

Village of Bluffton Council Meeting Agenda

November 28, 2022 at 7:00 PM



Opening Ceremonies

Call to Order, Mayor Johnson presiding

Pledge of Allegiance



Minutes

Approval of the minutes for the Village Council meeting held on Monday, November 14, 2022

Bills

Committee Reports

Boards & Commissions

Zoning and Building Board of Appeals: 11/08

Tree Commission: 11/22

LEGISLATION

RESOLUTION NO. 27-2022

3rd Reading

A RESOLUTION AUTHORIZING ALL ACTIONS NECESSARY TO AFFECT A GOVERNMENTAL NATURAL GAS AGGREGATION PROGRAM WITH OPT-OUT PROVISIONS PURSUANT TO SECTION 4929.26 OF THE OHIO REVISED CODE, DIRECTING THE ALLEN COUNTY BOARD OF ELECTIONS TO SUBMIT A BALLOT QUESTION TO THE ELECTORS.

RESOLUTION NO. 29-2022

2nd Reading

A RESOLUTION TO ACCEPT THE RATE CHARGED BY THE VILLAGE OF OTTAWA, OHIO TO THE VILLAGE OF BLUFFTON, OHIO FOR BULK WATER BEGINNING JANUARY 1, 2023

RESOLUTION NO. 31-2022

2nd Reading

A RESOLUTION OF NECESSITY FOR THE S. R. 103 CURB REPLACEMENT PROJECT

Village Administration Report:

Mayor:

Safety Services Reports:

-EMS-

-Fire Dept.-

-Police Dept.-

Meeting Dates (meetings held at the Town Hall unless otherwise noted*)

Village Council – Monday, November 28th at 7:00 pm

Bluffton Beyond Tomorrow – Wednesday, November 30th at 7:00 pm

Pathway Board – Thursday, December 1st at noon

Tree Commission – Thursday, December 8th at 7:00 pm

Village Council – Monday, December 12th at 7:00 pm

Public Comment

Adjournment – Motion and Second

Village of Bluffton – Regular meeting November 14, 2022, at 7:00 p.m.

Mayor Johnson presiding. Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia, present.

Cupples motioned, seconded by Sehlhorst, to approve the minutes from the regular council meeting held on October 24, 2022. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Talavinia motioned, seconded by Steiner, to approve the bills as presented. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Cupples motioned, seconded by Steiner, to approve the renewal of the health insurance program as presented. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

The Fiscal Officer gave the following readings:

1st Reading:

Ordinance 04-2022 – An Ordinance amending Ordinance No. 02-2022 (The annual appropriation Ordinance) and declaring an emergency. Talavinia motioned to suspend the rules, seconded by Cupples. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved. Stahl motioned to adopt the Ordinance, seconded by Cupples. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

2nd Reading:

Resolution 27-2022 – A Resolution authorizing all actions necessary to affect a governmental natural gas aggregation program with opt-out provisions pursuant to Section 4929.26 of the Ohio Revised Code, directing the Allen County Board of Elections to submit a ballot question to the electors. Cupples motioned to adopt the Resolution, seconded by Stahl. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

1st Reading:

