

## Council Minutes

March 18, 2024

Council Members in attendance: Council President: Sue Schroeder, Jason Goodwin, Rick Moyer and Dave Heitmeyer. Mayor Rick Recker, Fiscal Officer/Tax Administrator Renee Spangler, Solicitor Barry Schroeder, Police Chief John Rodriguez, Fire Chief Troy Gillespie, Dave Maynard, Dylan Legge and Patrick Blasius from the Putnam County Sentinel. Sue Christman and Sherry Valdez were absent.

Mayor Rick Recker called the meeting to order at 7:30 p.m. he then led everyone in the pledge of allegiance.

A motion to waive the reading of the minutes of the March 4, 2024, meeting and accept them as written was made by Dave Heitmeyer and this motion was seconded by Jason Goodwin. Roll call on this motion, Jason Goodwin yea, Rick Moyer yea, Sue Schroeder yea, Dave Heitmeyer yea, Sue Christman absent and Sherry Valdez absent.

Dylan Legge, the owner of the two trailer parks in town was present to discuss water/sewer bills for his trailer park. He asked the council to work with him to settle the issues that he and his company are having with the two trailer parks. He said they have had a lot of push back since day one on the water and sewer until recently they found out what they are being charged per tenant. He said the Village of Leipsic water and sewer is 3.8 times higher than any village close to here. He said he owns the mobile home park in Ottawa, Continental and Fostoria. He said 30% of their revenue goes to pay water and sewer bills. He said their main issue is there is only one meter in the mobile home parks, but they are being charged like there are 31 meters. So, he is here to find a resolution to their problem. Doesn't allow them to fix roads or homes. He said there only solution is to bill each tenant at least the minimum, he said if you know much about mobile home tenants they aren't going to be happy about that and he doesn't want to be the one on the news so he is here to see if we can come up with a solution because he will have 31 families very upset when he starts billing back that water. He said he has a couple of solutions he would like to present. He said he keeps hearing well I pay 98.49 minimum and he said most people that live in Leipsic pay that. He said the difference between your bill and trailer parks the people that live in the trailer park don't use 98.49 worth of water. He said these people spend roughly between \$40-\$75, we are just struggling, he said if charges them \$98.00 normally he gets sued in most parks, because these tenants say they aren't using \$98.00 worth they are only using \$30.00. He says most villages he'd have an uproar but here the only solution that he sees is to bill every tenant and give them the Villages address and tell them that this isn't my fault. He said the village of Ottawa water/sewer \$25.00, Continental \$23.00. He said the Village doesn't do anything between the meter and the trailers, and he has to fix the water lines. He said he would like to see a meter put in at each trailer. He said he would like us to come up with a solution together. He said he needs to do something to help his trailer parks, but he can't do it if 30% of his revenue goes to water/sewer bills. Lee Beck asked Dylan what he charges each tenant is it the same amount. Dave Maynard a resident of one of the trailer parks in Leipsic asked Dylan what universal utilities are out of Michigan where does that money go, he asked who is scamming money here I pay \$104.00 somebody is lying. Dylan said Universal Utilities is a company that does bills for water/sewer because Dave uses that much, and Dave says, and they pay you. Dylan said because you use \$104.00 of water/sewer, Dave said Well good just like everyone else here. Dylan said there are families that use much less than \$98.00. Dave Maynard said he is the only person that lives there and don't tell me my trailer leaks because he knows better than that. Dylan said the difference is their minimum water/sewer rate is \$98.00. Dave Heitmeyer asked, "so how is that fair to Mr. Maynard when he has one person living in his trailer and another one has six, Mr. Maynard said some have nine people, Mr. Heitmeyer asked how is that fair to him? Mr. Legge said the other trailer would be charged everything he would. He said so even if you only use \$30.00 the village is still going to charge us \$98.00. Mr. Maynard asked where all that money goes, he said you charge \$400.00 rent, he said I pay that no problem, \$104.00 goes to universal utilities, and now you want to add another \$98.00, Mr. Legge said no that's not what he was saying he said he wants to lower it, Mr. Legge said we only want to charge you \$30.00, because he doesn't think he uses it. Mr. Maynard said it should be the same thing these guys pay, it's not fair to them then. Mr. Legge said he is here for the

