

On Tuesday, April 8th, 2025, at 6:00 PM, Mayor Joseph Galea opened the Council meeting with a word of prayer, and the Pledge of Allegiance to the flag was recited by those present.

The regular meeting for the Council of the Village of Monroeville was then called to order.

Present at roll call:

Chris Raftery	and: Joseph Galea, Mayor
Mark Miller	Tom Gray, Village Administrator
Sue Rogers	Bonnie Beck, Fiscal Officer
Tammy Schlachter	Heather Alicea, Administrative Specialist
Bob Whitacre	Jim Barney, Solicitor
Sam Wiley	Jon Earl, Chief of Police

Also attending: Mr. & Mrs. Ehrman; Mr. & Mrs. Koch; Mike Sitterly; John Courtney & Scott Wieging from Courtney & Associates; Joe Mantey & Robb Smithson from Firelands Rails to Trails (FRTTI); Phil Wheeler from the Attica Hub; and Skip Brick from America's Home Place.

The March 2025 financial reports, bank statements, balance sheets, check reports, and bank reconciliations were previously distributed to Council via e-mail.

APPROVAL OF AGENDA

The Mayor asked for Council's approval of the agenda. Sam Wiley made a motion, seconded by Sue Rogers, to approve the agenda. Motion carried with no discussion.

DISPOSITION OF MINUTES

The Mayor asked Council for a motion to approve the minutes from the regular Council meeting on 3/11/25 and the special Council meeting on 3/25/25. Tammy Schlachter made that motion, seconded by Bob Whitacre. Motion carried with no discussion.

APPROVAL OF FINANCIAL REPORTS

The Mayor asked Council for a motion to approve the March 2025 financial reports. Chris Raftery made that motion, seconded by Sue Rogers. Motion carried with no discussion.

APPROVAL OF THE MONTHLY CREDIT CARD REPORT & QUARTERLY CREDIT CARD REPORT

The Mayor asked Council for a motion to approve the March 2025 credit card report and the 1st quarter of 2025 credit card report. Chris Raftery made that motion, seconded by Sue Rogers. Motion carried with no further discussion.

OPPORTUNITY FOR CITIZENS TO ADDRESS COUNCIL

John Courtney presented his annual utility rate review that was previously submitted to Council. John started with the electric rates and advised that other than some issues with the crypto mining, on a projected basis, the Village is meeting all debt service covenants and cash flow requirements. There is no need to increase electric rates at this time. The balance on the AMP loan is \$490,000 and John's recommendation is to pay off the loan once the Village is in a position to do so, after the crypto mining situation is resolved. In looking at the water, John usually assumes a 3% inflation rate per year. A 3-step rate increase was done in 2023, with a 5% increase per year in 2023, 2024 and 2025 (year 2025 will be applied 7/1/25). When the solar project was done around the reservoir, the Village set up a rental arrangement which has the electric fund pay a rental fee to the water fund, at \$.01 a kilowatt hour. As his handout shows, degradation has occurred because the solar project puts out less each year. In 2026, there will be quite a big jump because of the floating solar that was recently approved with D3 Energy. John is anticipating to have the same rental arrangement in place, for \$.01 per kilowatt hour, which should boost the revenue by \$80,000 per year. In 2026, there will be an influx of additional revenue to the water fund. There was new debt service in 2023-2024, due to recent projects, which has caused the Village to run short in the water fund. In the wastewater fund, things have been pretty consistent year to year. The last sewer rate increase was in July 2023. John is going to assume that the Village is going to continue to pay \$50,000 per year out of the sewer rehab fund towards the debt service. In closing, John advised the following: for water rates, projected revenues at current rates, plus the anticipated solar field rental fees are not sufficient to meet the projected near-term revenue requirements and the water revenue needs to be increased approximately 10% in order to meet the projected near-term revenue requirements; for sewer rates, the projected revenues at current rates are not sufficient to meet the projected near-term revenue requirements, even with the \$50,000 of the debt service costs associated with the WWTP Improvement Project continuing to be paid out of the sewer rehab fund each year, and wastewater revenue needs to be increased approximately 5% in order to meet the projected near-term revenue requirements. John said the water fund is more important than the sewer fund, and there are sufficient

funds in the sewer fund balance. If the Village wants to, they can defer the sewer rate increase in lieu of doing the water rate increase for at least six months or so, but he doesn't think we should put off raising the sewer rates much longer. Bonnie asked if the 10% increase has to be done at one time or can it be phased at 5% each. John said it can be spread out, but obviously that is going to drop the fund balance. There was a fairly healthy fund balance starting out, so it can definitely be done into two phases of 5% each. John Courtney and Scott Wiegand exited the meeting at 6:15 PM.

