

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

**Held: Tuesday, October 8, 2024**

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

**ROLL CALL:**

Mayor Daniel Schneider, Jr.	Present	George Haramis	Present
Richard Slocum	Present	John Najeway	Present
Daniel Schneider	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:**  
September 10, 2024 Regular Council Meeting Minutes

Mr. Najeway requested an amendment under his Wastewater/Stormwater/Water report. He asked for the last sentence to be changed to read “He reported he presented the list of unanswered questions to the County that were provided to him by Councilperson Schultz and asked the County to answer them.”

Mr. Slocum made a motion that was seconded by Mr. Steidl to accept the minutes with that amendment. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Haramis, yes; Mr. Najeway, yes. The Minutes were approved as amended.

**CITIZEN PARTICIPATION:**

Greg Canda noted that the amendment made by Council to eliminate the distinction between Type A and Type B Owner-Occupied Short-Term Rentals will result in more properties not counting toward the 10-permit limit for the R-2/Commercial/Mixed Use Districts. As a result, he thinks Council should consider lowering the permit limit number even more.

Jodi Padrutt requested Council to establish a definition of a bedroom in the Short-Term Rental Ordinance and questioned whether Non-Owner-Occupied Short-Term Rental property owners should be allowed to have their own personal events at their Short-Term Rental properties. Mr. Bryan explained that the owner of a Short-Term Rental property is allowed to use their property for their own events just like any other property owner when they are not renting the property.

Mo Riggins shared her view that Short-Term Rental property owners should be prohibited from having their own events on those properties.

**COUNCIL VACANCY:**

It was noted that 6 letters of interest for the vacant Council position were received. Mr. Bryan explained there is no set procedure for determining who the replacement should be other than the appointment being made by a majority of the remaining Councilmembers. Council’s window to make the appointment runs for 30 days from the date the vacancy occurred. In this

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case, Council has until October 30 to make the appointment. After that date, the authority to make the appointment reverts to the Mayor.

Council discussed how it wanted to proceed with respect to this appointment. Mr. Slocum announced that Sara Leffler has removed herself from consideration. He also shared that Michael Loftus is not a resident of the Village, which automatically disqualifies him. Council then provided the 3 applicants that were present with the opportunity to address Council as to their interest and qualifications.

Keith Saffles introduced himself and shared that he appreciates the location of the Village, its history, and the challenge of balancing community growth and the Village's small-town charm. Mr. Steidl asked Mr. Saffles to explain why he only owns his companies for 4 to 5 years before moving on from them. Mr. Saffles explained he likes to start and build businesses and then sell them. He is always trying new things. Some of the businesses have worked out, and others have not. Mr. Slocum asked about his specific involvement with the Cuyahoga Falls Front Street revitalization. Mr. Saffles explained that he worked closely with the Cuyahoga Falls Mayor and Council as a property owner to economically revitalize the area.

Eliud Rosales introduced himself and acknowledged that sewers and water are at the forefront of the Village's concerns. His personal interest, if he were a Councilmember, would be to provide insights and empathy on behalf of his constituents. He volunteers a lot of his time and strives to be a steward to his home. He would like to extend his energy toward serving the community at large.

Amy Frank-Hensley introduced herself and thanked Council for their time. She voiced that Short-Term Rentals, Water, and Sewers are immediate concerns for the Village. She noted she is a member of the Area Master Plan Steering Committee and has a history of attending and participating in Village Meetings. Her main concerns are preserving the Village's identity and incorporating those desires into the updated Village Long Range Plan.

Mr. Steidl and Mr. Haramis indicated that they'd still like to hear from Ms. Slovan before making a decision. Mr. Slocum said that he expected to see all the interested candidates show up at this meeting and was surprised she was not here. Mr. Najeway asked those candidates in attendance if anyone told them that they needed to come to the meeting.

Mr. Haramis indicated that he had told Ms. Slovan that Council didn't have a process to select a new member and that Council would use this (October 8) meeting to discuss that process.

