



VILLAGE OF PENINSULA

AGENDA REGULAR MEETING OF COUNCIL

Tuesday October 8, 2024, 7:00 p.m.
1582 Main Street
Peninsula, Ohio 44264

CALL TO ORDER

ROLL CALL

PRESENTATION OF AGENDA AND AMENDMENT OF THE AGENDA

SPECIAL PRESENTATIONS

PRESENTATION AND CONSIDERATION OF RECORD OF PROCEEDINGS

September 10, 2024 Regular Council Meeting Minutes

CITIZEN PARTICIPATION

COUNCIL VACANCY

REPORTS

Mayor, Daniel Schneider, Jr.

Fiscal Officer, Ms. Iaconis

Street Commissioner, Mr. Anderson

Finance Liaison

Acknowledgement of Receipt of Financial Reports

Ratification of Submitted Bills List

Police Department Liaison, Councilperson Schneider

Motion to Confirm the Mayor's Appointment of Michael Taylor, Jr. as a Full-Time Village Police Officer

Motion to Confirm the Mayor's Appointment of Crystal Casterline as a Full-Time Village Police Officer

Roads and Public Works Liaison, Mr. Haramis

Planning Commission Representative, Mr. Steidl

Zoning Officer, Mr. Hemming

Board of Zoning Appeals, Mayor Schneider

Buildings and Grounds Liaison, Mr. Steidl

Chamber of Commerce & Economic Development Liaison, Mr. Slocum

Community Events Liaison, Mr. Najeway

Policies & Procedures Liaison, Mr. Slocum

Fire Board, Mr. Slocum

Cemetery Board, Councilperson Schneider

JEDD Board, Councilperson Schneider

Wastewater/Stormwater/Water Liaison, Mr. Najeway

Area Master Plan, Mr. Slocum

Solicitor, Mr. Bryan

LEGISLATION:

Third Reading:

Ordinance No. 14-2024

Requested by Councilperson Steidl

An Ordinance Amending Chapter 741 of the Business Regulation Code Titled Short-Term Rental Regulations and Chapter 185 of the Administrative Code Titled Short-Term Rental Tax

Second Reading:

Ordinance No. 18-2024

Chief Nagy and Mayor Schneider

An Ordinance Establishing Section 147.16 of the Administrative Code Pertaining to a Cellphone Stipend for Full-Time Employees

UNFINISHED BUSINESS/NEW BUSINESS

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

**Record of Proceedings
Regular Village of Peninsula Council**

Held: Tuesday, September 10, 2024

CALL TO ORDER: Mayor Schneider called the meeting to order at 7:00 p.m.

ROLL CALL:

Mayor Daniel Schneider, Jr.	Present	Steve Schultz	Present
Richard Slocum	Present	George Haramis	Present
Daniel Schneider	Present	John Najeway	Present
Douglas Steidl	Present		

OTHERS PRESENT: Solicitor Brad Bryan, Fiscal Officer Katie Iaconis, Police Chief Jay Nagy, and Administrative Assistant Faith Dorton.

PRESENTATION OF AGENDA AND AMENDMENT OF THE AGENDA: None.

SPECIAL PRESENTATIONS: None.

PRESENTATION AND CONSIDERATION OF RECORD OF PROCEEDINGS:

July 9, 2024 Regular Council Meeting Minutes

Mr. Haramis made a motion that was seconded by Mr. Najeway to approve the Minutes. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The Minutes were approved.

July 22, 2024 Special Council Meeting Minutes

Mr. Haramis made a motion that was seconded by Councilperson Schneider to approve the Minutes. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The Minutes were approved.

CITIZEN PARTICIPATION:

Mo Riggins questioned why 18 short-term rental properties are licensed when the limit is 15. Mr. Bryan pointed out that owner-occupied dwelling properties do not count toward the limit per the ordinance and the Piekarski property was granted a temporary permit from Council until the end of the year. Ms. Riggins quoted a portion of an email to voice a complaint about Administrative Clerk Faith Dorton. Ms. Riggins then passed out an invitation for a party at a short-term rental property address. The property owners were in attendance at the meeting and confirmed they were the ones having the party, not a short-term rental guest.

Sarah Dollhauser voiced her support for a sign outside of Village Hall and suggested a letter board with slate letters.

Jodi Pradutt asked why Council held a hearing related to the denial of a short-term rental permit rather than the BZA, since the amended ordinance has not passed yet. Mr. Bryan explained the short-term rental ordinance is a business regulation ordinance, not a zoning ordinance, and the Village wanted to make sure the applicant received due process in order to protect the Village.

Greg Canda encouraged Council to pass the amended version of the short-term rental ordinance and asked about the resident surveys. He was advised the surveys will be discussed later in the meeting.

Record of Proceedings
Regular Village of Peninsula Council
Held: Tuesday, September 10, 2024

Lois Unger asked about the repercussions for those who break the short-term rental rules. Mr. Bryan reminded her that the penalties have been enhanced in the amended ordinance, but that ordinance has not passed yet. She also asked about the surveys.

Susie Rose, the property owner who was planning to have the party referenced by Ms. Riggins stated she would cancel her party due to the negativity. Mr. Bryan explained to her she was allowed to have a party at her own house, and the party would not violate the terms of the short-term rental ordinance. Ms. Rose stated she would be cancelling the party anyway.

Amy Frank-Hensley expressed her gratitude for the survey and her concerns about parking with respect to the Area Master Plan.

Faith Dorton read her full email referenced by Ms. Riggins to keep things from being taken out of context, since Ms. Riggins only quoted a small portion of that correspondence.

REPORTS:

Mayor, Daniel Schneider, Jr.: The Mayor stated he had nothing to report.

Fiscal Officer, Ms. Iaconis: Ms. Iaconis described the purpose of the tax budget legislation on this evening's agenda. She reported the Village audit is still in process.

Street Commissioner, Mr. Anderson: The Mayor stated there was nothing to report.

Finance Liaison, Mr. Schultz:

Acknowledgement of Receipt of Financial Reports

Mr. Schultz made a motion that was seconded by Mr. Slocum to acknowledge the receipt of the financial reports. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

Ratification of Submitted Bills List

This action was deferred to the next Council Meeting.

Police Department Liaison, Councilperson Schneider:

Councilperson Schneider made a motion that was seconded by Mr. Najeway to authorize the purchase of a 2025 Police Interceptor vehicle from Montrose Ford for \$49,798.75. The Village will be reimbursed for the cost of this vehicle through a grant from the Summit County Sheriff's Department. Mr. Haramis confirmed with Chief Nagy that 2 current Department cruisers are currently scheduled for replacement at this time. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

Councilperson Schneider made a motion that was seconded by Mr. Slocum to authorize the purchase of a second 2025 Interceptor vehicle from Montrose Ford for \$49,789.75. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, no; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

Councilperson Schneider made a motion that was seconded by Mr. Najeway to accept the August 6 quote from Hall Public Safety Upfitters in the amount of \$46,155.26 to upfit the 2 new 2025 Police Interceptor vehicles. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes;

Record of Proceedings
Regular Village of Peninsula Council

Held: Tuesday, September 10, 2024

Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

Roads and Public Works Liaison, Mr. Haramis:

Mr. Haramis provided an update on the Riverview Road Project. He stated the pavement is down, and the fog coat is next. Once that coat settles, the lines will be painted, and the project will be complete.

Mr. Slocum requested the Village to determine whether the old Service Department lot should be dedicated to parking lot use. If so, the Planning Commission should approve that use, and appropriate improvements to the lot should be made.

Planning Commission Representative, Mr. Steidl:

Mr. Steidl confirmed the parking lot issue raised by Mr. Slocum should be presented to the Planning Commission. He reported the proposed sewer plant site plan will be reviewed at this month's Planning Commission Meeting on September 23. Mr. Bryan stated hard copies of the plans are on file in the Administrative Offices and are available for review.

Zoning Officer, Mr. Hemming: The Mayor stated Mr. Hemming had nothing to report.

Board of Zoning Appeals, Mayor Schneider: The Mayor stated there was nothing to report.

Buildings and Grounds Liaison, Mr. Steidl: Mr. Steidl stated he had nothing to report.

Chamber of Commerce & Economic Development Liaison, Mr. Slocum

Mr. Slocum reminded everyone that Music on the Porches will take place on September 21 from 11:00 a.m to 7:00 p.m. Volunteers for this event are still being requested.

Community Events Liaison, Mr. Najeway:

Mr. Najeway reported an end of the year Peninsula Live Meeting took place to wrap up the year. The year was successful despite the bad weather for 1 of the events. Ideas for celebrating the Village's upcoming 200th birthday were discussed. A live music event is scheduled for Sunday October 27 from 1:00 to 5:00. More information on that event will be forthcoming in the Community News.

Policies & Procedures Liaison, Mr. Slocum: Mr. Slocum stated he had nothing to report.

Fire Board, Mr. Slocum:

Mr. Slocum reported that current Department operations are not sustainable unless the Department receives additional revenue. Chief Reidel is scheduled to retire by the end of the year, and a new Chief will require a more competitive salary. Department Officers are working weekend shifts to make sure they are staffed. Options will be discussed at the next Board Meeting. It is everyone's desire to maintain 24/7 staffed coverage and not go back to being a part-time Department.

Record of Proceedings
Regular Village of Peninsula Council
Held: Tuesday, September 10, 2024

Cemetery Board, Councilperson Schneider: Councilperson Schneider stated he had nothing to report.

JEDD Board, Councilperson Schneider:

Ms. Iaconis confirmed the settlement that was reported on last month has been finalized.