Joe Mantey and Robb Smithson spoke in behalf of FRTTI, and provided a handout. Joe congratulated the Village on getting the trail signage posted, and said Monroeville was the first to do so out of all the surrounding areas. FRTTI manages the North Coast Inland Trail and is all volunteer based. The trail also includes US Bike Route 30, which is a project of state highway transportation officials, whose goal it is to get bikes off the roads and onto trails. FRTTI meets once a month at the depot building, and they do maintenance work on the trails the 1st Saturday and the 3rd Sunday of every month, from 8am to 12pm. They are looking to add a maintenance building to this side of the trail. Everything they have right now is on the east side of the trail, by State Route 601. Currently, equipment is being stored at volunteers houses and barns. There is funding to build the facility, but they haven't found a suitable location yet. They need to find a location and then complete the necessary permits. The Mayor advised that himself and Tom Gray need to sit down with FRTTI and figure out a location for the maintenance building. Joe Mantey and Robb Smithson exited the meeting at 6:22pm.

Mike Sitterly spoke and said he wants to know what's going on with the sewer that keeps backing up into his basement. Mike has been promised for over a year that the issue will be looked into and he hasn't heard a word from anyone. Mike said he is tired of cleaning excrement out of his basement. Mike provided a \$300 invoice that he paid to have his pipes cleared out again. The Mayor asked Tom if he can shed any light on this situation. Tom said that Mike oversaw the excavation project at Broad Street and US Hwy 20. As indicated in Tom's report, the 100-year-old clay tile had a bell that failed and it migrated tree roots into the clay tile, which caused the most recent problem. The tree roots were cleared and the pipe was replaced. The next step is to camera the entire length of the pipe, from Broad Street to the Milan/US Hwy 20 intersection, and see if there are any other problems. Adkins Sanitation will be doing the camera work and it's not yet been scheduled, but is anticipated in the next few days. Mike addressed Tom, and said the backflow doesn't push that amount of toilet paper and excrement up into his basement the way it has. Mike said the problem started when the sewer was rerouted in front of the MMC building, and the Village tied it in straight across from his house. The pump kicks on and pushes it right across, into his drain and up through his basement. Mike said Tom told him there was no pump the first time he spoke to him about this issue. Tom said it's not the pump causing the problem, the blockage was in the line. Mike said that blockage had nothing to do with this. Tom said it certainly did, it blocked it all the way up to the end of the line. The Mayor reminded Mike that the purpose of this isn't for Mike to argue with Tom, and Mike needs to direct his comments to Council. Mike said all he is trying to do is explain to Tom is there's not that much pressure in a backup that would push that much toilet paper and excrement up his line and into his basement. Water yes, but not toilet paper and excrement. The Mayor asked Mike if it comes out of the drain in his basement. Mike confirmed, and said he's talked to the plumber about backflow and the plumber said that's not going to help with that much pressure and that much backup. The line is going to be plugged and then Mike will have a hard time getting someone to clean the line because no one wants to get their snaking equipment stuck in the backflow. The Mayor said he knows that Mike is looking for a long-term solution, and asked Mike if he is looking to be reimbursed by the Village for his \$300 invoice. Mike confirmed. The Mayor said Council will take the reimbursement into consideration and discuss it later in the meeting. The Mayor said he is confident that the Village is investigating the matter as best they are able. Mike said he wants to know what's being done, as he feels the problem is being ignored and no one is speaking to him. The Mayor said that isn't accurate, as he and Tom have had multiple conversations with Mike.

