

RECORD OF PROCEEDINGS

Minutes of REGULAR COUNCIL

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held JUNE 6

20 23

On this day the Glandorf Village Council and Board of Public Affairs met in regular session. Calling the meeting to order at 7:30 pm with the Pledge of Allegiance was Mayor Charlie Schroeder with the following members present: Brian Inkrott, Dale Warnecke, Zachary Klausing, Scott Buckland, Kristen Gerding-Heffner and Douglas Trombley. Board of Public Affairs members present were: Chris Recker and Derrick Schierloh. Brian Seimet was absent.

Others present were: Fiscal Officer Sharon Stechschulte, Fiscal Officer Assistant Joyce Fuerst, Maintenance Superintendent Mark Kaufman, Police Chief Jared West and village residents. Village Solicitor Theresa VonSossan was absent.

Minutes from the May 2, 2023, regular council meeting was read by Fiscal Officer Sharon Stechschulte. Motion approving the minutes as read was made by Gerding-Heffner and seconded by Klausing. All members were in favor.

Bills were presented by Fiscal Officer Sharon Stechschulte. Motion approving the bills was made by Inkrott and seconded by Trombley. All members were in favor.

Mayor Schroeder started the meeting with his personal comments and reasons to approve the rezoning request that was recommended by the Planning Commission at the January 28th hearing for parcel number 31-530084.000 by owned by Elton and Jeanette Schroeder from R-1 to B-1 for the proposed Christ the King Retreat Center Campus. Mayor Schroeder then asked each council member for their reason or reasons on why they voted to reject the zoning change request from R-1 to B-1. See Exhibit A for the Mayor Schroeder's submitted statement and Exhibit B for each council member's approved recorded or submitted statement.

The third reading for Ordinance No 1515 was given regarding the zoning change of the Ottawa-Glandorf Athletic Complex on O-G Rd (parcel no. 31-029020.0000) from R-1 to R-2. A motion was made by Buckland and seconded by Gerding-Heffner. Roll being called, vote was as follows:

Inkrott	Aye	Buckland	Aye
Warnecke	Aye	Gerding-Heffner	Aye
Klausing	Aye	Trombley	Aye

Lifewise Academy representative, Tom Giesken, stated that they completed all necessary surveys, soil samples, title searches and valuations. They would like council to consider the zoning change of his property (parcel no. 31-005130.0100) from R-1 to R-2 for the safety of the students. He has cleaned up that area already. The color of the new Life Wise Academy building is a light gray with light yellow accenting with a red logo.

The first reading for Ordinance No 1516 was given regarding the zoning change of the Tom Giesken property for Lifewise Academy (parcel no. 31-005130.0100) from R-1 to R-2 along with waiving the 5-acre minimum for religious purposes. A motion was made by Inkrott and seconded by Buckland. Roll being called, vote was as follows:

Inkrott	Aye	Buckland	Aye
Warnecke	Nay	Gerding-Heffner	Aye
Klausing	Aye	Trombley	Aye

Members from the Glandorf Lions Club presented an update and handout on the proposed canoe/kayak launch on the 22 Acres currently owned by Nancy

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Warnimont (adjacent to Ted & Kelly Ellerbrock's home on E. Blake St.). Greg Bockrath from Bockrath and Associates was present also. He noted that the land purchase must be done by the village by using grant funds. The grant application is due August 11, 2023, and will be awarded March 2024. They were requesting a commitment from the village council of \$125,000 initially to get the project started. It was decided to table this commitment until the July council meeting to give the Finance Committee time to meet and review the 2024 budget. The finance committee meeting was scheduled for June 27, 2023, at 7:00 pm.

Greg Bockrath advised council that the village received a \$260,000 0% loan from the OWPC. The agreements will be released on July 1, 2023, for signature. Council agreed to start the bidding process with the goal of project completion by June 2024. It was noted that we will be using \$107,798.48 of remaining ARPA (American Rescue Plan) funds first before using any loan money.

Greg Bockrath presented the council with a proposal for engineering and surveying services from Bockrath and Associates for the proposed 6" waterline loop at Deters Park between Anthony Street and Tile Co Street. There are County Infrastructure grants available they will be applying for. Klausing made a motion for Council President, Brian Inkrott, to sign this agreement. Warnecke seconded this motion. All members were in favor.