tenants; he is trying to get the minimum charge dropped. Mr. Maynard said he would just like to know where that money goes that is paid to universal utilities. Solicitor Barry Schroeder said so if you charge everyone \$104.00 wouldn't that cover our \$98.00 charge. Mr. Legge said Well he is asking for it to get dropped because he doesn't believe that everyone uses that. Mr. Schroeder said the issue is the payments haven't been made, he said they are paying over the amount wouldn't that be paid to us. He said universal utilities isn't collecting from every family and some just aren't paying. Mr. Maynard said that's a you problem. He said most families can't afford that charge, Mr. Maynard said Universal Utilities is supposed to shut the water off then if they don't pay. Mr. Legge said he would rather pay than shut someone's water off, Mr. Maynard said then pay these guys. Jason Goodwin said the \$98.00 is the same across the residents in Leipsic doesn't matter if you are one person or five. Mr. Legge said, "but most residents in Leipsic are single family homes. Mr. Goodwin said so say we drop the mobile home parks minimum but then you have the little old lady down the street that comes in and says she doesn't use all that water and she should get her bill lowered you did it for the mobile home park. He said we must set a minimum. Dave Heitmeyer said we have a lot of infrastructure and everything else the rate is set to pay for that, would we like it to be lowered yes but realistically we can't. When you compare us to Continental it's not a fair comparison Ottawa could be apples to apples. Dave Heitmeyer said what Mr. Maynard is saying is he is paying his \$104.00 and he wants to know why it's not being credited to him. Mr. Legge said the difference from him and the grandma down the road who bills her, the village does and who are you billing, Mr. Legge said your billing me you're not billing them, you guys aren't the bad guy, Mr. Legge said he is the bad guy. Mr. Legge says he recommends that if we are going to go apple to apple with grandma you directly bill them and deal with that situation, Jason Goodwin said like Mr. Maynard said he has no problem paying the \$98.00, you just need to let your tenants know the reasoning for the bill. Mr. Legge says he just wants to be fair, he said he has 40 other parks and no one else does that. If the solution is the residents pay \$98.00 that's what it is, but he said he is he to save that grandma in his park if she only uses \$30.00. Dave Maynard said Universal Utilities can tell how much each trailer uses, they have water meters. Mr. Legge said yes, they do, and a lot of people in his park pay less than \$98.00 is what he is trying to say. Mr. Maynard said a lot of people should pay more than \$98.00, Mr. Legge said Well you pay \$6.00 and that's maybe whatever issue that is. Mr. Legge says he feels he is gauging the tenants, and he doesn't think people there are using \$98.00 worth of water. You have an owner that is trying to fight for the tenants, but you have a tenant that doesn't feel the same. Dave Heitmeyer asked do you argue with AEP about their bills, Mr. Legge said they bill them directly, Mr. Heitmeyer asked about garbage, Mr. Legge said they bill them directly. Mr. Heitmeyer said maybe should look into having us bill then if they want to come up and complain then they can. Mr. Heitmeyer said, "I feel for you, Mr. Legge said don't feel for me, I am not here for me. Mr. Heitmeyer asked how many people should be in a mobile home; Mr. Maynard said two per bedroom is what he was told. Mr. Heitmeyer said if it's a two bedroom then anything over four should be in there. Lee Beck said you have owned this for three years, and then bills stop coming and stop paying and it's like October. Mr. Legge said they changed management companies, he said they never understood why the bill was so high, we just kept paying it. He said when they did some water leak fixes and the bill stayed the same, he said two and half years ago he had no idea they were being charged \$98.00 per tenant. Sue Schroeder said the prior owner should have told you, Mr. Legge said Well he didn't. Mr. Legge said the solution is pay your bill, let's make sure everyone in the community continues paying it. Mr. Legge believes he has one meter, and the village doesn't take care of the water lines in the park he does, things like that. Mr. Beck said we can't we don't take care of residents from the meter pit to their house. We go from our line to the meter pit. Mr. Legge said if he did this in any other community he would have a lawsuit. Mr. Goodwin said a lawsuit for what, Mr. Legge the city, the tenants, he would have the news station on his doorstep if he was gauging his tenants by making them pay \$98.00 per tenant, because most of them don't use it. Rick Recker said it's water and sewer. Mr. Schroeder said we can explore the option of putting meters to each trailer but it's going to be extremely expensive to do that, and it will be one each trailer owner. It would be a tap fee of \$750.00 per trailer and the cost for the installation of the line, and this solution will upset the tenant as well. Rick Recker said the reason why we are up here is you are sixty days behind on your payment and come Friday and all the tenants are aware, Mr. Recker are you going to it whole by Friday? Mr. Legge said he was hoping we could come to a solution, if not then he will figure his part out and bill the tenants appropriately, Mr. Recker said well it sounds like you are already billing the tenants, Mr. Legge said he doesn't feel it's appropriate to bill them that. Dave Mayard asked where the money goes that they pay to Universal Utilities, Mr. Legge said that covers the water bill that we are trying to pay the Village. Mr. Maynard asked then where did the \$400.00 rent go? Sue Schroeder said so you pay lot rent of \$400.00 plus Universal Utilities, she said so everyone pays that and the water bill, and the