Wastewater/Stormwater/Water Liaison, Mr. Najeway:

Resident Surveys

Mr. Najeway stated he is hopeful that the sewer project collection plans will be finalized soon. The survey has been completed, and the geological studies are done. He reported he presented the list of unanswered questions from last December's public meeting with the County to the County. Those questions have now all been answered.

Area Master Plan, Mr. Schultz and Mr. Slocum: Mr. Slocum reported the Steering Committee has discussed getting a dedicated roadway connecting North Locust street and the northwest portion of West Mill Street. OHM consultants have spoken with the Lahoskis, since their property would be affected by those plans. Mr. Slocum stated OHM is also working on surveys to solicit feedback from residents, businesses, and visitors.

Short-Term Rentals: Mr. Bryan noted the amended version of the ordinance is on this evening's agenda for discussion.

Mr. Najeway discussed the sewer and water surveys and recent return deadline. Ms. Dorton confirmed the number she sent out and that she accepted all submissions through yesterday. Mr. Slocum apologized to those who felt they didn't get a voice in the preparation of the surveys. Mr. Najeway explained the intent of the water survey was to use it to show surrounding communities the community's desire for potable water. Mr. Najeway made a motion that was seconded by Mr. Schultz to authorize the Mayor to reach out to area communities to see if they were interested in providing water to the Village, and if so, on what terms. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

Mr. Stiedl reviewed the short-term rental survey outline and results.

Mr. Najeway asked about putting flashing speeding signs in the Village to help reduce speeding. The Mayor stated he would ask the Service Department to look into the cost of those signs. Mr. Schultz requested more simple signage in the Village.

It was determined that once the survey results and comments were fully organized and tabulated, they would be shared with the Council and Planning Commission Members and then the final numbers would be posted to the website.

Solicitor, Mr. Bryan: Mr. Bryan stated he had nothing additional to report at this time.

**Record of Proceedings
Regular Village of Peninsula Council**

Held: Tuesday, September 10, 2024

LEGISLATION:

Third Reading:

Ordinance No. 12-2024, Version 1

Requested by Mayor Schneider

An Ordinance Amending Chapter 731 of the Village Business Regulation Code Relating to Medical and Adult Use Marijuana

Ordinance No. 12-2024, Version 2

Requested by Mayor Schneider

An Ordinance Amending Chapter 731 of the Village Business Regulation Code Relating to Medical and Adult Use Marijuana

Mr. Bryan read the legislation, Versions 1 and 2, by title. Mr. Slocum stated he did not have a problem with a dispensary if it were in a proper location, but noted the State proximity to churches, schools, and parks regulations currently prohibit one from locating in the Village. The Mayor suggested Council could ban them for now and change its mind later if a suitable location arose.

Mr. Najeway made a motion that was seconded by Mr. Haramis to adopt Version 2. Roll call vote: Councilperson Schneider, no; Mr. Steidl, no; Mr. Slocum, no; Mr. Schultz, no; Mr. Haramis, yes; Mr. Najeway, yes. The motion failed.

Mr. Najeway made a motion that was seconded by Mr. Steidl to pass Version 1. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, no; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved. The Ordinance passed.

Second Reading:

Ordinance No. 14-2024

Requested by Councilperson Steidl

An Ordinance Amending Chapter 741 of the Business Regulation Code Titled Short-Term Rental Regulations and Chapter 185 of the Administrative Code Titled Short-Term Rental Tax

Mr. Bryan read the legislation by title and explained the most recent updates to the ordinance. Mr. Slocum made a motion that was seconded by Mr. Najeway to amend the language to eliminate the distinction between Type A and Type B owner-occupied rentals and not count any type of owner-occupied rentals toward the certificate limits in each district. Roll call vote: Councilperson Schneider, no; Mr. Steidl, no; Mr. Slocum, yes; Mr. Schultz, no; Mr. Haramis, yes; Mr. Najeway, yes. The Mayor voted yes to break the tie vote on the motion. The motion was approved. The Ordinance will advance to a third reading at the next Council Meeting.

First Reading:

Resolution No. 15-2024

Requested by Solicitor Bryan

An Emergency Resolution Authorizing the Mayor to Enter into the 2024 Summit County Intergovernmental Memorandum of Understanding for Job Creation and Retention and Tax Revenue Sharing

Mr. Bryan read the legislation by title. Councilperson Schneider made a motion that was seconded by Mr. Najeway to suspend the three-reading rule. Roll call vote: Councilperson

**Record of Proceedings
Regular Village of Peninsula Council**

Held: Tuesday, September 10, 2024

Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, no; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

Councilperson Schneider made a motion that was seconded by Mr. Najeway to pass the Resolution. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, no; Mr. Haramis, yes; Mr. Najeway, yes. The Resolution was adopted.

Resolution No. 16-2024

Requested by Mayor Schneider

A Resolution Authorizing the Mayor to Execute an Agreement with Boston Township for the Purchase of Road Salt

Mr. Bryan read the legislation by title. Mr. Haramis made a motion that was seconded by Councilperson Schneider to suspend the three-reading rule. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

Councilperson Schneider made a motion that was seconded by Mr. Najeway to adopt the Resolution. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The legislation was adopted.

Resolution No. 17-2024

Requested by Fiscal Officer Iaconis

A Resolution Accepting the Amounts and Rates as Determined by the Summit County Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Fiscal Officer

Mr. Bryan read the legislation by title. Councilperson Schneider made a motion that was seconded by Mr. Steidl to suspend the three-reading rule. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

Councilperson Schneider made a motion that was seconded by Mr. Steidl to adopt the Resolution. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The legislation was adopted.

Ordinance No. 18-2024

Chief Nagy and Mayor Schneider

An Ordinance Establishing Section 147.16 of the Administrative Code Pertaining to a Cellphone Stipend for Full-Time Employees

Mr. Bryan read the legislation by title. The Chief Nagy explained Village Officers now need to use their phones for 2-factor authentication to access record databases necessary to perform their jobs. It was determined that this Ordinance would advance to a second reading at the next Council Meeting.

UNFINISHED BUSINESS/NEW BUSINESS:

Mr. Najeway reminded everyone he is working with the Mayor and Service Department Supervisor to get a list of the spelling of the street names so that they are correct on the new street signs.

**Record of Proceedings
Regular Village of Peninsula Council**

Held: Tuesday, September 10, 2024

Mr. Najeway made a motion that was seconded by Mr. Haramis to seek quotes for removing the asbestos from the Players Barn and taking down the Barn. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

Mr. Schultz announced he has decided to resign from Council due to time commitments. In order to give Council sufficient time to seek replacement candidates, it was determined that the resignation would be effective September 30, 2024. Mr. Schultz submitted a written resignation letter effective September 30, 2024. Mr. Bryan clarified that a notice seeking applications for the open seat would be put on the website. Mr. Haramis made a motion that was seconded by Mr. Najeway to request letters of interest and/or resumes from interested candidates with a deadline of October 3, 2024. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

EXECUTIVE SESSION (IF NECESSARY): None.

ADJOURNMENT:

Mr. Najeway made a motion that was seconded by Councilperson Schneider to adjourn the meeting. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Schultz, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved. The meeting was adjourned at 9:18 p.m.

Respectfully submitted:

Daniel Schneider Jr., Mayor

Date

Katie Iaconis, Fiscal Officer

Date

OBJECTIVE

As an active member of the Peninsula community, I am seeking to fill the open position on village council. I am excited about the prospect of working with everyone in a more impactful role to help our community thrive.

CONTACT

- refunders@gmail.com
- (440) 552-3944
- 6112 N Locust St

EDUCATION

CLARKSON UNIVERSITY

Bachelor of Professional Studies,
Mechanical Engineering & Business
Ethics

LEMOYNE COLLEGE

Bachelor of Science,
Physics

SKILLS

Leadership

Collaboration

Problem Solving

Professional Facilitation

Website Development

Knowledge Management

Strategic Planning

Adaptability

Amy Frank-Hensley

EXPERIENCE

SWAGELOK COMPANY

1992-Present

Wide range of leadership experience in a highly collaborative corporate environment. Known for facilitating large groups through complex business problems and creating innovative solutions. Multiple Innovation Award recipient and creator of Global Knowledge Center. Leadership roles in Engineering, Customer Service, Project Management, Global Sales Support, Continuous Improvement and Human Resources.

COMMUNITY LEADERSHIP

2001- Present

Dedicated to enhancing community through local nonprofit leadership positions. Two-term President of the Mentor Public Library Board of Trustees with \$5M operating budget. Gained extensive experience concerning funding, employee and community relations, the legal workings of a public entity, land acquisition, major building renovations and the need to adapt to changing community needs. Continued community commitment as a board member of the Peninsula Library & Historical Society.

PENINSULA COMMUNITY SUPPORTER

2016-Present

Active participant in local discussions regarding the Long-Range Plan and current member of Master Planning Committee. Current member of the Peninsula Home & Garden Club and an advocate for preserving the strong sense of local community and history. Committed to helping foster solutions to the top issues facing the village today and in the future.

SARA LEFFLER



330.808.0234



sleffler51@yahoo.com



5953 Center Sreet, Peninsula, OH

October 2, 2024

To Whom it May Concern:

I am writing to express my interest in filling the vacant seat on the Village of Peninsula city council. As a resident of the village for over 20 years, I have developed a deep appreciation and commitment to the well-being and progress of our community.

For the past 24 years I have had the privilege of working as a high school social studies teacher. My role as an educator has provided me with valuable insights into the importance of civic engagement, policy development, and community involvement. I believe that my background in teaching U.S. History and U.S. Government aligns with the responsibilities of a council member, and I am eager to contribute my skills to the decision-making processes that will shape the future of our village.

My passion for serving others and my ability to analyze issues from multiple perspectives will allow me to effectively collaborate with fellow council members, village staff, and community members.

