VILLAGE OF CHIPPEWA LAKE
REGULAR MEETING MINUTES – OCTOBER 12, 2026

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

A roll call was taken with the following officials present: Ken Demeter, Leslie Burns, Al Horning, Debbie Rustic, Barb Hunter, Allan Michelson – Solicitor, Bud Hardesty – Zoning Inspector, Gary Harris – Fiscal Officer, visitors Debbie Horning, Tom Melter, Greg Stanislawski, Pam & Bob Williams, Kelly Schmetzer, Alison & Andy Weimer, Alan Robbins, Santino Ramos, Barb & Jeff Komjati, Steve McNab, Edward Nagy, Deputy Lyon and Acting Fire Chief Haas

Mayor Dodaro thanked Debbie and Ken and all others who assisted with the Fall Festival party and Mayor Dodaro announced that there was a $700 profit to be deposited upon Tamitha's return

Mayor Dodaro thanked all residents and all organizers for the Porch Rockers and Pam announced that there is one more that will take place this Saturday at the Safco residence – Mayor Dodaro also thanked Ken for the good food

Leslie reported that she was receiving text messages stating that the Meeting is not appearing on YouTube – the response from Council was that no one knows how to operate the system except Tamitha – Mayor Dodaro asked that another member of Council receive training so in Tamitha's absence the recordings can still proceed

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

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

Mayor Dodaro asked if everyone read the October Bill's for Approval and asked if there were any other changes, questions or comments – Gary confirmed that there is one addition to the bills as issued and it totals $300 – Gary asked Leslie to explain to Council what this was for – Leslie stated that she was having work done on her rental property and the dead tree that she thought was on her property was actually on Village property so she is asking for a 50% reimbursement which is $300 as she already paid the bill in full for $600 – Gary asked if there were any questions or comments about this or any other bill – none was offered – Gary stated that the revised Bill's for October amount to $17,651.82

Barb made a motion to approve the revised October Bill's for payment in the amount of $17,651.82, seconded by Leslie. Vote: 5 ayes, 0 nays

<u>Council Reports:</u>

<u>Safety</u>
Mayor Dodaro asked Deputy Lyon and Acting Chief Haas to read their reports:

1. Acting Chief Haas reporting – 57 total calls in September of which 39 were EMS, turnout time was 2 min. 57 sec., travel time was 8 min. 04 sec, had 5 Mutual Aid given and 1 Mutual Aid received – the list of applicants for Fire Chief has been reduced down to 5 and the "Testing" for selecting a new Chief will take place on November 10th – reported that they are 99% staffed – the new Rescue Boat has been received, it is a better unit than what they had and it will give

them enhanced performance capabilities on the Lake – through Sam.Gov they have access to the Red Cross Smoke Detector Program for those in need and the Fire Department will install the units

2. Deputy Lyon read the Activity Report that had a total of 72 activities of which 45 were extra patrols in the Village – reviewed the hours worked in September which were 60 out of the 100 hours requested being impacted by the resignation of Deputy Yarborough for reasons of not having enough time to work in Chippewa Lake based on his other obligations – the Department is now looking for a replacement
3. Mayor Dodaro asked Allan Robbins to proceed with his presentation on the Polar Bear Jump – Allan confirmed that it is scheduled for February 6th and the back-up dates are February 20th or 27th with the Run/Walk event scheduled for noon and the Jump begins at 1:15 – requests will be made to the Sheriff's Department, Specialty Services for snow removal and dock movement as well as the Lafayette Township Fire Department to cut ice and have a safety presence – he reported on the new Newsletter called the Lion's Roar and it's focus on Service and the Groups and Individuals Served and had copies available along with hand-outs on Our Impact describing volunteer hours, the number of people and counties served in 2025 with additional hand-outs on those wanting to make Donations as well as on their membership drive and application – Allan also asked Tom to talk about the Lions Club and Tom spoke about their efforts and actions in working with other charitable organizations that include Buckeye Cares for Vet's where food and clothing are available for Vet's and others in need and how Shelly Wartman is assisting through her knowledge of other charitable organizations in our area – Allan finished up by talking about his Certification in Disaster Assistance and he will let Mayor Dodaro, Barb and Leslie know about upcoming training programs for Certification to assist with Disaster Assistance in the community

<u>Zoning</u>

Leslie & Bud reporting:

1. Bud distributed the September/October Zoning Report to Council along with Ordinance 596-04 dealing with Flood Damage and Control as well as Floodways and Retaining Wall Work and went into detail on all the work that has to be done before any corrective work on the wall can even begin that includes detailing property ownership and the boundaries of same, the need to recover old documents to create a history of the retaining wall that was started back in the 1920's with private monies and no record of government involvement – Debbie reported that she is working with Bud and John Sandora on this project and recommended getting all parties together, residents with properties along the wall and Village officials and forming a Committee and work from now until next Spring where they will report back to Council once they have had a few Committee meetings that will not include dock owners – Allan Michelson will issue a graph listing all of the property owners from the Beach to the Creek – Mayor Dodaro recommended that John should be a member of the Committee and that they announce their meetings, define recommendations and then present these recommendations to Council for a vote – John addressed those present and spoke about his work along the wall but with no firm decision about responsibility he questioned just how much more work he should do on or around the wall – Tom raised concerns using tax payer dollars to fix the wall on private property and the need for a thorough review
2. Leslie stated that she has reached out to the Short Term Rental units in the Village, and we have 7 of these units in the Village, she discussed rule considerations with some of the owners and they responded with "well, what about your long term rental units, why have different rules for

long term versus short term rentals" – Leslie stated that she is working on a "Welcome Packet" that will include a quick reference guide to our rules and she will gear it towards being a more welcoming community – Mayor Dodaro stated that the owners of these properties need to know the rules and they need to pass them along to all renters and she also wants a directory with contact information and asked that it be available by the first of the year

3. Bud stated that he would like faster action in cutting down trees and wants to set aside $10,000 for tree removal and change the rules from needing 2 members of Council to give the approval before trees can be removed down to 1 and he proposed that this one person, other than himself, be Leslie – this led into a lengthy discussion about reviews, approvals, lists of trees for removal, the Zoning Code, etc. – Mayor Dodaro wants to continue to have 2 members of Council approve any such tree removals
4. Allan Robbins reported that there is a house for sale on Lee Lore that was a multi-family home but it is being advertised as a single-family home and he asked if this is an issue – he also wants the Village to talk with the homeowner at Shorefield and Beachside about the outside storage of furniture and wants a formal complaint to be filed – Bud to talk with the resident

Community Relations

Debbie had nothing additional to report beyond what she reported under the Zoning Wall Repair

Buildings and Utilities

Barb reporting:

1. apologized for the mis-communication she may have caused regarding the last group who used the Community Center and the report of not cleaning it up – she spoke with the people involved and there was/is no issue and she has generated a document outlining what to do after each event in the Community Center by those who use this facility and she is not kicking anyone out from using the facility
2. reported that she replaced the batteries in the Smoke Detectors
3. reported that for Voting she may need assistance on one of the three days involved in set-up of the machines, opening for Voting officials to arrive and/or the day that voting machines are removed – Bud offered to assist her
4. confirmed receiving the notices for the water shut-off scheduling and she will be calling tomorrow to get it scheduled
5. reported that she may have a schedule conflict in being able to attend the November 10th NOPEC meeting – Debbie offered to attend if Barb cannot

Parks

Ken reporting:

1. reported that Lafayette Township mowed some of the area by Reece's Pond and it looks good, he will get a quote to have it mowed more extensively
2. confirmed that the house across from the pond got rabbits instead of pigs as reported last month
3. the Community Dock will be removed over the next two weeks
4. confirmed that the final Mosquito spraying took place last week and he was able to confirm that the spray being used also takes care of Ticks but not the Nats – another chemical can take care of the Nats but it harms the Bee's – no action taken to add the other chemical
5. Mayor Dodaro asked Ken about getting bids for mowing next season – Gary to provide Ken with confirmation as to when the current contract expires

Streets

Al reporting:

1. Phase 10 Brookshore Project is moving along and they are still targeting completion by November 17th
2. Buckeye Sealcoating will be doing street repairs and the Parking Lot at the Community Center and they are targeting completion by the end of November
3. he is waiting on Lafayette Township to send him the new Snow Plowing Contract and he is expecting an increase in the hourly rate and reported that the price of road salt has increased 27% over last year's pricing

Legal

Allan reporting:

1. has three cases, one dealing with a defendant accused of criminal trespassing and there will be a change in plea at the Court Hearing next Friday and the second a defendant with his second DUI has a change of plea Hearing on November 9th and the third case is a domestic violence matter and it has a trial by jury scheduled for November 19th

Finance

Gary reporting:

1. confirmed that he previously distributed the September 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 September Bank Reconciliation Report as distributed and authorizing Council to sign the report – so moved by Leslie, and it was seconded by Barb. Vote: 5 ayes, 0 nays**
2. confirmed that he previously distributed the September Appropriations Report to Council through the end of September, 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 September signifying Council's review and agreement with the expenditures, so moved by Leslie, seconded by Barb. Vote: 5 ayes, 0 nays**
3. reported that tonight we have three pieces of legislation to vote on, all related to Finance
4. now that final costs, as of today, have been identified for the Phase 10 construction for the Village and County, we need to vote on legislation that increases revenues in the Road & Bridge Funds for passing through the payments that Medina County will make for the work on the water and sewer line replacements and decrease revenues in the OPWC Fund as costs came in lower than estimated – he asked if there were any questions or comments from Council – none were offered – he asked Allan to please do the first reading of Resolution 525-26
5. Allan did the first reading of Resolution 525-26, a "Resolution approving amending the Certificate of Estimated Resources and declaring the same an emergency"
6. **Barb made a Motion to waive the 2nd and 3rd readings of Resolution 525-26, seconded by Debbie. Vote: 5 ayes, 0 nays**
7. **Barb made a Motion to adopt Resolution 525-26 as an emergency, seconded by Ken. Vote: 5 ayes, 0 nays**
8. because of the adjustment in revenues, we also have to adjust appropriations in these same funds to allow the monies to flow through and out of these same funds – he asked if there were any questions or comments from Council – none were offered – he asked Allan to please do the first reading of Ordinance 919-26

