

On Tuesday, March 11th, 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
	Troy Kimball, MPD Lieutenant

Also attending: Ann Beck; James Ehrman; Paul Skidmore; Kristen Cardone, (and two of her associates) from the Huron County Board of Mental Health & Addiction Services; and Phil Wheeler from the Attica Hub.

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

EXCUSAL OF COUNCIL MEMBER

Council member Sam Wiley notified the Administrative Office earlier today that he would be unable to attend tonight's meeting. The Mayor asked Council for a motion to excuse Sam Wiley from tonight's meeting. Sue Rogers made that motion, seconded by Mark Miller. Motion carried with no discussion.

APPROVAL OF AGENDA

The Mayor asked for Council's approval of the agenda with one amendment, which is to strike the item for executive session. An executive session will not be held tonight and the topic that was set to be discussed will be done so during tonight's open session. Tammy Schlachter made a motion, seconded by Sue Rogers, to approve the agenda, which includes striking the item for executive session. 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 1/14/25 and the special Council meeting on 2/25/25. Chris Raftery made that motion, seconded by Sue Rogers. Motion carried with no discussion.

APPROVAL OF FINANCIAL REPORTS

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

APPROVAL OF THE MONTHLY CREDIT CARD REPORT

The Mayor asked Council for a motion to approve the February 2025 credit card report. Chris Raftery made that motion, seconded by Bob Whitacre. Motion carried with no further discussion.

APPROVAL OF AMENDED AGENDA

Bonnie advised the Mayor since the agenda was amended, there needs to be a motion to approve the agenda as amended. Sue Rogers made that motion, seconded by Tammy Schlachter. Motion carried with no discussion.

OPPORTUNITY FOR CITIZENS TO ADDRESS COUNCIL

Kristen Cardone spoke on behalf of the Huron County Board of Mental Health & Addiction Services (MHAS). Kristen said there's a levy on the ballot for May 2025. Kristen explained there is an increased demand for behavioral health services since the state recently raised the Medicaid reimbursement rate for services, and state allocations have not increased in over a decade. Kristen said additional funds are needed to support mental health and substance use treatment services. MHAS will be holding community townhalls in different areas of Huron County in order to bring awareness about the levy. A townhall will be held at the Monroeville Public Library on 4/22/25, from 5pm-6:30pm.

ADMINISTRATIVE REPORTS

Administrator - Tom presented his report that was previously submitted to Council. Tom asked for Council's approval to send Dave Hamons to the 2025 AMP Technical Services Conference in Columbus, April 28th-30th, at a cost of \$700, which will cover conference registration, two nights of lodging and miscellaneous expenses. Tom spoke about the ongoing situation with a surface water runoff condition

that is impacting a portion of the Eagle View subdivision, and the area between Eagle View and Sandusky Street. There are pipes that transport surface water from the top side, including surface water and downspouts from Wade's Truck & Trailer Repair, small basins between Wades & US Route 20, and a basin in the space between Wades and 7-Eleven. Discharge from these pipes is uncontrolled and runs down the hillside to the Eagle View level. The existing 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. Tom said R.A. Bores was given a one-day contract to investigate the issue, and came up with two possible options: 1) Install a storm water line which would connect the five outfalls to the storm water piping on US Route 20 or install an intercept line, connecting the five outfalls to the rear lot of the top side, at which point the intercept line would connect to a 24" storm sewer line, at a cost of \$40,000; 2) Upgrade and re-work the Eagle View storm water system, which would involve the installation of a 14" drainage system, with basins, traversing the base of the hillside between the Ehrman property and the Raftery property, and would also involve the direct connection of each of the five individual outfall pipes to the upgraded Eagle View storm water system, at a cost of \$75,000. Tom has discussed the issue with Jim to see if the Village has any responsibility, and there is a letter from Jim contained in Tom's packet that covers the legalese regarding this issue. Phil Wheeler asked why Wade's Truck & Trailer Repair isn't responsible for their water runoff. Jim said that is not the law in Ohio. Phil said he read Jim's letter, and it doesn't mention anything about Wade's being responsible. Jim said in Ohio, the Supreme Court has established the "reasonable use" doctrine, which means you're not prohibited from running water off your property, but you can't do it recklessly. There is a reasonableness factor. If it's considered unreasonable, you could be held liable to the person's property who is receiving the water in an unreasonable fashion. Reasonability is a determination that has to be made by the court. Eagle View property owners have the option to bring a lawsuit against Wade's and the court would make the determination of reasonability. Discussion. Chris thinks it would be wise to continue this discussion and come to a conclusion on what the band-aid is going to be. Tom agreed, and said the Village isn't going to solve the issue, but may help mitigate some of it. The Mayor said it can be discussed at a future work session. Tammy Schlachter made the motion to approve Tom's request for Dave Hamons to attend the AMP Technical Services Conference, seconded by Chris Raftery. Motion carried with no discussion. Tammy asked Tom if the trees located beside the entrance of the MLS track are on this year's tree trimming list, as they are drooping. Tom confirmed.