I would be honored to serve on the Village Council and contribute to the development of thoughtful policies that benefit our village and its residents. Thank you for considering my application. I look forward to the possibility of working with you to continue making the Village of Peninsula a great place to live.

Sincerely,

Sara Leffler

SARA LEFFLER



330.808.0234



sleffler51@yahoo.com



5953 Center Sreet, Peninsula, OH

EXPERIENCE

SOCIAL STUDIES TEACHER Akron Public Schools
2001 - Present

- Used data (pre-assessment, formative bell quizzes, EVAAS prediction) to design and deliver instruction
- Promoted student ownership of learning through self-assessment, choice, and collaboration with peers
- Incorporated technology using the SAMR model
- Designed instruction and assessment for student achievement on Ohio State Tests
- Planned and implemented project-based lessons incorporating student-choice and multiple modalities
- Within one to world setting, use technology to deliver high quality education
- Utilized co-teaching model within inclusion classes
- Collaborated with social studies teachers to design inquiry based lessons
- Facilitated creation and implementation of School Improvement Plan for Garfield High School
- Collaborated and implemented weekly short-cycle assessments for Professional Learning Community
- Designed and delivered professional development opportunities for 6-Hour Option and Instructional Development days
- Developed curriculum for US History District pacing guide
- Created District summative assessments for US History

EXTRA-CURRICULARS Akron Public Schools
2001 - Present

- CCAA Team Lead
- School Improvement Team
- Intervention Assistance Team
- Athletic Director
- Senior Class Advisor
- Student Council Advisor
- Varsity Head Coach: Girls Basketball, Volleyball, Track, Tennis
- Anime Club Advisor

EDUCATION

MASTER OF ARTS IN EDUCATION
Curriculum & Instruction
Walden University July 2017

BACHELOR OF ARTS IN EDUCATION
Secondary Integrated Social Studies
Kent State University May 1999

**MASTER OF ARTS IN HISTORY
COURSEWORK**
Southeast Asian History
Ball State University 1993-1996

BACHELOR OF ARTS
Dual Degree in History and Philosophy
University of Mount Union May 1993

LEADERSHIP ACTIVITIES

- Content Elaboration writing for US History for the Ohio Department of Education (2017-2019)
- Transformation team member College and Career Academies of Akron (present)
- Communication subcommittee chairman for College and Career Academies (2018-2020)
- High school state representative Ohio Council for the Social Studies (2012-2018)
- Interim District Social Studies Learning Specialist (2012)
- Editorial Board for Ohio Social Studies Review (2012-present)
- Mentor for Teaching American History Alive Project (2006-2009)
- Senior Project Liaison for Kenmore-Garfield High School (2017-2018)
- Social Studies Department Head for Garfield High School (2010-2016)

AWARDS & RECOGNITIONS

- District Teacher of the Year Finalist (2016)
- Building Teacher of the Year (2015, 2016)
- District Coach of the Year Tennis (2008)
- District Coach of the Year Track and Field (2006)
- Martha Holden Jennings Fellow (2006)

Dear Peninsula Village City Council,

I am writing to express my strong interest in filling the open Council Seat. As a dedicated resident of Peninsula Village, I am eager to bring my skills and experiences to the role and contribute to the growth and prosperity of our community. My name is Michael Robert Loftus. I have a deep-rooted commitment to the City of Peninsula, having lived here most of my life, and I am eager to contribute to its growth and prosperity. I have done a lot of volunteer work on the Cuyahoga Valley railroad as a trainman, showing commitment to the community. However, what I believe sets me apart is my leadership skills. I developed these skills as a camp counselor at The Akron Fossils and Science Center, where I led and worked with children, and as an Office Clerk at the Manatoc Scout reservation, where I helped operate the camp. One of the places where I learned the most leadership skills is the Boy Scouts, where, through determination, I achieved the rank of Eagle. I hope Peninsula Village City Council considers me for the position. Thank you for your time.

Sincerely,

Michael Robert Loftus

Mickeyfirst.inc@aol.com

216-789-0746



Admin User <admin@villageofpeninsula-oh.gov>

letter of interest re. councilmember seat

1 message

Eliud Rosales <eliud.rosales@gmail.com>

Mon, Sep 30, 2024 at 8:22 PM

To: "admin@villageofpeninsula-oh.gov" <admin@villageofpeninsula-oh.gov>

Hello.

My name is Eliud Rosales. I am a resident and homeowner within the Village of Peninsula. My wife and I live on the old Cooke farm at 1996 Major Rd. We have owned the property for approximately four years. Prior to that, for 12 years, we rented the Lake House at the Heritage Tree Farm.

I am interested in becoming a councilmember as a matter of civic duty and as a way to contribute to the community that I have come to love and call home for 16 years. I have no agenda or preconceptions about the Village. My intention, if I were to serve, would be to represent the interests of the community and to perform my due diligence in understanding the issues and interests that impact the Village.

I graduated from Ohio University with a Bachelor of Science in nursing, and from Youngstown State University with a Master of Science in Nurse Anesthesia. I am on staff at Cleveland Clinic and Ohio State University. My wife is a Family Nurse Practitioner; together we often travel for medical relief missions, and we are regular volunteers for Mobile Meals in Akron. I would hope to apply my life experience to the duties of councilmember and would consider it an honor to serve the community, if I were appointed to do so.

Warmest regards,

Eliud Rosales

KEITH SAFFLES



330.701.9787



keithsaffles@yahoo.com



6376 Riverview Rd. Peninsula

To:

THE VILLAGE OF PENINSULA COUNCIL

1582 Main Street
Peninsula, OH 44264

Date:

September 26, 2024

Dear Council Members,

I am honored to submit my name for consideration to fill the vacated council seat and to briefly introduce myself. My name is Keith Saffles and I am passionate about investing in the things that matter. I love my family - I have been married to Amber for 19 years, have two daughters (15 & 16) who attend CVCA and I live next to my extended family. I love business - not for the money, but for the problems they solve and the people they help. I love history - particularly renovating old buildings and houses and uncovering the stories they tell. I love serving others - because there is no greater calling than to love your neighbor. I love community - because it is a reflection of our values and who we are. I love Peninsula - because, to me, it represents all of the above.

Recently, someone mentioned the vacancy on council and asked if I would be interested. My initial reaction - "I'm not sure I'm qualified and I'm not sure they would want me". I don't usually go to council meetings, I am not vocal in our community, and compared to many families in town, I haven't lived here too long - only 14 years.

Then, after thinking about it for a couple of days, I realized that I am active and invested in everything that matters to me, except Peninsula. I have spent most of my working life in positions or businesses that serve others, whether helping people as a firefighter, bringing joy to the young and old with candy, or starting healthcare companies that have a direct impact on patients lives. I am active in my church and the local community it serves, I am involved in my kid's schools, either as a board member at their elementary school, or volunteering to mentor and teach in their high school. I love to find old buildings and bring them back to life. I have been heavily involved with revitalizing the downtown of my hometown, Cuyahoga falls - starting a non-profit Main Street organization to do so.

So when I look at everything else I'm involved in, one thing is missing - Peninsula. My wife and I plan to live the rest of our lives here. My in-laws, sister-in-law, nieces and nephew live right next door. The most valuable thing in my life - my family - is all here, and I hope they stay here. I hope my kids live here when they grow up.

Therefore, I would like to become more invested in Peninsula. Serving on council would be one way to do so.

So you're probably wondering my views on things. While I haven't served in any official government positions, I think my experiences are a good indication of who I am. It is where I have chosen to invest my time, talent and treasure. I am pro-business, but also pro-individual. I believe businesses should serve the people they effect and the values they hold. I am pro-history, but also pro-development. I believe that community development should consider the legacy left by earlier generations, but also work to the greatest benefit of future generations. I am fiscally conservative, but also pro-investment - intelligently using money to have the greatest impact for everyone. In anything, when working with multiple stakeholders, my opinion is just one of many. There is wisdom in the collective experience and that should be drawn upon to the benefit of everyone.

When I operate any buisness or participate in any organization, I let three things guide me - values, vision, and voice. My decisions should reflect the values of who I serve, the vision for the organization, and the collective voice of all stakeholders.

Like I said before, "I am not sure you would want me", but it is my honor to be able to even submit my name for consideration. If you feel I am a good fit for the council and Peninsula, I would be honored to serve as to the best of my ability. If you have any questions for me, please feel free to contact me. Thank you for your consideration.

Best Regards,

A handwritten signature in black ink, appearing to read 'K. Saffles', with a stylized flourish at the end.

Keith Saffles



KEITH SAFFLES

ABOUT ME

I am an entrepreneur by nature and enjoy serving others. I am experienced in starting and operating companies, historic renovation, economic revitalization, and governance of community serving non-profits. My goal in everything I do is to see all perspectives of each stakeholder and strive for what's best for everyone.

EDUCATION

Cornell University

SC Johnson College of Business


School of Hotel Administration

Bachelor of Science
1995-1999


Cuyahoga Falls High School

Graduated 1995

CONTACT

 6376 Riverview Rd.
Peninsula, OH 44264

 keithsaffles@yahoo.com

 330.701.9787

EXPERIENCE

- Founder** *2024 - Present*
Valet Health
 - Recently founded a startup company focused on delivering at-home, on-demand nursing care within 1 hour. We use technology to match freelance nurses with patients who request services ranging from IV's and injections to testing and medications.
- President** *2010 - Present*
Crooked River Holdings
 - Own and manage commercial real estate investments and properties focused on historic renovation. Have worked with the US National Park Service and the State of Ohio to rehabilitate a historic property in Cuyahoga Falls. Won the Main Street Rehabilitation Award from the Cleveland Restoration Society in 2019.
- General Partner** *2020 - 2023*
Olive Ventures
 - Head of a venture capital firm focused on healthcare technology. Started and ran the internal venture studio where we were able to successful start, build and launch 8 new healthcare companies.
- Owner / Operator** *2018 - 2020*
Pav's Creamery Cuyahoga Falls
 - Started a franchise location of Pav's Creamery in downtown Cuyahoga Falls. Responsible for conception, design, build-out and operations. Sold in 2020.
- Owner / Operator** *2015 - 2019*
Yum Yum Sweet Shop
 - Started a candy store with two locations in Peninsula and Cuyahoga Falls. Responsible for concept, design, build-out, and operations. Sold in 2019.