Fishel, Downey, Albrecht & Riepenhoff LLP e-mailed the updated village personnel policy and procedures manual for review. The personnel committee will review this document with a date to be determined.

Brian Inkrott made a motion to go into executive session regarding the proposed sale of the Liberty Drive property and competitive bidding at 9:06 pm. Klausing seconded this motion, and all members were in favor. Inkrott requested that Putnam County CIC Executive Director, Amy Sealts, the mayor and council members be included. All members returned from executive session at 9:22 pm.

Fiscal Officer Sharon Stechschulte noted that the Putnam County Auditor returned the Certificate of Estimated Property Tax Revenue for the renewal of the 2.3 mill current expense tax levy. It showed an estimated revenue of \$62,895.76 annually. Inkrott made a motion to approve Resolution #2213, a Resolution Declaring it Necessary to Levy a Tax in Excess of the Ten Mill Limitation on the November 2023 ballot. Buckland seconded the motion. Roll being called, vote was as follows:

Inkrott	Aye	Buckland	Aye
Warnecke	Aye	Gerding-Heffner	Aye
Klausing	Aye	Trombley	Aye

Warnecke then moved that Resolution #2213 be adopted as read and declared an emergency due to the time constraints. The motion was seconded by Trombley. Roll being called, vote was as follows:

Inkrott	Aye	Buckland	Aye
Warnecke	Aye	Gerding-Heffner	Aye
Klausing	Aye	Trombley	Aye

Sharon provided an update on the Ag Pro 2022 payroll withholding issue. She did receive the 2022 W-2's from Ag Pro. The total amount that should have been paid was \$16,070.63. Nine Ag Pro employees filed tax returns leaving the village currently out \$9,567.07. Sharon will be working with Solicitor Theresa VonSossan to determine

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the best way to proceed with collecting the balance owed. Sharon did note that after some research and Municipal League forum response, she felt the village might have to collect the whole amount from Ag Pro and then refund the employees that filed tax returns already.

Resolution #2163 was approved by council on June 2, 2020, to annex the T&A Properties, LLC property. In this agreement, the village agreed to pay Ottawa Township \$206.57 annually for 10 years or a one-time payment of \$2,065.73 for lost property taxes. The first payment is currently due. Buckland made a motion to make a one-time payment to Ottawa Township of \$2,065.73 and Trombley seconded this motion. All members were in favor.

Sharon presented to council the 2023-2024 insurance proposal. Due to increasing the replacement costs for all fire department vehicles (\$420,000), additional cost for ParkFest inflatables, bonding Assistant Fiscal Officer Joyce Fuerst for \$10,000 and premium increases, the proposed net increase was \$2,485. Council passed on adding earthquake coverage and malicious act coverage at this time. A motion was made by Trombley to approve the proposal and seconded by Warnecke. All members were in favor.

The budget hearing was set for July 5, 2023, at 7:00 pm. The finance committee will meet on June 27, 2023, to review the proposed budget.

The village has been contacted by Amy Hoffman, an energy consultant with Palmer Energy Company, regarding the county electric aggregation program. Council decided to table this matter.

Doug Trombley made a motion to have the mayor sign the AEP agreement and pay AEP \$4,278.85 to install/run electrical service to the proposed concession stand and restroom area at Deters Park. Klausing seconded this motion. All members were in favor.

The Board of Public Affairs reviewed the proposed agreement to transfer the 12" waterline on O-G Road to the Village of Ottawa. They would like the language to state that the village owns the pit and controls the water meter. The transfer would be from the east face of the water meter pit. Mayor Schroeder will contact the Village of Ottawa on these required agreement changes.

The village has been contacted by the Ohio EPA. Our second quarter annual average limit was .082 mg/L and over the standard of .080 mg/L. All residents will be mailed notices once again and Chris will complete the required paperwork. Our recent tests have been well below the limits, but we are still dealing with the high TTHM limits from 4th qtr. 2022 and 1st qtr. 2023 due to the Village of Ottawa's clarifier being down.

Chris Recker noted that there some fire hydrants that open right vs our village standard of open left. Bob Sager agreed to pay for one hydrant (\$874) in the Northwest area of Easthaven and Bismarck Drive to correct that hydrant. Council agreed to pay for three hydrants in Sager's 9th subdivision addition. There was some miscommunication when they were recently installed. The quote from Kuhlman Corp is \$3,400.50 to purchase the parts needed to correct these three hydrants.

