



VILLAGE COUNCIL
REGULAR MEETING MINUTES
Location: 120 Royal Crest Drive, Seville, OH 44273
Date: 12/08/2025

The meeting began at 7:00pm p.m. with the pledge of allegiance and prayer.

PRESENT: Mayor Carter, Leslie Miller (Council President), Kathy Rhoads (Council Member), Dennis Gordon (Council Member), Ted Lesiak (Solicitor), Jessica Harper-Bigley (Fiscal Officer), Randy Eby (Council Member) arrived at 7:06 PM

ABSENT: Brad Demiter (Council Member), Nelson Kilgore (Council Member)

AMENDMENTS TO THE AGENDA: None

APPROVALS:

Mrs. Rhoads made a motion to approve paying the bills, the motion was seconded and carried. Upon Roll Call: **YEAS:** Rhoads, Gordon, Eby, Miller **NAYS:** None. Motion passes.

Mr. Gordon made a motion to approve minutes from 11/10/25. The motion was seconded and carried. The minutes are approved as written. Upon Roll Call: **YEAS:** Rhoads, Gordon, Eby, Miller **NAYS:** None. Motion passes. The minutes are approved as written.

PRIVILEGE OF THE FLOOR: Mary Huber of 201 Beth Drive stated that since she is older now, shoveling snow is not kind to her body. She stated her friend from Middleburg Heights told her the city does all the snow removal of senior citizens. It is for residents over 65 that sign up for it. She would love to see a program like this in Seville. She feels not having the driveway done is also a safety hazard for Emergency vehicles to get to somebody in their home. The mayor commented we are not staffed for this especially with all the growth in the Village. This is a private issue. The mayor commented she does not feel the Village can be involved in this.

Ed Arnold of Doylestown Road has a small plumbing business. He would like to build a small business building on the one piece of commercial property the Stallard's own on West Greenwich Road. It would be next to the other 8 residential lots they are selling for residential. He does not want to build an industrial looking building. He would like to add something that would look like a house in the front for the office and a shop in the back. He wanted to check with Council before he pursued zoning. Mr. Bittaker gave some advice on what would need to be done to the property. The Council members said they felt this business would be a nice addition to the Village.

REPORTS: Solicitor – Ted Lesiak Government – online next month Finance – Kathy Rhoads Safety – Leslie Miller
 BOPA – Dennis Gordon Zoning – Dennis Gordon Streets/Parks - Randy Eby Cemetery - Mayor Carter

ORDINANCES UNDER CONSIDERATION:

ORDINANCE NO. 2025-46

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO REPEALING ORDINANCE NO. 2013-08, AS AMENDED AND ADOPTING AN AMENDED EMPLOYEE HANDBOOK.

This is the 3rd reading

Mrs. Rhoads made a motion to un-table Ordinance 2025-46 The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Eby, Gordon, Miller **NAYS:** None. Motion passes. Ordinance 2025-46 was un-tabled

Mr. Gordon made a motion to Adopt Ordinance 2025-46 The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Eby, Gordon, Miller **NAYS:** None. Motion passes. Ordinance 2025-46 was adopted

ORDINANCE NO. 2025-52

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO AUTHORIZING THE MAYOR AND THE FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH THE BOARD OF COUNTY COMMISSIONERS OF MEDINA COUNTY, OHIO RELATIVE TO THE PURCHASE OF MATERIALS.

This is the 3rd reading

Mr. Gordon made a motion to Adopt Ordinance 2025-52 The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Eby, Gordon, Miller **NAYS:** None. Motion passes. Ordinance 2025-52 was adopted

ORDINANCE NO. 2025-53

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, ESTABLISHING TEMPORARY APPROPRIATIONS OF THE YEAR 2026.

This is the 3rd reading

Mrs. Miller made a motion to Adopt Ordinance 2025-53 The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Eby, Gordon, Miller **NAYS:** None. Motion passes. Ordinance 2025-53 was adopted

ORDINANCE NO. 2025-54

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO APPROVING THE VILLAGE'S TEMPORARY BUDGET FOR THE YEAR 2026.

This is the 3rd reading

Mr. Eby made a motion to Adopt Ordinance 2025-54 The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Eby, Gordon, Miller **NAYS:** None Motion passes. Ordinance 2025-54 was adopted

ORDINANCE NO. 2025-55

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, AMENDING THE VILLAGE OF SEVILLE'S SALARY AND BENEFITS CODE TO ESTABLISH NEW PAY RANGES FOR EMPLOYEES OF THE VILLAGE.