LICENSES & CERTIFICATIONS

Certified Executive Coach

Coach Training Alliance
2020 - Present

Licensed Pedorthist

State of Tennessee
2007 - 2012

Licensed Paramedic

State of Ohio
2006 - 2011

VOLUNTEERING

Mentor & Advisor

Cuyahoga Valley Christian Academy
School of Business & Entrepreneurship
2020 - Present

Volunteer

Linwood Park
2013 - Present

Fantastic Friday Teacher

Cornerstone Community School
2014 - 2020

Business Skills Teacher

Junior Achievement USA
2015 - 2019

Mentor & Advisor

Miami University
Startup Weekend
2018-2019

EXPERIENCE

- Owner / Operator** 2012 - 2015
Tornado Candy Company
 - Started a chewing gum manufacturing company that produced gum in over 100 flavors. Invented a process to produce small batches of chewing gum. Sold wholesale and retail both nationally and internationally. Was carried by Toys-R-Us. Sold in 2015
- Co-Founder** 2007 - 2012
Care 1st Medical Solutions, Inc.
 - Started a direct-to-patient diabetic mail order supply company. Grew to over 50,000 patients located in all 50 states. Was a licensed Medicare supplier. Sold in 2012.
- Firefighter / Paramedic** 2005 - 2010
City of Akron
 - Was a firefighter and paramedic at Stations 3 and 9 in Akron - two of the highest run volume stations. Left in 2010 due to demands of Care 1st Medical Solutions.

BOARD EXPERIENCE

- President** 2017 - Present
Linwood Council of Christian Life
 - Linwood Christian Life is a non-profit seasonal church organization that is situated within Linwood Park - a chautauqua style community on Lake Erie. Led a \$300k capital campaign in 2019 and am currently negotiating a joint venture with a for-profit company.
- President** 2017 - 2022
Cornerstone Community School
 - Cornerstone is a private K-5 elementary school in Tallmadge currently enrolling 170 students. Oversaw a complete roof replacement, expansion of multiple grades, and our response during the Covid pandemic. Successfully increased teacher salaries by 41%.
- President & Founding Member** 2018 - 2024
Downtown Cuyahoga Falls Partnership
 - Worked directly with the City of Cuyahoga Falls to start this non-profit Main Street organization that is responsible for the economic and historic revitalization of downtown Cuyahoga Falls. Oversaw year over year growth, the hiring of our first Executive Director, and the implementation of a DORA.

Emily Slovan
1543 Main Street
Peninsula, Ohio 44264
emslovan@gmail.com
330-840-9273
October 3, 2024

Village of Peninsula, Council Members
Peninsula Town Hall
Peninsula, Ohio 44264

Dear Village Council Members,

I am writing to express my interest in serving in the vacant Village Council position for the village of Peninsula. As a resident of this community for 4 years, I have developed a deep appreciation for its unique character, values, and the diverse perspectives of its residents.

My background in being a mechanical engineer, and currently serving as the director of engineering for The Cleveland Clinic Foundation, has equipped me with skills that I believe would be beneficial to the council. Specifically, my experience in planning, critical decision making, problem solving skills, managing a team of 12 engineers, engineering project management, community and patient engagement, and budgeting has taught me the importance of collaborative decision-making and effective communication. I am passionate about fostering a sense of community and ensuring that all voices are heard.

I am particularly interested in helping to advise and leverage my skills in my profession to help support sustainability, infrastructure, community safety, and financial budgets. I believe that addressing these areas is crucial for the continued growth and well-being of our village. My goal is to work collaboratively with fellow council members and residents to develop thoughtful, inclusive solutions that reflect our community's needs and aspirations.

Thank you for considering my application. I am eager to contribute my time and energy to the betterment of Village of Peninsula and to work alongside dedicated individuals who share my commitment to our community. I would appreciate the opportunity to discuss my candidacy further and am happy to provide any additional information needed.

Sincerely,

Emily Slovan

VILLAGE OF PENINSULA, OHIO
ORDINANCE NO.: 14-2024
INTRODUCED BY: _____
DATE PASSED: _____

AN ORDINANCE AMENDING CHAPTER 741 OF THE BUSINESS REGULATION CODE TITLED SHORT-TERM RENTAL REGULATIONS AND CHAPTER 185 OF THE ADMINISTRATIVE CODE TITLED SHORT-TERM RENTAL TAX

WHEREAS, to protect and promote the health, safety, and general welfare of the Village, preserve its small-town character, protect the integrity of its residential neighborhoods, and allow property owners to receive remuneration from renting dwellings (or portions of dwellings) to help raise funds to maintain the dwelling, the Village enacted Chapter 741 of the Village Business Regulation Code relating to short-term rentals and Chapter 185 of the Administrative Code relating to a short-term rental tax; and

WHEREAS, after several years of experience with Chapters 741 and 185, Council desires to amend Chapters 741 and 185 to make the regulations contained therein better fit the needs of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Peninsula, Summit County, Ohio, to wit:

SECTION 1. That Council hereby amends Chapter 741 of the Village Business Regulation Code and Chapter 185 of the Administrative Code, as indicated in the attachment hereto that is incorporated herein by reference.

SECTION 2. That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public and/or in compliance with all legal requirements, including Section 121.022 of the Ohio Revised Code.

SECTION 3. That this Ordinance shall take effect and be in force as of the earliest period permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2024.

Passed: _____
Daniel Schneider, Jr., Mayor

Attest: _____
Katie Iaconis, Fiscal Officer

Approved as to Legal Form. _____
Bradric T. Bryan, Solicitor

ORDINANCE 14-2024
PAGE TWO

I, Katie Iaconis, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, do hereby certify that the foregoing Ordinance was duly passed by the Council of the Village of Peninsula, at a meeting held on the _____ day of _____, 2024.

Katie Iaconis, Fiscal Officer

Posting Certificate

I, Katie Iaconis, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, hereby certify that there is no newspaper published in the Municipality, and publication of the foregoing Ordinance was made by posting true and accurate copies thereof at five of the most public places in the Village as previously determined by Council, each for a period of at least fifteen days, commencing on the _____ day of _____, 2024, as follows:

1. Terry Lumber & Supply;
2. Valley Fire District;
3. Peninsula Library & Historical Society;
4. Peninsula Village Hall Lobby; and
5. Peninsula Post Office.

Katie Iaconis, Fiscal Officer

**CHAPTER 741
SHORT-TERM RENTAL REGULATIONS**

741.01 PURPOSE AND INTENT.

(a) This Chapter is intended to protect and promote the health, safety, and general welfare of all the citizens of the Village of Peninsula and preserve the small-town character of the Village by requiring the registration and certification of short-term rentals within the Village. It is also the intent of this Chapter to protect the integrity of the residential neighborhoods while allowing property owners to receive remuneration from renting a dwelling or portions of a dwelling to help maintain the dwelling.

~~(b) Short-term rentals shall be limited to the R-1 Rural Residential District, R-2 "Small-Town" Residential District, and the C Commercial District within the Village.~~ The purpose of this Chapter is to regulate and limit short-term rentals in order to:

- (1) Establish minimum standards and conditions for ~~sShort-tTerm hHome rRentals~~ and ~~eOwner-eOccupied eShort-tTerm rRentals~~ that reflect the goals and policies of the Long Range Plan and the Planning and Zoning Code;
- (2) Reinforce the purpose of the R-1 Rural Residential District by retaining a rural living environment in the district, maintaining suitable neighborhoods for families and children, and discouraging uses that would generate traffic on local streets in excess of normal traffic generated by the neighborhood; ~~and~~
- (3) Acknowledge that the R-2 "Small Town" Residential District is intended to be more eclectic in its design, character, and size of housing, resulting in varied neighborhoods in close proximity to commercial and tourist attractions, while controlling the density of short-term rentals, preventing congestion on public streets, and reducing hazards to life and property; and
- (4) Provide resident owners of property in residential districts the opportunity to generate additional income to support their continued ownership in the Village.

741.02 DEFINITIONS.

Caretaker. A ~~e~~Caretaker is an individual, other than the ~~e~~Certificate holder, who is responsible for the oversight and care of the short-term rental.

Certificate. A short-term rental certificate duly issued by the Village.

Owner-Occupied Short-Term Rental. A rental for less than thirty (30) consecutive days in which the owner is concurrently, personally occupying the premises ~~with the renter~~ with one or more renters who occupy a single room or multiple rooms in the same dwelling in which the owner is living; or while the renter is occupying a permitted accessory dwelling on the premises that has separate bathroom facilities.

~~There are two categories of Owner-Occupied Short-Term Rentals:-~~

~~Owner-Occupied Short-Term Rental – Type A: One or more renters occupy a single room or multiple rooms in the main dwelling unit.~~

~~Owner-Occupied Short-Term Rental – Type B: Renters are occupying an accessory building~~

~~that has separate bathroom facilities and meets health standards.~~ An Owner-Occupied Short-Term Rental property owner who has an additional, approved, accessory dwelling located on the same property may choose which dwelling in which they wish to reside, and which dwelling shall be the short-term rental unit. An Owner-Occupied Short-Term Rental property owner shall at no time be permitted to rent both the main dwelling unit and the accessory dwelling. A Short-Term Rental Certificate shall be issued for only one Owner-Occupied Short-Term Rental dwelling on the property.