Resolution 28-2022 – A Resolution authorizing the submission of a fiscal year 2023 Ohio Airport Matching Grant application for the FAA 2-22 Funded Grant project along with accepting funds and declaring an emergency. Stahl motioned to suspend the rules, seconded by Sehlhorst. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved. Cupples motioned to adopt the Resolution, seconded by Talavinia. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Resolution 29-2022 – A Resolution to accept the rate charged by the Village of Ottawa, Ohio to the Village of Bluffton, Ohio for bulk water beginning January 1, 2023. Steiner motioned to adopt the Resolution, seconded by Cupples. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Resolution 30-2022 – A Resolution authorizing the Village Administrator to enter into an agreement with the Johnny Appleseed Metropolitan Park District for the purpose of making application and accepting funds from the 2023 Cooperative Park Improvement Grant Program and declaring an emergency. Sehlhorst motioned to suspend the rules, seconded by Talavinia. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved. Steiner motioned to adopt the Resolution, seconded by Cupples. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Resolution 31-2022 – A Resolution of necessity for the SR 103 Curb Replacement Project. Sehlhorst motioned to adopt the Resolution, seconded by Cupples. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Resolution 32-2022 – A Resolution authorizing the Mayor to enter into a contract with the Sheriff of Allen County, Ohio and the Commissioners of Allen County, Ohio for dispatch service for Bluffton Police, Fire, and EMS for a term of three years, and declaring an emergency. Cupples motioned to suspend the rules, seconded by Stahl. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved. Talavinia motioned to adopt the Resolution, seconded by Sehlhorst. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Cupples motioned, seconded by Talavinia, to approve the special event request for the Blaze of Lights Parade. Main St. will be closed from Elm St. to College Ave. on November 26, 2022, from 5:00 p.m. until 11:30 p.m. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Sehlhorst motioned, seconded by Stahl, to approve the special event request for the Blaze of Lights – Blaze after Lighting event from 6:00 p.m. – 11:30 p.m. on November 26, 2022. Vine St. will be closed from Main St. to the Alley from noon on Friday, 11/25/2022 until noon on Monday, 11/28/2022. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Steiner motioned, seconded by Sehlhorst, to approve the special event request for the Bluffton University's Christmas at the Houshower House on December 4, 2022. Spring St. will be closed from Franklin St. to College Ave. on December 4, 2022, from 6:00 p.m. until 7:30 p.m. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Talavinia motioned, seconded by Stahl, to accept the resignation of Kyle Swank from the Fire Department. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Cupples motioned, seconded by Steiner, to enter into executive session to discuss contracts and legal matters with Council, Mayor, Solicitor, Village Administrator, Police Lieutenant, and Fiscal Officer present. No action is expected. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Stahl motioned, seconded by Steiner, to exit executive session and return to open session. Roll Call: Yes (5) Messrs: Cupples, Sehlhorst, Stahl, Steiner, and Talavinia. No (0), Abstain (0), motion approved.

Cupples motioned to adjourn the meeting.

The following meetings/events were included on the agenda and/or scheduled during the meeting.

Village Council on Monday, November 28 at 7:00 p.m.

MAYOR

FISCAL OFFICER

VILLAGE OF BLUFFTON
VOUCHER REPORT 11/28/2022

VENDOR	AMOUNT	DEPARTMENT	DESCRIPTION
ACCENT BUSINESS COMMUNICATIONS	815.75	Administrative	PHONES
ALL SERVICE AERATION, INC	532.50	Park	PORTABLE TOILETS
ALLOWAY TESTING	760.00	Multiple	TESTING
ANDERSON TRACTOR SUPPLY, INC.	21.75	Street	CAB HANDLE
ANGIE ESSINGER	180.99	Multiple	PETTY CASH REIMBURSEMENT
ANTHEM BLUE CROSS BLUE SHIELD	156.75	Multiple	LIFE INSURANCE
ANTHEM BLUE CROSS BLUE SHIELD	867.83	Multiple	HEALTH INSURANCE
ANTHEM BLUE CROSS BLUE SHIELD	19,517.82	Multiple	HEALTH INSURANCE
BLACKBURN, JESSE	83.40	Administrative	ALLEY VACATION RECORDING
BLUFFTON PAVING, INC.	7,390.00	Street	STREET PROGRAM
BLUFFTON STONE CO.	151.35	Multiple	STONE
CHARTER COMMUNICATIONS	39.99	Multiple	CABLE
CINTAS	76.16	Administrative	UNIFORMS
CINTAS	76.16	Administrative	UNIFORMS
CINTAS	72.36	Administrative	UNIFORMS
CLEMANS, NELSON & ASSOCIATES, INC	260.00	Administrative	RETAINER
DOMINION EAST GAS	372.25	Multiple	NATURAL GAS
EVERETT J PRESCOTT INC	1,727.22	Water	FITTINGS & PARTS
FAMILY HARDWARE DO IT BEST	97.93	Multiple	SUPPLIES
FAMILY HARDWARE DO IT BEST	218.27	Multiple	SUPPLIES
GARY'S REPAIR	48.96	Water	PUMP REBUILD
GARY'S REPAIR	1.54	Water	PUMP REBUILD
GARY'S REPAIR	76.82	Water	PUMP REBUILD
GARY'S REPAIR	16.60	Multiple	3" TRANSFER PUMP
GARY'S REPAIR	108.77	Fire	FUEL MIX
GARY'S REPAIR	2.95	Water	PUMP REBUILD
GARY'S REPAIR	860.13	Multiple	3" TRANSFER PUMP
GRAINGER INC	91.38	Fire	FLASHLIGHT BATTERIES
GREAT LAKES BILLING ASSOCIATES, INC.	949.56	Rescue	EMS BILLING SERVICE
HANCOCK-WOOD ELECTRIC CO-OP	44.00	Multiple	ELECTRICITY
HANCOCK-WOOD ELECTRIC CO-OP	165.45	Multiple	ELECTRICITY
J & D SNYDER EXCAVATING LLC	4,225.00	Administrative	EXIT 140 IMPROVEMENTS
LEIBER GARAGE	253.36	Police	PD AUTO REPAIRS
MASTERPIECE SIGNS & GRAPHICS, INC.	52.50	Administrative	SIGNS
OHIO DEPARTMENT OF NATURAL RESOURCES	100.00	Administrative	NATURE WORKS SIGN
PERRY CORPORATION	975.00	Administrative	TOWN HALL ENTRY PROGRAM
PERRY CORPORATION	718.75	Administrative	TOWN HALL ENTRY PROGRAM
PERRY CORPORATION	2,250.46	Administrative	IT CONTRACT
PHILLIPS, SCOTT	132.27	Multiple	BOOT ALLOWANCE
PHILLIPS, SCOTT	45.86	Multiple	EPA LICENSE RENEWAL & CEU CLASSES
REINEKE FAMILY TIRE & SERVICE CENTERS	1,035.22	Police	CRUISER REPAIR
RUMPKE	23,176.96	Refuse	TRASH SERVICES
SAM'S CLUB	94.86	Police	SUPPLIES
SHELL FLEET PLUS	2,890.69	Multiple	FUEL
STAPLES BUSINESS ADVANTAGE	120.01	Multiple	SUPPLIES
STAPLES BUSINESS ADVANTAGE	54.22	Multiple	SUPPLIES
STRATTON GREENHOUSES	1,499.40	Street	TREE PLANTINGS
STUMP'S FIRE EXTINGUISHER CO.	294.30	Land & Buildings	EXTINGUISHER SERVICE
STUMP'S FIRE EXTINGUISHER CO.	488.40	Land & Buildings	EXTINGUISHER SERVICE