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The BPA applied for a \$61,000 through Ohio Dept of Development (ODD) grant in August 2021. This money would help fund the manhole repairs and help fund the villages preventive maintenance program currently in place. Chris recently found out that we have made it to the second round and supplied ODD with additional information.

The village is also in the second round in the Ohio Dept. of Development (ODD) grant to purchase a new 6" Trash Pump to replace our current 4" Trash pump. The village is seeking \$45,0000 in grant money to do this.

Mark noted that Nienberg Supply is no longer selling commercial mowers. The village will have to go to Pandora or John Deere in the future. Also, the jeep donated in Zac Cassidy's memory will be here later this week to be installed in the park.

Village resident Brooke Callahan expressed concerns over the Mayor's comments earlier in the meeting. She is also concerned about the Lifewise building in the area of the Glandorf Elementary school. She thanked council for all the time and consideration they put into the Elton and Jeanette zoning change.

Chad Okuley questioned the status of the Christ the King Retreat Center and thanked council for all the time and consideration they put into the Elton and Jeanette zoning change.

Village residents Steve and Rosemary Buerger and Whit Linhares also thanked council for their efforts.

Ben Nienberg thanked council and informed all present that approximately \$700 was donated to Putnam County Homecare and Hospice in Evelyn Palte's memory from the approximately 80 books (History of Glandorf Public School – Glandorf Dragons about Glandorf Elementary 1887-1964) that she wrote, and her family donated after her death.

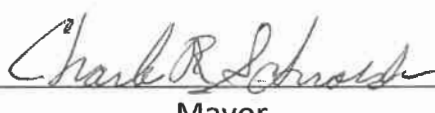
Police Chief Jared West informed council the Police Department has an old 38 revolver that is no longer needed and it is appraised between \$400-\$500. This will be auctioned off by Aaron Siefker on Saturday, June 24, 2023. He also received a quote for a rifle for the police cruiser, optic, sling, 2 magazines and the ammo needed for \$1,602.70.

Kristen thanked Mark Kaufman and Gary Birkemeyer for the time they spent putting out the flowers and watering them continuously.

Mayor Schroeder addressed Brooke Callahan's earlier comments by stating that he was exercising his first amendment right to freely speak and to petition the government (Council Members) for an explanation for their vote to reject.

The next council meeting is scheduled for Wednesday, July 5th at 7:30 pm.

With no further business at hand, a motion to adjourn was made by Zachary Klausung and seconded by Doug Trombley. All members were in favor.



Mayor



Fiscal Officer

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Exhibit A

Mayor Schroeder's reasons for supporting the rezoning request for a Christ the Kind Center (CTKC) and Do-Good Restaurant Ministry.

The Planning Commission recommended the Zoning Change after an intense 2 plus hour hearing with much spirited exchange.

CTKC and Do-Good Restaurant Ministry fits our History, Tradition, and supports our Principles and Values here in Glandorf and will aid in preserving these important qualities.

CTKC Mission, per their Web Site

To inspire individuals, families, and communities to become Saints by making Christ the center of our lives.

CTKC Vision and Plan, per their Web Site

CTKC is planned to be a destination of Spiritual reflection, engagement, and growth for everyone regardless of where they are on the journey of Faith. It will be a beautiful inviting place and environment to experience the Gospel in new ways and showcase the history of the Church. The Center will embrace and glorify Scripture, nature, and the arts, while complimenting the Village of Glandorf community, where it will be located.

They are what they state, a catholic retreat center and a catholic Do-Good Restaurant Ministry.

CTKC's mission, vision and plan, fits Glandorf perfectly.

What CTKC is not; it is not a halfway house, it is not a drug rehabilitation center, it is not a facility for sex offenders, it is not a prison, it is not a correction facility, and it is not a facility to process illegals crossing our southern border, individuals who state such things are only fear mongering or they know so much that just it's true because they have not taken the time to attend CTKC open houses nor attended the open meetings CTKC held at Glandorf Elementary, nor visited their web site.

Read Ordinance #1323, which governs the zoning in the village of Glandorf.

I'll address each point using critical thinking words like, How and Why, that helps one think through issues and problems.

How or why would CTKC harm or damage the Public Health of the Village of Glandorf?

I see no harm or damage to the Public Health being done to the Village by approving the rezoning request to have a CTKC and Do-Good Restaurant ministry that donates on average \$50,000+/-/month to a needy family based on their Osgood, Ohio Do-Good restaurant historical record. In fact, this donation will improve the health (emotionally, psychologically, financially of the family that receives the donation, what a blessing.)

