



**VILLAGE OF PENINSULA
AGENDA
REGULAR VILLAGE COUNCIL MEETING**

Tuesday July 14, 2026, 7:00 p.m.

Peninsula Village Hall

1582 Main Street

Peninsula, Ohio 44264

CALL TO ORDER/ROLL CALL

PRESENTATION OF AGENDA AND AMENDMENT OF THE AGENDA

SPECIAL PRESENTATIONS

Ray Myers, Municipal Sales Manager, Republic Services of Ohio Hauling, LLC

Service Matters

One-Year Contract Renewal Option

PRESENTATION AND CONSIDERATION OF RECORD OF PROCEEDINGS

June 9, 2026 Council Meeting Minutes

June 23, 2026 Special Council Meeting Minutes

CITIZEN PARTICIPATION

REPORTS

Mayor, Daniel Schneider, Jr.

Motion to Confirm the Mayor's Appointment of Carol Rucker as Chief of Police, Effective July 15, 2026

Motion to Confirm the Mayor's Appointment of Timothy Clymer as the Village Fiscal Officer, Effective July 15, 2026

Fiscal Officer, Ms. Iaconis

Street Commissioner, Mr. Anderson

Finance Liaison, Mr. Krachinsky

Motion to Confirm Receipt of Financial Statements

Motion to Ratify Submitted Bills List

Police Department

Motion to Authorize the Purchase of a 2026 Police Interceptor Vehicle from Montrose Ford for \$46,310 (To Replace Totaled Patrol Unit #4)

Motion to Authorize the Purchase of a Second 2026 Police Interceptor Vehicle from Montrose Ford for \$46,310 (To Replace Totaled Patrol Unit #6)

Motion to Authorize the Mayor to Accept the June 29, 2026 Quote from Hall Public Safety Upfitters in the Amount of \$15,168.56 to Upfit a New 2026 Police Interceptor Vehicle (Vehicle Replacing Patrol Unit #4)

Motion to Authorize the Mayor to Accept the June 29, 2026 Quote from Hall Public Safety Upfitters in the Amount of \$24,585.11 to Upfit a New 2026 Police Interceptor Vehicle (Vehicle Replacing Patrol Unit #6)

Motion to Authorize the Mayor to Accept the July 6, 2026 Quote from Midwest Public Safety in the Amount of \$8,034.58 for New Laptops for the Two New 2026 Police Interceptor Vehicles

Roads and Public Works

Planning Commission, Ms. Frank-Hensley
Vacancy Registration Proposal

Discussion of Feedback from Short-Term Home Rental Public Meeting

Consideration of Legislation Regarding Short-Term Rentals and Related Ballot Measure as a Step Arising from Short-Term Home Rental Public Meeting

Zoning Officer, Mr. Collins

Board of Zoning Appeals
Two Board Vacancies

Buildings and Grounds, Ms. Frank-Hensley
Village Hall Sign

Policies & Procedures Liaison, Mr. Slocum
Cybersecurity Program

Fire Board, Mr. Krachinsky

Cemetery Board, Ms. Padrutt

JEDD Board, Ms. Riggins

Wastewater/Stormwater/Water

CVNP and Conservancy, Ms. Padrutt and Ms. Riggins

Solicitor, Mr. Bryan

LEGISLATION

Ordinance No. 07-2026

Requested by: Mayor Schneider and Councilpersons Slocum and Frank-Hensley

An Ordinance Amending Chapter 1125 of the Zoning Code Related to Off-Street Parking (Third Reading)

Resolution No. 10-2026

Requested by Mayor Schneider

An Emergency Resolution Providing Consent to the Ohio Department of Transportation to Perform Slide Repair Work on St. Rt. 303 between Cedar Grove Cemetery and Emerson Road (Third Reading)

Ordinance No. 13-2026

Requested by: Councilperson Padrutt

An Ordinance Establishing Section 311.02 of the Village Code Regarding Outdoor Public Events Policies and Permits (Second Reading)

Resolution No. 14-2026

Requested by: Fiscal Officer Iaconis

A Resolution Adopting the Tax Budget of the Village of Peninsula for the Fiscal Year Beginning January 1, 2027 and Submitting the Same to the County Fiscal Officer (First Reading)

UNFINISHED BUSINESS/NEW BUSINESS

Solicitor Search Committee

Council Priority List

Village Engineer Contract

EXECUTIVE SESSION (IF NECESSARY)

ADJOURNMENT

**Record of Proceedings
Regular Council Meeting**

Held: Tuesday, June 9, 2026

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

ROLL CALL:

Mayor Daniel Schneider, Jr.	Present	Amy Fank-Hensley	Present
Richard Slocum	Present	Daniel Krachinsky	Present
Jodi Padrutt	Present	Eliud Rosales	Present
Moe Riggins	Present		

PRESENTATION OF AGENDA AND AMENDMENT OF THE AGENDA

SPECIAL PRESENTATIONS: None.

PRESENTATION AND CONSIDERATION OF RECORD OF PROCEEDINGS:

May 26, 2026 Council Meeting Minutes

Ms. Frank-Hensley made a motion that was seconded by Mr. Slocum to approve the minutes. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes; Mr. Krachinsky, yes. The minutes were approved.

CITIZEN PARTICIPATION: Matthew Padrutt argued that short-term rentals reduce Peninsula's permanent population by replacing households with businesses in residential neighborhoods. They place the burden of managing issues such as noise and parking on neighbors. He stated public meetings may not reflect the views of all residents and advocated for a ballot vote on the issue. He supported allowing owner-occupied rentals, while prohibiting absentee-owned short-term rental businesses.