Ashley Koch spoke and provided a handout to the Mayor and Council members. Ashley and her husband, Andy, are building a home at 5 Eagle View Drive here in Monroeville. Ashley said she is speaking in regards to their concerns with storm water management and concerns with water management as it pertains to 100 Sandusky Street and the Eagle View subdivision. Ashley said she first spoke with Village Administrator Tom Gray on 2/7/25. Ashley's handouts show illustrations of their concerns in order for everyone to better understand the gravity of the problem at hand. The handouts show an aerial view of the commercial business at 100 Sandusky Street. The business is collecting what appears to be the entire roof and surface water of the property and discharging it to the rear of the property, through five outfalls in the middle of the hill, with water discharge onto Eagle View subdivision. The handout shows two of the five outfalls, and also shows one of the outfalls gushing water into Eagle View subdivision during a rainfall. The forceful water can be seen pulsating and gushing, moving rapidly down the hill, and creating flowing and standing water on and through the properties of 3, 5 and 7 Eagle View Drive. Ashley brought a video of last week's discharge if Council would like to view it. The aerial photos that Ashley provided show changes to the

commercial property at 100 Sandusky Street. The aerial photos taken between 2015 and 2024 show significant change in the impervious area to the property throughout those years. Comparing the pictures between 2015 and 2022, it's obvious there was a roof remodel and significant change to the impervious surface areas. Based on the pictures from 2023 to 2024, there was again a change to the impervious area of the property, specifically the southeast driveway/parking u-shape was filled in. Regarding this, as of March 20th, 2025, there were no zoning or building permits issued by the Village of Monroeville to the property owner of 100 Sandusky Street. Ashley asked what the ramifications are for a commercial property not obtaining a permit before altering the property, especially when said alterations are negatively affecting the surrounding private properties and storm water management. Ashley asked who will hold the property owner 100 Sandusky Street accountable for the lack of permits. Ashley asked why she had to pay for building permits to build her home in the Village, if there is no consequence for not having building permits in the Village. Ashley said her handout shows the Village's codified ordinances regarding zoning permit applications, non-compliance, and penalty in regards to not obtaining a permit. Ashley said the aerial photos show significant changes to the impervious areas of 100 Sandusky Street, from 2015 to 2024. Ashley advised Village ordinance 931.01 establishes rules and regulations in order to minimize adverse caused by the creation of impervious surfaces and 931.09 states that property owners who have added or reduced the amount of impervious area on their property shall notify the Storm Water Director within 30 days of the occurrence. Ashley asked if this was done for 100 Sandusky Street, as the significant change to the impervious area is obvious on historic aerial views. Ashley asked if the Village has re-assessed the ERU (equivalent runoff unit) for 100 Sandusky Street since addition of the significant change to the impervious area. The property may not be draining surface water directly into the Village's storm sewer systems to the front of the property. However, the Village is aware the business is draining its storm surface water of the mostly impervious property to the rear of the property, through Eagle View subdivision properties and storm sewers. Ashley said she isn't an engineer, but by her own calculations, using the rational method to calculate runoff, from soil type and acreage for 100 Sandusky Street versus runoff with an impervious surface with the same acreage, on a day that sees just one inch of rainfall, runoff goes from 25,044 gallons per day to 75,134 gallons per day, with an impervious surface. The runoff for 100 Sandusky Street is currently being directed to the rear of the property. Ashley cited the Village Council minutes from 3/11/25, that stated the following: the Eagle View storm water drainage system is not properly configured to allow it to be extended as a possible solution to the lower- level water conditions. In her handout, Ashley provided watershed maps from the Huron County Soil & Water Conservation. The watershed from 100 Sandusky Street is onto Eagle View subdivision. The Village approved the Eagle View subdivision and storm water system plans. Ashley said if it's felt that the current Eagle View storm drainage system cannot handle the natural watersheds, not to mention the increase in the aforementioned impervious surfaces, it's the Village's responsibility to upgrade Eagle View subdivision storm drainage to the appropriate capacity and hydraulic engineering design to account for it. Ashley said that she and her husband are asking the Village to involve a licensed engineer to come up with a hydraulic solution, including the appropriate system sizing to withstand natural watersheds and the substantial impact of increase in volume and velocity of runoff from significant change in upstream impervious surfaces, on recommended storm curves. Time is critical to implement the hydraulic solution in order to mitigate property damage and liability. Ashley also asked for an appropriate consequence for commercial businesses who have not obtained proper zoning and building permits to date, especially when said property alterations are negatively impacting surrounding properties. There are four families that are currently in the process of building in Eagle View subdivision, three of which currently reside outside of the Village and are moving their families into the Village. These are half-million dollars homes that are being built, with families generating earned income tax and property tax that the Village will benefit from. Ashley respectfully reminded Council of the obligation they have to uphold the codified ordinances of the Village, and actively administer Village surfaces, including storm water utility, to property owners and residents. Ashley said property damage has already been done and may keep occurring, so the issue needs to be addressed ASAP. The Mayor said he understands and given the complexity of the issue, he thinks discussion should be held during the "Council business" portion of the meeting, unless it comes up under the Village Administrator's report. Jim Ehrman spoke and said Ashley is building her house right next to his. Jim said before he had moved into his home at Eagle View, the basement had just been completed, and he had drains put in the basement. He was glad he did because 10-12 inches of water collected in his basement during a rain event. The pumps were overwhelmed and water came up through the saw cuts all the way around and also fractured the floor of the concrete to the perimeter of the basement. Jim hasn't fixed those damages yet. In the meantime, Jim put in an outside pump that is sitting below the foundation, which seems to have stemmed the flow of the water. Every time there is a hard rain, it floods behind Jim's home. Mark asked if they think the water is from the property above. Jim confirmed. Mark said he has lived in the Village his whole life and the commercial business at 100 Sandusky Street hasn't changed the actual building. Mark asked if the Ehrman's and the Koch's are referring to where the owner went behind the building and put the driveway in, which made the slope even shorter. Ashley said it appears the commercial business building is all concrete. The surface water is draining into pipes that outfall into five outlets on the side/middle of the hill. Mark asked Ashley if she is seeing water coming