Fiscal Officer - Bonnie presented her report that was previously submitted to Council. Bonnie asked for Council's approval to retire \$150,000 of the principal for the AMP Bond Anticipation Note (BAN), as done in years past. If the Village continues to make the annual principal payments, plus interest, the loan will be paid off by 2029. With this year's payment, the loan balance will be \$490,000. Chris Raftery made a motion to approve Bonnie's request, seconded by Sue Rogers. Motion carried with no discussion. In Bonnie's report, she had asked Council to consider moving \$60,000 from the General Fund corporate account to the Star Ohio SSPL account (streets, sidewalks and parking lot), in order to continue accumulating funds for street, sidewalk and parking lot repair. Last year, \$150,000 was moved from the General Fund to the Star Ohio SSPL account. In light of facing possible expenditures on North Street, Bonnie thinks it would be better to move money from the Star Ohio general account to the Star Ohio SSPL account, as the Star Ohio general account is sufficient to support the transfer. Bonnie asked for Council's approval to move \$150,000 from the Star Ohio general account to the Star Ohio SSPL account. Chris Raftery made that motion, seconded by Bob Whitacre. Motion carried with no discussion. Bonnie received notice from the state that our parking lot tax exemption request is under review. On Friday, 3/14/25, John Hower, our representative from Rinehart, Walters & Danner, will be meeting with Bonnie and Heather to review this year's casualty and liability insurance premium. Those numbers will be presented to Council for approval at the next meeting. Bonnie then formally announced her retirement from her position as Fiscal Officer, effective May 25, 2025, after 36 years of employment with the Village of Monroeville. Bonnie expressed her gratitude for the trust and confidence that has been placed in her over the years. Bonnie said she will follow the guidelines from the State's Fiscal Integrity Act in regards to her retirement and signing off on necessary documents. Bonnie said she will be available to the Administrative Office staff to assist in any way she can after her retirement. The Mayor and Council thanked Bonnie for her dedicated service.

Police – Chief Earl was absent, so Lieutenant Kimball presented the Chief's report that was previously submitted to Council. Last month's report from Norwalk Municipal Court showed that out of all the local municipalities, Monroeville had the highest collection of traffic fines. The Mayor asked about the increase in misdemeanor arrests and/or warrants. Lt. Kimball said there's been an increase in income tax warrants. Bonnie added to that, and advised we are working on tax cases all the way back to 2020, since RITA waited so long to provide us with a list of non-filers and non-payers. Paul Skidmore thanked Lt. Kimball for the increased police presence on Hamilton Street in regards to getting drivers to slow down.

Solicitor – Jim had no information to report.