money that you get that is to pay the Village. Mr. Legge says but that's expecting 31 people to pay but only 15 do. Lee Beck said he spoke with two residents the other day they don't understand why their water will be shut off if they are paying their water bill to you but you're not paying us. Jason Goodwin said most utilities have a minimum we must have the minimum to cover our costs. Mr. Legge said he isn't afraid to write the check, it's the tenants he is looking out for. John Rodriguez asked about the eviction process how he does that if the tenant owns the trailer, they have the option to take the trailer out, or abandon it, then we would have to tear it down. Mr. Rodriguez asked about the garbage about a few months ago the garbage wasn't being picked up, he asked do the tenants pay separately, Mr. Maynard said no that's in the rent. Mr. Rodriguez said the village has a trash Ordinance and if it was in the summer, it could have gotten bad, the garbage sat there for two to three weeks. Dave Maynard asked if there are people not paying Universal Utilities why isn't their water being shut off, Mr. Legge said they can't and they would have to shut the entire park off and they don't have the authority to do that. Mr. Legge said he refuses to shut someone's water off he would rather evict them, I am not as cold hearted as you are. Mr. Maynard said he isn't cold-hearted, he said he pays his bills, so you pay yours. Mr. Legge said so there is no agreement, we pay the \$98.00. Rick Recker said that is what our Ordinance says. Mr. Legge said "but you could change it if you agreed with that. Mr. Schroeder said if you want us to be the bad guy we can put meters in those tenants will each get tap fees and then still be charged the \$98.00 minimum.

Troy Gillespie said got a quote for the equipment for the brush truck, he said Van Buren township is on board he left a note for Joe Schroeder for Liberty Township and left a voicemail for West Leipsic, once he hears from them then he will proceed.

He also said he spoke with Van Buren Township amount the amount for a new fire truck, he said he doesn't know what happened, they said there is no way they can afford it.

Troy said he got the quotes for the sirens and emailed them to Lee. Jason Goodwin asked if it is something that is required by the state that the Village provides or is it something that the state requires the county EMA provide then that's something else. He said because these things cost us a lot to maintain. Mr. Beck said he would check with other Villages.

The Village had sent them a letter letting them know that they had till March 22, 2024, to pay their water/sewer bill. The Village also gave the tenants of the trailer park a letter notifying them that if the landlord of the trailer doesn't pay the bill the water/sewer will be turned off.

ORDINANCE 3380: ENTITLED AN ORDINANCE ESTABLISHING A STORM WATER FUND (525) TO ACCOUNT FOR MONEYS COLLECTED BY THE VILLAGE OF LEIPSIC FOR STORM WATER. Was read for the third time. A motion was made by Jason Goodwin to accept Ordinance 3380, and this was seconded by Sue Schroeder. Roll call on the motion, Jason Goodwin yea, Sue Christman yea, Sue Schroeder yea, Dave Heitmeyer yea, Rick Moyer yea, and Sherry Valdez yea.

