both US Bank and Chase Bank, and further investigation by the Shelby County Sheriff's department she finally filed an insurance claim and was reimbursed for the amount of the check. Several days later, with no explanation, the bank also returned the funds. The insurance payment was then sent back to the Insurance Company.

Records Disposal

The records Commission consisting of Terence Daugherty, Jared Goubeaux, Mary Jo Voisard, and Mary Jo High met to review Form RC3 listing all records authorized for Disposal as of March, 2024. High moved and Armstrong seconded the motion to dispose of identified records. All yeas, motion passed.

Waste Water Operator of Record

High moved and Seger seconded the motion naming Ricky Stephan as Waste Water Operator of Record replacing Mark Shappie.

Natureworks Grant for Park Path

Selhorst said that since this project is under the threshold, the bidding requirement does not apply, and it would probably be less costly since it would not require prevailing wage.

Speed Limit change on Russia Rd. and No parking on the south side of West Main

Daugherty said that Russia Rd. should have a 25 mile per hour speed limit from the railroad tracks to Main St. He also said that West Main Street should have no parking on the South side, because if parking is allowed on both sides there is not enough room for trucks to go through.

A first reading was held for **Ordinance 24-5 changing the speed limit on Russia Road from the railroad tracks to East Main St. to 25 miles per hour, and to have no parking signs on the South side of West Main Street from Liberty Street to 242 West Main Street.**

Commerce Drive Extension

Selhorst said that Matt Hoying had met with Adam Sturm and that he has agreed to install drains to take care of the water problem. He said he will do that in April and will reseed at that time.

Waste Water Grant

Selhorst said that they still have not heard whether the Lift Station Upgrade Grant has been approved.

ODNR Grant Pavilion and Splash Pad

Borchers moved and High seconded the motion to approve the payment of payment application #4 from Level MB for \$138,965.79. All yeas, motion passed.

Goubeaux said that he had a quote from Centerpoint Energy to run the gas line to the pavilion, at a cost of \$18,307.31. Doseck moved and Seger seconded the motion to approve the contract. All yeas, motion passed.

Goubeaux had a sample Pavilion rental contract. He asked Craig Albers to review it. Borchers said that all rentals will be done online, with payment online by credit card. He said it will simplify the process for the Park Board. Goubeaux said that Council has to decide whether they want to keep the old bathrooms near the playground. He said if so, electricity will have to be run to them, as it was taken out during site preparation for the pavilion and splashpad. Borchers said that we will definitely need it until the new pavilion is finished, and it might be good to fix it up and continue to use it, as it would cut down on people using the pavilion restrooms when the pavilion is rented out. Seger moved and Doseck seconded the motion to keep them for now and make a decision later about their continued use.

Borchers had a sample publication planned for a short fund raiser for the pavilion and splashpad in case Village residents are interested in donating to the project. The fund raiser would run for 30 days and would allow for those who donate \$1,000 or more to have their name on a commemorative plaque. Donations can be made through the Community Foundation designating the contribution to the Russia Pavilion and Splashpad Fund. Council had no objection.

AT&T

Craig Albers said he has continued to discuss the proposed contract with AT&T. This contract is for AT&T's lease of the Village Water tower for their antenna for cell phone service. He said there are several sections of the lease agreement that the Village may want to have removed. He said that he will tell them the verbiage we want removed from the contract, but Council will have to decide which payment option they want. The first option is a 44 year lease paying \$1,000 per month, increasing by 15% annually. The other option is an upfront payment of \$205,000 for a 99-year lease. Daugherty said he thinks the upfront payment would be best, because it would take approximately 17 years to equal that amount with the monthly payment option, and there is no guarantee how long cell phone towers will be used as technology changes. We could also accumulate interest on the money in the meantime. Council agreed to go with the upfront payment and to approve the contract at the next meeting after it is amended.

Hiring

Goubeaux said that one application has been received for the full time maintenance position. He said that he had given a deadline of April 2nd for applications, and Council can move forward at that time. This position is to replace Barney Francis who will be retiring on June 28, 2024.

Paving

Goubeaux said that the streets scheduled for possible repaving this year are Park Street (St. Remy St. to Raider St.), St. Remy Street (Park St. to Main St.) Main Street (Church to Francis St.), and Francis Street. Council members said that St. Remy Street definitely needs it. High said that the streets listed leaves out the section of Main Street between Francis Street and Saint Remy Street, and she wondered if we would want to include that so the project looks nicer. Daugherty said that He and Goubeaux will inspect the streets on the list and decide which ones should be done so the project can be put out for bids soon.

Solar Eclipse

Daugherty said that he will be taking some of the solar glasses to the library, and residents can also pick them up at the Village Office. The school is planning a viewing event at the Community Park.

Aggregation

Goubeaux said that it is necessary to give power of attorney to Priority Power Management LLC to negotiate, execute and deliver a Municipal Natural Gas and Electric Aggregation Supply Agreement contract with the selected natural gas and electric supply bidder on behalf of the Village. The Village's current gas contract expires in October 2024, and the electric contract expires in December, 2024.

