

**VILLAGE OF CHIPPEWA LAKE
REGULAR MEETING MINUTES – APRIL 14, 2025**

Mayor Joanne Dodaro called the meeting to order at 7:04 P.M.

A roll call was taken with the following officials present: Alan Robbins, Tamitha Sorgi, Leslie Burns, Barb Hunter, Ken Demeter, Allan Michelson – Solicitor, Jim Brandenburg – Zoning Inspector, Matt Sorgi – Assistant Zoning Inspector, Gary Harris – Fiscal Officer; visitors Debbie & Al Horning, Bill Glasenapp, Jill Heck, Kerrie Bell, Kelly Schmetzer, Greg Stanislowski, J.B. Burns, Scott Mehring, Scott Searles, Deputy Harhay and Fire Chief Cavanaugh

Mayor Dodaro asked if everyone read and agreed with the March Regular Meeting Minutes and asked if there were any corrections, questions or comments –none were offered

Alan made the motion to accept the March Regular Minutes, and it was seconded by Barb. Vote: 5 ayes, 0 nays.

Mayor Dodaro asked if everyone read and agreed with the March Special Meeting Minutes and asked if there were any corrections, questions or comments –none were offered

Barb made the motion to accept the March Special Minutes, and it was seconded by Tamitha. Vote: 5 ayes, 0 nays.

Mayor Dodaro asked if everyone read the April Bill's for Approval and asked if there were any other changes, questions or comments – Gary confirmed adding 50% of the costs for the Gate Locks and Keys in the amount of \$1,004.00 to the list for a revised total of \$15,961.64

Alan made a motion to approve the revised April Bill's for payment in the amount of \$15,961.64 seconded by Tamitha. Vote: 5 ayes, 0 nays

Mayor Dodaro stated that tonight we have some visitors wanting to talk about Reece's Pond and asked Ken to give everyone an update – Ken stated that, as was discussed last year (at the December Council Meeting) we are working with a company called 'thePondguy' and last year it was too late in the season to begin treatments – last year they were considering 1ea. SW20 and 1ea. SW40 (Shallow Water Aeration) units but this year we will go with 2ea. SW40 units along with 2 years of chemicals and these systems actually disintegrate 2" of "muck" per month and remove algae as well – it is estimated that in 3 months a noticeable difference will take place and it is estimated to be "clear" in 1 year – Ken knows people who have successfully used this system with good results and the chemicals are safe – Mayor Dodaro asked Ken to notify the Park District of his plans and the use of chemicals - Mayor Dodaro asked if anyone in attendance wants to say anything, Scott Mehring raised his hand – Scott expressed his displeasure about the lack of action by the Village in fixing this problem and voiced concerns about a 2" per month "muck" removal when there is over 5' of "muck" in the Pond and what he views is causing the local flooding is the high level of "muck" in the Pond with no where for rain water to go except onto neighboring properties and according to his calculations the "muck" is causing 2 million gallons of lost water retention capability – the discussion continued with comments and exchanges between Scott and the Mayor and members of Council including a claim that Scott called one of the Councilmembers a liar on Facebook – Mayor Dodaro stated that Council does not conduct business on Facebook, she stated that the Village is working on

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this issue and the Pond is also being impacted by blocked culvert issues on Township property that catch the run-off from Lake Road, Mayor Dodaro also stated that the Village looked into “dredging the Pond” but the cost was \$200,000 – Scott said the current solution is a start but he considers it a “band aide fix” and he did confirm filing a Nuisance Complaint with Medina County and he wants someone on Council to whom he can send his research data to – Mayor Dodaro said he can send it to her – the discussion concluded with Ken wanting to encumber funds for the current proposed Pond rework discussed earlier, Barb asked about also including monies to restore power to the pole next to the Pond and asked Gary to see if the NOPEC Grant monies can be used for this purpose – Gary to report back

Ken made a Motion to encumber \$12,000 for the Pond and restoring electricity to the pole at the Pond, seconded by Alan. Vote: 5 ayes, 0 nays

Council Reports:

Safety

Alan Reporting:

1. read the Sheriff’s Monthly Reports, they worked 84 hours in March versus 80 hours scheduled – read the Activity Report identifying the 92 Total Activities for the month of March – hours for the rest of the year will be 80 in April, 100 June – September, 90 in October and 80 for the last two months of the year - asked Deputy Harhay about there being any issues of concern and Deputy Harhay reported that all is quiet – Leslie asked about inconsistent enforcement of Village Ordinances pertaining to fishing and parked vehicles, a discussion followed commenting on the above concerns as well as deed restrictions, lake rights and how we should really not refer to our beach and fishing areas as open to the public as they are not public, they are private for Village residents only, in some cases and other areas are just for the property owners who own property up to water’s edge – Allan stated that Deputies can ask those fishing if they live here, in the Village, and if they don’t, the Deputy can ask them to stop fishing – Leslie wants to be certain that we notify residents and property owners with improved communications about Village Ordinances and/or restrictions
2. Fire Chief Cavanaugh reported that of the 70 calls in March, 11 of the calls were for Chippewa Lake and 64% of all calls were for EMS – reported that the March average turn-out time was 1 minute and 40 seconds, travel time is 5 minutes and 30 seconds – reported that the last Pancake Breakfast for this year will be held on April 27th and it was another very successful year for this annual event – Alan reported that he is enrolled in CERT Basic Training (Community Emergency Response Team) to receive training over a 9 month period, on basic skills requited to respond to the community’s immediate needs in the aftermath of a disaster with classes dealing with Disaster Prep, Fire Safety & Utility controls, Light Search and Rescue and Terrorism
3. Alan reported that the siren did activate in April and dispatch did receive a “bounce back” signal that it had activated with a range of 6400-6500’ with a 360-degree rotation