REPORTS

Mayor, Daniel Schneider, Jr.: The Mayor shared his time with Ms. Padrutt so she could speak on the follow up conversation with the Village FirstEnergy representative. Ms. Padrutt reported on responses from Amy Hopkins of FirstEnergy regarding tree trimming and power outage concerns. She explained that residents can request forestry evaluations for trees or limbs that may threaten electric lines. Mitigation may be performed at no cost, depending on the circumstances. The company conducts detailed equipment and circuit inspections on a routine cycle, generally every five years, and completed an additional tree circuit inspection in Peninsula following recent discussions with the Village. Ms. Padrutt emphasized the hardship caused by a recent three-day outage, particularly for residents dependent on oxygen, and suggested forming a collaborative team with FirstEnergy and Village officials to proactively identify potential problem areas. The Mayor noted that he and the Service Department Supervisor had already inspected several locations and suggested that FirstEnergy representatives to walk the area with them to determine whether concerns are being properly identified. Ms. Padrutt also stated she would share FirstEnergy contact information in the Community News. The Mayor reported that interviews had been conducted for the upcoming Police Chief vacancy due to Chief Nagy's retirement. He stated a permanent appointment would likely not be made until July. Mr. Bryan clarified the Mayor would appoint an Officer-in-Charge of the Department until requesting Council confirmation for the Chief position in July. Mr. Slocum asked whether that appointment must follow the chain of command. Mr. Bryan stated the Mayor can choose the officer who he

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feels is most appropriate but would speak with the Sergeant first to see if he was interested or was supportive of another choice.

Fiscal Officer, Ms. Iaconis: The Mayor reported that an interview was conducted with a highly experienced candidate to potentially replace Ms. Iaconis. Mr. Bryan advised that the candidate could be appointed as early as the July meeting, and the Mayor has authority to hire him to help in the interim if assistance is needed. Mr. Krachinsky, drawing on his corporate accounting experience, stated the candidate was well qualified and recommended moving forward with his candidacy if he is interested. Issues related to the absence of recent financial reports were discussed. The Mayor confirmed that there was no indication of financial problems. The bills are being paid, and the upcoming audit will provide further clarity. The Mayor emphasized his commitment to getting the Village's finances back on track and ensuring Council has access to the financial information it needs.

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

Finance Liaison, Mr. Krachinsky: Mr. Krachinsky stated he had nothing to report.

Police Department: The Mayor confirmed he already shared the Department update in his Mayor's Report.

Roads and Public Works:

Proposed Garbage Contract Bid Specifications and Package

The upcoming trash collection contract bidding process was discussed, with Mr. Bryan reporting that bid documents are complete, they have been provided to Council for its review, and they will be ready to be advertised in late July, with responses due in early September. The Mayor noted that during the previous bidding process, vendors were invited to speak to Council about their proposals, and Mr. Bryan recalled that bid prices varied significantly, making the decision relatively straightforward. Mr. Bryan also discussed the contract provision that permits the contract to be extended for up to two one-year periods upon similar terms. Mr. Bryan stated he would reach out to the vendor to see if that was possible.

Ms. Padrutt asked about a culvert drainage concern. The Mayor explained he investigated the issue multiple times but found no evidence that Village infrastructure was causing the problem. Tests showed that a sidewalk catch basin drain near the area is not responsible for the water issue. The problem appears to stem from natural water flow or changes made on private property rather than any Village-owned drainage system. Mr. Bryan noted that if a property owner altered the land in a way that redirected water onto a neighboring property, it would likely be a private legal matter between property owners. Council discussed sending a letter explaining the Village's findings and clarifying that the issue falls outside the Village's authority.

Planning Commission, Ms. Frank-Hensley:

June 23, 2026 Short-Term Rental Public Meeting

Ms. Frank-Hensley led a discussion on planning the June 23, 2026 public meeting on short-term rentals, emphasizing that the purpose is to gather community input from residents,

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property owners, operators, and other stakeholders rather than make decisions. Councilmembers discussed the possibility of an advisory ballot issue, with Mr. Bryan explaining that any election would be nonbinding and intended to gauge public opinion. Ms. Frank-Hensley recommended focusing the meeting on listening and public feedback, with decisions and any legislative action occurring later.

Council also reviewed the structure and logistics of the meeting. Ms. Frank-Hensley proposed using facilitation tools such as comment cards, polling exercises, and visual displays to encourage participation. Mr. Slocum supported gathering feedback on specific options rather than only open-ended comments. Matthew Padrutt stressed the importance of clearly distinguishing bed-and-breakfasts from short-term rentals to avoid confusion. Ms. Padrutt expressed concern that the background materials do not present both the benefits and drawbacks of short-term rentals evenly. Ms. Frank-Hensley pointed to the Village's Long-Range Plan as a resource that already outlines those considerations.

Council agreed to convert the June 23 Council Meeting to a Special Council Meeting focused exclusively on short-term rentals, with Ms. Frank-Hensley serving as facilitator and preparing the agenda with assistance from staff. The meeting was moved to Boston Township Hall to accommodate an anticipated larger crowd. Outreach efforts, including postcards, signs, and invitations to the Planning Commission were discussed. Councilmembers also emphasized the need to maintain order and encourage participation, including written comments, microphones, and procedures to ensure all attendees have an opportunity to be heard. Ms. Frank-Hensley made a motion that was seconded by Mr. Krachinsky to convert the June 23 Council Meeting to a Special Council Meeting on short-term rentals and proceed with the planned public engagement process. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes; Mr. Krachinsky, yes. The motion was approved.

Zoning Officer, Mr. Collins: The Mayor reported that Mr. Collins will be unavailable for the next several weeks due to a medical procedure. He expects to remain accessible by laptop and assist with zoning matters as he recovers. In his absence, the Mayor will review any zoning issues and consult with Mr. Bryan and Ms. McMahon when needed to ensure appropriate decisions are made. Ms. Riggins asked about a photo she shared regarding activity at a short-term rental property. The Mayor explained the Zoning Officer should remain informed of such matters as they occur.

