

RECORD OF PROCEEDINGS

Minutes of A REGULAR COUNCIL

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held SEPTEMBER 5

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. Absent: Douglas Trombley. Board of Public Affairs members present were: Brian Seimet and Derrick Schierloh. Absent: Chris Recker

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

Minutes from the August 1, 2023 regular council meeting was read by Fiscal Officer Sharon Stechschulte. Motion approving the minutes as read was made by Klausing and seconded by Gerding-Heffner. All members were in favor.

Bills were presented by Fiscal Officer Sharon Stechschulte. Motion approving the bills was made by Inkrott and seconded by Buckland. All members were in favor. Warnecke abstained from the K&L invoice.

The third 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. After reviewing a letter signed by attorneys from Lifewise Academy and Glandorf St. John's Parish (see Exhibit "A"), a motion was made by Klausing and seconded by Buckland. Roll being called, vote was as follows:

Inkrott	Aye	Buckland	Aye
Warnecke	Nay	Gerding-Heffner	Aye
Klausing	Aye	Trombley	n/a

The third reading for Ordinance No 1517 was given regarding the zoning change of parcels 31-025091.0000 and 31-025092.0000 for the property currently occupied by the Brooky's businesses from R-1 to B-1. A motion was made by Inkrott and seconded by Buckland. Roll being called, vote was as follows:

Inkrott	Aye	Buckland	Aye
Warnecke	Aye	Gerding-Heffner	Aye
Klausing	Aye	Trombley	n/a

The third reading for Ordinance No 1518 was given updating a new personnel manual. A motion was made by Gerding-Heffner and seconded by Warnecke. Roll being called, vote was as follows:

Inkrott	Aye	Buckland	Aye
Warnecke	Aye	Gerding-Heffner	Aye
Klausing	Aye	Trombley	n/a

The second reading for Ordinance No 1519 prohibiting medical marijuana cultivators, processors and retail dispensaries licensed under Ohio Law from locating and/or doing business within the Village was given. A motion was made by Warnecke and seconded by Buckland. Roll being called, vote was as follows:

Inkrott	Aye	Buckland	Aye
Warnecke	Aye	Gerding-Heffner	Aye
Klausing	Aye	Trombley	n/a

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The first reading for Ordinance No 1520 was given for the zoning change request for Ellerbrock Enterprises LLC for parcel 31-589010.0000 from R-1 to B-1. This zoning change was recommended by the Planning Commission at the August 26, 2023 meeting. A motion was made by Warnecke and seconded by Inkrott. Roll being called, vote was as follows:

Inkrott	Aye	Buckland	Aye
Warnecke	Aye	Gerding-Heffner	Aye
Klausing	Aye	Trombley	n/a

Christopher and Alexandria Cattell Gerding are requesting a variance on parcel 31-022040.0000 located at 411 Anthony Avenue, Glandorf, Ohio. The variance request is necessary because they would like to build a 60' x 40' storage building in excess of the 1000 square foot size requirement. This zoning variance was recommended by the Planning Commission at the August 26, 2023 meeting. A motion was made by Buckland and seconded by Gerding-Heffner. All members were in favor.

Two sealed bids were received on August 31, 2023 for the main street stormwater drainage improvement project. Both bids exceeded Bockrath & Associates estimate by 10%, hence, neither could be accepted. Council agreed to have Bockrath & Associates increase the estimate to \$300,000 and have the project re-bid for completion by mid-2024.

The canoe/kayak launch grant application was turned in by the August 11, 2023 deadline. All applications will be reviewed by the State on October 19th so we should know the status by the November council meeting.

David Conley, President of Rockmill Financial Consulting presented to the finance committee on August 15th their services for financial budgeting, planning and levy options. The estimated cost for one year of unlimited service was \$40,000, \$25,000 for 6 months unlimited service and/or \$425 per hour. The finance committee felt the services could be beneficial but probably would be more beneficial for larger towns/villages and decided to not proceed with these services at this time.

No problems were reported at the Glandorf Fire Department's Golf Cart Poker Run held on August 19th or at the Parkfest held last weekend.

Resolution #2220 was presented to Council by Mayor Charlie Schroeder to assign street addresses to the parcels owned by Schnipke Enterprises LLC on South Main Street. Parcel 31-025100.0110 was assigned address 323 S Main St and Parcel 31-025100.0100 was assigned 327 S Main Street. This is needed for reporting to the 911 system and the Putnam County Auditor's office. A motion to approve the resolution was made by Inkrott and seconded by Gerding-Heffner. Roll being called, vote was as follows:

Inkrott	Aye	Buckland	Aye
Warnecke	Aye	Gerding-Heffner	Aye
Klausing	Aye	Trombley	n/a

Mayor Schroeder reported that Reveille is working on updating the zoning ordinance. Council should see communications on this prior to the next meeting.

There are still issues with the lights on Liberty Drive. Sarka Electric replaced two more lights and sent one in for testing.

Relentless IT looked at the two police department computers and said they are both past their useful life. They are transferring the information on the old computers

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and storing the information on a portable hard drive for the police department to have for their records and use.