over the hill, not counting the pipes, because the property slopes that way. Ashley said no, it's an impervious surface that will not drain, the outfall is from the pipes. Mark said it's all gravel behind the property, all the way around the back, which was done when the driveway was put in the other side. Ashley said permits weren't issued for alterations of the property. Mark said he doesn't disagree with Ashley, but asked if there is water running over the hill, on top of what is coming out of the pipes. Ashley said no, and showed Mark a video of one of the five outlets that is gushing water and causing water to stream through the property, and causing standing water as well. Mark asked Ashley if she thinks even more water is coming down the hill from the changes that were done behind the commercial building. Ashley said she isn't sure, but it goes from 25,000 gallons to 75,000 gallons and then adds in the entire roof water. Ashley said she thinks that property has its own storm basins that are connected to the outfalls in the back, which are collecting water and then are put out onto Eagle View. Jim said going back to what he was saying, the Village upgraded the area behind his home. The Village came in and put in a big French drain to stem the water flow. The pipes coming out of the hillside is a major part of the problem. Jim took a video that shows where the water is missing the whole area where the drain was put in. Jim understands there are five outfalls, and they are just free flowing with storm water from Sandusky Street. There was a recent storm system that came through and the rainfall was so substantial that it was going past the drain area and not even touching the culvert. That was before the Koch's broke ground on their house. After their build started, another storm system came through that flooded the back of their property and went down into their basement. It flowed down the Koch's temporary driveway and flowed halfway out into the street. Jim didn't have water in his basement, but he had substantial standing water behind his house. The Mayor said he understands their concerns and it can be discussed more during the "Council business" part of the meeting. Chris said she disagrees, and that the issue needs to be referred to engineers in order to get questions answered before any kind of determination is made. The Mayor said all he is saying is that more discussion can be had later in the meeting, not that any determinations need made. Skip Brick, from America's Home Place, spoke and said his company is the builder of these homes. The best examples that he can provide is the homes they are currently building at 109 North Street and 5 Eagle View Drive. With 109 North Street, they had about 15-inches of bedrock and shale, and water runs right off of shale. During the last major storm, the house inside the loop that is not up against the hill had a sump pump that had zero issues handling the water, and not a drop of water in the basement. At the exact same time, Skip's plumber was working on the finished basement for 5 Eagle View Drive. The plumber said there was water pouring through the pump and pouring through the saw cracks in the concrete at a rate he had never seen before. The plumber had barely enough time to remove his tools from the basement before it flooded. Luckily, Skip had asked the Koch's to put in an external crock, as he did for Jim Ehrman's home. Skip put a pump in the crock and it took the better part of the night to catch up and get the water out. When you are looking at two homes in the same subdivision and one home has a massive amount of water coming out of the hillside and their basement floods so desperately that the pump can't even touch it, and then the home 100 yards away has zero problems, it's unbelievable. The Mayor said he appreciates Skip's comments.