Board of Zoning Appeals: Mr. Bryan reported that at the Board of Zoning Appeals Meeting earlier this evening, the Board approved a one-year extension for a previously granted variance involving an attached garage project. The Mayor noted the Board still has a vacancy that needs to be filled.

Buildings and Grounds, Ms. Frank-Hensley:
Village Hall Sign

Ms. Frank-Hensley reported that she started working on renderings for the Village sign but realized she needs guidance regarding visibility and traffic safety considerations. The Mayor agreed that those concerns should be evaluated and stated the Village could consult its Engineer or another appropriate expert if needed before moving forward with the project.

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Policies & Procedures Liaison, Mr. Slocum:

Motion to Approve Records Retention and Disposal Policy and Schedule:

Mr. Slocum made a motion that was seconded by Ms. Frank-Hensley to approve the Records Retention and Disposal Policy and Schedule. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes; Mr. Krachinsky, yes. The motion was approved.

Mr. Slocum next emphasized the importance of adherence to the Council Rules. He noted that Mr. Bryan was asked to Chair a recent meeting at which the Mayor and him were absent, rather than voting to appoint a temporary chair from Council. He also referenced the recent appointment of two liaisons to the National Park and Conservancy. After discussion, Mr. Bryan explained that the appointment of two liaisons can be acceptable as long as they are gathering and providing information to Council rather than operating as a Council Committee. Ms. Padrutt, Ms. Frank-Hensley, and others discussed the practical benefits and accountability considerations of having one versus two liaisons. Mr. Slocum ultimately expressed confidence in the current arrangement and agreed to leave it unchanged. The group also reviewed meeting packet distribution timelines. Mr. Bryan and the Mayor confirmed that packets have been distributed by the required deadline since the new rules went into effect, but late additions, often from members of Council, can create challenges.

Cybersecurity:

Mr. Slocum reported he contacted additional IT firms to obtain cybersecurity proposals and emphasized the need to move the Village's digital assets to a centralized platform such as Microsoft to improve security, file management, and accessibility. He noted the Village has its Cybersecurity Policy in place but still needs to implement key components such as training, asset inventories, incident response procedures, risk assessments, and continuous monitoring, ideally with the assistance of an outside cybersecurity firm. Ms. Padrutt expressed concern that Ohio's July 1, 2026 deadline for local government cybersecurity programs was approaching and questioned whether the Village would be compliant. Mr. Bryan, the Mayor, and Mr. Slocum acknowledged that a fully implemented program would not be completed by the deadline. They noted the Village has foundational policies and procedures in place and would not face any repercussions as long as the Village is actively working toward compliance.

Fire Board, Mr. Krachinsky: Mr. Krachinsky reported the Fiscal Officer for the Fire Board is retiring.

Cemetery Board, Ms. Padrutt: Ms. Padrutt stated there was nothing to report.

JEDD Board, Ms. Riggins: Ms. Riggins stated there was nothing to report.

Wastewater/Stormwater/Water: The Mayor noted that Congresswoman Emilia Sykes secured nearly \$1.1 million for the Village's sewer project. He reported that he and others recently participated in a photo opportunity highlighting the grant award. Mr. Bryan reported he was advised by OHM that progress on the project is currently waiting for a court decision on the City of Akron's request to be relieved from the last two stages of its consent decree with the federal EPA. Contingency funding options are being explored, with construction still targeted for the fall

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of 2027. In response to a question from Mr. Slocum, Mr. Bryan reported work on the Water District study is continuing, although gathering some of the necessary information has been more challenging than anticipated.

CVNP and Conservancy, Ms. Padrutt and Ms. Riggins: Ms. Riggins reported the Conservancy is working to strengthen relationships with Village residents. They invited the community to attend an upcoming gathering at Oxbow Meadow on June 24. She stated Conservancy representatives expressed a genuine desire to improve communications and partnerships with residents. The event is intended as an informal opportunity for people to meet, share ideas, and build connections. Residents are encouraged to RSVP and attend, and transportation around the site will be available.

Ms. Padrutt provided an update from the Solicitor Search Committee, which has met several times and developed a Part-Time Solicitor job description and job posting. Mr. Slocum asked Council to approve both documents to allow the Committee to begin advertising the position while continuing to develop interview questions and evaluation criteria. The Committee also requested approval to spend up to \$200 to advertise the position through the Akron Bar Association or a similar professional legal network. Mr. Slocum made a motion to approve the job description, posting, and \$200 funding request that was seconded by Mr. Rosales. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes; Mr. Krachinsky, yes. The motion was approved.

Council also discussed adding residents Kim DeWester, Keith Saffles, and Chris Royer to the Committee to assist with the search process. Kim DeWester, a retired attorney and former judge with decades of legal experience, emphasized the importance of ensuring the Village has the best legal representation possible. Keith Saffles stated he offered a resident and business-owner perspective. Chris Royer, who is a practicing employment attorney and law firm partner, highlighted her experience with evaluating legal professionals. Ms. Padrutt then made a motion that was seconded by Ms. Riggins to appoint Ms. DeWester and Mr. Saffles to the Solicitor Search Committee. Mr. Slocum asked if they would consider including Ms. Royer on the Committee. Other Councilmembers stated they supported Mr. Slocum's request. Ms. Padrutt then made a motion that was seconded by Mr. Rosales to amend her motion to appoint all three residents to the Committee. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes; Mr. Krachinsky, yes. The motion was approved.

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

LEGISLATION:

Ordinance No. 07-2026

Requested by: Mayor Schneider and Councilpersons Slocum and Frank-Hensley

**An Ordinance Amending Chapter 1125 of the Zoning Code Related to Off-Street Parking
(Third Reading; Tabled)**

Mr. Bryan read the legislation by title and noted that it was currently tabled. Mr. Slocum made a motion that was seconded by Mr. Krachinsky to take the Ordinance off the table. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, yes; Ms. Padrutt, no; Ms. Riggins, no; Mr. Rosales, yes; Mr. Krachinsky, yes. The motion was approved.