Mr. Najeway suggested to Mr. Slocum that Mr. Haramis' comments may have lead Ms. Slovan to believe that she didn't need to attend the meeting and asked Mr. Slocum if he wanted to talk to her before moving forward.

Mr. Slocum again stated that his expectation was that each of the interested candidates would come to this council meeting.

Councilperson Schneider said that if Ms. Slovan was interested in the position, she should have shown up.

Mr. Bryan said that if Council doesn't vote tonight it would have to hold a special meeting before the end of the month to choose the new member.

Mr. Najeway said he studied the material online and that he was prepared to vote tonight.

Mr. Slocum made a motion to nominate Amy Frank-Hensley. The motion did not receive a second.

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Mr. Haramis made a motion to nominate Emily Slovan. The motion did not receive a second.

Councilperson Schneider nominated Eliud Rosales. Mr. Haramis seconded the motion.

During discussion of that motion, Mr. Steidl seconded Mr. Slocum's nomination of Ms. Frank-Hensley. Mr. Bryan indicated that the motion to nominate Mr Rosales was on the floor first and would be voted on first.

Roll call vote (on motion to appoint Mr. Rosales): Mr. Steidl, no; Mr. Haramis, yes; Mr. Slocum, no; Councilperson Schneider, yes; Mr. Najeway, yes. The motion passed. Mr. Rosales was congratulated then sworn into office by Mr. Bryan. Mr. Rosales took his seat at the Council dais.

**REPORTS:**

**Mayor, Daniel Schneider, Jr.:** The Mayor announced that Trick or Treating will take place on Thursday October 31, 2024, from 6:00 p.m. to 8:00 p.m.

**Fiscal Officer, Ms. Iaconis:** Ms. Iaconis stated she hopes to have information for next year's budget for Council to consider at next month's Meeting.

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

**Finance Liaison:**

**Acknowledgement of Receipt of Financial Reports**

Action on this matter was deferred to the next Council Meeting.

**Ratification of Submitted Bills List**

Councilperson Schneider made a motion that was seconded by Mr. Najeway to ratify the submitted of bills list. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Rosales, abstain; Mr. Haramis, yes; Mr. Najeway, yes. The motion was adopted. Mr. Bryan explained the purpose of Council acting on acknowledging receipt of financial statements and ratifying the submitted bills list to Mr. Rosales.

**Police Department Liaison, Councilperson Schneider:**

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

Councilperson Schneider made a motion that was seconded by Mr. Najeway to confirm the Mayor's appointment of Michael Taylor Jr., as a Full-Time Police Officer. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Rosales, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

Chief Nagy explained that Officer Taylor will be the Village K-9 Officer. Prior to working for the Village on a part-time basis, he was with the Summit County Sherrif's Office for seven years and was also a Boston Heights Police Officer.

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

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Councilperson Schneider made a motion that was seconded by Mr. Najeway to confirm the Mayor's appointment of Crystal Casterline as a Full-Time Police Officer. The Chief shared that she has fifteen years of experience as a police officer. Officer Casterline will take on the midnight shift role. She will be the first Full-Time female Village Police Officer. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Rosales, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

**Roads and Public Works Liaison, Mr. Haramis:**

Mr. Haramis stated what was supposed to be a patch in the road on St. Rt. 303 has now turned into a road reconstruction project that the Village cannot afford. ODOT has provided detailed engineering support to determine the condition of the road and what action is needed. Soil samples have been taken. Mr. Bryan reported ODOT has agreed to make a temporary road fix before the asphalt plants shut down for the season. It is the Village's expectation that ODOT will contract and pay for the significant long-term repairs that are necessary to fix the affected areas of St. Rt. 303. Steps are also being taken to correct the Mill Street flooding issue.

**Planning Commission Representative, Mr. Steidl:**

Mr. Steidl reported the site plan for the wastewater treatment plant was reviewed by the Planning Commission. The Commission asked for the plan to be revised to permit access for hikers and bikers past the plant on the southeast side near the creekbank. The revised plan with the requested revisions has been submitted and will be on the agenda for approval at the October 28 Meeting. Mr. Steidl also stated he would like to request the Commission to examine rezoning the west side of North Locust Street back to Residential.

