

**VILLAGE OF CHIPPEWA LAKE
REGULAR MEETING MINUTES – SEPTEMBER 8, 2025**

Council President Tamitha Sorgi called the meeting to order at 7:02 P.M.

A roll call was taken with the following officials present: Alan Robbins, Barb Hunter, Ken Demeter, Lowell (Bud) Hardesty, Leslie Burns, Allan Michelson – Solicitor, Jim Brandenburg – Zoning Inspector, Gary Harris – Fiscal Officer; visitors Alison & Andy Weimer, Pam & Bob Williams, Lisa Krosse, Bill Glasenapp, Greg Stanislawski, Mark Reuter, Steve McNas, Debbie & Al Horning, Debbie Rustic, Kelly Schmetzer, Deputy Yarborough and Fire Chief Cavanaugh

Council President Sorgi thanked Pam and the Pride Committee for the great party and the Ski Team for the great show this past Saturday.

Council President Sorgi announced that Mayor Dodaro has some leg infection complications, that she will soon be leaving the hospital and going into rehab and will be returning as soon as she is ready to return

Council President Sorgi asked if everyone read and agreed with the August Regular Meeting Minutes and asked if there were any corrections, questions or comments – none were reported

Alan made the motion to accept the August Regular Minutes, and it was seconded by Bud. Vote: 4 ayes, 0 nays.

Council President Sorgi asked if everyone read the September Bill's for Approval and asked if there were any other changes, questions or comments – Gary confirmed five additions adding \$5,005.85 for a revised total of \$17,300.85

Alan made a motion to approve the revised August Bill's for payment in the amount of \$17,300.85 seconded by Bud. Vote: 4 ayes, 0 nays

Council Reports:

Safety

Alan Reporting:

1. Alan read the Sheriff's Monthly Reports, they worked 102 hours in August versus 100 hours scheduled and used 22.0 gallons of fuel for the 632 miles patrolled in the Village – read the totals for the Activity Report amounting to 122 Total Activities for the month of August that Alan stated is a bit higher than normal – introduced Deputy Yarborough who is here tonight who has patrolled in the Village for some time now and who is also a member of the SWAT Team
2. Fire Chief Cavanaugh read the report that had a total of 81 calls in, 7 of the calls were for Chippewa Lake and 71% of all calls were for EMS – reported that the August average turn-out time was 1 minute and 58 seconds, travel time to be on site was 5 minutes and 39 seconds on average – confirmed that their analytics are unable to calculate a separate response time just for Village calls as requested at last month's meeting by one of our residents – a question was raised about how many staff members the Fire Department has and Chief Cavanaugh reported that they have 37 and by next year nearly 30 of them will be trained Paramedics – Bill asked about fixing a fire hydrant on Willow Wood where the roadway is now sinking, Chief Cavanaugh reported that he has brought this to the attention of the County and was told to "not touch" this

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hydrant area – Bill then said the area was left in a mess, Chief Cavanaugh said he will take a photo of the area tonight and send it to the County – Chief Cavanaugh also confirmed that they still need to do the hydrant testing and he is staying in touch with the Medina County agencies that are involved in the time extension of completing this work

3. reported that in August, the Park District Police issued one Verbal Warning about the need for an observer when towing a skier and also issued several advisories regarding Prohibited Swimming Areas, Closed or Restricted Areas and General Fishing Regulations

Zoning

Leslie and Jim Reporting:

1. Jim said he only has one item tonight and that's a Permit for a shed – asked Allan if he was to get something for Allan tonight and Allan said he needs a survey for 60 Rockridge before he can issue an easement – a discussion took place and Jim estimated that there is a sidewalk in the ROW about 2' wide x 6' long and he explained to the property owner that anything in the ROW she is responsible to return it to any pre-repair condition, that being in the ROW does not make it her property and Allan stated that she cannot acquire it by law by adverse possession
2. discussion took place regarding the Pribish and 9 Parkway Path properties with concerns raised by the audience on the continued poor condition of these properties, repetitive code violations, legal boundaries that the Village has to operate within, etc. – Allan said that for code violations the Village can do the clean-up if the property owner does not correct the violation(s) within the time limits contained in the Notice to Correct and then charge the property owner for the costs to do the work and file a lien if the Village is not paid but, in those situations, where the property owner does the minimum to meet code requirements, there is nothing that the Village can do
3. Leslie reminded everyone that there is a form on the website for residents to use if/when they see code violations in the Village and to not just wait and bring it up at the Council Meetings but rather send the forms to Zoning so they can address the issue and not wait to hear about it at a Council Meeting
4. residents suggested stricter Zoning Codes, Sheriff involvement as needed to help enforce Zoning Codes – Bud pointed out that the only Village Official who has the authority to go onto private property is the Zoning Inspector with Allan commenting that this is true up to the moment when the property owner tells the Inspector to get off of their property – Leslie stated that even the Health Department has legal limitations and when asked to do something about one of the properties she was told that there is nothing that they can do
5. residents raised concerns about renters and how they should be held accountable for meeting Zoning Codes as well as concerns about B&B's in the Village and rules that were to have been issued by Zoning but haven't yet been issued with one resident suggesting Zoning should survey the entire Village for Zoning violations and not just those brought up during Council Meetings – Leslie reminded everyone about completing the forms that are on the website and sending them to Zoning so they can be addressed

Community Relations

Tamitha reporting:

1. the Fall Festival event is scheduled for September 20th and it will be held from 3-7 p.m. with food, music, a raffle, etc. – Tamitha asked for assistance for this event as some of the past volunteers are not available this year – Pam offered to send out a message asking for help and to contact Tamitha if interested and available