SWANK, KYLE	133.51	Administrative	BOOTS
TREASURER, STATE OF OHIO	2,795.52	Water	PUBLIC WATER LICENSE
VERIZON WIRELESS	87.76	Multiple	CELL PHONES
VILLAGE OF OTTAWA	57,837.76	Water	WATER
	129,968.61		
BIWEEKLY PAYROLL 11/18/22	43,362.62		
MEDICARE	589.88		
OPERS	2,375.83		
OP&F	2,346.53		
OCTOBER FIRE & EMS	8,692.29		
MEDICARE	126.03		
OPERS	625.58		
FICA	121.43		

Council Signature : _____

Date: _____

Augsburger Tax Business VARIANCE REQUEST

Nov 8, 2022

Meeting called to Order 7:05 PM

ORDER OF BUSINESS –

- **Introduction of Board Members**

All appointed by the Mayor and approved by the Bluffton Village Council

- This Hearing shall be conducted by this Board under the authority of Section 153.429 of the Village of Bluffton Codified Zoning Ordinance.

PURPOSE OF THE HEARING TODAY –

Request: The Owners of 320 S. Main Street, located in a R-II Residential District, are requesting a variance from Chapter 153.102 Conditional Uses, Section (A) Offices of doctors engaged in the practice of medicine, surgery, optometry or dentistry, offices of attorneys at law, accountants, architects, engineers, insurance brokers or salespersons or other service related activities or occupations shall be permitted.

The owners are asking for approval to convert the residential home into an office for a small tax business.

DISCUSSION:

Judy Augsburger provided details about the business. Basically moving the current tax business operation from her home at 302 S. Main St., to the address of 320 S. Main St.

Off-street parking issues were discussed and noted that 3-4 surfaced spaces are present on the lot.

Expected level of service/business model will result in minimal use of parking spaces as appointments are scheduled to serve one client at a time.

BOARD ACTION – Request:

Motion to X Approve or Deny the Variance Request Approve with conditions

Motion as stated: Recommend the approval of a Conditional Use at 320 S. Main St. to allow a small tax business to be operated at this residential property.

Motion made by - Tom Downey

Second to the Motion made by Tony Pinks

VOTE - 3 YES 0 NO

- The Applicants have followed the requirements of Article 153 by requesting a Variance to the previously adopted Zoning Ordinance.
- Section 153.429 / D entitled **Hearings** states: “The Board shall fix a reasonable time for the public hearing of the application or appeal and shall give notice by one publication in a news media of general circulation in the village at least ten days before the date of the hearing and, further, shall give written notice of said hearing to the parties of interest including all property owners within 200 feet of the property in question.”

