

**VILLAGE OF CHIPPEWA LAKE
REGULAR MEETING MINUTES – SEPTEMBER 14, 2026**

Mayor Joanne Dodaro called the meeting to order at 7:00 P.M.

A roll call was taken with the following officials present: Tamitha Sorgi, Ken Demeter, Leslie Burns, Al Horning, Debbie Rustic, Allan Michelson – Solicitor, Bud Hardesty – Zoning Inspector, Gary Harris – Fiscal Officer, visitors Debbie Horning, Howard Wolff, Tom Melter, Greg Stanislawski, Ric Benninger, Jill Heck, Pam & Bob Williams, John Sandora, Kelly Schmetzer, Deputy Harhay and Acting Fire Chief Robert Haas

Mayor Dodaro announced the passing of past Village Mayor Bill Smock who over 22 years was the Mayor of Chippewa On The Lake and 4 of those years as Mayor for Chippewa Lake and that he did a lot for us as a community and several of us served with him, he was definitely a part of our History

Mayor Dodaro stated that Barb has other commitments and is unable to attend tonight's meeting

Thanked the Pride Committee for the August Pride party and the Ski Team for the ski shows on Labor Day and this past Saturday

Mayor Dodaro asked if everyone read and agreed with the August Regular Meeting Minutes and asked if there were any corrections, questions or comments – no corrections were offered

Tamitha made the motion to accept the August Regular Minutes, and it was seconded by Ken. Vote: 5 ayes, 0 nays.

Mayor Dodaro asked if everyone read the September Bill's for Approval and asked if there were any other changes, questions or comments – Gary confirmed that there were two additions to the bills as issued and they totaled \$2,909.66 for a revised total of \$31,614.92

Tamitha made a motion to approve the revised September Bill's for payment in the amount of \$31,614.92, seconded by Leslie. Vote: 5 ayes, 0 nays

Council Reports:

Safety

Tamitha Reporting:

1. Acting Chief Haas reporting – 57 total calls in August of which 43 were EMS, turnout time was 2 min. 40 sec., travel time was 8 min. 12 sec, had 6 Mutual Aid given and 5 Mutual Aid received – they assisted with safety at the Medina County Fair, received a \$5,000 Grant from the Bluecoats of Medina County to purchase ballistic vests and helmets and \$6,000 from the Firefighters Association to purchase a rigid hull inflatable boat for use on Chippewa Lake and other water environments – the list of applicants for Fire Chief has been reduced down to 7 and the selection is anticipated to be completed by the end of the year and they are looking for donations of "gently used furniture" for use in their simulated structure used for training
2. Tamitha read the Activity Report that had a total of 93 activities of which 62 were extra patrols in the Village – reviewed the hours worked in August which were 66 out of the 100 hours requested being impacted by the injured Deputy Yarborough absence but will improve once he is released to return to duty - discussed her plan to offer double time pay for any deputy who

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works in the Village on New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day or Christmas Day - a discussion took place regarding scheduling and which Holidays are most likely to be worked and how likely it is that all Holidays will be worked, etc. and it was stated that the July 4th is always a scheduled Holiday due to the July 4th Annual Parade while another special day for scheduling Deputies is the Polar Plunge but it does not fall on a Holiday

3. **Tamitha made a Motion to add double-time pay to the Sheriff Contract for Holidays that are worked, seconded by Ken. Roll-call Vote: Al – nay, Tamitha – yea, Debbie – yea, Leslie – yea, Ken – yea – Motion Passed**
4. Mayor Dodaro asked Al to report on the meeting he attended with the Commissioners on the water outage that occurred last month – Al said they reviewed what had happened, confirmed that errors were made and are working on a program to offer public notices when such events occur
5. Mayor Dodaro asked if Leslie would be the Village EMA Representative and Leslie agreed as she is also investigating how residents can sign-up to receive alerts

Zoning

Leslie & Bud reporting:

1. Bud distributed the August/September Zoning Report to Council along with Common Code Reference documents and the initial pages of a Residential Nuisance Abatement Manual that he is working on that can be used by future Zoning Inspectors but it is quite a daunting task and it will take time and assistance and once finished he will send it to Allan for review – reported that he has 3 dead trees but is having difficulty getting into contact with AJ Tree Service – reported that he prefers to not renew the Permit for 597 Lake Road even though he has received the check as no significant progress has been made on this property, he has placed several calls to the property owner and has not received any return calls and does not feel that issuing a new permit will move this along – stated that this is now a neglected property, there appears to be no detailed plan to move forward by the owner and a sign is posted for “No Trespassing” so he can't even enter the property to check things out – **Leslie made a Motion to return the check, with a note to return Bud's call, seconded by Ken. Vote: 5 ayes, 0 nays**
2. Leslie stated that a resident contacted her with concerns about the deer population in the Village and will send a link to Council for the actions being taken by Medina County where they moved from just allowing bows and arrows to the use of guns – Allan stated that we have an Ordinance prohibiting the discharge of guns within the Village – Leslie stated that the link may help to understand how Medina County allowed the use of guns in the effort to reduce the deer population
3. Leslie stated that another resident contacted her with information on researching how to clean-up 9 Parkway Path but how to get it done remains a question – a lengthy discussion took place that included the interactions with several of the residents who were in attendance with Council and the Village Solicitor on matters dealing with the deterioration of the entire property, the impact of a lien on taxes and how it may have priority over mortgage payments, vehicles on the property, rodent infestation, demolition and one resident offering to pay for the demolition – Mayor Dodaro suggested that Tom work with Bud and Leslie on this matter to find a solution and report back to Council – Gary reminded Council that in the June or July Minutes, it reported his advising Council that the Village has the funds to proceed with demolition and tonight he also cautioned Council to make certain that the bid includes the costs to dispose of hazardous building materials as this did happen on a house demo in the Village of Burbank and it does drive up the costs

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4. Leslie will submit a Building Variance Checklist to Allan for his review

Community Relations

Debbie reporting:

1. confirmed that Aqua Doc did complete the last and final treatment, they have already seen much improvement and she will be sending the invoice to Gary
2. confirmed that the Fall Festival will take place this upcoming Saturday, September 19th from 3-7 p.m. with music starting at 4 and all monies collected will be donated to the Village “Kids Programs”
3. confirmed that the beach umbrellas have been taken down and are now in storage
4. asked John to discuss the repair of the lake wall – John reported that the wall is in terrible condition and they have looked at repairing one section of the wall from Point Park to the flag pole stopping at Greg Beaver’s property, a distance of about 400’ and photographs were shown of the area in question – this led into a lengthy discussion between the residents in attendance with Council and the Solicitor on topics ranging from who owns the wall, per Allan, his understanding is that the Village owns the wall and can make repairs as needed with Village funds, with discussions about reviewing the steps involved, which type of repair will work best, how much of the wall to repair, which materials to use, access and private property rights, staging area for materials, needing a list of stakeholders, review property owners and meet with property owners along the wall and then spilling over into fishing, no-fishing signs, painting the wall with no fishing to name a few of the topics touched upon during this discussion – **Leslie made a Motion to table this topic until next month and to do additional research to present to Council, seconded by Tamitha. Vote: 5 ayes, 0 nays –**

Buildings and Utilities

Mayor Dodaro reporting:

1. reported that Barb told her that the last group who used the Community Center did not clean it up and left it in bad shape and if this happens again with this group she is inclined to not allow them to use the Community Center again – Leslie suggested that Barb generate a Checklist for those who use the Community Center and what needs to be done before they leave
2. reported that Barb stated that someone took 4 tables out of the Mayor’s Office – Tamatha stated that she needs this tables for an event this Saturday – and Barb also left a message that the key to the shed is still missing

Parks

Ken reporting:

1. confirmed the Beach is now closed for the season – thanked the Ski Team for their assistance in cleaning up the Beach and thanked Keli Helman for doing a great job this year as the Beach Supervisor and confirmed that she will return for next year’s season
2. has no set time to remove the community dock but it will be done this Fall
3. Reece’s Pond had a new chemical applied and in just a few days it has cleared up, this happened based on the water sample sent to The Pond Guy and them sending a new chemical based on test results – someone mentioned that the house across the street from the pond is getting pigs – Leslie is going to call the Township that the house is located in to see if pigs are allowed

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4. confirmed that he will hold off until next Spring to have more sand delivered and also confirmed that the hole in the Beach wall has been repaired – Greg stated that the No Fishing stencils on the wall have not been completed and that people are still fishing there
5. reported that he wants to add 12' to the Point Park parking area – Al stated that this area will be used as a staging area for the work on Brookshore – Ken said he will hold off until next year

Streets

Al reporting:

1. Phase 10 Brookshore Project - confirmed that work started last week and temporary parking areas have been designated to the impacted property owners
2. street repairs are going to soon begin
3. **Al made a Motion redo the Community Center parking lot at a cost of \$22,603, seconded by Ken. Vote: 5 ayes, 0 nays**
4. he had Buckeye Sealcoating look at the drainage issue at the Beach Parking Lot and they stated that the only fix is to remove and replace the existing Parking Lot at a bid price of \$169,000
5. distributed pricing estimates on three options for Phase 11 for next year for Council's consideration
6. he is working with the Township on the contract for snow plowing and salting

Legal

Allan reporting:

1. has two cases, one dealing with a defendant accused of criminal trespassing and the second a defendant with his second DUI that have pre-trial conferences scheduled with the judge

Finance

Gary reporting:

1. confirmed that he previously 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 – so moved by Tamitha, and it was seconded by Leslie. Vote: 5 ayes, 0 nays**
2. confirmed that he previously 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, so moved by Tamitha, seconded by Leslie. Vote: 5 ayes, 0 nays**
3. reminded Council that the NOPEC Grant monies are in the amount of \$3,836 and the Village must spend no less than \$447 by November 30, 2026 or forfeit this amount - he asked if there were any questions – Ken asked Gary to reconfirm the "spend by" date and said he will find a use for these monies
4. confirmed that our Financial Audit for the years 2024 and 2025 are wrapping up, thus far he has responded to all questions and requests for information and documentation and he is now waiting to hear if any additional information is needed and/or when the Audit will be completed
5. Cyber Security – at our last meeting, Council authorized the Fiscal Officer to proceed with the installation of the mandated cyber security system and approving the monthly costs of \$119.90 that cover the costs for the Business Class Internet, Firewall and equipment and to reimburse the Fiscal Officer for the installation costs that will be \$79.95 in total split between Burbank and

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Chippewa Lake at \$39.98 for Chippewa Lake- when Armstrong sent him the Agreement it stipulated that there needed to be a 3-year agreement for services and any cancellation of services would require the balance of monies due for a three-year term – Gary advised Armstrong that this is unacceptable – they revised the Agreement for a guarantee of 12 months after which no cancellation fees will apply - asked if there were any questions or comments from Council – none were offered – Gary asked for **a Motion from Council accepting the 12-month service guarantee, so moved by Ken, seconded by Tamitha. Vote: 5 ayes, 0 nays**

6. reminded Council that on June 5th, he sent out an email to the Mayor and Council to begin considering if the Village will be offering any additional pay incentive for the deputies patrolling the Village – in 2024 and 2025, each year we gave an additional 3% to their billing rates which are currently at \$35.05 per hour – no decision is needed tonight but if this is something that Council will want to do, it has to be voted on at the December meeting
7. services that were provided by Westfield Bank, at no charge, are now being charged by First Financial Bank – at this time, their monthly fees for ICS (the high yield interest on funds deposited) and for remote deposits by State and County offices – the Fees are \$90 per month and he is waiting to hear about other possible fees for their Treasury Management Fees – as he hears more he will let Council know and because of the fees, he is now researching other banks and their fees or lack thereof, for these same services
8. reported that we just made the final payment of the Village owned property taxes and this year we paid \$1,503.26, last year we paid \$186.40 and the year prior to that we paid \$191.99 – he asked if anything can be done to reduce these costs – Allan stated that he will work on this
9. as of the end of August, the balance in the Primary Checking Account was \$498,306.14 and \$211,228.03 in the Money Market Account and \$119,590.01 in the Star Ohio Account for a total of \$829,124.18 – he asked if there are any questions or comments – none were offered

Old Business

Nothing to report.

Public Participation

1. Kelly reported that there were three errors in the Lafayette Township Newsletter pertaining to Chippewa Lake – Mayor Dodaro stated that she does not know where they got their information
2. Pam reported that pottery decorating is scheduled for October 1st and Square Dancing is scheduled for October 2nd and thanked those who attended the Pride Party
3. Greg thanked Bud for the work he is doing to resolve a parked vehicle and understands that Bud's hands are tied and how Bud is working on reviewing Village Ordinances to bring them up to date – Bud stated that it is a “heavy-lift” but he is working on it
4. Rick stated that the Mosquito Spraying was done on a Friday, as the regular spraying moved from Thursday to Friday due to bad weather, but it impacted an outdoor family event caused by the spraying – Ken said he will advise our contractor to not spray on Friday's – Mayor Dodaro asked Ken to also speak with our contractor about nats and ticks and if the spray is effective against these pests

New Business

Nothing to Report.

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There being no further business Tamitha motioned to adjourn at 9:37 PM, seconded by Debbie.

Mayor Joanne Dodaro

Fiscal Officer, Gary Harris