ADMINISTRATIVE REPORTS

Administrator - Tom presented his report that was previously submitted to Council. Tom asked for Council's approval to authorize the purchase of a 5500 series dump truck, plow, and salt spreader, from Valley Truck, in the amount of \$124,717.64. After-market safety lighting installation and two-way radio installation, in an additional amount of approximately \$5000 will follow once the truck has been delivered. Sam Wiley made a motion, seconded by Chris Raftery, to approve Tom Gray's request for purchase of a 5500 Series Dump Truck, at the price of \$124,717.64. Motion carried with no discussion.

Fiscal Officer - Bonnie presented her report that was previously submitted to Council. Bonnie received word from RITA that they approved the amendments we made to the prior Ordinance, and the legislation is on tonight's agenda for first reading. Bonnie explained that the residents who don't have taxes taken out will still owe 1%. Per a list provided by our RITA representative, the Village doesn't have anyone in our area who has income tax less than .75%, so it will affect the Village very little, except those who get the 1.5% taken out somewhere else. House Bill 315 passed in regards to the fee for 911 camera videos reviewed and produced, so Bonnie and Chief will consult with Jim about including a fee for public records requests. Governor DeWine signed the transportation bill, noting that cameras for counties and townships will be banned effective 7/1/25; however, cities and villages are not affected due to Home Rule authority. Bonnie asked the Handbook Committee to meet one more time in order to complete any changes to the handbook. Bonnie had previously sent Council information in regards to credit checks, which is something that has never been done before. Our liability insurance brought the subject of internal control to Bonnie, which includes credit checks. This is something the Village has never done before and fraud is becoming much more prevalent. The Mayor asked Bonnie if she would like a motion for that and she confirmed, and asked if it can be made part of Chapter 4 in the handbook for new employees that handle financial matters, in the same chapter where background checks are addressed. Chris Raftery made that motion, seconded by Sue Rogers. Motion carried with no discussion. Bonnie advised the Village was approved for the American Municipal Power (AMP) Ohio Market Access Program (OMAP) bond anticipation note (BAN)

SP-1+ credit rating for our \$490,000 new AMP BAN. The next step is to purchase the note and move forward. As John Courtney indicated earlier, if things move along as well as expected for Digital Decimal, the Village may be able to pay this loan off at the end of the year. In 2022, Council agreed to pay Don Clark 146 hours for unused vacation. Unfortunately, Don is in the same situation again. Don's anniversary date is April 24th, and he has three weeks of unused vacation. The Ohio Environmental Protection Agency (OEPA) has made some changes for the operator of record. The Village needs to have some of the current water/wastewater employees obtain the certification they need to become an "operator of record with privileges", in order for Don to be able to take vacation time or call off sick when he needs to. Currently, Don has 134 hours of unused vacation time. Bonnie asked Council to approve a pay-out. In 2022, carrying the vacation time forward was discussed. If Don carried his vacation time forward, he would have seven weeks of vacation in 2026, which will not work. Don is fine with doing the pay-out, which would occur on 5/2/25. This will affect the Water Department by about \$5000. Sue Rogers made that motion, seconded by Tammy Schlachter. Motion carried with no discussion.

Police – Chief Earl presented his report that was previously submitted to Council. Chief recently attended a week-long new Chief's training that's required by the state. There's been an increase in traffic activity per comparison to March 2024. That is due to the officers being proactive and targeting aggressive driving behavior. The new intoximeter has arrived and all the officers have gone through the training. Once the certificates are received from the state, the intoximeter will be up and running. A couple of local agencies have reached out to Chief about the intoximeter and will be bringing people to the Village for DUI's. Chief said it says a lot about what (former) Chief Lyons and Lt. Kimball did about making sure an intoximeter was ordered, as we are one of seventy-five in the state who have the device up and running. The MPD was approved by the state for the body camera grant program in the amount of \$15,454.79, which will allow the MPD to have enough body cameras for every officer, including the part-time officers. It will allow Chief to get rid of the current clips that hold the cameras, which are easily displaced or fall off if the officers are in an altercation or when getting out of their cruiser quickly. The new clips will be magnetic. They will also have a computer system which will store all the videos and speed up the system when it come to viewing and redaction. MPD was the only department in Huron County that was a recipient of the grant. Per the new training that Chief took, he's been working with the Ohio Collaborative to get his department re-certified, which will be important when it comes to applying for grants and being awarded grants. The MPD hasn't submitted anything to the Ohio Collaborative Board since 2021. The Collaborative Board is best practices for law enforcement, policy and how things are handled, and is through the Ohio Association of Chiefs of Police. Chief has been going through MPD's policies and noticed a lot of information needs updated to make sure MPD is in compliance. Chief has been working the Mayor and Jim in order to figure out these policy updates. Additional information will be sent to Council via email.

