

Village of Russells Point

May 4, 2026

Council Meeting

Council President Pro-Tempore Steve Reid called the meeting to order at 7:00 PM followed by the Pledge of Allegiance.

Roll Call: Council members Anne Elleman, Liz Gibson, Joan Hinterschied, Greg Iiams, Steve Reid, and Rebekah Smith were present. Mayor John Huffman was absent. Village Administrator Deanna Roe and Fiscal Officer Marc McGuire were also present.

Guests: Dianne Gauder, David Wallace, Sharon DeVault, Jennifer Martin, Michelle Grandi, Amy Ammons, Finn Ammons, Kris Allen, Michael Yoder, Ben Vollrath, Robin Michaels, Jamison Thornton, AshLee Hullinger, Eric Werner, Village Solicitor Daniel Bey

Approval of Minutes: Motion was made by Councilor Iiams and seconded by Councilor Gibson to approve the council meeting minutes dated April 20, 2026. A roll call vote was taken and council voted in favor 6-0. Motion passed.

Ordinances and Resolutions:

- Ordinance 26-1274 – Enacting Title 11/Chapter 201, Indigent Burial to Provide for the Disposition of Indigent Village Residents. Councilor Reid conducted the third and final reading of Ordinance 26-1274. Motion was made by Councilor Iiams and seconded by Councilor Hinterschied to approve the 3rd reading and adopt Ordinance 26-1274 by title. A roll call vote was taken and council voted in favor 6-0. Motion passed.
- Ordinance 26-1275 – Amending Chapter 1177, Section 1177.05 Parking and Storage of Certain Vehicles and Replacing it with Section 117.05 Parking and Storage of Certain Vehicles and Watercraft, Attached as Exhibit A. Councilor Reid conducted the second reading of Ordinance 26-1275. Motion was made by Councilor Iiams and seconded by Councilor Gibson to approve the 2nd reading of Ordinance 26-1275 by title. The third and final reading will be conducted at the next regularly scheduled council meeting.
- Resolution 26-1069 – Certifying Delinquent Storm Water Fees, Water Rents and Charges Due the Village of Russells Point Water Department and Authorizing the Logan County Auditor to Place the Delinquent Amounts on the 2026 Tax Duplicate for Collections and Declaring an Emergency. Councilor Reid read Resolution 26-1069. Motion was made by Councilor Iiams and seconded by Councilor Hinterschied to waive the 3 readings and declare Resolution 26-1069 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 adopt Resolution 26-1069 by title. A roll call vote was taken and council voted in favor 6-0. Motion passed.

Citizen Comments:

- Eric Werner had questions regarding zoning and what constitutes, and the requirements for, a property to be considered a business. Mr. Werner also asked if Airbnb's are considered a business even if in a residential neighborhood. Councilor Reid stated that Mr. Werner should email the Village Administrator and Zoning Officer with his questions. Village Solicitor Daniel Bey noted that the village has an Airbnb ordinance but it is unsure whether Airbnb's are subject to residential zoning codes. Mr. Bey will review.
- Sharon DeVault asked who is Russells Point LLC. Administrator Roe stated that Russells Point LLC are the owners of the Dairy Queen property.
- Logan County Commissioner Michael Yoder stated that his presence was the commissioner's annual visit to the council meeting. Mr. Yoder noted that the village can contact the Logan County Commissioner's with any questions or concerns about the county.

Old Business:

- Council reviewed the proposed 2026 Council Rules. Motion was made by Councilor Smith and seconded by Councilor Gibson to approve the 2026 Council Rules as presented. Councilor Iiams stated that he would not vote on the motion. A roll call vote was taken and council voted in favor 5-0, with Councilor Iiams not voting. Motion passed.

- Council thanked Musil Investments, LLC for providing the requested information as discussed at the council meeting on April 20, 2026. Ben Vollrath, Logan County Chamber of Commerce President, spoke of the Musil Investments CRA and stated that the real estate taxes will not go away and the real estate value of the Musil Investments property will increase. Mr. Vollrath noted that the current real estate tax is approximately \$2,600 and with the increase in property value, the real estate taxes are estimated to be \$6,500. Councilor Reid suggested including stipulations into the CRA agreement, much like council did with the Indian Lake Yacht Club CRA. Council noted that the requested tax abatement period is for 15 years with 75% real estate tax abatement. Council agreed that Indian Lake Boardwalk Project is a big investment being made within the village and will benefit the community. Councilor Iiams suggested an emergency ordinance be presented at the next council meeting for the tax exemption requested by Musil Investments. Village Solicitor Bey noted of the requirement that a 2-week notice be sent to Indian Lake Schools and Ohio Hi-Point Career Center.
- Council discussed the bed tax for Ordinance 24-1225. Councilor Smith recused herself from the discussion due to her involvement with the Logan County Chamber of Commerce and Logan County Visitors Bureau. Councilor Reid noted that Mayor Huffman reached out to the Director of the Indian Lake Visitors Bureau and asked for their presence at a council meeting to provide an update on how the visitor's bureau is spending the bed tax dollars being sent to them by the village. Councilor Iiams noted that the Director of the Indian Lake Visitors Bureau, by advice of counsel, will not attend or answer questions. Councilor Reid ask that the visitors bureau be transparent on how the dollars are being spent and noted that the obligations, as set forth by the agreement, are not being fulfilled. Councilor Reid asked Commissioner Yoder why some of the Logan County bed tax money, not including the village bed tax dollars, is not being sent to the Indian Lake Visitors Bureau. Commissioner Yoder explained that they had concerns on the lack of information being provided by the Indian Lake Visitors Bureau. Councilor Reid proposed that council look into different entities for the village to send bed tax money, possibly the Logan County Visitors Bureau. Councilor Iiams noted that the village's vision and mission statement is to keep local dollars within the village. Councilor Hinterschied stated that the Indian Lake Visitors Burea has donated dollars to the village splash pad, to the Russells Point Police Department and to other local events. Councilor Reid stated that there will be no action taken on this discussion.

New Business:

- Administrator Roe and Chief of Police Freyhof request that AshLee Hullinger attend the Ohio Attorney General Office conference for victim advocacy. **Motion** was made by Councilor Hinterschied and seconded by Councilor Gibson to approve the cost of the hotel and travel for AshLee Hullinger to attend the conference. A roll call vote was taken and council voted in favor 6-0. Motion passed.
- Administrator Roe reviewed Fluid Loss Prevention's water loss audit report. The report outlined a total of 8 leaks during the system wide audit with a total loss estimate at 52,920 gallons per day. Administrator Roe noted that a schedule is in place to fix the leaks and currently half of the leaks have been repaired.
- Councilor Reid noted that the Personnel Policy and Procedure Manual is completed and asked if council would like the policy to be sent to a committee for review. Council agreed that the policy should go to the Rules and Ordinance Committee for review on May 26, 2026 at 6:00 PM in the municipal building.
- Sharon DeVault stated that ODNR (Ohio Division of Natural Resources) has placed a plaque on Paradise Island noting the history of the Lewistown Reservoir.
- The next Parks Committee meeting is set for May 12, 2026 at 7:00 PM in the municipal building.

There being no further business, **motion** was made by Councilor Iiams and seconded by Councilor Hinterschied to adjourn at 7:52 PM. Motion passed.

John Huffman, Mayor

Marc McGuire, Fiscal Officer

Date Passed