Mayor Schroeder reported that the transfer of the 12" water line to Ottawa is still on hold due to language issues. A meeting will be scheduled with the solicitors.

A motion to make a \$15,000 donation to the Glandorf Park Board for the construction of the new concession/restrooms in Deters Park was made by Gerding-Heffner and seconded by Klausing. All members were in favor.

Resolution No. 2221 was presented by Sharon Stechschulte to accept the 2024 amounts and rates as determined by the Putnam County Auditor. A motion was made by Klausing and seconded by Buckland. Roll being called, vote was as follows:

Inkrott	Aye	Buckland	Aye
Warnecke	Aye	Gerding-Heffner	Aye
Klausing	Aye	Trombley	n/a

Sharon requested permission to attend the Auditor of State annual training on October 17, 2023 in Perrysburg. A motion was made by Warnecke to approve the training and seconded by Klausing. All members were in favor.

Sharon informed council that only 5 Ag Pro employees have yet to file and pay their 2022 taxes. The Ag Pro Payroll and Benefits Manager continues to follow up with the employees to get this situation resolved.

A finance meeting was scheduled for September 19th at 7:00 pm to review the Mayor, Council and BPA members pay increases effective 1/1/2024.

Village solicitor, Theresa VonSossan, informed council that she will not be renewing her contract. The personnel committee will schedule a meeting to review potential candidates.

Theresa recommended voiding the following resolutions which were inadvertently passed as resolutions. A motion to void the following resolutions was made by Buckland and seconded by Warnecke. All members were in favor.

- Res No. 2181 passed 7/6/21 to approve the 2022 budget
- Res No. 2196 passed 3/1/22 to renew the non-business CRA agreement process
- Res No. 2201 passed 10/4/22 to accept Rob Searfoss's resignation
- Res No. 2202 passed 10/4/22 to accept Judy Schroeder's resignation

A motion to approve the previously passed resolutions as stated above was made along with a motion to approve the above, retroactive to the date passed, by Warnecke and seconded by Inkrott. All members were in favor.

BPA member Derrick Schierloh informed council that the water tower mixer was installed today. He also reported that the quarterly TTHM levels exceeded the required EPA levels again. Chris Recker is working to complete the required paperwork for this.

Police Chief, Jared West, reported that road spikes were donated by the US Deputy Sherriff's Association and are currently in the police cruiser.

Joyce Fuerst reported that the copper and lead testing was just completed and the village will not need to report again until 2026.

The Glandorf Lions Club has postponed the family movie night until 2024.

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Whit Linahres reported that the Glandorf Germany sign has been installed by the Park entrance. A special thanks to Glandorf Lumber and Alt's Seamless Spouting for their donations to get this installed.

Scott Buckland requested that a donation to the Glandorf Baseball Association for the work they did to help clean up during the Parkfest. Since no donation was made last year, Klausing made a motion to pay them \$1,000 for their work. Gerding-Heffner seconded this motion. All members were in favor.

Kristen received a thank-you from the Glandorf Elementary 8th grade science class for the villages support of their Dark Sky Week project. They also stated that they will be working on projects in preparation of the Solar Eclipse which will occur on April 8, 2024.

Dale informed council that Clete and Mary Birkemeier are going to Germany in June 2024 and are looking for a few council members to go. An informational meeting will be held October 29th for anyone interested.

The next council meeting is scheduled for Tuesday, October 3rd at 7:30 pm.

With no further business at hand, a motion to adjourn was made by Zachary Klausing and seconded by Scott Buckland. All members were in favor.



Mayor



Fiscal Officer

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EXHIBIT "A"

Honorable Charles Schroeder
Mayor of the Village of Glandorf
203 N. Main Street
Glandorf, OH 45848

RE: Zoning of Giesken Holdings LLC Property

Dear Mr. Mayor and Council:

As you are aware, two (2) readings regarding the zoning of property owned by Giesken Holdings LLC were had, and prior to the third (3), a letter from St. John the Baptist Church outlining several concerns was received by Council which thereby stopped the process.

This letter is to inform you that, my client, Giesken Holdings LLC, and St. John the Baptist Church, through their Attorney, Anna Mae Blankemeyer, are working cooperatively to resolve any issues previously addressed in their letter.

Pursuant to an email received from Attorney, Anna Mae Blankemeyer, "The Church is willing to work with Tom on this access issue. We would like to formalize the existing somewhat ambiguous easement. I ordered a survey on August 11th from Greg Bockrath for the small strip of church land that is currently being used for access, and I would like to propose a written and recorded easement once that survey is complete for the area in question which sets the physical parameters of the easement as well as clarify any maintenance, liability, and other issues."

While this will take some time to accomplish, we wanted to ensure Council that this is being worked on and will be resolved.

Should anyone have any questions, please feel free to contact us.

Sincerely,


Jennifer L. Klausung
Attorney for Giesken Holdings LLC


Anna Mae Blankemeyer
Attorney for the Trustees under the Diocese of Toledo Properties Trust Agreement
and St. John the Baptist Church