**Zoning Officer, Mr. Hemming:** The Mayor stated there was nothing to report.

**Board of Zoning Appeals, Mayor Schneider:** The Mayor stated he had nothing to report.

**Buildings and Grounds Liaison, Mr. Steidl:**

Mr. Najeway announced he received quotes for the Players Barn and distributed copies of the quotes. He reiterated that the building is a safety hazard and a liability. There is no septic system, but it would still cost \$30,000 to demolish.

Mr. Najeway made a motion that was seconded by Mr. Slocum to authorize Cardinal Environmental Group to perform the Ohio EPA pre-demolition survey for cost not to exceed \$500 and also remove the asbestos for an amount not to exceed \$4,200. The total cost would be \$4,700. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Rosales, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

**Chamber of Commerce & Economic Development Liaison, Mr. Slocum:**

Mr. Slocum asked Mr. Rosales to be the new liaison. Mr. Slocum then shared that the Chamber hosted a representative from Summit County to discuss holding a business walk. Attendance at Music on the Porches was down from last year due to hot weather. The annual candlelight walk is scheduled for December 5, 2024. A special concert will be held at the G.A.R. Hall that day, and there will also be live music at the Library. Reindeer Day is scheduled for December 7, 2024. The Blue Heron Project will get going soon. A new Chamber website is

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being built. The Library is hosting a minnie-Christmas tree raffle. Brandywine will have a fall festival ski swap event.

**Community Events Liaison, Mr. Najeway:**

There is a free concert at the G.A.R. Hall on October 27, and Trunk or Treat will be on October 25.

**Policies & Procedures Liaison, Mr. Slocum:**

Mr. Slocum pointed out Mr. Rosales needs to receive a copy of the Rules of Council.

**Fire Board, Mr. Slocum:**

Mr. Slocum shared that the Fire Board authorized the hiring of a second full-time firefighter. A third one might also be needed. These appointments will require the Department to provide benefits to those employees.

A Special Meeting was held to deal with issues related to the appointment of a part-time Chief to replace Chief Reidel, who is retiring on December 21. Department funding gaps will still need to be addressed to maintain 24-hour fire service.

**Cemetery Board, Councilperson Schneider:** Councilperson Schneider reported there will be a Board Meeting on Thursday October 10, 2024.

**JEDD Board, Councilperson Schneider:**

Councilperson Schneider made a motion that was seconded by Mr. Slocum to appoint Eliud Rosales to the JEDD Board. The responsibilities associated with serving on that Board were explained to Mr. Rosales. Mr. Najeway asked if Mr. Rosales was willing to serve. Mr. Rosales indicated he was. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Rosales, abstain; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

**Wastewater/Stormwater/Water Liaison, Mr. Najeway:**

Mr. Najeway reported the County presented a proposed site plan for the wastewater treatment plant to the Village Planning Commission, and a revised plan requested by the Commission has been submitted. The County Engineers will stake the footprint of the plant and submit landscaping information. Mr. Najeway announced he presented the County with a list of unanswered questions. The Department of Sanitary Sewers and Summit County Public Health will review the document and attend an upcoming Council Meeting to discuss the project.

Mr. Najeway drafted a letter to send to surrounding communities indicating that the Village is interested in receiving Water from other communities and estimates for the cost of providing that service. The City of Akron is still waiting for the federal court of appeals to rule on its appeal. If that appeal is successful, more federal money may be available to provide Water to the Village.

**Area Master Plan, Mr. Slocum:**

Mr. Slocum reported a flyer has been sent to residents instructing them how to use a QR code to take and submit their Area Master Plan survey. People can also obtain hard copies from

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Village Hall or the Library. Mr. Slocum noted that a replacement Council Steering Committee representative is needed due to Mr. Schultz's resignation.

Mr. Haramis made a motion that was seconded by Mr. Najeway to appoint Mr. Steidl to the Area Master Plan Steering Committee. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Rosales, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved.