Parking Space. For purposes of this Chapter, a parking space shall be a minimum of 9 feet by 18 feet, located off-street, outside of a road right-of-way, and in one of the following locations on the same lot as the short-term rental:

- in a garage or carport;
- within a paved or gravel driveway; or
- within a paved or gravel parking pad.

Renter. As used in this Chapter, a renter is an occupant or renter of a short-term rental pursuant to a rental agreement. The term "renter", as used herein, does not include guests of the occupant or renters, who are visiting between the hours of 7:00 a.m. and 11:00 p.m., provided the total number of visiting guests does not exceed the total number of renters permitted by the Certificate.

Septic System Operations Permit. As used in this Chapter, septic system operations permit means a valid permit issued by Summit County Public Health for the on-site septic system.

Short-Term Home Rental. For purposes of this Chapter, Short-Term Home Rental means any dwelling that is rented in its entirety for less than ~~thirty~~ (30) consecutive days by persons other than the owner from ~~which~~ whom the owner receives monetary compensation, and the owner is not present and personally living on the premises during the time of the rental. Rentals for 30 or more consecutive days to the same rentee(s)/quest(s) do not constitute a Short-Term Home Rental and are not subject to the Short-Term Rental Regulations.

Special Event. In association with a short-term rental, Special Event means a wedding, party, family reunion, or similar gathering that exceeds the maximum number of occupants allowed under the Short-Term Rental Certificate.

741.03 APPLICABILITY.

(a) Short-Term Home Rental Certificates that were issued prior the effective date of this amendment to Chapter 741 and are valid at the time the renewal application is submitted shall be permitted to be renewed provided that a renewal application is submitted prior to the expiration date of the Certificate and the Short-Term Home Rental property owner is in compliance with all other requirements outlined in this Chapter. A Certificate may be revoked for violations outlined in Section 741.09. If a Certificate is revoked, the property shall no longer be eligible to apply for a Certificate until the expiration of the time period set forth in Section 741.09(b)(1)(B) and will only be eligible to receive a Certificate if one is available. Owner-Occupied Short-Term Rentals shall continue to be permitted in all Village zoning districts provided the property owner obtains a Certificate in compliance with all applicable requirements of this Chapter.

(b a) This Chapter applies to all residential dwellings and owners of those dwellings, regardless of zoning district, wherein the entire dwelling or portion of a dwelling is

rented for a period of less than 30 days.

- (1) Certificate Required. A eCertificate is required prior to the rental of any dwelling or portion of any dwelling for a period of less than 30 days.
 - A. A eCertificate issued by the Village shall be valid for ~~a period of one-~~ (1) year, beginning January to December of each year the calendar year for which it is issued. Certificates shall automatically expire upon transfer of the property, and Certificates are not transferable to succeeding property owners.
 - B. A eCertificate will be issued within 30 days of receipt of a complete application, provided the information on the application is accurate and is verified by an inspection of the property by the Village.
 - C. The eCertificate shall indicate the maximum number of guests that can be accommodated at the rental in accordance with the standards listed in 741.04 of this eChapter.
 - D. A eCertificate and eCertificate holder shall be subject to all of the standards and penalties of this Chapter.

(2) Application. An application provided by the Village for a eShort-tTerm Rental eCertificate shall, at a minimum, include the following:

- A. Address of property.
- B. Property owner name(s). If the owner does not reside within a ~~thirty~~ (30) minute drive time of the eShort-tTerm Home Rental property, they property owner shall designate a eCaretaker that meets the ~~thirty~~ (30)-minute drive time requirement.
- C. Signature of property owner(s) and eCaretaker, if any.
- D. Number of bedrooms in the dwelling. For Owner-Occupied eShort-tTerm Rentals, the number of available rooms to be rented.
- E. Number of parking spaces as defined under 741.02.
- F. Sketch of the property, indicating location of the dwelling, driveway, or other point of access, and designated parking spaces meeting the definition of a parking space under 741.02.
- G. Contact information including: name, address, and 24-hour contact phone number for the owner of the property and the eCaretaker, if any.

~~1. This information must be kept up to date in the Village's records.~~

Throughout the term of the Certificate, it is the eCertificate holder's responsibility to inform the Village, in a timely manner, of any change

in the Certificate holder or eCaretaker's or contact information for the certificate holder or caretaker or changes to any other information required in the application.

- H. Proof of insurance as required by 741.04.
- I. Proof of a valid Septic System Operations Permit for the septic system.
- J. The domain addresses for all websites on which the property is being advertised as available for short-term rental and the unique URL for any of those listings.

(3) Renewal of Certificates.

- A. All eCertificates for both eOwner-eOccupied and eShort-tTerm hHome rRentals shall be renewed annually. Certificates expire on December 31 of the year in which they were issued. No rental shall occur until the rental eCertificate is renewed. The fee for each eCertificate shall not be prorated should a partial year permit be requested.
- B. Renewal applications shall contain the same information as required for the initial application and shall be filed no later than November 15 of the year in which the Certificate expires. Renewal applications filed after November 15 will require an additional \$200 late fee above and beyond the applicable application fee. If a complete application is not received by the expiration of the previous year's Certificate, the applicant is not entitled to a renewal. Renewal applications submitted after December 31st shall be placed on a wait list along with any new applications. After all renewal applications filed prior to January 1 are processed, and if any permits are available, the applicants on the wait list will be reviewed in the order in which they were received.
- C. Short-Term Home Rental eCertificate holders shall be required to provide evidence that their rental has been occupied for a minimum of ~~ninety (90)~~ 120 60 days in during the previous calendar year to be permitted to renew their eCertificate. If the Certificate was issued after January 1 and no Short-Term Rentals occurred in that year prior to the date the Certificate was issued, the total number of occupied days shall be an average of 10-5 days per month for each month the Certificate was valid.

741.04 STANDARDS.

- (a) Short-Term Home Rental Standards. All Short-Term Home Rentals shall be subject to the following standards, in addition to the requirements set forth in 741.05 and 741.06 of this Chapter.
 - (1) Parking. Parking for guests in a Short-Term Home Rental shall only be in identified parking spaces as defined in this chapter. No on-street parking shall be permitted in association with a short-term rental. A minimum of ~~one (1)~~ parking space per

bedroom shall be provided, plus ~~one (1)~~ additional space. ~~The maximum number of spaces shall not exceed two (2) per bedroom.~~ If the Short-Term Home Rental location cannot meet the above requirement of ~~one (1) per bedroom~~, the applicant shall indicate the number of spaces provided and restrict guests to that number of vehicles.

- (2) Accessory Buildings. No Short-Term Home renters shall be permitted to sleep in any accessory building to the primary building on the site. Nor shall sleeping be permitted outside or in tents, campers, or other similar temporary structures outside of the main dwelling.
- (3) Trash. Refuse and recyclables shall be stored in appropriate containers with tight-fitting lids and shall be regularly picked up by a licensed waste hauler.
- (4) Safety Standards. The Short-Term Home Rental owner shall provide an affidavit stating the short-term rental is in compliance with all applicable local, state, and federal laws and regulations.
- (5) Special Events. Special events, as defined in this Chapter, are not permitted.
- (6) Capacity Limit. The maximum number of renters to be accommodated shall be equal to the number of bedrooms multiplied by a factor of 2, plus 3 additional guests. Children 3 years of age and younger shall not count toward the capacity limit.
 - A. The number of bedrooms shall be as certified by the applicant and verified by inspection of the Village ~~and in no event shall exceed the number of bedrooms permitted by the Summit County Public Health Septic System Operations Permit.~~
 - B. The certificate issued by the Village shall indicate the maximum number of renters that may be accommodated as calculated under these standards.
- (7) Contact. The Certificate holder, or a Caretaker representing the property owner, must be available by telephone at all times and be physically located within a ~~thirty (30)~~ minute drive time of the property in the event of an emergency or an issue that requires immediate attention.
- (8) Certificate Number. The unique Short-Term Home Rental Certificate number included on the Short-Term Rental Certificate issued by the Village shall be:
 - A. Included in any advertisement for the rental; and
 - B. The Certificate shall be Posted on inside the property in a conspicuous location.
- (9) Quiet Hours. Short-Term Home Rentals shall observe quiet hours between 10:00

p.m. and 7:00 a.m.