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Ms. Riggins reiterated her previously stated position that the proposed Ordinance lacks adequate parking standards and provides too much authority to the Planning Commission. She noted her previous request for the need for a Village-wide parking study before this Ordinance is considered. Ms. Padrutt emphasized the need for checks and balances between the Planning Commission and BZA. Ms. Frank-Hensley argued the Ordinance gives the Planning Commission appropriate flexibility to evaluate parking plans based upon the needs of the particular business. Mr. Slocum made a motion to amend the Ordinance to add additional language at the end of the Ordinance expressly stating that interested parties can appeal the Planning Commission's parking decisions to the BZA. Mr. Krachinsky seconded the motion. Roll call vote (on the motion to amend): Ms. Frank-Hensley, yes; Mrs. Slocum, yes; Ms. Padrutt, no; Ms. Riggins, no; Mr. Rosales, yes; Mr. Krachinsky, yes. The motion was approved. Mr. Bryan stated that due to the amendment, the three-reading rule should be suspended prior to any action to adopt the Ordinance. Mr. Rosales made a motion that was seconded by Mr. Krachinsky to suspend the three-reading rule. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, no; Ms. Padrutt, no; Ms. Riggins, no; Mr. Rosales, yes; Mr. Krachinsky, yes. The motion did not have sufficient votes to pass. The amended Ordinance will be on the agenda for the next Council Meeting.

Ordinance No. 09-2026

Requested by Councilperson Frank-Hensley

An Emergency Ordinance Enacting a Six-Month Moratorium on the Submittal, Evaluation, and Consideration of New Zoning and Development Project Applications for Mixed-Use Zoning District Properties (Third Reading)

Mr. Bryan read the legislation by title. Ms. Frank-Hensley made a motion that was seconded by Mr. Slocum to pass the Ordinance. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes; Mr. Krachinsky, yes. The legislation was adopted.

Resolution No. 10-2026

Requested by Mayor Schneider

An Emergency Resolution Providing Consent to the Ohio Department of Transportation to Perform Slide Repair Work on St. Rt. 303 between Cedar Grove Cemetery and Emerson Road (Second Reading)

Mr. Bryan read the legislation by title. It was determined that this Resolution would advance to a third reading at the next Council Meeting.

Resolution No. 11-2026

Requested by Mayor Schneider, Ms. Iaconis, and Mr. Bryan

An Emergency Resolution Authorizing the Mayor and Fiscal Officer to Enter into an Agreement with Wichert Insurance to Provide Insurance Coverage for the Village from Selective Insurance Company and State National Insurance Company (Second Reading)

Mr. Bryan read the legislation by title. Ms. Frank-Hensley made a motion that was seconded by Mr. Slocum to suspend the three-reading rule. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes; Mr. Krachinsky, yes. The motion was approved. Ms. Frank-Hensley made a motion that was seconded by Mr. Slocum

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to pass the Ordinance. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes; Mr. Krachinsky, yes. The legislation was adopted.

Resolution No. 12-2026

Requested by Mayor Schneider

A Resolution Authorizing All Actions Necessary to Accept Northeast Ohio Public Energy Council 2026 Energized Community Grant Funds (First Reading)

Mr. Bryan read the legislation by title. Mr. Rosales made a motion that was seconded by Ms. Riggins to suspend the three-reading rule. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes; Mr. Krachinsky, yes. The motion was approved. Ms. Frank-Hensley made a motion that was seconded by Mr. Krachinsky to pass the Ordinance. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes; Mr. Krachinsky, yes. The legislation was adopted.

Ordinance No. 13-2026

Requested by: Councilperson Padrutt

An Ordinance Establishing Section 311.02 of the Village Code Regarding Outdoor Public Events Policies and Permits (First Reading)

Mr. Bryan read the legislation by title. It was determined that this legislation would advance to a second reading at the next Council Meeting.

UNFINISHED BUSINESS/NEW BUSINESS: Ms. Frank-Hensley revisited the Council Priority List and noted that many projects remain in progress. No changes were proposed. Mr. Slocum informed Council he would be unable to attend an upcoming ODOT St. Rt. 303 Project status meeting on June 16. He asked Mayor to attend in his place and update Council on any developments. The Mayor agreed to attend if reminded.

EXECUTIVE SESSION (IF NECESSARY): None.

ADJOURNMENT: Mr. Slocum made a motion to adjourn the meeting that was seconded by Ms. Frank-Hensley. Roll call vote: Ms. Frank-Hensley, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes; Mr. Rosales, yes; Mr. Krachinsky, yes. The meeting was adjourned at 8:54 p.m.

Respectfully submitted:

Daniel Schneider Jr., Mayor

Date

Fiscal Officer

Date

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Special Council Meeting**

Held: Tuesday, June 23, 2026

PURPOSE: Public Meeting on Short-Term Home Rentals

CALL TO ORDER: Ms. Frank-Hensley called the meeting to order at 7:00 p.m.

ROLL CALL:

Mayor Daniel Schneider, Jr.	Present	Amy Fank-Hensley	Present
Richard Slocum	Present	Daniel Krachinsky	Present
Jodi Padrutt	Present	Eliud Rosales	Absent
Moe Riggins	Present		

OTHERS PRESENT: Solicitor Brad Bryan, Planner Rita McMahon, Administrative Assistant Faith Dorton, and Planning Commission Members: Karen Walters, Kevin Royer, and Greg Canda.