The atmosphere this facility provides would aid in promoting an increase in the Public Health of the village and would make Glandorf a destination village for all to visit and benefit from.

How or why would CTKC negatively impact the Safety of the Village?

I do not see a safety issue with a rezoning request to permit a CTKC and Do-Good Restaurant ministry.

Some may say the increase in traffic could be a safety issue. First, we are a village, the center for economic activity for our local area, we need more traffic not less. We don't even have traffic lights in town, the traffic volume at the intersection of our two state highways US 224 and SR 694 does not warrant a traffic light. The volume of traffic in town is not a problem. If by chance a traffic issue would arise, an engineering study would be performed, and a traffic engineering solution would be applied to alleviate the problem. That's how those problems are solved. This is done every day somewhere in this great land.

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Exhibit A (Continued)

Not enough off-street parking is a problem in our village, more off-street parking is needed, 2 problems, 2 problems solved.

Soctoborfest held every fall, The need for more off-street parking became very apparent, the village, school district and park board worked together to solve the problem. A large parking lot east of Glandorf Park was constructed.

Flag Football started up at Deters Park, the need for more off-street parking again became very apparent, the village and the park board again worked together and studied their options and decided to construct a large parking lot at the east end of Deters Park. Glandorf always finds a way to deal with and correct the issues that arise. The people of this Village and local partners (School District, St. John's parish, and Park Board) have also rose to the occasion and worked together for the benefit of all. I have full and complete confidence in our people and our local partners will continue to do that because that's who we are, that's what we do, that's what we always do.

The CTKC will supply all the off-street parking they need for their facilities, that issue will not need to be addressed by our community.

How or why would CTKC negatively impact the Convenience of the Village.

I see the rezoning request for CTKC and a Do-good Restaurant Ministry as an economic benefit to the village. Our residents would have the added convenience of having a local restaurant to go to as opposed to individuals and families leaving Glandorf and spending those dollars in someone else's town. The location of CTKC, which sets out of the way poses no inconvenience to the village nor its citizens.

How or why would CTKC harm, damage, or negatively impact the overall Comfort of the Village of Glandorf?

The proposed location per the CTKC web site places their buildings more than 900 feet away from any of its close neighbors save their neighbor to the north Deb Langhals and she wrote a letter in support of this rezoning request. CTKC's rare, and unique atmosphere would enhance the Village of Glandorf comfortable living standards. This facility would neither harm nor damage the overall comfort the residents of the village currently enjoy.

How or why would CTKC harm or damage the General Warfare of the Village of Glandorf?

I am hard pressed to find any reason where or how the General Warfare of the Village of Glandorf and its residents would be harmed or damaged by this rezoning request to permit such a facility.

Other reasons outside of the Village of Glandorf's Ordinance #1323 which governs the villages zoning issues.

The Comprehensive Plan that is being developed for the Village has added some additional elements that need to be considered.

- 1) The steering committee went through an exercise in reimagining different land use spaces in our village. This process requires everyone to think a little differently and requires some change that some would not have thought of. A CTKC and Do Good Restaurant Ministry would be such a facility located at their campus location tucked way on a beautiful scenic plot of land, which would give the village an option to connect Blanchard Street to Blake Street which would connect to the proposed Blanchard River canoe/kayak launch site project that is being spearhead by the Lions Club with council approval. Connectivity was the number 1 amenity based on the community survey results. CTKC has stated that they would work with the village to provide the connectivity from Blanchard Ave. to Blake St.
- 2) The community survey showed the number 2 amenity desired was a local restaurant. A Do-Good Restaurant Ministry would fill that need.

The timing of the village's first comprehensive plan and the community survey results and the rezoning request to reimage a land use for a CTKC and Do-Good Restaurant Ministry to be amazing and of divine

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Exhibit A (Continued)

providence. Wow, the top two amenities requested by those taking the survey would have been resolved and addressed if only council had said yes to the rezoning recommendation from the planning commission.

The Glandorf's comprehensive plan theme or hash tag line is "Grow Glandorf". When council rejected the rezoning request, I have to wonder, is council serious about Glandorf flourishing and prospering? This plan gives the Village the framework and flexibility to repurpose and reimagine land use space within the village for it's residents to flourish and prosper. This comprehensive plan is not a restrictive instrument, nor an inflexible document that micro-manages every square inch of land within the village. This comprehensive plan gives the village a tool to help it rethink land use space for the benefit of Glandorf.