- Section 153.429 / D entitled **Hearings** further states: "At the hearing, any party may appear in person or be represented by an agent or attorney. Normally, the applicant or appellant shall present his or her position first at the hearing. Others who chose to speak shall identify themselves and their support or opposition in advance, so that equal time can be afforded both views."

The Board received no required advance notification from anyone wishing an opportunity to speak today, other than from the applicant. However, if there is anyone present at the Hearing who wishes to speak, we shall afford them time to do so.

- As required under Article 153.431 entitled **DECISION OF THE BOARD**, a signed copy of the Board's decision shall be transmitted to the Applicant or Appellant, and the Zoning Inspector.
- The decision of the Board shall not become final until the expiration of five (5) days from the date such decision is made, unless the Board shall find the immediate taking of effect of such decision is necessary for the preservation of property or personal rights and so certify on the record.
- Article 153.430 of the Codified Zoning Ordinance provides that anyone who wishes to appeal From the decision of the Board may do so by filing a petition with the Allen County Common Pleas Court within 30 days.
- Motion to adjourn: Tom Downey

Respectfully,

Dave Miller, Chairman
Bluffton Board of Zoning and Building Appeals

Tree Commission
Village of Bluffton
November 22, 2022

Present: Leo Herrera, Radha Taque, Becky Ramey, Jon Sommer, Jesse Blackburn, Ben Stahl, Rita Dietrich.

Riley Creek Village- Rita Dietrich, representing Riley Creek Village Homeowners Association of Bluffton, met with the Tree Commission to share concerns of the Association regarding the condition of the street trees within Riley Creek Village. An informal survey of the area indicated that, of the 51 trees originally planted in 1996 (17 serviceberry, 17 pear and 17 crabapples), approximately 33 trees remained. Of the current trees, some were found to be in poor condition and others, particularly pears, were no longer appropriate for their sites. It was agreed that the commissioners would visit the site and bring their recommendations regarding removals and replacements to the next meeting of the commission on December 8, 2022.

Tree work- Air spade treatment on a pin oak at the Buckeye park was priced at \$350. Radha and Leo will remove sod around the tree to the drip line and replace with mulch from the brush dump. The tree will be monitored to determine if any other treatment is needed.

Estimate to trim a tree at E. College and Mound St. is for \$350. This tree will also be monitored to see if its condition worsens to the point of needing major trimming or removal.

A resident on E. College reported exposed roots of a honey locust in the tree lawn, high enough to be damaged by mowing. Jon will check on the tree and remove some of the surface roots if it's determined this will not compromise the tree.

Container-grown trees- Stratton Greenhouse has begun planting bare root trees in containers, some of which have been planted recently at E. College Ave. With advance planning, this could be an economical source of future street trees for the village.

The next meeting of the Bluffton Tree Commission is scheduled for Thursday, December 8 at 7:00 pm in the town hall.

Jon Sommer
Secretary

**RESOLUTION NO. 27-2022
VILLAGE OF BLUFFTON, OHIO**

A RESOLUTION AUTHORIZING ALL ACTIONS NECESSARY TO AFFECT A GOVERNMENTAL NATURAL GAS AGGREGATION PROGRAM WITH OPT-OUT PROVISIONS PURSUANT TO SECTION 4929.26 OF THE OHIO REVISED CODE, DIRECTING THE ALLEN COUNTY BOARD OF ELECTIONS TO SUBMIT A BALLOT QUESTION TO THE ELECTORS.

WHEREAS, the Ohio legislature has enacted natural gas deregulation legislation which authorizes the legislative authorities of cities and villages to aggregate the retail natural gas loads located within the respective jurisdictions and to enter into service agreements to facilitate for those loads the purchase and sale of natural gas; and

WHEREAS, governmental aggregations provide an opportunity for residential and small business consumers to participate collectively in the potential benefits of natural gas deregulation through lower natural gas rates which would not otherwise be available to those natural gas customers individually, and

WHEREAS, the Council of the Village of Bluffton seek to establish a governmental aggregation program with opt-out provisions pursuant to Section 4929.26 of the Ohio Revised Code for the residents, businesses and other natural gas consumers in the Village.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Bluffton, Ohio, two-thirds (2/3) of all those elected or appointed thereto concurring:

SECTION 1. The Council of the Village of Bluffton has concluded that it is in the best interest of the Village, its residents and businesses located within the corporate limits of the Village to establish this aggregation program in the Village.