WELCOME AND PURPOSE:

How Short-Term Home Rentals Are Defined, Current Short-Term Rental Regulations, and Facts

Ms. Frank-Hensley opened the public meeting by explaining its purpose was to hear community perspectives on short-term rentals, not to debate or make decisions. She introduced Planning Consultant Rita McMahon and reviewed the roles of residents, the Planning Commission, Council, and the administration in shaping and enforcing Village policies. She emphasized the Planning Commission serves primarily in an advisory capacity, helping to develop detailed recommendations based on the Village's Long-Range Plan and zoning regulations. Council is responsible for adopting ordinances and making final policy decisions. The meeting was designed to provide factual information, answer clarifying questions, and gather public input in a respectful and constructive environment.

Ms. Frank-Hensley then reviewed the current short-term rental regulations, explaining short-term rentals are homes rented for fewer than 30 consecutive days and are distinct from bed-and-breakfasts or country inns. She outlined registration requirements, occupancy and parking standards, local contact requirements, and limits on the number of non-owner-occupied rentals allowed in certain zoning districts. She discussed how the Village's Long-Range Plan and Area Master Plan have influenced the conversation, noting that the Plans seek to balance preservation of Peninsula's character, fiscal sustainability, housing needs, and tourism impacts. Historical context was provided, including the original 2019 Ordinance and subsequent revisions in 2023 and 2024 that increased fees, reduced the number of permitted rentals, and adjusted administrative procedures. She also presented data showing that Peninsula currently has 14 registered short-term rentals, representing less than 5% of Village households. She acknowledged ongoing debate about their economic impact and contribution to Village revenues.

A discussion followed about revenues, complaints, enforcement, and ownership. Ms. Riggins questioned the reported revenue totals and highlighted compliance concerns identified by Councilperson Riggins. Ms. Frank-Hensley made a distinction between officially reported complaints and unverified compliance concerns and asked Mr. Bryan to reiterate that there was only one confirmed violation in 2025. Mr. Bryan explained that violation involved an unregistered property being advertised as a short-term rental. The property owner was notified of the Village Ordinance, and the posting was taken down. Additional questions focused on whether short-term rental property owners lived inside or outside the Village, the potential

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impact on income tax revenue, and the location of registered rentals. Before opening the floor for public comments, Ms. Frank-Hensley conducted an informal show of hands that revealed residents held a range of views, with some favoring a complete ban on short-term rentals, others supporting changes to the current regulations, and a group preferring to leave the existing rules unchanged. She then invited residents to share their opinions and recommendations.

COMMUNITY INPUT

Elizabeth Biddick expressed her opposition to banning short-term rentals, arguing they serve a valuable purpose for visitors, families, and tourists who contribute to the local economy and often return to the Village. She noted that Peninsula already has limits on the number of rentals, and problems such as noise, parking, or rule violations can be addressed through enforcement rather than a ban. Drawing from her experience living next to a quiet and respectful short-term rental, she suggested that additional regulations, such as privacy fencing or parking regulations could address neighborhood concerns while preserving the benefits that short-term rentals provide.

Lisa Craig questioned the characterization of the reported fifty compliance issues related to short-term rentals, noting that many of the items listed are already reviewed during required property inspections. She expressed concern that labeling these items as violations could give residents the impression there were widespread operational problems or police complaints associated with short-term rentals, when very few formal complaints had actually been reported. Ms. Frank-Hensley clarified that only seven complaints and one verified violation had been officially recorded, while the larger number represented unverified compliance irregularities identified during a review of records by Councilperson Riggins.

A resident asked about the financial impact of short-term rentals compared to owner-occupied homes. Ms. Frank-Hensley, Mr. Slocum, and Mr. Bryan acknowledged that the answer is difficult to quantify because factors such as income tax contributions, property taxes, visitor spending, and rental activity vary widely. They noted that homeowners may or may not contribute local income taxes depending on where they work, and short-term rental guests may generate economic activity by patronizing local businesses, though the extent of that impact is difficult to measure accurately. Kim Haramis noted his experience as a short-term rental host has led him to believe that short-term rental guests do not cook. They spend money at local restaurants and businesses.

Matthew Padrutt urged Council to place a short-term rental ban measure on the November ballot, arguing that repeated attempts to regulate short-term rentals have failed to address their impact on neighborhood character, housing availability, and residents' quality of life. He contended that a small number of properties generate relatively little revenue for the Village, while creating uncertainty for neighbors and transforming residential homes into de facto hotels. Ms. Frank-Hensley explained that due to the fact the Village does not have a Charter, any ballot measure would be advisory rather than legally binding. A clear yes-or-no question would be required, leaving Council responsible for deciding how to act based upon the results, including whether existing short-term rentals would be grandfathered. Ms. Padrutt stated she supported an advisory ballot measure as a way to anonymously gather community input. She emphasized Council should give significant weight to the outcome.

Carol Kamphuis spoke in support of short-term rentals based on her experience operating an owner-occupied short-term rental for the past ten years. She stated her guests have

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consistently been respectful and have included families, professors, local and international guests, medical professionals, and people returning to visit relatives in Peninsula. Many guests visit the National Park, dine at local restaurants, shop in the Village, and return multiple times, providing ongoing economic benefits to local businesses. She noted her experience with short-term rentals has been overwhelmingly positive and argued that long-term renters can sometimes create more uncertainty for neighbors than short-term guests, since problematic tenants may remain for years rather than a few days.

Debbie Radvar, owner of a short-term rental, explained she purchased the property intending to live there while renting part of it, but later had to change those plans. She stated she has invested significant money in the home for repairs and maintenance, uses a management company that conducts background checks, follows all Village requirements, and maintains close communication with neighbors to ensure the property is well managed. She argued that Peninsula's short-term rental regulations already impose strict limits on occupancy and parking, and most of her guests are families, repeat visitors, or people visiting relatives and the National Park who support local businesses. She expressed concern about the financial impact a ban could have on existing owners and noted that current rules already prevent the transfer of short-term rental permits to new owners, limiting future expansion of such properties.