Zoning

Leslie reporting:

1. Jim read the Zoning Report for April – 77 Longacre – Allan confirmed that both owners appeared in Court, were not sentenced but each paid \$294 in Court Costs – Jim confirmed that the structures have been removed and this is now a closed matter

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2. Leslie confirmed an issue with the builder at the corner of Rockridge and Briarwood regarding property maintenance – Jim to follow-up
3. Jim confirmed that property owner Pribish has been made aware of the property maintenance issue and work has started and is to complete this Spring
4. Leslie confirmed that more trees have been identified for removal at a cost of \$7,000 and it will take 2-1/2 days to complete the work – Barb asked if the tree limb extending over the teeter-totter can be removed as well – Jim confirmed “yes”
5. **Tamitha made a motion to appropriate \$7,000 for tree removal, seconded by Alan. Vote: 5 ayes, 0 nays**

Community Relations

Tamitha reporting:

1. confirmed that the Easter Party went well and there was competition between our event and an Event by Grace Church who had a helicopter egg drop at 11:00 a.m. versus our event that started at noon – Mayor Dodaro thanked Tamitha for the success of the event and Tamitha thanked Ken and Debbie and the Easter Bunny (Michelle) for all of their help
2. confirmed that she is receiving information for the Newsletter and Leslie asked if she could add Zoning information and Tamitha confirmed “yes”
3. thanked the Garden Club for the good job they did in installing the new posts and fencing and how great it looks
4. Mayor Dodaro asked the community to Vote “yes” to pass State Issue 2 in the May election as this supports funding for all road and infrastructure work throughout the entire State

Buildings and Utilities

Barb reporting:

1. confirmed that the fire extinguishers have been recertified by Cintas
2. confirmed that she had to return the lights she purchased for outside the Community Center as she received incorrect information from the local Home Depot site on how to handle the tax exemption issue – we are now in the process of setting up a tax-exempt account with this supplier
3. Alan reported that he, Mayor Dodaro, Barb and Gary attended an on-line meeting with NOPEC officials regarding options to lock in rates for one component of the charges for electrical usage, that being the “Bypassable Generation and Transmission Related Component” (all other rate factors will continue to be charged by Ohio Edison) – NOPEC provided pricing with locked rates for 12, 24 and 36 months for electricity and 12 to 24 months for natural gas – last year the Village paid \$18,000 for our electrical usage – the rates quoted remain locked-in for the term of the selected contract period – Barb asked if the overall rates drop to below our contract rate will they also match those lower rates – Alan stated “no” – Alan stated that going with NOPEC will not impact the agreement that we have with Ohio Edison regarding change-out of burned out street lights and installing LED’s and the other services provided by Ohio Edison – Alan stated that he recommends going with the 36 month lock-in rates for electricity especially due to the potential of a 40% rate hike this year in electrical usage charges
4. **Alan made a Motion to accept the 36-month lock-in pricing for Street Lights beginning in June of 2025 at the rate of .0683 per kwh, seconded by Barb. Vote: 5 ayes, 0 nays**
5. **Alan made a Motion to accept the 36-month lock-in pricing for Village Small Commercial usage beginning in June at the rate of .0758 per kwh, seconded by Barb. Vote: 5 ayes, 0 nays**

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6. **Alan made a Motion to accept the 24-month lock-in pricing for Natural Gas Usage at the Community Center at the rate of .62 pcf, seconded by Barb. Vote: 5 ayes, 0 nays**

Parks

Ken reporting:

1. confirmed that the Beach will reopen Memorial Day weekend and he is now in the process of recruiting Beach Attendants – Gary asked if a date has been set to have the group meeting to fill out the new-employee paperwork as well as taking the Fraud Awareness training, required by the State of Ohio, during the paperwork meeting and Ken said he date is not yet set – Gary stated that those returning Beach Attendants who took had the training last year and received their Certificates are covered for a total of 4 years – Tamitha stated that they can take the exam via their cellphones and send to Gary for printing the Certificates
2. confirmed that new locks and keys for the Boat Ramp gate are expected to be delivered next week
3. announced that the Medina County Park District has provided a new Agreement permitting the Village to continue to sell the Boat Docking Permits and keep the revenue collected for Village use from April 1, 2025 through December 31, 2033
4. **Barb made a Motion to approve the Agreement for Collection and Management of Chippewa Lake Boat Docking Fees with the Medina County Park District pending approval of the Agreement by the Medina County Commissioners, seconded by Ken. Vote: 5 ayes, 0 nays**
5. confirmed distributing the Job Description for the Revenue Collection Assistant to Council that he wants to pay at the rate of \$2,500 per season with Amber filling this position
6. **Ken made a Motion to create the position of Revenue Collection Assistant and compensate at the rate of \$2,500 per season, seconded by Barb. Vote: 5 ayes, 0 nays**
7. read the 2025 Agreement for Mosquito Spraying that has a \$35 increase per application over last year's pricing and **Ken made a Motion to approve the 2025 Agreement with Valley View Spraying, seconded by Barb. Vote: 5 ayes, 0 nays**
8. Mayor Dodaro stated that they will start out spraying once per week and Ken can request more spraying if needed – Ken stated that the day to spray is yet to be finalized, last year it was every Thursday
9. confirmed that the tennis/pickle-ball nets are installed and the Kayak Launch will be installed by May 10th