- (10) Pets. Pets shall be secured on the premises or on a leash at all times.
 - (11) Applicable Rules. Renters shall be made aware of the rules applicable to the renters under this Chapter.
 - (12) Signs. Signs shall conform to the requirements of Chapter 1133 of the Village of Peninsula Zoning Ordinance.
 - (13) Insurance. A general liability insurance policy or certificate that shall provide minimum liability insurance coverage of not less than three hundred thousand dollars (\$300,000) issued by an insurance company licensed to conduct business in the State of Ohio shall be provided. The policy or certificate shall provide notice of cancellation of insurance to the Village at least ~~ten~~(10) days prior to cancellation.
 - (14) Short-term Rental Tax. Each Short-Term Home ~~r~~Rental shall charge the Short-Term Rental Tax on every rental and remit same to the Village in compliance with the requirements of Chapter 185 of the Village of Peninsula Codified Ordinances.
 - (15) Advertising. No person shall allow a dwelling to be listed or advertised as a ~~s~~Short-~~t~~Term Home ~~r~~Rental prior to obtaining a permit or if the permit has been revoked, suspended, or denied. All advertisements shall include the Certificate number, occupancy limitations, parking requirements, quiet hours, and special event requirements. Advertisements shall be updated with current information throughout the year.
 - (16) Septic System. No Short-term Home Rental shall be permitted unless a valid Septic System Operations Permit from Summit County Public Health is provided. ~~The number of bedrooms certified on the certificate shall be limited to the number of bedrooms approved by Summit County Public Health on the valid Operations Permit.~~
 - (17) Record Keeping. All Short-Term Home Rental property owners shall retain, and upon request, make available to the Mayor or his or her designee, the Zoning Officer, or law enforcement officials, records to demonstrate compliance with this section, including, but not limited to, primary residency, the name of the Short-Term Home Rental guest responsible for the reservation and/or who rented the unit on each night, dates of the rental, price per night, and duration of stay in a Short-Term Home Rental.
 - (18) Smoke Detectors. Smoke detectors shall be provided and maintained within each sleeping area within each dwelling unit.
 - (19) Carbon Monoxide Detectors. Carbon monoxide detectors shall be provided on each floor of the dwelling unit which has fuel burning appliances for heating or cooking and in a central location outside each sleeping area on every level of the home as provided by Ohio Fire Code Technical Bulletin TB18-001, as updated from time to time. Fuel burning appliances include, but are not limited to, furnaces, fireplaces, ovens, and hot water tanks.
- (b) Owner-Occupied Short-Term Rental Standards. ~~Owner-Occupied Short-Term-~~

~~rentals standards shall apply to both Type A and Type B Owner-Occupied Short-Term Rentals.~~ Owner-Occupied Short-Term Rentals shall be permitted in any zoning district. All Owner-Occupied Short-Term Rentals shall comply with the following standards.

(1) Parking. Parking for guests shall be on the same lot as the dwelling. No on-street parking shall be permitted in association with the rental.

(2) Accessory buildings. If the rental unit is within an accessory building, it shall provide bathroom facilities within that building.

(3) Safety Standards. The Owner shall provide an affidavit stating that the rental is in compliance with applicable local, state, and federal laws and regulations.

(4) Capacity Limit. The maximum number of renters to be accommodated shall be equal to the number of bedrooms available for rent multiplied by a factor of 2, plus 3 additional guests. Children 3 years of age and younger shall not count toward the capacity limit.

A. The number of bedrooms shall be as certified by the applicant and verified by inspection of the Village ~~and in no event shall exceed the number of bedrooms permitted by the Summit County Public Health Septic System Operations Permit,~~ minus the number of bedrooms occupied by the permanent residents.

B. The eCertificate issued by the Village shall indicate the maximum number of renters that may be accommodated as calculated under these standards.

(5) Certificate Number. The unique Short-Term Home Rental eCertificate number included on the Short-Term Rental Certificate issued by the Village shall be:

A. Included in any advertisement for the rental; and

B. The Certificate shall be posted on inside the property in a conspicuous location.

(6) Insurance. A general liability insurance policy or certificate that shall provide minimum liability insurance coverage of not less than three hundred thousand dollars (\$300,000) issued by an insurance company licensed to conduct business in the State of Ohio shall be provided. The policy or certificate shall provide notice of cancellation of insurance to the Village at least ~~ten (10)~~ days prior to cancellation.

(7) Short-term Rental Tax. Each Owner-Occupied Short-Term Rental shall charge the Short-Term Rental Tax on every rental and remit same to the Village in compliance with the requirements of Chapter 185 of the Village of Peninsula Codified Ordinances.

(8) Advertising. No person shall allow a dwelling to be listed or advertised as a short-term rental prior to obtaining a permit or if the permit has been revoked, suspended, or denied. All advertisements shall include the Certificate number, occupancy limitations, parking requirements, quiet hours, and special event

requirements. Advertisements shall be updated with current information throughout the year.

(9) Septic System. No Owner-Occupied Short-Term Rental shall be permitted unless a valid Septic System Operations Permit from Summit County Public Health is provided. ~~The number of bedrooms certified on the certificate shall be limited to the number of bedrooms approved by Summit County Public Health on the valid Operations Permit minus the number of bedrooms occupied by the permanent residents.~~

(10) Record Keeping. All Owner-Occupied Short-Term Rental property owners shall retain, and upon request, make available to the Mayor or his or her designee, the Zoning Officer, or law enforcement officials, records to demonstrate compliance with this section, including, but not limited to, primary residency, the name of the short-term rental guest responsible for the reservation and/or who rented the unit on each night, dates of the rental, price per night, and duration of stay in a short-term rental.

(11) Smoke Detectors. Smoke detectors shall be provided and maintained within each sleeping area within each dwelling unit.

(12) Carbon Monoxide Detectors. Carbon monoxide detectors shall be provided on each floor of the dwelling unit which has fuel burning appliances for heating or cooking and in a central location outside each sleeping area on every level of the home as provided by Ohio Fire Code Technical Bulletin TB18-001, as updated from time to time. Fuel burning appliances include, but are not limited to, furnaces, fireplaces, ovens, and hot water tanks.

741.05 SPECIAL REQUIREMENTS IN THE R-2 "SMALL TOWN" RESIDENTIAL, MIXED USE AND COMMERCIAL DISTRICTS FOR SHORT-TERM HOME RENTALS.

~~1.~~ Short-Term Home Rentals shall be permitted in the R-2 "Small Town" Residential District, the Mixed Use District, and the Commercial District, provided the total number of Short-Term Home Rentals within ~~both of those districts does not exceed fifteen (15)~~ ten (10) units. Owner-Occupied Short-Term Rentals ~~Type A~~ as defined by Section 741.02 and regulated by Section 741.04(2 ~~b~~) shall not count toward the total number of Short-Term Home Rentals permitted by this section.

~~2.~~ ~~Short term Home rentals that show proof of being in existence as of the date of adoption of this chapter shall have sixty (60) days to obtain a short term rental certificate, provided they are able to comply with the requirements of this chapter. After sixty (60) days from the date of adoption of this chapter, the Village will accept applications for new Short term Home Rentals.~~

741.06 SPECIAL REQUIREMENTS IN THE R-1 RURAL RESIDENTIAL DISTRICT FOR SHORT-TERM HOME RENTALS.

1. Short-Term Home ~~r~~Rentals shall be permitted in the R-1 Rural Residential District, provided that the total number of Short-Term Home ~~r~~Rentals in that district does not exceed five (5) units. Owner-Occupied Short-Term Rentals, ~~Type A~~ as defined by Section 741.02 and regulated by Section 741.04(2), shall not count toward the total number of short-term rentals permitted by this section.

~~2.~~ ~~Short term Home rentals that show proof of being in existence as of the date of~~

~~adoption of this chapter shall have sixty (60) days to obtain a short term rental certificate, provided they are able to comply with the requirements of this chapter. After sixty (60) days from the date of adoption of this chapter, the Village will accept applications for new Short term Home rentals.~~

741.07 SHORT-TERM RENTAL TAX.

(a) The Short-Term Rental Tax shall be 3% of the listing price, including any fees, for reservations 29 nights and shorter.

(b) The tax shall be collected and administered in conformance with Chapter 185 of the Village of Peninsula Codified Ordinances.

741.08 FEES.

(a) Each application for a Short-Term Home Rental ~~e~~Certificate shall be accompanied by a fee of \$150 \$500.

(b) Each application for an Owner-Occupied Short-Term Rental shall be accompanied by a fee of \$50 \$100.

741.09 VIOLATIONS, DENIAL, OR REVOCATION OF CERTIFICATE, AND PENALTY.

(a) Any of the following will be considered a violation of this ~~e~~Chapter:

- (1) Failure to update information required on the application with the Village ~~such as the caretaker's or owner's contact information~~ in a timely manner.
- (2) Advertising either an Owner-Occupied or Short-Term Home ~~r~~Rental for a capacity in excess of that allowed under the ~~e~~Certificate issued by the Village.
- (3) Permitting a number of persons in excess of that allowed under the ~~e~~Certificate issued by the Village to stay at the premises.
- (4) Failure of the ~~e~~Certificate holder or his/her designated ~~e~~Caretaker to be available at any time during the tenure of an active Short-Term Home Rental, or failure of a homeowner to be present during the rental of an Owner-Occupied Short-Term Rental.
- (5) Providing false or misleading information on the application for any Short-Term Rental ~~e~~Certificate or failing to include the information required by this Chapter in advertisements.
- (6) Failure to obtain a Short-Term Rental ~~e~~Certificate when operating either an Owner-Occupied Short-Term Rental or a Short-Term Home Rental.
- (7) Failure to comply with any of the standards listed in 741.04.
- (8) The property taxes for the subject property are in arrears with the Summit County Fiscal Office.

- (9) Short-Term Rental Taxes for the property that are due and owed are in arrears, and/or Short-Term Rental Tax reporting forms for the property have not been timely filed.
- (10) The subject property has outstanding Building, Zoning, or Property Maintenance Code violations or outstanding violations from the Summit County Department of Health.
- (11) The applicant, property owner, or Caretaker has refused, hindered, or prevented any inspection by the Village authorized by Section 741.04.
- (12) Evidence of a violation for the purposes of this section needs to be only a de facto violation; a conviction for such violation is not a prerequisite for denial or revocation of a Certificate.

(b) Penalties.

- ~~(1) Any violation of this Ordinance shall be subject to the penalties specified in Section 1149.12 of the Zoning Code.~~
- ~~(2) (1) In addition or as an alternative to the penalties set forth herein, w~~When the Village becomes aware of a violation of this eChapter, the Village may send a written notice to the property owner and/or eCaretaker of the property violation that describes the location of the property, the nature of the violation, and the specific provisions of this eChapter being violated, giving the owner and/or eCaretaker of the property no less than ~~thirty (30)~~ 10 days to eliminate the violation before action is taken by the Village to cancel the Certificate. The ~~thirty (30)~~ 10-day notice requirement shall not apply when the Village has previously cited the eCertificate holder for, or provided notice to the eCertificate holder of, the same type of violation within the past ~~three hundred sixty five (365)~~ days.
 - A. If the property owner and/or Caretaker does not eliminate the violation within 10 days, or an alternate amount of time specifically indicated in the violation notice, and the Village has not granted an extension to remedy the violation, the Mayor, or his or her designee, may revoke the Certificate. If a Certificate is revoked, the property owner and/or Caretaker shall cease renting the property. Property owners and/or Caretakers that continue to rent the property after the Certificate has been revoked are subject to the penalties set forth in Section 741.09(b)(3).
 - B A property owner who has had their Certificate revoked may appeal the revocation decision by filing a notice of appeal with the Village Administrative Clerk within 10 days of the date of their receipt of the revocation notice. If a timely appeal is filed, Village Council shall hold a hearing on the revocation within 30 days of the notice of appeal filing date. The decision of Village Council on the appeal of the Mayor's, or Mayor's designee's, revocation action may be appealed in accordance with Ohio law. A property owner

whose Certificate has been revoked shall be prohibited from re-applying for a Village Short-Term Rental Certificate for a period of 1 year from the revocation date or final adjudication date of the revocation decision, whichever is later.

- (2) A property owner who has had their Certificate denied may appeal the decision by filing a notice of appeal with the Village Administrative Clerk within 10 days of the date of their receipt of the notice of denial. If a timely appeal is filed, Village Council shall hold a hearing on the denial within 30 days of the notice of appeal filing date. The decision of Village Council on the appeal of the Mayor's, or the Mayor's designee's, denial to issue a permit may be appealed in accordance with Ohio law. A property owner whose Certificate has been denied shall be prohibited from re-applying for a Village Short-Term Rental Certificate for a period of 1 year from the denial date or final adjudication date of the denial decision, whichever is later.
- (3) Any violation of Chapter 741 shall constitute a first-degree misdemeanor. Any person who is convicted of such a violation shall be subject to punishment by a fine not exceeding \$1,000 or imprisonment not exceeding 180 days for each offense, or both, at the discretion of the court. Each day a violation occurs may be considered a separate offense. The imposition of any sentence shall not exempt the offender from having to comply with the requirements of this Chapter. Use of any rights and remedies set forth above shall not preclude the use of other remedies provided by law, including any additional rights of the Village to initiate proceedings in an appropriate court of law to restrain or prevent any non-compliance with any provisions of this Chapter, or to correct, remedy, or abate such non-compliance. Any failure or omission to enforce the provisions of this Chapter, or failure or omission to prosecute any violations of this Chapter, shall not constitute a waiver of any rights and remedies provided by this Chapter, or by law, and shall not constitute a waiver nor prevent any further prosecution of violations of this Chapter.

CHAPTER 185
SHORT-TERM RENTAL TAX

185.01 INTENT OF TAX.

It is the intent of the Village to levy an excise tax of three percent (3%) on transactions by which lodging is or is to be furnished in a Short-Term Rental Dwelling to Transient Guests as referred to and authorized by RC 5739.02(C). Accordingly, this chapter shall be construed to effectuate that purpose and so as to be consistent with any requirement of law, compliance with which is a prerequisite to the validity of the tax intended to be levied hereby.

185.02 DEFINITIONS.

As used in this chapter:

(a) "Administrator" means the individual charged with direct responsibility for administration of a tax levied by the Village of Peninsula in accordance with this chapter.

(b) "Booking Agent" means any person or entity that facilitates reservations or collects payment for Short-Term Rental Dwelling accommodations on behalf of or for a Vendor. Merely publishing an advertisement for accommodations does not make the publisher a Booking Agent.

(c) "Short-Term Rental Dwelling" means every establishment kept, used, maintained, advertised, or held out to the public to be a place where lodging for less than thirty consecutive days is offered to guests in one (1) or more rooms, regardless of use of keyed entry, whether such rooms are in one (1) or several structures, and whether the rooms are located in different structures or on different parcels of land if the structures are not identified in advertisements of the accommodations as distinct establishments and regulated by chapter 741 of the Village's Codified Ordinances.

(d) "Transaction Price" means the total amount of consideration, including money or any other value, paid, or to be paid, or given by, or on behalf of, a Transient Guest to a Short-Term Rental Dwelling Vendor or Booking Agent in exchange for lodging. The Transaction Price is the amount advertised or published to the public inclusive of any fees built into the advertised or published price; however, service fees or booking fees, if separately stated, shall not be included in the Transaction Price.

(e) "Transient Guest" or "Transient Guests" means a person or persons occupying a room or rooms for lodging for less than thirty (30) consecutive days.

(f) "Vendor" means the person who is the owner or operator of the Short-Term Rental Dwelling and who furnishes the lodging.

185.03 PURPOSE, RATE, AND APPLICATION OF TAX.

(a) There is hereby levied an excise tax of three percent (3%) on transactions by which lodging at a Short-Term Rental Dwelling is, or is to be, furnished to Transient Guests.

(b) The excise tax levied under this chapter shall provide revenue for the purposes of general municipal operations, procurement of fixed assets or permanent improvements, payment of debt charges, the elimination of deficits in Village funds, and for all other lawful purposes. To carry out such purposes, the receipts of the tax levied under this chapter shall be deposited to the credit of the General Fund.

(c) The tax, which shall be known as the short-term rental tax, applies and is collectible at the time the lodging is furnished, regardless of the time when the price is paid. The tax shall not apply to transactions by which lodging is furnished to:

(1) the Federal government, the State, or any of its political subdivisions; or

(2) a person maintaining occupancy for a period of thirty (30) or more consecutive days; provided, however, that except in the case of employees of the same employer, no occupancy may be used in combination with the occupancy of another, regardless of the source of payment, to exempt a transaction under this division.

(d) For the purpose of the proper administration of this chapter and to prevent the evasion of the tax, it shall be presumed that all lodging furnished at Short-Term Rental Dwellings in the Village to Transient Guests is subject to the tax until the contrary is established.

185.04 TRANSIENT GUEST TO PAY THE TAX.

(a) The short-term rental tax shall be paid by the Transient Guest to the Vendor unless division (b) of this section applies. Each Vendor shall collect from the Transient Guest the full and exact amount of the tax payable on the taxable price for each taxable lodging. The tax required to be collected under this chapter shall be deemed to be held in trust by the Vendor until paid to the Administrator as provided in Section 185.07 of this chapter. If, for any reason, the tax due is not paid to the Vendor, the Administrator may require the Transient Guest to pay such tax directly to the Administrator.

(b) A Booking Agent collecting for a Vendor may collect and remit the short-term rental tax in place of the Vendor, and in that instance, the Vendor shall not be responsible for collecting the short-term rental tax on any transaction for which the Vendor has received confirmation that the Booking Agent has collected and remitted the tax. If the Booking Agent collects the short-term rental tax, the requirements imposed on the Vendor set forth in section 185.04(a) shall be applicable to the Booking Agent.

185.05 RECORDS INSPECTION AND PRESERVATION.

Each Vendor and Booking Agent shall maintain complete and accurate records of lodging furnished, together with a record of the tax collected thereon. Such records shall be open and accessible to inspection by the Administrator within the Village within fifteen (15) days upon notification in writing to the Vendor or Booking Agent. Such records shall be preserved for a period of three (3) years, unless the Administrator in writing consents to their destruction within that period, or by order requires that they be kept for a longer period of time.

185.06 TAX TO BE SEPARATELY STATED AND CHARGED.

(a) The Vendor, or Booking Agent collecting for a Vendor, shall state and charge the short-term rental tax to the Transient Guest separately from the charge for the lodging and on any record thereof, at the time when the occupancy is arranged or contracted and charged for, and upon every evidence of occupancy or any bill or statement or charge made for occupancy issued or delivered by the Vendor or Booking Agent.

(b) No Vendor or Booking Agent shall advertise or state in any manner, whether directly or indirectly, that the tax or any part thereof will be assumed or absorbed by the Vendor or Booking Agent, or that the tax will not be added to the amount charged for the lodging, or that, if added, any part will be refunded except in the manner provided in this chapter.

185.07 REGULATIONS FOR FILING RETURNS.

(a) Each Vendor, or Booking Agent collecting for a Vendor, shall on or before the last day of the month of the month following the end of each quarter make and file a return for the preceding quarter, on forms prescribed by the Administrator, showing the receipts from furnishing lodging, the amount of tax due from the Vendor, or Booking Agent collecting for a Vendor, to the Village for the period covered by the return, and such other information as the Administrator deems necessary for the proper administration of this chapter. All returns shall be signed by the Vendor, its authorized agent, or Booking Agent collecting for a Vendor. Returns shall be filed by delivering or mailing the same to the Administrator together with payment of the full amount of tax shown to be due thereon.

(b) The Administrator may authorize Vendors, or Booking Agents collecting for Vendors, whose tax liabilities are not such as to merit quarterly returns as determined by the Administrator upon the basis of administrative costs of the Village, to make and file returns at ~~less frequent~~ greater intervals. Such authorization shall be in writing and shall indicate the intervals at which returns are to be filed.

(c) Each Vendor, or Booking Agent collecting for a Vendor, shall file all claims for exemption from tax filed by the Transient Guests with the Vendor during the reporting period with the return.

(d) The Administrator shall treat all returns and payments submitted by Vendors, and Booking Agents collecting for Vendors, as confidential and shall not release them except upon order of a court of competent jurisdiction or to an officer or agent of the United States, the State, the County, or the Village, for official use only, or except as required by law.

185.08 REFUNDS.

The Administrator shall refund or grant credits to Vendors, or Booking Agents collecting for Vendors, for the amount of tax paid illegally or erroneously or paid on any illegal or erroneous assessment where the Vendor or Booking Agent has not reimbursed itself from the Transient Guest. As between a Vendor and a Booking Agent, the request for refund shall be made by the party that filed the return containing the illegal or erroneous assessment. A Transient Guest may obtain a refund or credit for the amount of taxes paid illegally or erroneously, but only when the tax was paid by the Transient Guest directly to the Administrator. No refund shall be paid unless the claimant establishes a right thereto by written records showing entitlement thereto and makes a claim filed within three (3) years of the date of payment in the manner and on forms prescribed and furnished by the Administrator, and stating under penalty of perjury, the specific grounds upon which the claim is founded.

185.09 FAILURE TO COLLECT AND REPORT TAX; DETERMINATION BY ADMINISTRATOR.

(a) If any Vendor fails or refuses to collect the short-term rental tax or to file a return or remit the tax or any portion thereof, as required by this chapter, and the Vendor has not received confirmation that a Booking Agent has collected and remitted the tax, the Administrator shall proceed in such manner as he or she may deem best to obtain information on which to base an assessment of the tax due. When the Administrator has obtained such information as he or she is able, he or she shall proceed to determine and assess against such Vendor the tax and penalty provided for in this chapter.

(b) In case such determination is made, the Administrator shall serve notice upon the Vendor of the amount so assessed, either by personal service, by registered or certified mail, or by a delivery service authorized under Section 5703.056 of the Ohio Revised Code, to the address provided to the Village by the Vendor, or if no such address is provided, to the property tax mailing address for the property on file with the County Fiscal Officer. If delivery is not made due to an undeliverable address or refusal of service, the assessment shall be sent by ordinary mail and be considered served. Such Vendor may, within thirty (30) days after the serving or mailing of such notice, apply in writing to the Administrator for a hearing on the correctness of the amount assessed. If the Vendor does not apply within the time prescribed, the tax and penalty determined by the Administrator shall become final and conclusive and due and payable. If the Vendor makes timely application, the Administrator shall give the Vendor written notice not less than five (5) days in advance in the manner prescribed in this section, to show cause at a time and place fixed in the notice why the amount specified therein should not be fixed for such tax and penalty. At any such hearing, the Vendor may appear and offer evidence why such specified tax and penalty should not be so fixed.

(c) After such hearing, the Administrator shall determine the proper amount of tax due and shall thereafter give written notice to the Vendor, in the manner prescribed in this section, of such determination and the amount of such tax and penalty. The amount determined to be due shall be payable within fifteen (15) days from the date of the Administrator's determination.

185.10 APPEALS.

Appeals from any ruling or determination of the Administrator with respect to the amount of such tax and penalty shall be made to the Village Board of Tax Review in conformance with Section 181.21 of the Village's Codified Ordinances.

185.11 ACTIONS TO COLLECT.

Any tax required to be paid under the provisions of this chapter shall be deemed a debt owed by the Transient Guest to the Village. Any such tax not collected by a Vendor, or a Booking Agent collecting for a Vendor, pursuant to the provisions of this chapter, or any tax paid by a Transient Guest to a Vendor, or a Booking Agent collecting for a Vendor, not paid to the Village pursuant to the provisions of this chapter, shall be deemed a debt owed by the Vendor or Booking Agent to the Village. Any person owing money to the Village under the provisions of this chapter shall be liable to an action brought in the name of the Village for the recovery of such an amount and/or be subject to the penalties set forth in sections 185.12, 185.13, and 185.99 of this chapter.

185.12 INTEREST ON UNPAID TAX.

The tax imposed and collected or required to be collected under the provisions of this chapter remaining unpaid to the Village after the tax becomes due shall bear interest at the rate of the federal short-term interest rate, rounded to the nearest whole number percent, plus five percent. The rate shall apply for the calendar year next following the July of the year in which the federal short-term interest rate is determined under Section 1274 of the Internal Revenue Code.

185.121 BOOKING AGENTS.

(a) Any Booking Agent that facilitates transactions for one (1) or more Short-Term Rental Dwellings in the Village and does not collect or remit the tax on behalf of all the Vendors of such Short-Term Rental Dwellings shall provide to the Village, quarterly within thirty (30) days of the end of each calendar quarter, a transaction report. The transaction report shall consist of all listings by the Vendors during the preceding calendar quarter, including, but not limited to, the dates of occupancy for each lodging and the amount paid for each completed transaction.

(b) Any Booking Agent that lists one (1) or more Short-Term Rental Dwellings in the Village shall:

- (1) at the time any Vendor first obtains a short-term rental certificate, notify the Vendor of the Vendor's tax and obligations to the Village; and

(2) annually provide all Vendors of one (1) or more Short-Term Rental Dwellings with a reminder of their tax and license obligations to the Village.

185.13 PENALTIES ON UNPAID TAX.

In addition to interest as provided in Section 185.12 hereof, penalties based on the unpaid tax are hereby imposed as follows:

(a) Any Vendor, or Booking Agent collecting for a Vendor, who fails to remit any tax imposed by this chapter within ~~thirty (30) days after~~ the date required shall pay, in addition to the tax and interest, a penalty equal to ten percent (10%) of the amount of the tax;

(b) Any Vendor, or Booking Agent collecting for a Vendor, who fails to remit any tax imposed by this chapter within sixty (60) days after the date required shall pay, in addition to the tax and interest, a penalty equal to fifteen percent (15%) of the amount of the tax;

(c) Any Vendor, or Booking Agent collecting for a Vendor, who fails to remit any tax imposed by this chapter within ninety (90) days after the date required or upon a second delinquency within a 2 year period shall pay, in addition to the tax and interest, a penalty equal to twenty percent (20%) of the amount of the tax;

(d) Any Vendor, or Booking Agent collecting for a Vendor, who fails to remit any tax imposed by this chapter within one hundred twenty (120) days or more or upon a third or later delinquency within a 2 year period shall pay, in addition to the tax and interest, a penalty equal to twenty-five percent (25%) of the amount of the tax.

185.14 RULES AND REGULATIONS.

The Administrator shall have the power to adopt rules and regulations not inconsistent with the terms of this chapter for carrying out and enforcing the payment, collection, and remittance of the short-term rental tax. A copy of such rules and regulations shall be published in the Village Record at least once before they become effective. Copies shall be printed and made available in the office of the Administrator.

185.99 PENALTY.

(a) Any Vendor or Booking Agent who fails to file any return or report required under this chapter or violates any other provision of this chapter shall be guilty of a misdemeanor of the first degree and be subject to a maximum fine of one thousand dollars (\$1,000.00) per occurrence or imprisonment of up to six months, or both. A separate offense shall be deemed to occur on the first day of each month that the offense continues.

(b) If not otherwise specified herein, no person or entity shall:

(1) Fail, neglect, or refuse to file any return or make any declaration required by this ordinance;

(2) File any incomplete or false return or provide any false information to the Administrator;

(3) Fail, neglect, or refuse to pay the tax, penalties, or interest imposed by this ordinance; or

(4) Refuse to produce to the Tax Administrator or permit the Tax Administrator or any duly authorized agent or employee to examine the books, records, or papers relating to short-term rentals of the Vendor or Booking Agent.

VILLAGE OF PENINSULA, OHIO
ORDINANCE NO.: 18-2024
INTRODUCED BY: _____
DATE PASSED: _____

AN ORDINANCE ESTABLISHING SECTION 147.16 OF THE ADMINISTRATIVE CODE PERTAINING TO A CELLPHONE STIPEND FOR FULL-TIME EMPLOYEES

WHEREAS, due to the need to communicate with other employees and the public with personal cellphones and the need to use applications that require two-factor identification, employees' use of their personal cellphones for Village work purposes has become a basic need; and

WHEREAS, as a result of the above, Council desires to establish Section 147.16 of the Administrative Code that provides for a cellphone stipend to full-time Village employees.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Peninsula, Summit County, Ohio, to wit:

SECTION 1. Council hereby establishes Section 147.16 of the Administrative Code, as set forth in the attachment hereto that is incorporated herein by reference.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public and/or in compliance with all legal requirements.

SECTION 3. This Ordinance shall take effect and be in force after the earliest period permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2024.

Passed:

Daniel Schneider, Jr., Mayor

Attest:

Katie Iaconis, Fiscal Officer

Approved as to Legal Form.

Bradric T. Bryan, Solicitor

I, Katie Iaconis, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, do hereby certify that the foregoing Ordinance was duly passed by the Council of the Village of Peninsula, at a meeting held on the _____ day of _____, 2024.

Katie Iaconis, Fiscal Officer

Posting Certificate

I, Katie Iaconis, Fiscal Officer of the Village of Peninsula, Summit County, Ohio, hereby certify that there is no newspaper published in the Municipality, and publication of the foregoing Ordinance was made by posting true and accurate copies thereof at five of the most public places in the Village as previously determined by Council, each for a period of at least fifteen days, commencing on the _____ day of _____, 2024, as follows:

1. Terry Lumber & Supply;
2. Valley Fire District;
3. Peninsula Library & Historical Society;
4. Peninsula Village Hall Lobby; and
5. Peninsula Post Office.

Katie Iaconis, Fiscal Officer

147.16 FULL-TIME VILLAGE EMPLOYEE CELLPHONE STIPEND.

All full-time Village employees shall receive a cellphone stipend in the amount of \$25.00 per pay period.