Charlie Moyer, a Peninsula resident of more than 50 years, spoke in support of his neighbor Debbie Radvar and her short-term rental. He reflected on the many neighbors who lived next door over the years and said that Debbie has been as good a neighbor as any of them. Based on his experience living beside the property, he has no concerns with it being a short-term rental property and emphasized the positive relationship.

Leslie Hampshire, who lives near five short-term rentals, stated she has had overwhelmingly positive experiences with them. She has not encountered noise, safety, or nuisance issues, despite their proximity to her home. She noted visitors often blend into the community, support local businesses, and help people experience Peninsula in a more personal way. Drawing on her own travels using Airbnb properties, she stated she appreciates the role short-term rentals play in tourism and community engagement, adding that she has seen more uncertainty from long-term rentals than from short-term guests. She questioned the perception that residents are afraid to speak out and expressed hope that the Village can find a reasonable solution rather than banning short-term rentals.

Denise Lahoski stated she supports hospitality and recognizes the value that short-term rentals bring to Peninsula. She believes stronger and more consistent regulation is needed to maintain a balance between tourism and preserving the community. She expressed concern about the Village's declining population and the difficulty younger generations face in finding affordable housing in Peninsula, noting that her own children, who want to live and work in the Village, have few opportunities to do so. She emphasized the importance of preserving Peninsula's long-standing families, traditions, and volunteer base. She urged leaders to adopt regulations that protect housing opportunities for residents while sustaining the community's future.

Denise English, a resident and former Chamber of Commerce administrator who has managed five short-term rentals over the past five to six years, said she has never encountered a problem guest, police complaint, or behavioral issue related to those properties. She argued that short-term rental guests are primarily tourists who support Peninsula's businesses, parks, trails, and attractions, contributing to the local economy. Ms. English questioned whether eliminating

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short-term rentals would actually improve housing opportunities, noting that homes and long-term rentals in Peninsula are often too expensive for many families and long-term renters are frequently transient as well. She encouraged Village leaders to focus less on restricting short-term rentals and more on developing strategies to capture revenue from the millions of visitors who come to the area each year and place demands on local infrastructure.

Doug Mayer spoke in favor of prioritizing Peninsula residents and preserving the Village's residential character. He argued that converting homes into short-term rentals reduces opportunities for families to live in the community, contributing to a decline in the number of children and long-term residents. He argued that Peninsula's value lies in its unique small-town atmosphere and strong sense of community, not in serving as a destination for short-term rental guests. He expressed his concern that allowing homes to operate as businesses undermines the purpose of residential zoning and urged Village leaders to protect the interests of residents who have invested in and helped sustain the community.

Paul Romanic, an owner of a short-term rental, explained he purchased the property with the goal of eventually becoming a full-time Peninsula resident. He currently uses the short-term rental income to help pay down the mortgage. He emphasized he is deeply involved in the community through coaching, frequent visits, and supporting local businesses. He argued that not all short-term rental owners are simply seeking profits. Mr. Romanic said he carefully manages his property to minimize impacts on neighbors and questioned whether short-term rentals are being unfairly blamed for community issues while other concerns, such as traffic safety and infrastructure, receive less attention. He urged residents to recognize that many short-term rental owners value Peninsula and contribute to the community. He reminded everyone that not all owners are there to make money. Some of them want to fulfill a desire to eventually make the Village a permanent home should the community have and support them.

Kathy Bertsch expressed concern about Peninsula's declining population and asked how much Village staff time is spent administering and enforcing short-term rental regulations. The Mayor responded that while oversight of short-term rentals requires significant effort from himself, Village staff, and the Zoning Officer, he believes the work is worthwhile because it provides accountability, ensures compliance, and generates revenue that would otherwise be lost. He credited his staff, including the Administrative Assistant and the Zoning Officer, for developing an inspection and monitoring process, despite limited resources. He acknowledged that a dedicated third-party administrator may be worth considering in the future. The Mayor argued that short-term rentals contribute economically to the Village, and the focus should be on improving administration and enforcement rather than eliminating them altogether.

Mr. Slocum asked to read a letter from Rich Piekarski, a short-term rental owner. Mr. Piekarski stated in his letter that responsible short-term rentals can coexist with Peninsula's residential character, while providing economic benefits to the Village. He stated that many operators are highly attentive property owners who maintain their homes, screen guests, and depend on positive reviews to succeed. He noted that only a small number of licensed short-term rentals exist in the Village and contended they have not significantly altered neighborhood character or housing availability. The letter emphasized the positive impact of visitors on local businesses, the investments owners have made in restoring and maintaining properties, and the importance of respecting property owners who relied on existing regulations when making those investments. He urged the Village to address any specific concerns through targeted regulation

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and enforcement rather than broad restrictions. He questioned whether the limited number of documented complaints and violations justified further restrictions.

A Center Street resident who has lived in Peninsula for 22 years stated the short-term rental debate is not primarily about noise, parking, or property management, but about preserving the sense of community that comes from having long-term neighbors. While acknowledging that the short-term rentals near her are well managed, she expressed concern that transient occupancy cannot replace the relationships, trust, and mutual support that develops among permanent residents who look after one another's homes, pets, and families. She noted that her son, despite having a good job and wanting to live in Peninsula, cannot afford to do so. She urged leaders to consider the long-term impact of housing availability and neighborhood connections when evaluating short-term rental policies.

Lisa Gaskill, a lifelong Peninsula resident, stated she remains conflicted about short-term rentals. She emphasized the importance of preserving the Village's sense of community and family-oriented character. She recalled growing up in a close-knit neighborhood where the entire Village felt like home and suggested Peninsula could pursue other community events and initiatives to generate revenue rather than relying on short-term rentals. While noting that the several short-term rentals near her home have caused few issues, she expressed concerns about increased traffic on residential streets, and the difficulty young families face in buying homes when investors can outbid local residents. She urged Village leaders to carefully consider the long-term impact on families, children, and future generations who want to live in and remain part of the Peninsula community.