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2. Pam also announced that on October 3rd there will be a Village Square Dance held at the Yacht Club and that on October 18th there will be the Fall Golf Cart Games

Buildings and Utilities

Barb reporting:

1. confirmed that the Community Center will be used by the Ski Team on September 14th
2. will be replacing the flag at the Community Center with a flag donated by Debbie Rustic
3. will be opening the Community Center for the elections this year for the delivery and pick-up of the voting machines as well as opening and closing the facility on the day of the election

Parks

Ken reporting:

1. reported a great success with this year's Beach season and it had good management this year
2. will be removing the Kayak Dock in the next 2-3 weeks
3. there is a sand erosion issue at the Beach and they will be taking steps to try to better control the loss of sand due to erosion
4. need the trains around the Village to be repainted – it was suggested that he use the Beach Attendants for this and now he is also considering putting a community notice out and perhaps offer food, etc. for volunteers
5. will continue to have Mosquito Spraying twice weekly until further notice and we sprayed 8 times in August
6. confirmed a good inspection with our insurance inspector on the Community Center and all was in order
7. asked if the PEP Grant can be used for gravel and playground border – Gary to investigate and report back
8. Alison reported that the retaining wall leading from Bungalow Bay to the Lake is failing – Ken to reach out to Keith for assistance
9. another discussion took place about Fishing locations and restricted areas for fishing including those areas that are private property and public property and Ken's desire to install No Fishing signs – Allan reported that there is nothing in the Zoning Codes about Fishing but in the Lake Access Rules under Section 717-11 they do list some applicable information - Councill President Sorgi asked Ken to have a Committee Meeting and report back – the audience asked if this would be a Public Meeting and Ken stated "yes" – Gary reminded Ken that this has to be posted at least 24 hours before the meeting takes place

Streets

Bud reporting:

1. confirmed that the OPWC Grant Application has been submitted and that we should know a decision by the end of the year – Gary reported that if the Grant is not awarded by the OPWC, the Grant Application is then forwarded to Small Government for award consideration
2. was asked if Streets can repair the road section In front of the hydrant on Willow Wood that is sinking – Council President Sorgi stated we should not use Village tax dollars to do this repair since the County will be returning to do this work
3. asked about time limits to keep Road Construction signs, Loose Gravel signs, etc. up in the Village – Bud stated that this is work that has been done by others i.e., County and/or Township and he only gets involved with that when it becomes absolutely necessary

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Legal

Allan reporting:

1. crime must be at an all time low as he has no cases at this time
2. his one old case where the guilty person on Disorderly Conduct violated his ruling and now must spend 29 days in jail
3. did the first reading of Resolution 518-25, “a Resolution adopting the Medina County All Hazard and Flood Mitigation Plan as updated in 2025 by the Medina County Emergency Management Agency”
4. **Bud made a Motion to waive the 2nd and 3rd readings of Resolution 518-25, seconded by Barb. Vote: 5 ayes, 0 nays**
5. **Bud made a Motion to adopt Resolution 518-25 as an emergency, seconded by Barb. Vote: 5 ayes, 0 nays**
6. Council President Sorgi made a request to go into Executive Session to consult with the Village Solicitor on the Omni-Fiber lawsuit at 8:25 p.m. – roll call vote – Bud – yea, Barb – yea, Alan – yea, Leslie- yea, Ken – yea
7. at 8:51 p.m. Council President Sorgi asked for a roll call vote to return to Regular Session – Bud – yea, Barb – yea, Alan – yea, Leslie – yea, Ken – yea
8. reviewed the case and discussion held stating in part – that the Village has been sued by Omni Fiber due to our No Solicitation Ordinance stating that it is unconstitutional and that the Village needs to respond to avoid defaulting on the lawsuit – confirmed that he did send a proposed Ordinance to Village Officials as well as the law firm involved asking if this would cause the law suit to be dropped – he is waiting to hear back from them now – Mark asked about enforcing the proposed new Ordinance if violations occur and making sure that the Sheriff’s Office will enforce what we end up with

Finance

Gary reporting:

1. confirmed that he distributed the August 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 August 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 August Appropriations Report to Council through the end of August, 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 August signifying Council’s review and agreement with the expenditures, Bud made a motion to so move, and that it was seconded by Barb. Vote: 5 ayes, 0 nays**
3. he did receive a Parking Violation Ticket, so far, no payment – ticket was issued 9/2/25 and they now owe \$30 – how are we to proceed and who is to proceed – Council asked that he forward the information to Allan – Gary to do so
4. confirmed that he sent Council a recommendation on Sept. 5th suggesting that the Council President be listed on the website list of Village Contacts and to list the Council President immediately beneath the Mayor as a point of contact based on recent events – does Council want to issue a Motion to so move – Council decided to take no action

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5. as of the end of August, the balance in the Primary Checking Account was \$425,144.06 and \$207,297.88 in the Money Market Account and \$114,974.86 in the Star Ohio Account for a total of \$747,416.80

Old Business

1. Leslie asked Jim that when the time limit to correct has expired, can you mow and cut down the high weeds – Jim stated “yes” he can

Public Participation

Nothing Offered

New Business

1. Alan stated that the annual NOPEC Meeting is coming soon and in the past, he has attended but with Barb’s involvement does Barb wish to participate – Council President Sorgi recommended that Barb participate – Alan stated that they offer attendance via Live Streaming if she is unable to attend in person

There being no further business Bud motioned to adjourn at 9:21 PM, seconded by Leslie.

Council President, Tamitha Sorgi

Fiscal Officer, Gary Harris