

RECORD OF PROCEEDINGS

Minutes of Village of South Amherst

REGULAR COUNCIL

September 23, 2024

Call to order:

7:00 p.m. – The council meeting was called to order by Mayor Scott Jones and opened with the Lord's Prayer followed by the Pledge of Allegiance.

The roll was called:

Councilmember Michele Jeffers	P
Councilmember Robb Koscho	P
Councilmember Michael Sangiacomo	P
Councilmember Becky Siesky	EA
Councilmember David Troike	P
President Pro Tempore Jeanne Maschari	P

Ex officio members:

Fiscal Officer Michelle Henke	P
Records Clerk Laurie Beran	P
Law Director Matthew Mishak	P
Utility Admin. David Valentine	P
<i>(EA – excused absences)</i>	

Councilmember Jeffers moved to approve the absence of Councilmember Siesky due to illness. Councilmember Koscho seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky **Absent** Troike x Motion carried.

APPROVAL OF AGENDA September 23, 2024

Councilmember Koscho moved to approve the agenda as presented. Councilmember Troike seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky **EA** Troike x Motion carried.

APPROVAL OF MINUTES September 9, 2024

Councilmember Maschari moved to approve the minutes as presented. Councilmember Koscho seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky **EA** Troike x Motion carried.

VISITORS

Firelands Local School District Superintendent, Mike Von Gunten presented information regarding the earned income tax levy that will be on the ballot November 5, 2024. Levy frequently asked questions as presented by Mr. Von Gunten:

What

- 1% Earned income Tax on residents will raise 3.3 million annually.
- Wages/salaries ONLY, NOT pensions, social security, capital gains, disability, child support, workers compensation, inheritances, or interest/dividends.

Why

- No new operating money since May 2011.
- Personnel, classroom materials, technology, transportation and extra-curriculars.

When

- +/- \$1.0 million this year, 3.4 million deficit by 2027.
- Depleted cash reserves by 2029.
- Election Day 2024.

RECORD OF PROCEEDINGS

Minutes of Village of South Amherst

SA Community Economic Development Chair Jeri Leigh Siss gave council an update on events.

- Halloween Committee is working diligently on plans for all the activities that include the house lighting/decorating contest, the parade and activities that will take place on October 26th by the ball fields.
- The Christmas Committee met and is requesting the use with the appropriate permission(s) of the back parking lot for the event.
- National Fitness Campaign submittal is tabled for 2024 because it is not fiscally responsible at this time. A review will be done in 2025 regarding the viability of the project. Councilmember Maschari asked for clarification on the \$30,000.00. The \$30K is asked for upon receipt of the equipment. A total of \$265,000.00 is needed for the entire project, which the committee would not go forward with the project unless they had solid donation commitments in place for the whole amount. The actual money from the donations would not be collected until all the criteria is met. The fiscal officer stated that a "Special Revenue Fund" could be implemented if it clearly states what the donated funds are to be used for.
- Fallen Fourteen Memorial – Kathy Thomas attended the County Gold Star Mother's banquet, and the group is interested in potentially helping with the project.

FISCAL OFFICER

Payment Listing

Presented to council.

Financial Reports

Fund Summary, Appropriation Summary and Revenue Summary as of 9/5/24 were presented to council.

August Mayor's Court

<u>Gross Receipts</u>	<u>Ohio Reparations</u>	<u>City of Oberlin</u>	<u>Total net Receipts to SA</u>	<u>Computer Fund Clerk</u>	<u>Computer Fund Court</u>	<u>General Fund</u>
\$6,405.00	\$1,522.50	\$61.50	\$4,821.00	\$429.00	\$127.00	\$4,265.00

Debt Balances, after 2024 payments made

Debt Summary as of September 23, 2024 is attached as Exhibit A.

Appropriation Ordinance #315

Increase to the General Fund to cover cost of building inspector fees due to increase of filed building permits. Increase to the Special Revenue Fund to cover the opening/closing cost at Evergreen Cemetery.

RECORDS CLERK

Zoning Fees

Councilmember Koscho moved to approve the zoning fees effective 1 January 2025.

Councilmember Sangiacomo seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky EA Troike x Motion carried.

RECORD OF PROCEEDINGS

Minutes of Village of South Amherst

Meeting Change/Public Hearing – Planning & Zoning

Along with the Strategic Plan that was implemented in 2023, the Planning commission has been diligently working on the revised planning & zoning ordinances. A public hearing is required in order to modify the district designations of various parcels to comply with the amended zoning map and regulations. Therefore, administration is requesting a change to one of two council dates in order to give the ordinance three readings, 30-day notice prior to the public hearing, plus the required amount of days before an ordinance can be effective. The two meetings in consideration are moving the Tuesday, October 15 meeting to Monday, October 7 or Tuesday, November 12 to Wednesday, November 13th.