Ms. Padrutt read a letter from Gwen and Dave Waite, long-term Peninsula residents, who expressed concern about the growth of short-term rentals in the Village. Drawing on their experience with similar issues at a Michigan homeowners association, they argued that enforcement becomes difficult without clear authority and comprehensive regulations. They supported placing the issue on the ballot, stating that Peninsula already experiences significant seasonal tourism, and argued that continued growth of short-term rentals without strong, enforceable regulations poses a risk to the character and well-being of the community.

Sean Hensley commented that, after listening to the discussion, he was hearing both positive and negative perspectives on short-term rentals but had not heard much distinction between owner-occupied and non-owner-occupied rentals. He said he was trying to understand whether residents viewed those two types of short-term rentals differently in terms of neighborhood impact, safety, or community character. He asked for clarification about the Village's reported population figures and whether they included residents living in long-term rental properties. Ms. Frank-Hensley confirmed the population count included all residents, regardless of whether they owned or rented their homes.

Daniel DiAngelo spoke in favor of maintaining the current short-term rental regulations, noting that the Village recently completed an extensive review that resulted in a cap of 15 non-owner-occupied short-term rentals, representing only about 5% of Peninsula's housing stock. He argued that housing prices are driven more by Peninsula's desirability and limited housing supply than by short-term rentals. He stated his experience living next to a short-term rental for seven years has been overwhelmingly positive, with no significant complaints or disturbances. He emphasized that short-term rentals provide benefits by allowing visitors and family members to stay within the Village, contribute to the local economy, and support tourism. He urged the Village to focus on enforcing existing regulations, strengthening them where necessary, and

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making decisions based on documented evidence rather than assumptions, while recognizing the positive contributions of responsible short-term rental owners.

Matthew Padrutt read a statement from a resident who did not feel comfortable speaking publicly, arguing that the concern over short-term rentals is not about the character of the owners or guests but about the gradual loss of community. The letter emphasized that visitors are not long-term neighbors who build relationships, raise families, support one another during difficult times, or contribute to the generational bonds that define Peninsula. The writer expressed concern that, property by property, the Village risks losing the residents, traditions, historic character, local businesses, and sense of community that have been preserved through generations of investment and civic involvement. While acknowledging that short-term rentals themselves are not inherently harmful, the resident warned that a small community like Peninsula could gradually lose the qualities that make it special if too many homes are converted away from permanent residential use.

Michelle Backhurst expressed concern about an anonymous flyer regarding short-term rentals, saying it raised more questions than answers and appeared designed to create fear rather than present factual information. She praised Council for providing verified data and noted that transparency and open-mindedness were values many current Council members emphasized when running for office. She stated the unsigned, no return-addressed flyer, didn't convey that. She felt the flyer's "We Are Peninsula" message implied that those who disagreed with the message were somehow not part of the community, which she rejected, stressing that she loves the Village and remains undecided on the issue. She stated any decision she makes regarding short-term rentals would be based on facts and evidence rather than fear-based arguments.

Leslie Hampshire added to what Ms. Backhurst said about the flyer. She objected that it implied that anyone attending the meeting supported a ban on short-term rentals, stating that she attended to listen, learn, and make an informed decision. She described the letter as fearmongering, unnecessary, and lacking credibility because it was unsigned. Ms. Frank-Hensley added that she, with some other Councilmembers in agreement, had not received the letter. She noted that regardless of differing viewpoints, she would have preferred to receive it, because understanding all perspectives is important to the transparent decision-making process that Council has committed to supporting.

Casey Caskey of Stein Road asked Council about the results of a short-term rental survey conducted more than a year earlier, questioning whether it provided more useful information than a nonbinding ballot measure would, because it allowed for more detailed feedback. In response, Mr. Slocum explained that approximately 106 surveys were returned after being mailed to every household in the Village. He noted that the results showed a divided community and summarized that 14% wanted the limit higher or no limit at all, 38% wanted it the same or slightly lower, and 48% wanted a lower limit, owner occupied only, or none at all. Ms. Frank-Hensley added that while surveys can provide richer information, an advisory ballot offers greater anonymity and may encourage broader participation.

Bonnie Sulzer asked the Mayor to clarify whether the Village had experienced any problems with owner-occupied short-term rentals. The Mayor responded that there had been no such issues reported.

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Special Council Meeting**

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NEXT STEPS AND OPTIONS

Denise Lahoski asked whether the discussion suggested residents primarily wanted stronger regulation of short-term rentals rather than a ban and questioned whether the Village's current regulations should be changed further. In response, Ms. Frank-Hensley conducted an informal, nonbinding, show of hands-to-gauge opinions, finding support for several approaches, including banning short-term rentals, limiting them to owner-occupied properties, reducing their numbers, and strengthening enforcement. She acknowledged that the issue has consumed significant Village time and resources but emphasized the purpose of the meeting was to better understand community sentiment and provide Council with information for future decisions.

Councilmembers and Planning Commission members then reflected on what they had heard. Mr. Canda and Mr. Slocum thanked residents for their participation and noted the strong community interest in preserving Peninsula's character. Mr. Slocum observed that the strongest response appeared to be support for maintaining short-term rentals while improving enforcement. He stated a carefully worded advisory ballot question might provide useful information. Ms. Riggins argued that owner-occupied rentals were generally not the primary concern, questioned the effectiveness of enforcement under the current system, and supported placing the issue on the ballot to obtain a clearer measure of public opinion. Mr. Krachinsky expressed concern that a ballot issue could still result in a divided community and questioned whether the Village could afford potential legal challenges if rentals were banned.