Mayor – The Mayor thanked Bonnie for all of the assistance she has provided him, going back to when he first joined Council, and thanked her for her dedication in her role as Fiscal Officer. The Mayor spoke about the expired Marsh Field lease between the Village and Monroeville Local Schools (MLS). No one in the Village received any kind of notice from MLS about the expired lease. Bonnie had previously mentioned

the insurance rates the Village has to pay to insure Marsh Field. The Mayor said a new lease needs to be negotiated. The Village needs to make sure that it's clearly spelled out in the lease that the Village isn't legally responsible for the goings-on at Marsh Field, whether it's the construction that MLS is doing, volunteer work, property damage, injury, etc. The Mayor has every expectation that an agreement will be worked out, but the Village can't bear all of the risk and expense. The Mayor said there's been an ongoing situation with the Rahrig property located on Horseshoe Drive. The Mayor would like to discuss a strategy in order to mitigate any issues in that location. Tom said that he's attempted to reach out to the deceased property owner's son, but has been unsuccessful in eliciting any further dialogue about the property. The Mayor said that the home has been abandoned, and it appears to be enterable through doorway and window openings. The Mayor is concerned about the durability of the structure and whether it's secure, as well as animals in the structure. Chris asked if anything has gone through probate court for the property and Jim said no. The Mayor said the Ohio Revised Code (ORC) permits the Village to give notice to the property owner, and then secure the property and pass the costs of securement to the owner. The Mayor thinks this is the best interim solution right now. Tom confirmed the Village can facilitate the board-up, and a notice can be issued to the property owner. Tom said he hasn't been behind the house to see what the condition is. Previously, the Village assisted in a clean-up and hauled 9000lbs. of debris off the property. Per suggestion from Jim, Tom reached out to Chief Stang, but he hasn't heard back yet to see what his thoughts are. Jim said this has been done before for properties on S Hamilton Street. Bonnie said that was done with a Moving Ohio Forward grant from the county, and the county paid for the demolition of the buildings. Prior to the demo, the buildings were boarded up and it was quite the process to complete. Jim said the ORC gives the Village the right to inspect the property and once it's been inspected, if it's declared unsafe and structurally unsound, it gives a level of action the Village can take. If it appears the property is currently open and enterable, the Village has the ability to board it up and then can decide to take further action in regards to structural integrity. The Village can also consider a nuisance option in order to move forward. No matter what actions the Village decides to take, it's going to require up front money from the Village. The Mayor said the taxes are current, which is odd. The Mayor asked if the Health Department would be able to initiate the inspection process. Jim said the statute that allow the inspection allows the Fire Chief or the Building/Zoning Inspector to do an inspection. Jim isn't sure if we can get the Health Department Inspector in there under that statute. Tammy asked if there is a difference between this or getting the structure condemned. Jim said in this effect, the Village would be condemning it. Jim has never had much luck in getting the Health Department to condemn a property in situations like this, and he has never seen a Health Department be able to condemn a property. The Health Department wasn't very progressive when the property owner was alive. Bonnie said the Health Department was very hands-off when it came to the S Hamilton Street properties. Carole Knapp, through the County, was able to figure out how to do some kind of form that the Fire Chief at the time signed, and was able to post it showing that the property was unsafe. Jim said the Fire Chief could inspect it and write a letter to show the structure is unsafe. If he writes the letter using the language from the ORC, it could be posted and then the Village could move forward to have the structure razed. Tom said he believes that when the property owner was alive, the Fire Chief sent him a letter about the property. Tom will look into it. Discussion. Tom asked for Council's approval to purchase plywood and necessary materials in order to properly board up the structure at 29 Horseshoe Dr. Sue Rogers made that motion, seconded by Tammy Schlachter. Motion carried with no further discussion. Tom said concerning the other Rahrig property at the west end of town, the Village is waiting for the Ohio Environmental Protection Agency (OEPA) to engage with the Village in anticipation of a brown field study.

BOARD AND COMMISSION REPORTS

Board of Zoning Appeals (BZA): Tammy Schlachter advised the BZA met on 2/12/25. A variance was approved for Chris and Saralyn Scherley, to build a two-story home at 107 North Street, which is part of the Eagle view subdivision. Monthly meetings will be held the third Wednesday of every month, *when necessary*.