Councilmember Maschari moved to reschedule the Village Council Meeting of October 15th to October 7th. Councilmember Koscho seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky EA Troike x Motion carried

Ordinance 1816-24

The fire compensation ordinance was revised to include certified personnel which means certified Firefighters and EMT's. No rates were changed at this time.

Lorain County Planning Commission – Subdivision Review Committee

There is an open seat on the Subdivision Review Committee, if anyone is interested in the position, please contact me by the end of the week for contact information.

UTILITY ADMINISTRATOR

Playground Update

IRG has offered to give us the playground equipment, but the village would be responsible for moving it. Diggers is estimating the cost for the removal of the equipment and moving to the Community Park.

Rural Water Update

Lorain County Rural Water had a 24' line break. When digging they found more issues with deterioration. Currently, there is still low water pressure and some discoloration to the water.

New Hire

Part-time service worker, Jed Willis began today. Mr. Willis will be working on an as needed basis and will be an asset when the utility administrator is on paternity leave.

COMMITTEES

Safety

Vehicle/Traffic Noise

Councilmember Sangiacomo discussed his concern of the noise on Main Street caused by motorcycles, loud exhausts on vehicles and loud music. It was stated that the ordinance committee is working on a revision of the noise ordinance, but he is requesting signs to be placed at the entrances to the Village stating that the noise ordinance would be enforced. Mayor Jones recommended that an analysis be taken of the time-of-day occurrences happen and how often,

RECORD OF PROCEEDINGS

Minutes of Village of South Amherst

then present findings to the safety committee and the police department to determine the best way to alleviate the issue.

ORDINANCE

Ordinance No. 1808-24 (Second Reading) An ordinance repealing existing South Amherst Codified Ordinance Chapter 521, Health, Safety, and Sanitation and enacting new South Amherst Codified Ordinance Chapter 521 Health, Safety and Sanitation

Ordinance No. 1809-24 (Second Reading) An ordinance enacting new South Amherst Codified Ordinance Chapter 1343 Property Maintenance Code

Ordinance No. 1810-24 (Second Reading) An Ordinance repealing Chapter 1313 of the Codified Ordinances of the Village of South Amherst, Pertaining to Fences

Ordinance No. 1811-24 (Second Reading) An ordinance repealing Chapter 1329 of the Codified Ordinance of the Village of South Amherst, pertaining to House Trailers

Ordinance No. 1812-24 (Second Reading) An ordinance repealing existing South Amherst Codified Ordinance Chapter 1321 Swimming Pools and enacting new South Amherst codified Ordinance Chapter 1321 Swimming Pools

Ordinance No. 1813-24 (Emergency Reading) An ordinance repealing existing South Amherst Codified Ordinance Chapter 141 Fire Department and enacting new South Amherst Codified Ordinance Chapter 141 Fire Department and declaring an emergency

Councilmember Maschari moved to suspend the rules and pass as an emergency Ordinance No. 1813-24. Councilmember Koscho seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky EA Troike x Motion carried.

Ordinance No. 1814-24 (First Reading) An ordinance repealing existing South Amherst Codified Ordinance Chapter 147 Planning Commission and enacting new South Amherst Codified Ordinance Chapter 147 Planning Commission

Ordinance No. 1815-24 (First Reading) An ordinance enacting new South Amherst Codified Ordinance Chapter 146 Board of Zoning Appeals

Ordinance No. 1816-24 (Emergency Reading) Fixing Rate of Compensation for SAFD
Councilmember Maschari moved to suspend the rules and pass as an emergency Ordinance No. 1816-24. Councilmember Troike seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky EA Troike x Motion carried.

RECORD OF PROCEEDINGS

Minutes of Village of South Amherst

APPROPRIATION

Appropriation No. 315

Councilmember Maschari moved to approve Appropriation Ordinance No. 315. Councilmember Jeffers seconded the motion.

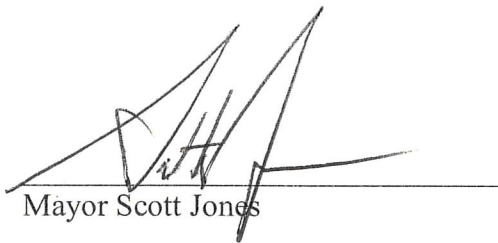
Jeffers x Koscho x Maschari x Sangiacomo x Siesky EA Troike x Motion carried.