Streets

Ken for Bud reporting:

1. confirmed that Bud received the bid from Most Paving to overlay Bungalow Bay at a cost of \$38,625 and patch roads in the Village for another \$35,930 for a total cost of \$74,555 and work is to begin in two weeks – **Ken made a Motion to encumber \$74,555 for this roadwork with Most Paving, seconded by Alan. Vote: 5 ayes, 0 nays**
2. Leslie asked that the roadwork be coordinated with Zoning and the scheduled tree removal – Mayor Dodaro asked that Bud notify residents when the work is going to start and to also coordinate with Jim for the tree removal

Legal

Allan reporting:

1. in addition to the Zoning case he has three others, one involving a Disorderly Conduct where the plaintiff plead guilty and was fined, the second was the competency hearing where the plaintiff

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was found to be incompetent and the case was dismissed and lastly 9 Parkway Path where the property owner was fined \$900 + \$140 in Court Costs, this is the 6th time the person has been charged and paid fines and court costs with no anticipation of any corrections to be made by the owner – Allan stated that the Village can demolish the house but he doubts that the Village would ever be reimbursed for the cost – Leslie recommended to revisit this next year and in the mean time she is investigating possible Land Bank Repossessions of properties – Alan asked Allan about the Magistrate turning up the heat against the plaintiff and Allan stated that each time she has increased the amount of the fines imposed – Leslie stated that this property only has a 50' frontage

Finance

Gary reporting:

1. confirmed that he distributed the March Bank Reconciliation Report to Council reflecting that all accounts are in balance – he asked if there are any questions or comments – none were offered; he requested **a motion approving the March Bank Reconciliation Report as distributed and authorizing Council to sign the report – Alan made a motion to so move, and it was seconded by Tamitha. Vote: 5 ayes, 0 nays**
2. confirmed that he distributed the March Appropriations Report to Council through the end of March, he asked if there were any questions –none were offered– he asked for **a motion approving Council to sign-off on the Appropriations Report through the end of March signifying Council's review and agreement with the expenditures, Alan made a motion to so move, and that it was seconded by Barb. Vote: 5 ayes, 0 nays**
3. reminded Council that the Village has been awarded \$1,691 for the 2025 NOPEC Grant and with the remaining \$447 from our prior Grant award we now have \$2,138 available for electrical related expenditures – Barb asked if we could use the monies to pay for reconnecting power for the pole at Reece's Pond – Gary to look into this and report back
4. as of the end of March, the balance in the Primary Checking Account was \$409,210.51 and \$205,063.42 in the Money Market Account and \$112,849.62 in the Star Ohio Account for a total of \$727,123.55 – he asked if there are any questions or comments – none were offered

Old Business

1. Leslie stated that she is working on a Welcome to Chippewa Lake packet
2. Barb confirmed that she will be making the appointment to reactivate the two water meters for the two sites the Village has during the summer months

Public Participation

1. Scott Searles said that he is a new resident and is looking for some dock space – Mayor Dodaro suggested that he meet with the local residents who own docks to see if one of them will work with you on this matter
2. Jill wished everyone a Blessed Easter
3. Greg thanked Council for the donation to rework the fence area around the Community Garden

New Business

1. Alan confirmed that he is handling the responses to the questionnaire received from the Medina County Emergency Management Agency regarding sirens and other warnings
2. Leslie asked if a portable lean-to can be placed at Point Park over the summer for concerts, etc., - Allan said if it is moveable, it should be OK

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3. Leslie commented that Seville has issued Guidelines for short-term rentals that has a registry process where the property owners have to obtain permits and we need an improved way to have information on the property owners involved - a discussion took place on several points related to rentals including legal cases on such matters, conditional use permits, etc. and Leslie confirmed that Zoning is researching this and will get back to Council on this – Allan said the Village will need to have a person who will handle the records and process the permits
4. Greg expressed concerns about unattended children causing issues in the Village and how they may be here as members of families renting homes in the Village – Leslie stated that Zoning will be working on this and coming back with recommendations
5. Barb reported what appears to be another pole installed next to a Verizon Pole near Beachside and Shadow Shore and with no apparent contact with the Village

There being no further business Barb motioned to adjourn at 9:44 PM, seconded by Tamitha.

Mayor Joanne Dodaro

Fiscal Officer, Gary Harris