This is the 3rd reading

Mrs. Rhoad made a motion to Adopt Ordinance 2025-55 The motion was seconded. Upon Roll Call: **YEAS:** None **NAYS:** Miller, Gordon, Eby, Rhoads. Motion fails. Ordinance 2025-55 was NOT adopted

ORDINANCE NO. 2025-56

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO AMENDING THE SEVILLE VILLAGE ZONING CODE SECTION 406.03

This is the 3rd reading

Mr. Gordon made a motion to Table Ordinance 2025-56. The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Eby, Gordon, Kilgore, Miller **NAYS:** None. Motion passes. Ordinance 2025-56 is tabled.

ORDINANCE NO. 2025-57

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO AMENDING THE SEVILLE VILLAGE ZONING CODE SECTION 808 WITH REGARD TO RECREATIONAL VEHICLE YARD RESTRICTIONS.

This is the 3rd reading - Tabled

Mr. Gordon made a motion to Table Ordinance 2025-57. The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Eby, Gordon, Kilgore, Miller **NAYS:** None. Motion passes. Ordinance 2025-57 is tabled.

ORDINANCE NO. 2025-59

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH THE MEDINA COUNTY ECONOMIC DEVELOPMENT CORPORATION.

This is the 2nd reading

ORDINANCE NO. 2025-61

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO A CONTRACT WITH ZACHERY ROLLINS DBA WLZR LLC TO LEASE REAL PROPERTY NO LONGER NEEDED BY THE VILLAGE.

This is the 2nd reading

ORDINANCE NO. 2025-63

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, AMENDING THE 2025 APPROPRIATION ORDINANCE NO. 2024-57.

This is the 1st reading

Mrs. Rhoads made a motion to suspend the 3 reading rule and adopt emergency language for Ordinance 2025-63. The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Miller, Eby, Gordon **NAYS:** None. Motion passes.

Mr. Gordon made a motion to Adopt Ordinance 2025-63 The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Eby, Gordon, Miller **NAYS:** None. Motion passes. Ordinance 2025-63 was adopted

ORDINANCE NO. 2025-64

AN ORDINANCE OF THE VILLAGE OF SEVILLE, MEDINA COUNTY, OHIO, AMENDING THE 2025 APPROPRIATION ORDINANCE NO. 2024-57.

This is the 1st reading

Mrs. Miller made a motion to suspend the 3 reading rule and adopt emergency language for Ordinance 2025-64 The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Miller, Eby, Gordon **NAYS:** None. Motion passes.

Mr. Eby made a motion to Adopt Ordinance 2025-64 The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Eby, Gordon, Miller **NAYS:** None. Motion passes. Ordinance 2025-64 was adopted

RESOLUTIONS UNDER CONSIDERATION

RESOLUTION NO. 2025-13

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

This is the first reading

Mr. Gordon made a motion to suspend the 3 reading rule and adopt emergency language for Resolution 2025-13. The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Miller, Eby, Gordon **NAYS:** None. Motion passes.

Mr. Eby made a motion to Adopt Resolution 2025-13 The motion was seconded. Upon Roll Call: **YEAS:** Rhoads, Eby, Gordon, Miller **NAYS:** None. Motion passes. Resolution 2025-13 was adopted

Pass	Table	Did Not Pass	In Process
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NEW BUSINESS:

- LGS update

Mrs. Harper-Bigley stated she discussed at the finance meeting how the auditors recommended the Village use Local Government Services (LGS) to help with reconciling 2024 and possibly 2025. During the Finance meeting, the committee asked the fiscal officer to check if the funds are available to pay for the service with this year's budget. Mrs. Harper-Bigley confirmed the funds are available so we are going to get this started. The Solicitor stated once we receive a contract from them, he will present an ordinance for Council to approve.

OLD BUSINESS: None

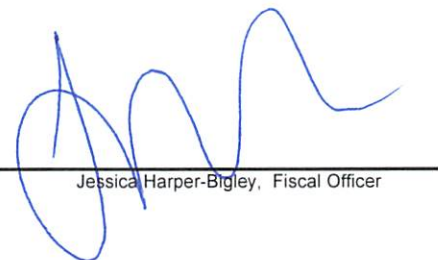
PRIVILEGE OF THE FLOOR: Missy Reig of Royal Crest asked to clarify the exact changes to the zoning code 406.03 in ordinance 2025-56 and why it was tabled. Mr. Lesiak stated we currently allow a work trailer at construction sites but the way it was written, we would allow somebody to live in it. We are amending this to remove that from the text. This is being tabled because it needs a public hearing.

Mr. Eby made a motion to adjourn. The motion was seconded. The meeting was adjourned at 7:46pm.

X


Carol Carter, Mayor

X


Jessica Harper-Bigley, Fiscal Officer