ADJOURNMENT Time: 7:57 p.m.

Respectfully submitted,



Fiscal Officer Michelle Henke



Mayor Scott Jones

DEBT SUMMARY

PROJECT NAME	LOAN NUMBER	LOAN START	LOAN AMOUNT	ANNUAL PAYMENT	12/31/2024 LOAN BALANCE	LAST PAYMENT
OPWC						
Russia Rd Phase I	CI48T	2017	\$76,003.40	\$7,600.34	\$38,001.70	7/1/2027
N Lake St Phase 2	CT45M	2011	\$29,728.81	\$1,486.44	\$9,661.87	1/1/2031
N Lake Phase III	CI08N	2012	\$26,426.00	\$1,321.30	\$10,570.40	7/1/2032
N Lake St Phase IV	CT29N	2012	\$41,611.00	\$2,080.54	\$16,644.52	7/1/2032
Russia Rd Phase 2	CI45U	2020	\$81,841.98	\$5,456.14	\$60,017.42	7/1/2035
Buckeye St Phase I	CI24Q	2016	\$52,421.00	\$2,621.04	\$30,142.16	1/1/2036
Buckeye St Phase II	CT60Q	2016	\$65,678.00	\$3,283.90	\$37,764.85	1/1/2036
Quarry Rd Phase I	CI19R	2016	\$55,420.57	\$2,771.02	\$33,252.41	7/1/2036
Quarry Rd Phase II	CI02S	2016	\$50,630.00	\$2,531.50	\$30,378.00	7/1/2036
Leonard St	CI14V	2019	\$91,700.00	\$4,585.00	\$68,775.00	7/1/2039
Annis Rd Phase I	CI20W	2020	\$113,800.00	\$5,690.00	\$91,040.00	7/1/2040
Annis Rd Phase II	CI16X	2021	\$183,250.00	\$9,162.50	\$151,181.25	7/1/2041
TOTAL			\$868,510.76	\$48,589.72	\$577,429.58	
OWDA						
N Lake St Water	4578	2009	\$212,978.00	\$16,058.40	\$30,978.04	7/1/2026
Water Tower Rehab	6433	2016	\$251,558.13	\$20,712.54	\$77,797.28	7/1/2028
Leonard St Water	8202	2021	\$156,664.55	\$12,890.10	\$106,719.47	7/1/2034
Annis Rd Water	9078	2021	\$23,375.91	\$12,802.56	\$202,520.62	1/1/2041
TOTAL			\$644,576.59	\$62,463.60	\$418,015.41	
Water Meter Replacement		2019	\$224,784.49	\$39,719.46	\$39,000.34	11/1/2025
TOTAL WATER DEBT			\$869,361.08	\$102,183.06	\$457,015.75	
Sutphen Engine - Fire		2021	\$417,024.49	\$35,936.90	\$364,207.70	8/15/2036
Dump Truck - Street		2022	\$56,635.00	\$13,247.16	\$22,872.97	2027
2022 Police Vehicle			\$57,976.00	\$21,283.41	\$19,261.90	8/21/2025

Proposed Zoning Fees for 2025

Residential	Prior to Construction	After Construction Begins
Single Family Dwelling	\$.08 per sq. ft.	\$.16 per sq. ft.
Multi-Family Dwelling	\$.10 per sq. ft.	\$.20 per sq. ft.
Garage/Accessory Structure	\$.08 per sq. ft. or \$45.00 minimum	\$.16 per sq. ft. or \$90.00 minimum
Accessory Structure less than 150 sq. ft.	\$40.00	\$80.00
Alterations where usable floor space is expanded	\$.08 per sq. ft. or \$35.00 minimum	\$.16 per sq. ft. or \$70.00 minimum
All concrete	\$40.00	\$80.00
Fences/Decks	\$50.00	\$100.00
Swimming pools	\$50.00	\$100.00
Sign (Home occupation only)	\$50.00	\$100.00
Commercial		
Building	\$.12 per sq. ft. or minimum \$75.00	\$.24 per sq. ft. or minimum \$150.00
Alterations	\$.12 per sq. ft. or minimum \$75.00	\$.24 per sq. ft. or minimum \$150.00
Sign	\$100.00	\$200.00
Other		
Planned Development District (review/inspection)	\$75.00 per/hour	\$150.00 per/hour
BZA Hearing Request	\$75.00	
Miscellaneous	\$75.00	\$150.00