**Solicitor, Mr. Bryan:** Mr. Bryan reported there will be legislation on the November Meeting agenda to adopt a temporary budget for 2025 and a Resolution to update the employee pay scale for future years, since the pay scale only runs through this year.

**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**

Mr. Bryan read the legislation by title. Mr. Steidl stated he wanted to amend the Ordinance to add back the distinction between Type A and Type B Owner-Occupied Short-Term Rentals. Mr. Bryan noted Council voted to eliminate that distinction at its last Council Meeting. Mr. Steidl made a motion that was seconded by Councilperson Schneider to amend the Ordinance as requested. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, no; Mr. Rosales, no; Mr. Haramis, no; Mr. Najeway, no. The motion failed.

Mr. Najeway made a motion that was seconded by Mr. Steidl to adopt the ordinance. Mr. Slocum asked whether the code section for Bed and Breakfast establishments should now be eliminated and whether those entities should be treated as Owner-Occupied Short-Term Rentals. He requested the Planning Commission to consider that issue in the future. Mr. Slocum also suggested the Ordinance should require a fire department inspection. He noted that the property owners would have to pay the appropriate inspection fee to the fire department. Mr. Najeway stated the Village should charge an inspection fee to cover the cost of its Short-Term Rental property inspections. Mr. Bryan opined that the inspection fee must be based upon the Village's costs related to performing those inspections. Therefore, the fee needs to be the same for Owner-Occupied and Non-Owner-Occupied properties. Mr. Najeway made a motion that was seconded by Councilperson Schneider to amend the Ordinance to add an annual \$250 Village inspection fee. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Rosales, yes; Mr. Haramis, abstain; Mr. Najeway, yes. The motion passed.

Mr. Slocum made a motion that was seconded by Mr. Najeway to amend the Ordinance to add a fire department inspection requirement. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, yes; Mr. Rosales, yes; Mr. Haramis, abstain; Mr. Najeway, yes. The motion passed. Mr. Bryan suggested that Council move to suspend the three-reading rule due to the two significant amendments that were made to the Ordinance, even though this Ordinance is already on third reading this evening.

Councilmembers commented on the results of the Short-Term Rental survey.

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Mr. Najeway made a motion that was seconded by Mr. Steidl to suspend the three-reading rule. Mr. Bryan explained the three-reading rule to Mr. Rosales. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, no; Mr. Rosales, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion passed.

Mr. Najeway made a motion that was seconded by Mr. Steidl to pass the legislation as amended. Roll call vote: Councilperson Schneider, yes; Mr. Steidl, yes; Mr. Slocum, no; Mr. Rosales, yes; Mr. Haramis, abstain; Mr. Najeway, yes. The Ordinance was adopted as amended.

*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**

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

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

**UNFINISHED BUSINESS/NEW BUSINESS:**

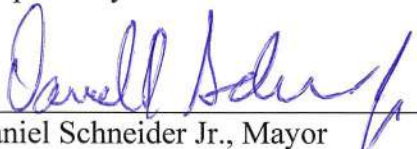
Mr. Najeway reported he returned the road monument proof to Summit Memorial but asked whether a sign was needed for Parker Court. Mr. Bryan stated the County records do not currently show it as a Village owned roadway, but no one has been able to find when and how the property was vacated or transferred to the current property owner. Mr. Najeway also asked if he could use the Village Hall Council Chambers to have a meeting with residents to get their input from time to time. Mr. Bryan explained that Mr. Najeway was able to do so. It would need to be a public meeting if a majority of Council were present. Mr. Dorton reminded everyone residents can submit questions or comments on the Village website if they do not want to email or call Councilmembers directly.

**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. Rosales, yes; Mr. Haramis, yes; Mr. Najeway, yes. The motion was approved. The meeting was adjourned at 8:55 p.m.

Respectfully submitted:

  
\_\_\_\_\_  
Daniel Schneider Jr., Mayor

11/12/24  
Date

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Katie Iaconis, Fiscal Officer

11.26.24

Date