Solicitor – Jim had no information to report.

Mayor – The Mayor had no information to report.

BOARD AND COMMISSION REPORTS

Joint Finance and Sidewalk Committee Meeting, 3/19/25: Chris advised it's been determined that the Village will move forward with sidewalk repair on both sides of S Main Street, using the funds as far as they will go, and a motion is needed to put this into place. Sam Wiley made a motion to approve this, seconded by Mark Miller. Motion carried with no discussion. **(*NOTE* A prior motion was already made at the 3/25/25 special Council meeting, for sidewalk repair on the east side of Route 20, and to use remaining funds for the sidewalks on the west side of Route 20.)**

Shade Tree Commission Meeting, 4/1/25: An Arbor Day oak tree planting will be held at Clark Park, at 6pm, on 4/22/25. Everyone is invited to attend. Tree trimming and tree removal has started. Five new planters have been purchased for uptown.

Huron River Joint Fire District meeting, 4/2/25: Bob reported there were fourteen calls in March, four of which were in the Village. There's no current need to increase the levy amount. The drive-up only chicken BBQ is scheduled for 4/27/25.

Planning Commission Meeting, 4/7/25: Janotta & Herner presented a site plan to approve the changes to the signage and façade of their building. They will be kicking off their project fairly quickly and should be finished by August. The Mayor said they are also making changes to the lobby.

ORDINANCES & RESOLUTIONS FOR FIRST READING

Ordinance 2025-07 *An Ordinance amending section 6 regarding credit for tax paid to other municipalities, and section 2 for definition of classes of individuals, of Monroeville's Income Tax Ordinance 2024-15 was presented for first reading. No discussion.*

ORDINANCES & RESOLUTIONS FOR PASSAGE

The Mayor asked for a motion to suspend the rules for the following legislation. Tammy Schlachter made that motion, seconded by Tammy Schlachter. Motion carried with no discussion.

Ordinance 2025-06 *An Ordinance amending, reducing or supplementing certain funds for appropriations Ordinance no. 2025-05, and declaring an emergency* was presented for passage. Chris Raftery made a motion, seconded by Sue Rogers, to pass Ordinance 2025-06 by title only. Heather advised that she and Bonnie have added an item for supplement to that Ordinance. The Administrative Office received a quote from the Village's IT support, Vince Thompson, for a back-up server, in the amount of \$8000. The current back-up server doesn't function as it should and uses back-up tapes, which is outdated technology. A new back-up server needs to be purchased. Sam asked if the motion needs to be amended. Bonnie advised no, as the Heather already corrected the Ordinance, she was just letting Council know that she added to it. Motion carried with no further discussion.

Resolution 2025-06 *A Resolution authorizing the Village Administrator and the Fiscal Officer to enter into an agreement with the Ohio Department of Transportation for participation in their winter contract (018-25) for road salt, and declaring an emergency* was presented for adoption. Sam Wiley made a motion, seconded by Sue Rogers, to adopt Resolution 2025-06 by title only. Motion carried with no discussion.

APPROVAL OF BILL SUMMARY

The Mayor asked Council for a motion to approve the bill summary. Chris Raftery made a motion, seconded by Sue Rogers, to approve the bill summary as presented, which included memo expenses and check # 046816 to check # 046885, for a total of \$1,411,263.96. Motion carried with no discussion.