SECTION 2. The aggregation program must be approved by the electors of the Village pursuant to Section 3 of this Resolution. Upon approval by the electorate the Village is hereby authorized to automatically aggregate, in accord with Section 4929.26 of the Ohio Revised Code, the retail natural gas loads (customers) located within the Village and enter into service agreements to facilitate for those loads the purchase and sale of natural gas. The Village may exercise such authority jointly with any other municipal corporation, township, or county or other political subdivision of the State of Ohio.

SECTION 3. The Board of Elections of Allen County is hereby directed to submit the following question to the electors of the Village of Bluffton at the primary election on May 2, 2023.

Shall the Council of the Village of Bluffton have the authority to aggregate the retail natural gas customers located in the Village, and for that purpose, enter into services agreements to facilitate for those customers the sale and purchase of natural gas, conversion to the aggregation program will occur automatically unless the customers choose to opt out of the program.

The Fiscal Officer of Village of Bluffton is instructed to immediately file a certified copy of this resolution and the proposed form of the ballot question with the Allen County Board of

Elections not less than ninety days prior to the general election. The aggregation program shall not take effect unless approved by a majority of the electors voting upon this resolution and the aggregation program provided for herein at the election held pursuant to this Section 2 of this resolution and Section 4929.26 of the Ohio Revised Code.

SECTION 4. Upon approval of a majority of the electors voting at the general election provided for in Section 3 of this Resolution, the Council of the Village of Bluffton individually or jointly with any other political subdivision, may develop a plan of operation for the aggregation program. Before adopting this plan, the Council of the Village of Bluffton shall hold at least two public hearings on the plan.

Notice of the hearings shall be published once a week for two consecutive weeks in a newspaper of general circulation in the Village prior to the first hearing. The notice will summarize the plan and state the date, time and place of each hearing. No plan adopted by this Village Council shall aggregate the natural gas load of any natural gas load center within the Village unless it, in advance, clearly discloses to the person owning, occupying, controlling or using the load center that the person will be enrolled automatically in the Aggregation Program and will remain so enrolled unless the person affirmatively elects, by a stated procedure, not to be enrolled. The disclosure shall state prominently the rates, charges, and other terms and conditions of enrollment. The stated procedure shall allow any person enrolled in the Aggregation Program the opportunity to opt-out of the program at least once every two years without paying a switching fee. Any person that opts out of the Aggregation Program pursuant to the state procedure shall default to the standard service offer provided under division (a) of Section 4929.26 of the Ohio Revised Code until the person choose an alternative supplier.

SECTION 5. That is found and determined that all formal actions of the Council concerning and relating to the adoption of this Resolution were made in an open meeting of this Council and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements of the Open Meetings Law including Section 121.22 of the Ohio Revised Code.

WHEREFORE, This Resolution shall take effect and be in force from and after the earliest period allowed by law and approval by the signatures below.

Passed and adopted this ____ day of _____, 2022 by the Council of the Village of Bluffton, Ohio by the following vote:

Ayes: _____ Nays: _____ Abstain: _____

ATTEST _____
FISCAL OFFICER

MAYOR

APPROVED _____
SOLICITOR

RESOLUTION NO. 29-2022

A RESOLUTION TO ACCEPT THE RATE CHARGED BY THE VILLAGE OF OTTAWA, OHIO TO THE VILLAGE OF BLUFFTON, OHIO FOR BULK WATER BEGINNING JANUARY 1, 2023

WHEREAS: The Village of Ottawa and the Village of Bluffton meet and agree each year on the rate that is charged for water purchased by the Village of Bluffton under its existing water contract;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF BLUFFTON, OHIO THAT:

SECTION 1: That the Village of Bluffton accepts the negotiated water rate charged by the Village of Ottawa, Ohio beginning on January 1, 2023 as follows:

\$3.02 per CCF

SECTION 2: That it is found and determined that all formal actions of the Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements of the Open Meetings Law including Section 121.22 of the Ohio Revised Code.