I have spoken with individuals who are in the economic development field, frankly Glandorf does not have the matrix of standards for a national restaurant chain to even consider Glandorf. One matrix, minimum population base north of 15,000 people is a minimum. Glandorf's population 1,000+/- . Even a local restaurant chain like "The Beer Barrel" is expanding in Cities with populations greater than 15,000.

This Comprehensive plan is not the mayor's plan, nor the village council plan, it's the people's plan based on their input. The Comprehensive Plan that is being developed from those who submitted survey responses to the village and given to Reveille for them to compile, use, and to develop the Villages first comprehensive plan. This plan is the community's plan, I see that it is the duty of this local government to give to the community what they desire. More connectivity and a restaurant.

The argument that CTKC does not have direct access from Blanchard Avenue to their property is true. They will need an Easement or Right of Way agreement from St. John the Baptist parish to get this access. I have witnessed the local school board, the local parish, and landowners work together to locate Glandorf Elementary at its current location, because they saw the need was real and most beneficial for the school, village, and parish. I have full and complete faith and confidence that CTKC and St. John the Baptist Catholic Church will work together to establish an easement or Right of Way agreement that would be agreeable to both parties.

The two adjoining landowners most directly impacted by this rezoning change have not voiced any opposition.

Also, the Village of Glandorf needs to comply with all federal and state laws, as well as enforce the Laws/Ordinances on our books. A Federal law that's been on the books since 2000 the "Religious Land Use and Institutional Persons Act" and the Bill of Rights come to mind, I think about the first amendment that protects Freedom of Speech, and the five rights to go along with it., Freedom of Speech, Freedom of Religion, Freedom of the Press, Right of Assembly, and the Right to Petition the government. One very important role/duty of government is to protect those rights, in addition I view the rejection of this rezoning change in conflict with the requirements of evaluating ordinance #1323 that I read earlier, I see no clear and convincing reason nor just cause to deny this zoning change from R-1 to B-1.

The current culture war that is being waged here in the United States of America. Critical Race Theory (CRT), Drag Queen Story hour, biological males completing against females, this is war on Title IX and women in general, Trans gender affirmation, and other like-minded programs being promoted in our public schools around this country is horrifying to me. They are grooming our children. If it is not here already, it's knocking on our door. Glandorf needs to be a beacon of light that promotes the traditional principles and values that we have been raised in and want to instill in the next generation. CTKC would help combat and aid in fighting this culture war.

CTKC and Do-Good Restaurant ministry would improve and add to the local economy, and with the added traffic volume, the other local businesses would have opportunity to benefit from this increase in traffic volume.

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Exhibit A (Continued)

The village of Glandorf should be doing everything in its power to support and promote businesses, groups and organizations that align with Glandorf’s History, Traditions, Principles, and Values, it’s our duty as elected representatives of the people of Glandorf.

I have been asked by numerous individuals who live in Glandorf on why council voted to reject the zoning recommended by the planning commission. I informed them that I will not speak for any council member and because of the importance of this rezoning request, I request at this time by role call for each council member to state their reason or reasons for their vote cast to reject.

Exhibit B

Council members reasons for rejecting the rezoning request for a Christ the King Center (CTKC) and Do-Good Restaurant Ministry as requested by Mayor Charlie Schroeder:

Brian Inkrott, President of Council, stated that he was at all the meetings re: Christ the King Center and was made available to all village residents to make a vote he was comfortable with. Anyone with questions can contact him on his cell at 419-615-8765.

Dale Warnecke, Council Member, had no comment. Anyone with questions can contact him on his cell at 419-969-0516.

Zachary Klausing, Council Member, stated that after attending numerous informational sessions and speaking with the public, the majority of village residents he talked to felt the project was not a good fit. Anyone with questions can contact him on his cell at 419-890-6625.

Scott Buckland, Council Member, stated that he felt he did his due diligence and voted for the people of Glandorf. He is comfortable with his decision.

Kristen Gerding-Heffner, Council Member, stated “I voted on behalf of the majority - please contact me at 419-969-0534”

Douglas Trombley, Council Member, stated that he felt he took the necessary time reading letters and talking to village residents. Anyone with questions can contact him on his cell at 419-230-3433.