Borchers moved and Armstrong seconded the motion to grant the power of attorney to Priority Power Management LLC. All yea, motion passed.

High moved and Seger seconded the motion to enter into an agreement with Priority Power Management LLC for Electric and Natural Gas Municipal Aggregation Services. All yea, motion passed.

Community Reinvestment Area Agreement

Goubeaux said that he was contacted by Angela Hamberg, Director of Shelby County Regional Planning. She said that there are some items needed for several CRA Agreements that they have on file. One item is the transfer of The Russia Inn from Dan Paulus and Steve Bohman to Russia Rentals, LLC.

A motion to suspend the rules was made by Seger and seconded by High. All yea, motion passed.

Doseck moved and Armstrong seconded the motion to approve **Ordinance 24-07 amending ordinances 17-10 and 18-05 which authorized the Village of Russia, Ohio to enter in to a Community Reinvestment agreement with Russia Inn and Tavern, LLC, and thereafter, Daniel Paulus and Steve Bohman, and declaring the same to be an emergency.** All yea, motion passed.

OHIO BASIC CODE

A motion to suspend the rules was made by Borchers and seconded by Doseck. All yea motion passed

Armstrong moved and High seconded the motion to approve **Ordinance 24-6 approving, adopting, and enacting American Legal Publishing's Ohio Basic Code, 2024 Edition, as the code of ordinances for the Municipality of Russia, Ohio, and declaring an Emergency.** All yea, motion passed.

Goubeaux said that he has had a request by a Village resident to have chickens in the Village. He said that neither the Ohio Revised Code nor the Village Zoning Code specifically addresses this. He said he feels we should address it in our zoning code.

Animals in the Village

A first reading was held for **Ordinance 24-7 specifying that the only animals than can be raised in the Village are chickens and rabbits, and limiting the number of animals to five.**

Lighting at Buschur's Market Parking Lot

Goubeaux said that he has received quotes from Dickman Supply for additional lighting at the former Buschur's Market Parking Lot, and the crosswalk at the Russia Inn. He said the cost of supplies for a two light option would be about \$2,718, with an additional cost for wiring and installation. Council approved the expenditure. He said he had also asked for a quote from Miami Valley lighting for an additional light on the corner of North Street and Main Street by the Russia Inn. This would further light the area of the crosswalk. He has not yet received a quote.

Miscellaneous

Goubeaux said that an EPA inspection is requiring the Village to replace an effluent flow meter. He obtained quotes from Global Electric, Inc, Wapakoneta, Ohio as follows:

Greyline open channel flowmeter installed \$ 5,142.00

Hach open channel flowmeter installed \$ 9,866.40

Teledyne Signature Ultrasonic installed \$10,177.00

Council felt that the Hach meter would best meet Village needs. High moved and Borchers seconded the motion to approve the purchase. All yea, motion passed.

He said the influent meters are also in need of replacement soon, and possibly those could be included in the Lift Station upgrade grant if it is approved.

Goubeaux said that the Village has finally received the new water meters that were ordered about a year ago, and meters are in the process of being replaced.

Well Maintenance

Goubeaux said that last year we had Well 2 inspected. The submersible pump was pulled and tested with repairs made where needed. At that time council felt that this should be done on a rotating basis between the three wells. Well one was done previously, so he recommended that Well 3 be done this year.

He had obtained a quote from Wiley Well Drilling, Union City, IN, who did the maintenance last year. The quote was \$2,650.

Armstrong moved and Seger seconded the motion to contract with Wiley Well to do the maintenance. All yea, motion passed.

Goubeaux said that he is in the process of purchasing Diamond Dry and some other materials needed for the ball diamonds. He said that the RCJAA and Russia School have agreed to split the costs three ways. He said the cost will be around \$3,000.

Goubeaux said that since the manure spreader that community members used for yard waste has been scrapped, Barney Francis has been pricing replacements. He has found two that he thinks would be acceptable. Seger moved and Armstrong seconded the motion to allow him to purchase one up to a cost of \$12,000. All yea, motion passed.

Goubeaux said that Ricky Stephan has worked on the Office at the Village Maintenance Building so it can actually be used as an office. He has requested that internet be available. Council had no objection.

Goubeaux said that there a resident recently came to the office and said that he has not received a water bill since purchasing his home in 2018. He has now sold the house, and said he felt that he should report this. Upon checking the billing software, it was found that the account was set to inactive prior to his purchasing the house since it was vacant, and had not been reactivated. Council said that he should be billed the base rate for the period since there is no way of measuring his actual usage.

Borchers moved and Doseck seconded the motion to enter executive session to discuss the sale of property. All yea, motion passed.

Armstrong moved and Borchers seconded the motion to leave executive session. All yea, motion passed.

No action was taken.

The April regular council meeting will be held on Thursday, April 11th, rather than the 2nd Wednesday of the month.

Seeger moved and Armstrong seconded the motion that the meeting be adjourned. All yea, motion passed.

Council President, Mary Jo High _____

Clerk, Mary Jo Voisard _____