9. Allan did the first reading of Ordinance 919-26, an "Ordinance to set Permanent Appropriations for the current expenses of the Village of Chippewa Lake, State of Ohio, during the year ending December 31, 2026 and declaring the same an emergency"
10. **Barb made a Motion to waive the 2nd and 3rd readings of Ordinance 919-26, seconded by Al. Vote: 5 ayes, 0 nays**
11. **Barb made a Motion to adopt Ordinance 919-26 as an emergency, seconded by Ken. Vote: 5 ayes, 0 nays**
12. every year we vote on accepting the amounts and rates for the tax levies – Gary stated that he confirmed that the tax rates are correct – he asked if there are any questions or comments from Council – none were offered – he asked Allan to please do the first reading of Resolution 526-26
13. Allan did the first reading of Resolution 526-26, a "Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor
14. **Barb made a Motion to waive the 2nd and 3rd readings of Resolution 526-26, seconded by Ken. Vote: 5 ayes, 0 nays**
15. **Barb made a Motion to adopt Resolution 526-26 as an emergency, seconded by Debbie. Vote: 5 ayes, 0 nays**
16. 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 – Barb asked Gary if we can use them to buy cameras or pay the utility bill
17. confirmed that our Financial Audit for the years 2024 and 2025 are now complete – they audited 10 categories ranging from Cash and Investments through compliance with the Fiscal Integrity Act, they conducted 67 tests and found 2 minor discrepancies, one was I issued a PO instead of a Then and Now PO (invoice was dated prior to the issuance of a PO) and I recorded an expenditure reimbursement as an interfund transfer as opposed to an expenditure adjustment – the 2 discrepancies out of the 67 total tests represent a 3% error rate and a 97% accuracy rate on the 65 other tests and they are reported as No Exceptions Found – the Audit report is released and available for public viewing – go to ohioauditor.gov, select Search Audits, select Reports Released, select October 1, 2026 and Chippewa Lake is the 36th listing down from the top as of today – he asked if Council has any questions or comments about the Audit – none were offered
18. 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 – Council asked Gary if the Sheriff Department increased their wages and if so by what percentage
19. as reported last month, 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 was also advised that there will be another $35 per month charged for on-line banking that we need so the State and County can direct deposit our revenues – he is now researching other banks and their fees or lack thereof, for these same services since we are now paying $125/month or $1,500 annually for these services that were at one time No Charge
20. Allan's contract expires at the end of this year and Gary asked how does he want to proceed on this matter – Allan stated that he is thinking about this and might ask for a 6-month extension to his current contract and he will be ready to discuss this at next month's meeting

21. asked Allan if there is any update regarding the effort to reduce property taxes on Village owned Properties – Allan stated that this is being worked on
22. as of the end of September, the balance in the Primary Checking Account was $547,774.45 and $211,531.85 in the Money Market Account and $119,977.73 in the Star Ohio Account for a total of $879,284.03 – he asked if there are any questions or comments – none were offered

Old Business

Nothing to report.

Public Participation

1. Pam discussed the deer issue in the Village and the petition that she is working on asking the Village to take action as she has almost 200 signatures, discussed what other communities are doing about this problem, how prolific the deer population is and how they are now walking in the streets, going up to people's homes where plants are located and also reported that she will be meeting with Medina County Parks for their input, etc. – Allan offered to contact Medina to get copies of legislation that they have passed – Mayor Dodaro thanked Pam for her work on this issue
2. Barb and Jeff spoke about the pole that has a lean to it and now the street light is shining into their home and asked if the pole can be straightened – Barb Hunter said she will get the pole number and call Ohio Edison
3. Tom discussed the 9 Parkway Path issue and that he met with the owner, offered to purchase the car that has been there for quite some time, there were concerns raised about the condition of the property by the owner and his current job status, financial status, etc. – Tom spoke with Lloyds Towing and they will remove the car if a court order is issued – also voiced his concerns with the speed bumps that are installed and stated that they are illegal on a curve, that they caused the damage to a boat trailer and that speed bumps are met for parking lots and speed humps are to be used on streets
4. Kelly voiced her concerns on the speed bumps especially with golf carts having no suspension and that it really impacts one's body going over the speed bumps and thanked Council for the job they do

New Business

Nothing to Report.

There being no further business Barb motioned to adjourn at 9:22 PM, seconded by Leslie.

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Mayor Joanne Dodaro Fiscal Officer, Gary Harris