Passed and adopted this ____ day of _____, 2022 by the Council of the Village of Bluffton, Ohio by the following vote:

Ayes: _____ Nays: _____ Abstain: _____

Attest:

Clerk

Mayor

Approved as to form:

Village Solicitor

RESOLUTION 31-2022

A RESOLUTION OF NECESSITY FOR THE S. R. 103 CURB REPLACEMENT PROJECT

WHEREAS; The Council finds that there is necessity to perform a public improvement project to qualifying curbs on S.R. 103 in the Village of Bluffton, Ohio, and;

IT IS THEREFORE RESOLVED BY THE COUNCIL OF THE VILLAGE OF BLUFFTON, OHIO (the requisite number voting in the affirmative) THAT:

§ 1. Determination to improve:

It is hereby determined to be necessary to improve the curbs on that part of S. R. 103 in accordance with the plans and specifications referred to in § 2.

§ 2. Approval of plans and specifications:

The specifications of construction, areas of affected curb, and the estimate of cost for the improvement, prepared by Village Administration and placed on file in the office of the Clerk of this Council, are approved.

§ 3. Levy of assessment:

The cost of the improvement shall be paid as follows:

a. The Village of Bluffton will pay 100% of removal costs for all curb and 50% of curb installation.

b. The remaining costs, being 50% of curb installation, will be assessed on all lots and lands bounding and abutting on the improvement of the S.R. 103 curb replacement project where 10 or more feet of curb are replaced. These lots and lands are determined to be specially benefited by the improvement. The assessments shall be levied by the foot front of the property bounding and abutting upon the improvement to that part of S.R. 103, and shall be paid, when levied, in annual installments, with interest on unpaid installments at the rate of 2% payable with the property taxes of said parcel for not more than 5 years. Provided that the owner of any property assessed may, at their option, pay the assessment in cash within thirty days after passage of the ordinance levying the assessments.

§ 4. Estimated assessments:

The Village Administrator is directed to prepare an estimated assessment of the cost of the improvement, based on the estimate of cost filed in the office of the Clerk of this Council in accordance with the method of assessment set forth in this resolution, and showing the amount of the assessment against each lot and parcel of land to be assessed. The estimated assessment shall be filed in the office of the Clerk and kept available for public inspection.

§ 5. Notice to property owner:

Upon the filing of the estimated assessment, the Clerk of this Council is directed to cause notice of the passage of this resolution and of the filing of the estimated assessment to be served on the owners of all lots and lands to be assessed, as provided by law.

§ 6: Sunshine Law provisions:

That it is found and determined that all formal actions of the Council concerning and relating to the adoption of this ordinance were made in open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements of the Open Meetings Law including Section 121.22 of the Ohio Revised Code.

Passed and adopted this ____ day _____, 20__ by the Council of the Village of Bluffton, Ohio by the following vote:

Ayes: _____ Nays: _____ Abstain: _____

Attest:

Clerk

Mayor

Approved as to form:

Elliott T. Werth, Village Solicitor

Village of Bluffton

Administration's Report

To: Mayor Johnson & Council Members



11-28-22

2022 Leaf Pick-up

Thank you to all residents for your patience with this year's leaf pick up. The end of this season is upon us!

THE FINAL DAY FOR LEAF VAC SERVICES WILL BE WEDNESDAY, NOVEMBER 30TH.

Any leaves placed at the curb after this Wednesday must be bagged in recyclable bags to ensure removal by Village personnel. Leaves can also be dropped off at the brush dump any day of the week on your own.

AEP – Bluffton Area Improvements Project –

Construction Updates:

- Cob Lake Path & Co. Line Rd. north of S.R. 103: construction will continue until mid-January
- County Line Rd -south of S.R. 103: construction will continue until early Jan. Expect intermittent lane closure of the east lane from S.R. 103 to Village College Ave.
- S.R. 103/Jefferson St. -from Co. Line Rd. west to AEP substation: south lane of S.R. 103 and sidewalk closure from 12/1/22 – 2/22/23

Upcoming Construction Projects:

1. **Lawn & Jackson Watermain Replacement:** Preconstruction meeting conducted 11/11/14
Awarded to Hohenbrink Excavating, LLC. Scheduled to begin by Dec. 5, 2022
2. **S.R. 103 Sanitary Replacement:** Preconstruction meeting scheduled for Nov. 29
Awarded to Beaverdam Contracting Inc.

Blaze of Lights

Thank you to all groups who made the event a success and continue to look for ways to make it better. Chamber of Commerce, Cultural Affairs Committee, Village Council, volunteers, churches, local businesses, Village Departments etc.

Council Committee Meetings: Request for meetings with: