

VILLAGE COUNCIL
REGULAR MEETING MINUTES
Location: 120 Royal Crest Drive, Seville, OH 44273
Date: 09/9/2024

The meeting began at 7:01 p.m. with the pledge of allegiance and a prayer.

PRESENT: Mayor Carter, Kathy Rhoads (Council President), Leslie Miller (Council Member), Matt Sturgeon (Council Member) Brad Demiter (Council Member), Dennis Gordon (Council Member), Randy Eby (Council Member), Ted Lesiak (Solicitor), Lisa Nemastil (Fiscal Officer)

AMENDMENTS TO THE AGENDA: Mr. Sturgeon made a motion to move ordinance 2024-55 before bills. The motion was seconded and carried. The motion passes.

APPROVALS:

Mrs. Rhoads made a motion to approve paying the bills, the motion was seconded and carried.

Mr. Eby made a motion to approve minutes from 8/12/24 as written, the motion was seconded and carried.

Mr. Eby made a motion to approve to the Financial Reports ending 08/31/24, the motion was seconded and carried.

Mr. Eby made a motion to accept \$2500 in donations for the Leohr Park Tree Fund, the motion was seconded and carried.

Mrs. Miller made a motion to accept \$450 in donations for the Police Department, the motion was seconded and carried.

PRIVILEGE OF THE FLOOR: Edward Ogurchak of 300 W Greenwich Rd. stated he has a concern with a piece of property at 110 High Street. It has been for sale for many years and it recently has been sold. They currently have a sign asking for fill dirt. According to FEMA you cannot put dirt in flood plain and that area is considered flood plain. Mr. Ogurchak's property used to flood years ago and it has not and he is concerned this will cause his property will flood again. We will talk to our Village Engineer and investigate further.

REPORTS:

Government – Read Minutes

Finance – Kathy Rhoads

Safety – Leslie Miller

BOPA – Dennis Gordon

Zoning – Matt Sturgeon

Cemetery – Mayor Carter(2 Burials)

Streets/Parks-Randy Eby

Solicitor – Ted Lesiak – Jamie Parker has submitted a proposed Drug Free policy. She sent a copy for review and is working with Mrs. Nemastil on scheduling for the required training.

ORDINANCES UNDER CONSIDERATION:

ORDINANCE NO. 2024-39

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO AMENDING THE SEVILLE VILLAGE ZONING CODE AND ZONING MAP.

Mr. Eby made a motion to untable Ordinance 2024-39. The motion was seconded. Upon Roll Call. YEAS: *Rhoads, Sturgeon, Miller, Eby, Gordon, Demiter* NAYS: *None*. Motion passes

Mr. Sturgeon made a motion to adopt Ordinance 2024-39. The motion was seconded. Upon Roll Call: YEAS: *Rhoads, Sturgeon, Miller, Eby, Gordon, Demiter* NAYS: *None* Motion passes. Ordinance 2024-39 was adopted.

ORDINANCE NO. 2024-40

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO AUTHORIZING THE SUPERINTENDENT OF THE BOARD OF PUBLIC AFFAIRS TO ACCEPT AND ENTER INTO A POLE ATTACHMENT AGREEMENT WITH SPECTRUM MID-AMERICA, LLC.

The 3rd reading was completed.

Mr. Eby made a motion to adopt Ordinance 2024-40. The motion was seconded. Upon Roll Call: YEAS: *Rhoads, Sturgeon, Miller, Eby, Gordon, Demiter* NAYS: *None* Motion passes. Ordinance 2024-40 was adopted.

ORDINANCE NO. 2024-42

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO ESTABLISHING THE SALARY AND THE BENEFITS OF THE VILLAGE FORESTER.

The 2nd reading was completed.

ORDINANCE NO. 2024-43

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, AUTHORIZING THE MAYOR AND THE FISCAL OFFICER TO RENEW A CONTRACT WITH THE PUBLIC ENTITIES POOL OF OHIO THROUGH PLUMER INSURANCE AGENCY FOR THE PROVISION OF LIABILITY INSURANCE FOR THE VILLAGE.

The 2nd reading was completed

ORDINANCE NO. 2024-48

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, AMENDING THE VILLAGE OF SEVILLE'S SALARY AND BENEFITS CODE RELATED TO MERIT RAISES FOR EMPLOYEES FOR THE YEAR 2025.

The 1st reading was completed

ORDINANCE NO. 2024-49

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, AMENDING THE VILLAGE OF SEVILLE'S SALARY AND BENEFITS CODE RELATED TO WAGES OF EMPLOYEES OF THE VILLAGE OF SEVILLE FOR THE YEAR 2025.

The 1st reading was completed

ORDINANCE NO. 2024-50

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, APPROVING, ADOPTING AND ENACTING THE 2024 EDITION OF THE MODEL OHIO BASIC CODE, PUBLISHED BY THE AMERICAN LEGAL PUBLISHING CORPORATION, FOR THE VILLAGE OF SEVILLE, OHIO; REPEALING ORDINANCES IN CONFLICT THEREWITH; AND PUBLISHING THE ENACTMENT OF NEW MATTER.

The 1st reading was completed

ORDINANCE NO. 2024-51

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO A CONTRACT FOR CLEANING SERVICES.

The 1st reading was completed

ORDINANCE NO. 2024-52

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, REGULATING TOBACCO AND VAPE STORES.

The 1st reading was completed

ORDINANCE NO. 2024-53

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, AMENDING ORDINANCE 2013-08, AS AMENDED ESTABLISHING AN EMPLOYEE HANDBOOK TO UPDATE THE VACATION POLICY, AND DECLARING AN EMERGENCY.

The 1st reading was completed

Mr. Demiter made a motion to suspend the 3 reading rule and add emergency language to Ordinance 2024-53. The motion was seconded. Upon Roll Call: YEAS: *Rhoads, Sturgeon, Miller, Gordon, Demiter, Eby* NAYS: *None*. Motion passes.

Mrs. Rhoads made a motion to adopt Ordinance 2024-53. The motion was seconded. Upon Roll Call: YEAS: *Rhoads, Sturgeon, Miller, Gordon, Demiter* NAYS: *Eby* Motion passes. Ordinance 2024-53 was adopted.

ORDINANCE NO. 2024-54

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO APPROVING THE FORM AND AUTHORIZE THE EXECUTION OF BLUE CREEK WIND SCHEDULE WITH AMERICAN MUNICIPAL POWER, INC., TAKING OF OTHER ACTIONS IN CONNECTION THEREWITH AND DECLARING AN EMERGENCY

The 1st reading was completed

Mr. Sturgeon made a motion to suspend the 3 reading rule and add emergency language to Ordinance 2024-54. The motion was seconded. Upon Roll Call: YEAS: *Rhoads, Sturgeon, Miller, Eby, Gordon, Demiter* NAYS: *None* Motion passes.

Mrs. Miller made a motion to adopt Ordinance 2024-54. The motion was seconded. Upon Roll Call: YEAS: *Rhoads, Sturgeon, Miller, Eby, Gordon, Demiter* NAYS: *None* Motion passes. Ordinance 2024-54 was adopted.

ORDINANCE NO. 2024-55

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, APPROVING THE REPLAT OF THE BATES CROSSING SUBDIVISION PHASE 3B, AND DECLARING AN EMERGENCY.

The 1st reading was completed

Mrs. Rhoads made a motion to suspend the 3 reading rule and add emergency language to Ordinance 2024-55. The Motion was seconded. Upon Roll Call: YEAS: *Rhoads, Sturgeon, Miller, Eby, Gordon, Demiter* NAYS: *None*. Motion passes

Mr. Sturgeon made a motion adopt Ordinance 2024-55. The motion was seconded. Upon Roll Call: YEAS: Rhoads, Sturgeon, Miller, Eby, Gordon, Demiter NAYS: None Motion passes. Ordinance 2024-55 was adopted.

RESOLUTIONS UNDER CONSIDERATION:

RESOLUTION NO. 2024-13

A RESOLUTION OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO ACCEPTING A GRANT AWARD FROM THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR THE INCLUSIVE PLAYGROUND / FITNESS EQUIPMENT AND WALKING TRAIL.

The 3rd reading is completed.

Mr. Demiter made a motion adopt Resolution 2024-13. The motion was seconded. Upon Roll Call: YEAS: Rhoads, Sturgeon, Miller, Eby, Gordon, Demiter NAYS: None Motion passes. Resolution 2024-13 was adopted.

RESOLUTION NO. 2024-14

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.

The 2nd reading is completed

Pass	Table	Did Not Pass	In Process
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NEW BUSINESS:

- **Zoning map amendment 172, 174, 176, & 178 Center Street**

Mel Battig has asked to have an amendment to the zoning map at Zoning committee Meeting. Mr. Lesiak explained he will need to fill out a permit and have it recommended from Zoning Committee and then legislation will be done for Council.

- **Streamlining mail safety procedures and use of PO Box 46 & 580** - We are going to have a new mailbox that is large and locks. The Village Administrative will get the mail daily and sort it and deliver to each department. Both P.O. Boxes will be closed once the mailbox is in place. Keys will need to be returned to the post office when closing the PO Boxes and then each department will go online and have the mail forwarded to 120 Royal Crest. The Mayor would like a recommendation from Council to move forward with this and Dennis Gordon who chairs the BOPA committee, will also report this at the next BOPA meeting.

Mr. Eby made a motion to consolidate P.O. Box 46 & 580 to 120 Royal Crest Drive mailbox. The motion was seconded and carried. Motion passes

OLD BUSINESS:


- **Community Block Grant Project report revision**

This was presented at the Zoning meeting. After this project was passed, there were some revisions. Some of the verbiage was changed and Mr. Sturgeon added any ADA updates needed and an Inclusive playground. This is just a list of possible items that can be done but we are not obligated to complete them.


Mr. Sturgeon made a motion to approve the revised Community Block Grant Project Vision. The motion was seconded and carried.

PRIVILEGE OF THE FLOOR: Edward Ogurchak of 300 W. Greenwich questioned the RV shop. He stated there is no sign out front. He recommends that you should have to have a sign before you can open a business. He also has never seen any campers in the garage so not sure it is a repair shop or just storage.

Mrs. Rhoads made a motion to adjourn. The motion was seconded and carried. The meeting was adjourned at 8:03 PM.

X 

Carol Carter, Mayor

X 

Lisa Nemastil, Fiscal Officer
Curt Gelles Interim Fiscal Officer

August 12, 2024

Community Development Block Grant Project Report

Mayor Carter, Seville Village Council Members, & Seville Village Zoning and Planning Committee,

On April 24, 2023, in regular meeting, the Zoning & Planning Committee of Seville Village, OH commissioned a seven-person sub-committee to complete a Community Development Block Grant (CDBG)-funded project of analyzing and updating The Village of Seville Zoning Ordinance Code Book and thereby identifying potential follow-on CDBG projects as a grant deliverable. The purpose of this report is to communicate those potential projects.

Sub-Committee Members: Barry Frey, Sue Frey, Matt Sturgeon, Kathy Stugmyer, Tom James, Greg Kaus & Jessica Brantner. Denny Gordon joined later.

Subsequently, the Village entered an agreement with Planning Contractor Susan Hirsch to lead the project. Ms. Hirsch led sub-committee meetings on January 6, 2024, February 3, 2024, February 29, 2024, March 21, 2024, April 2, 2024 (canceled due to weather), April 24, 2024, May 21, 2024, and July 17, 2024, (Mr. Sturgeon, Mr. Frey, and Ms. Hirsch only). Ms. Hirsch made frequent telephone and email communications on an as-needed basis with the sub-committee and zoning chairman.

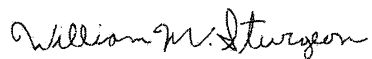
Within the course of the project, the following potential CDBG projects for Seville Village, OH were identified:

- For mobility and accessibility, improved pedestrian access between areas of the Village north of I-76 & south of I-76 along the Route 3 corridor may be beneficial. As permitted by the mixed-use overlay districts, significant residential development has occurred north of Park Avenue West and I-76. There is presently no designated pedestrian route along the Route 3 corridor and across the I-76 overpass, limiting access to fundamental government and business services within and around the local commercial zoning district. Potential projects for this could include engineering studies, engineering planning, and construction.
- For mobility and accessibility, improved pedestrian access in the downtown area may be beneficial including development of better pedestrian corridors and crosswalks along and across Route 3 and connecting downtown businesses and services to handicapped accessible parking. Additional public parking has recently been added to meet the parking demands of downtown activities. Potential projects for this could include engineering studies, engineering planning, and construction.
- For mobility and accessibility, an improved sidewalk maintenance program may be beneficial. It is necessary to maintain sidewalks diligently to assure sufficient access throughout the Village. Potential projects for this could include engineering studies, engineering planning, and construction.
- For mobility and accessibility, increased access to public transportation may be beneficial. This would help assure individuals in the Village without use of a vehicle greater access to

fundamental services. Potential projects for this could include engineering studies, engineering planning, and construction.

- To ensure that future development & land use within the Village meets the requirements of our changing population, a comprehensive plan update is needed. Potential projects could include comprehensive plan development.

Respectfully Submitted,

A handwritten signature in cursive script that reads "William M. Sturgeon".

W. Matthew Sturgeon, Zoning & Planning Committee Chair