COUNCIL BUSINESS

The Mayor said that issues have been brought to Council's attention at tonight's meeting and asked if Council would like to address them. Mark explained to Ashley the reason he questioned her earlier about the water run-off from 100 Sandusky Street is because there was never a drive-way on the east side of that property when he was growing up. All of that is now sloped down towards Eagle View Drive, and he isn't sure when the driveway was put in. Ashley said Council can review the aerial photos to see when the changes to the property took place. Mark said he isn't sure how long ago the changes took place, and Bob said it may have been prior to the aerial photos being taken. Ashley said it was significantly filled in after 2015, if they are referring to the east driveway. Ashley said the photos show the parking area was significantly expanded in front of the building and the u-shaped portion was filled in and expanded to the east side where semi parking is located. The rear of the property was significantly filled in and there was new blacktop to the west side of the building, and to southwest of the building. There was a change in roof color between 2015 and 2022. Mark said the lot where the semis currently park wasn't there before either, that was all yard before. Tom Sitterly mentioned that the area the semis park in is where the old Nash house was torn down and buried right there on the property. The courts ordered that a fence was supposed to have been installed in that location, in order to separate the residential area from the commercial building, but it never happened. Mike said when the boat factory was housed in the commercial building at 100 Sandusky Street, the neighbors complained about everything. The issues went before the court and the court ordered that a fence be installed. However, Joe Gerber, (the owner of the boat factory) refused to install the fence. Ashley said she has a photo from 1982 with the area being completely farm land. Mark asked if anyone has reached out to the owner of the business at 100 Sandusky Street. The Mayor asked Tom if he has made an attempt to reach out. Tom said it's a "moving target", and there's been no definition of any type of response from the owner. The Mayor said a conversation needs to be postured and he doesn't think Council has any definitive decision as to what needs to happen. Mark said something needs to be done, as these families are building half-a-million-dollar homes and they don't want them to be ruined. The Mayor said he and Council need to investigate what the answer needs to be and he looks to Council for any direction as to how they go about this process. Chris said further information needs to be developed in regards to the impact to that area, as Ashley has provided Council with good information which needs to be digested, but Chris isn't sure where it goes from there. Sam said Council may need engineering input. Tammy advised she believes R.A. Bores already looked at this for the Village and asked Tom to confirm. Tom said R.A. Bores did a cursory overview, but in light of what's been discussed tonight, what's been requested in the way of records, and what's been cited in the way of ordinances, this needs to be brought full circle and any movement will involve a certified engineer. Tom said as Skip mentioned earlier, the drainage that Skip referred to is only going to be good as long as the Huron River is low. As soon as the river gets high, the water is going to come up the ditch and cause problems with the storm water system that was installed at the inception of the allotment. While the allotment was accepted by the Village, a lot has changed since then. Farmland is draining into the storm water system and it's draining into the ditch, which has changed the dynamics of the watershed. The two inches of rain that we had didn't just percolate on top of the ground, it came down the hillside and shed

not only there, but all over the Village. An entire review needs to take place. Mark asked Ashley when her home is going to be completed. Ashley said it will be done by this summer. Mark asked Council if there will be a rush on this process. Chris said no, as it will take time to develop a plan, discuss it and implement it. Tom reminded Council there is a cost with doing a full-blown study, which was not included in the Village's 2025 budget. There's a way to approach this to figure out a cost and affect, and figure out how to move forward. Heather asked if any of these issues were addressed with the developer of these lots prior to any homes being built. Tom said an entire engineering study was done at that time, and it met all of the criteria for a storm water system, which was adequately documented by Bonnie and Council. The existing infrastructure is a storm water system that was installed by the developer. Ashley said the watersheds shouldn't have changed though, as the water sheds were the same when the developer applied, so those should have accounted for any storm sewer that was put in to handle the water, as approved by the Village. Bonnie asked Council if they are going to form a committee to talk about this. Chris said eventually she thinks they will, but it's too premature at this time. Council needs to develop a plan before anything is put together. Heather asked if Council would like to schedule a work session to discuss this issue further. Mark asked Chris if she is getting water in her back yard as well. She confirmed she is, but she has drains. Skip said if he can be of any assistance during the process, he is happy to do so. America's Home Place has purchased four lots in the location, and they don't normally purchase lots. It's a testament to how much they think of Monroeville, for this to be the first time they've purchased lots since bringing the company to Ohio. Skip built Lee Hammond's home, Jim Ehrman's home, he is building the Koch's home and the Pocock's home. This is important to him because it's his customers that are dealing with this issue. Skip is happy to help the Village and Tom in any way he can. Ashley asked if the Village can consult the Huron County Engineer or the Soil & Water Conservation without a cost, and asked if the Village can use government resource engineers without having to pay out of pocket. Tom and Bonnie advised no, it doesn't work that way. The Mayor said he isn't hearing any movement towards a motion at this time. Chris said the door is open for further information. Ashley said she will have a finished basement in less than sixty days, so the risk of property damage, uncontrolled water and appropriate storm sewer systems is real.