RESOLUTION 3381: A RESOLUTION REPEALING RESOLUTION 1419, 1495, 1648, 1657, 1903, 1944, 2353, AND 2582 IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF COMMUNITY REINVESTMENT AREA #9 IN THE VILLAGE OF LEIPSIC, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND AUTHORIZING THE USE OF THE VILLAGE OF LEIPSIC TAX INCENTIVES REVIEW COUNCIL. Was read for the first time. RESOLUTION 3382: A RESOLUTION BY THE COUNCIL OF THE VILLAGE OF LEIPSIC, PUTNAM COUNTY, OHIO PURCHASING OF PICKUP TRUCK. Was read for the second time.

RESOLUTION 3382: A RESOLUTION BY THE COUNCIL OF THE VILLAGE OF LEIPSIC, PUTNAM COUNTY OHIO PURCHASING OF PICKUP TRUCK. Was read for the second time.

ORDINANCE 3383: AN ORDINANCE AMENDING ORDINANCE 3362 AS THE FIRST SUPPLEMENT TO THE 2024 ANNUAL APPROPRIATIONS AND DECLARING AN EMERGENCY. This was read for the second time.

RESOLUTION 3384: A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL AND DECLARING AN EMERGENCY. Was read for the first time.

RESOLUTION 3385: A RESOLUTION AUTHORIZING THE VILLAGE OF LEIPSIC FISCAL OFFICER TO CREATE A THEN AND NOW PURCHASE ORDER TO PAY RAILPROS FIELD SERVICE INC AND DECLARING AN EMERGENCY. Was read for the first time. A motion to suspend the rules and read Resolution 3385 for the second- and third time tonight was made by Dave Heitmeyer and seconded by Sue Schroeder. Roll call on this motion, Jason Goodwin yea, Sue Christman absent, Sue Schroeder yea, Dave Heitmeyer yea, Rick Moyer yea, and Sherry Valdez absent. Resolution 3385 was read for the second and third time. A motion was made by Dave Heitmeyer to accept Resolution 3385, and this was seconded by Sue Schroeder. Roll Call on the motion, Jason Goodwin yea, Sue Christman absent, Sue Schroeder yea, Dave Heitmeyer yea, Rick Moyer yea, and Sherry Valdez absent, Mayor Rick Recker yea.

Lee said the three preconstruction meetings for the Street, painting water tower and Buckeye Park. He said the painting is going to start somewhere around the time of April 22. Lift station may go out the end of April and bid opening middle of May those dates are still up in the air. ODOT is going to put up flashing stop ahead signs on St. Rt. 613 on the East and West sides down by the Viking Korning. Wednesday the West end of the Leipsic is getting closed off at the Lutheran Church to the Werner St/Road 7. He said there will be about two days of milling for the street. Rick Recker asked if we are getting the millings, Lee Beck said Advanced sold the millings to someone else. He said we should get the grindings from Shelly company. Mr. Beck said the Arbor committee is going to defiance on April 17, 2024, to accept the award of Tree City.

Dave Heitmeyer brought up the driveway approaches that was voted on at the last meeting, he said maybe we should have tabled it to discuss it more. Mr. Heitmeyer said he thinks we should ask the homeowner what they would like. Dave Heitmeyer thinks it would be nice. Jason Goodwin said but for him, his is brick and they were going to replace it with asphalt he said that isn't like for like. Dave Heitmeyer said so what is your opinion for the concrete into the alley ways, Mr. Heitmeyer says he thinks it's a waste for the Village. Jason Goodwin said we do it once in the last 80 years. Mr. Heitmeyer said it's a lot of money, Mr. Goodwin says \$23,000.00 Mr. Goodwin said we will go out and pay two million dollars for a factory we don't even have yet. Mr. Heitmeyer asked are we going to do it for the ones going forward; Mr. Goodwin said yes, it makes it look nice.

Lee Beck said he has one resident that wants asphalt instead of concrete.

Jason Goodwin said that for getting information out to the residents for the road project.

With no further business to come before the council, a motion for adjournment was made by Dave Heitmeyer and seconded by Jason Goodwin. Roll call on this motion, Jason Goodwin yea, Rick Moyer yea, Sue Schroeder yea, Dave Heitmeyer yea, Sue Christman absent and Sherry Valdez absent. The meeting was adjourned at 8:12P.M. The next council meeting will be March 18, 2024, at 7:30 P.M.

APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_