Sidewalk Committee: Chris Raftery reported that the committee met on 2/25/25. A \$50,000 transfer was approved for expenditures. Discussion was had regarding repair of a S Main Street section of sidewalk, as well as residential sidewalk locations throughout the Village. Tom added information will be forthcoming regarding the S Main Street sidewalk project. It looks like it's coming in under budget. A site walk will be done this Thursday in the core of the Village for areas that were listed during the committee meeting. Tammy asked if our guys are still going to tear up the sidewalk. Tom said with this approach, we won't have to. Since the cost of the removal is built in, also the disposal of the concrete that's removed, we would have had to wrestle that independently of the project should we have bumped up against the top number. We're going to be significantly lower to get the entire project completed. Tom's thought is to take the remaining balance across to the other side of S Main Street and do some piloting. The sidewalk panels could be lifted to see what's underneath and that could be a pathway forward to get that side of the street done. Tom will come back to Council and discuss it further. We're going to be below the number that was approved and the remaining balance could be put towards exploratory work on the other side

of S Main Street, with the coal chutes, etc. Bonne advised we still need to engage the property owner on the side of S Main Street that the initial repairs are being done on. Tom said we will, and that cost has been broken out on quotation. Tom said he and Bonnie will coordinate with the notification to the property owner and the legislation.

Huron River Joint Fire District: Bob reported on the meeting held on 3/5/25. There were eleven calls in February, two of which were in the Village. Two levies are coming up for renewal.

ORDINANCES & RESOLUTIONS FOR THIRD & FINAL READING

Ordinance 2025-02 *An Ordinance repealing Ordinance 2021-05 and re-creating an Ordinance establishing salaries for the legislative authority of Monroeville, Ohio* was presented for third and final reading. Chris Raftery made a motion, seconded by Bob Whitacre to pass Ordinance 2025-02 by title only. Motion carried with no discussion.

ORDINANCES & RESOLUTIONS FOR PASSAGE

The Mayor asked for a motion to suspend the rules for the following legislation. Sue Rogers made that motion, seconded by Mark Miller. Motion carried with no discussion.

Ordinance 2025-04 *An Ordinance authorizing the Village’s participation in the Treasurer of Ohio’s Market Access Program in connection with the Village’s participation in the American Municipal Power, Inc. (“AMP”) “on behalf of” financing program; authorizing the preparation and filing of an application for that program and the execution and delivery of a standby note purchase agreement with the Treasurer, and other necessary and appropriate documents, and declaring an emergency* was presented for passage. Chris Raftery made a motion, seconded by Sue Rogers, to pass Ordinance 2025-04 by title only. Motion carried with no discussion.

Resolution 2025-04 *A Resolution to repeal Resolution 2024-19 and recreate fund 607 for the purpose of the North Street Water Line Project Grant, and declaring an emergency* was presented for adoption. Sue Rogers made a motion, seconded by Mark Miller, to adopt Resolution 2025-04 by title only. Motion carried with no discussion.

Resolution 2025-25 *A Resolution authorizing the Fiscal Officer to advance monies from the General Fund to the North Street Water Line Replacement Project Fund, and declaring an emergency* was presented for adoption. Chris Raftery made a motion, seconded by Sue Rogers, to adopt Resolution 2025-25 by title only. Motion carried with no discussion.

APPROVAL OF BILL SUMMARY

The Mayor asked Council for a motion to approve the bill summary. Tammy Schlachter made a motion, seconded by Sue Rogers, to approve the bill summary as presented, which included memo expenses and check # 046744 to check # 046815, for a total of \$1,112,995.34. Motion carried with no discussion.

COUNCIL BUSINESS

A special Council meeting was scheduled for Tuesday, 3/25/25, to pass the annual budget. The Mayor said that Tammy cannot attend on March 25th. Bonnie said legislation can be passed as long as five Council members are in attendance. The Mayor said we will need Sam to be here and he doesn’t have any information to show Sam will be out of town that day. Bonnie asked Council if they want it to be just for the purpose of passing the budget or to include any other business that comes before them. Chris said they can let Bonnie know later. Chris said perhaps a work session can be held after on the same day.

ADJOURNMENT

There being no other business to come before them, the Mayor asked Council for a motion to adjourn. Sue Rogers made that motion, seconded by Tammy Schlachter. Motion carried with no discussion. The meeting adjourned at 7:10 PM.

Heather Alicea, Administrative Specialist

Joseph Galea, Mayor

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