The Mayor asked Council about Mike Sitterly's request for reimbursement. Mark said Council reimbursed Mike the last time. Tom said if Council is going to allow reimbursement, he would like to ask them to have Mike sign a release prior to any payment being made, otherwise, Mike will keep coming back for reimbursement. Mike said he isn't signing anything like that until the problem is solved, as he watches the water and sewer rise up out of his drain and it's not backflow. Sam asked what the timing is for a camera study. Tom said he may know by the end of the week. Sam asked if Council can wait until they have the results. Mike said no, he wants to be reimbursed now, as he is the one cleaning this up. Bob said we need to identify where the problem is. Mike said if it was just backflow, he would have more water, but he is getting toilet paper and excrement. Bob asked Mike if he has an outlet that is directly with sanitary sewer. Mike confirmed. Sam made a motion to refund Mike. The Mayor asked if that includes Mike signing a waiver. Sue said Mike is refusing to sign the waiver. Mike asked if Tom has plans that show where the sewer comes out, look and see if it doesn't come straight out from his house. Mike sat on his front porch and watched them connect it. Mark asked Mike if the Village finds the problem with cameras, would he be ok with being reimbursed and signing a waiver at that time. Mike said he isn't signing any waiver until the problem is solved. Mike said if the problem is fixed, he will then sign a waiver. Mark said that seems fair to him, and Bob agreed. Sam withdrew his motion to reimburse Mike at this time. The Mayor asked Mark if he is moving towards a motion tonight. Mark said provided the Village runs the cameras, finds the problem, fixes the problem, reimburses Mike and has him sign the waiver. Otherwise, Mike will be here again asking for reimbursement. Bob asked who is going to fix the problem. Mark said he doesn't know, whoever Tom gets to fix it. Mike said the engineer that designed this should be able to give Tom information. The Mayor asked Council if they want to table this until further report is received from Tom or are they making motion for a reimbursement conditioned on certain events. Mike said the problem isn't going to be fixed immediately, as the Village will have to get permits from the state to go back into Route 20. Tom asked to do what. Mike said whatever Tom has to do to fix it. Mike said Tom needs to get his engineer back in here and see what he can do about it, as the Village is the one who altered the drains. Mike said he is the only residence on Route 20 getting sewage in his basement. The Mayor said either Council needs to make a motion or move away from the topic. Sam said they would like to table it until further information is received. Mark asked if it has to wait until the next Council meeting. The Mayor confirmed, as a special meeting would have to be scheduled to pass legislation. Bonnie asked Council if they want to make a motion contingent on the results and rectification of the problem. Tom said the definition of the problem hasn't been identified yet, and if there's a problem, it may not be the Village's responsibility to fix.

EXECUTIVE SESSION

The Mayor asked Council for a motion to go into executive session for the purpose of hiring and discipline of public employees. The Mayor asked that everyone be excused, except the solicitor and Chief Earl. Sam

Wiley made that motion, seconded by Chris Raftery. Motion carried with no discussion. Council convened to executive session at 7:32 PM and reconvened at 7:57 PM. Tom Gray, Mr. and Mrs. Ehrman, Mr. and Mrs. Koch, Mike Sitterly and Skip Brick all exited the meeting at the convening of Executive Session. Chief Earl left executive session while Council was still convened.

After reconvening, the Mayor said no action was taken in regards to the disciplinary issue. Per the discussion of hiring a public employee, the Mayor asked Council for a motion to externally advertise for the Fiscal Officer position. Chris Raftery made that motion, seconded by Sue Rogers. Sam said he would say that is Council doing their due diligence. The Mayor said it's not unlike what they did for the Police Department. Motion carried with no further discussion.

ADJOURNMENT

There being no other business to come before them, the Mayor asked Council for a motion to adjourn. Sam Wiley made that motion, seconded by Tammy Schlachter. Motion carried with no discussion. The meeting adjourned at 7:58 PM.

Heather Alicea, Administrative Specialist

Joseph Galea, Mayor

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