Ms. Padrutt cited examples of nearby communities that have restricted or banned short-term rentals and raised concerns about enforcement challenges and public safety incidents that have occurred at rental properties elsewhere in Ohio. She argued that an advisory ballot would provide anonymous, community-wide feedback and serve as the most comprehensive survey of resident opinion. Mr. Canda agreed that regulations can continue to be improved but emphasized that any ballot language would need to be clear and specific. Ms. Walters encouraged residents who are uncomfortable speaking publicly to contact Planning Commission or Council members directly, while noting that Peninsula residents have traditionally been willing to share their opinions.

The members thanked the community for their thoughts and contribution to the discussion. Ms. Frank-Hensley concluded by saying the meeting had provided valuable insight into the benefits, concerns, and complexities surrounding short-term rentals. She described the issue as multifaceted, said she was open to considering a ballot measure if approached thoughtfully, and emphasized the need for Council to carefully evaluate the potential consequences of any future action. She again thanked residents for their participation and indicated that Council would continue discussing the issue at future meetings.

Ms. Padrutt made a motion that was seconded by Ms. Riggins to direct the Clerk to place on the next Council Meeting agenda an action item relating to consideration of legislation regarding short-term rentals and related ballot measures, as a step arising from tonight's discussion. Mr. Bryan asked Ms. Padrutt to clarify whether she wanted actual legislation regarding the advisory ballot question on the next meeting agenda on first reading or the matter just listed as a discussion item. Ms. Padrutt clarified that she just wanted an action item for the matter to be considered and discussed. Roll Call Vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, no; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes. The motion was approved.

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ADJOURNMENT: Ms. Frank-Hensley made a motion that was seconded by Mr. Krachinsky to adjourn the meeting. Roll Call Vote: Ms. Frank-Hensley, yes; Mr. Krachinsky, yes; Mr. Slocum, yes; Ms. Padrutt, yes; Ms. Riggins, yes. The meeting was adjourned at 9:21 p.m.

Respectfully submitted:

Daniel Schneider Jr., Mayor

Date

Katie Iaconis, Fiscal Officer

Date

CAROL D. RUCKER

Garfield Heights, Ohio | 216-392-1865 | carolrucker29@gmail.com

PROFESSIONAL SUMMARY

Senior law enforcement professional with 39+ years of progressive public safety and command-level leadership experience in municipal and housing authority law enforcement agencies. Extensive background in patrol operations, police administration, criminal investigations, personnel supervision, complaint investigations, community policing, and public safety operations.

CORE QUALIFICATIONS

- Law Enforcement Operations
- Police Administration & Leadership
- Patrol Supervision
- Criminal Investigations
- Community Policing
- Complaint Investigations
- Background Investigations
- Employee Non-Criminal Investigations
- Court Case Processing
- Evidence & Video Processing
- Personnel Supervision
- Public Safety Compliance
- Interview & Interrogation
- Microsoft Office

PROFESSIONAL EXPERIENCE

Peninsula Police Department – Peninsula, Ohio (2024–Present)
Corporal (Promoted February 2025)

- Supervise patrol operations and assist with daily law enforcement activities and departmental functions.
- Process parking citations and related documentation in accordance with departmental and court procedures.
- Manage court case video processing and maintain evidentiary records.
- Conduct background investigations and employee non-criminal investigations.
- Investigate and document citizen complaints while ensuring compliance with departmental policies.

**Cuyahoga Metropolitan Housing Authority Police Department – Cleveland, Ohio
(1987–2020)**

Commander

- Directed operations for the Administrative Division, Detective Bureau, Juvenile Unit, and Asset Forfeiture operations.
- Supervised sworn personnel and administrative staff.
- Coordinated procurement activities and operational planning.
- Oversaw investigative operations and public safety initiatives.

EDUCATION

ITT Technical Institute – AAS, Criminal Justice (2012)

Cleveland Heights Police Academy – Basic Peace Officer Certification (1992)

Wooster Business College – Private Security Certification (1987)

John Adams High School – Diploma (1978)

CERTIFICATIONS & TRAINING

- OPOTA Training
- Police Executive Leadership School
- CPR Certification
- Crime Scene Investigation
- Community Policing
- Interview & Interrogation

Timothy D. Clymer, CPA, MBA

7 St. Clair Ave. NE Ste. 405 | Cleveland, OH 44114 | (216) 404-6036 | Clymer.Tim@gmail.com

Chief Financial Officer | CPA, MBA

Local Government | Non-Profit | Higher Education | Small Business Owner

Education

Cleveland State University, Cleveland, OH
Master of Business Administration (MBA)

John Carroll University, University Heights, OH
Bachelor of Science in Business Administration (Accountancy)

Professional Experience

Finance Director

City of Aurora, Ohio

2016 – Present

- Oversee all fiscal activities, including an \$88+ million operating and capital budget, financial reporting, and council presentations.
- Enhanced investment management, increasing annual income from \$70k (2015) to over \$1.7mm (2025).
- Developed the city's inaugural Annual Comprehensive Financial Report (ACFR) in 2017, consistently earning the Auditor of State Award with Distinction and GFOA Certificate of Achievement.
- Maintained the City's AAA bond rating from Fitch through the Covid-19 pandemic.
- Provided strategic guidance for transformational endeavors, including the acquisition of the former Sea World property and buildout and completion of several other major park improvements.

CFO/VP of Finance & Administration

Ursuline College

May 2022 – Oct. 2022

- Managed the Business/Finance Office, Human Resources, IT, and Facilities, with four direct reports and 24 total employees.
- Collaborated with the President and Vice Presidents on enrollment management, marketing, tuition rates, and employee retention.
- Evaluated and proposed solutions for additional academic space, including new construction, renovation, and off-campus rental options.
- Led response efforts to a significant data breach, including securing a cyber insurance policy.
- Delivered financial updates to faculty and staff groups.
- Departed amicably to return to the City of Aurora.

Clerk/Treasurer

Village of Brooklyn Heights, Ohio

2010 – 2019

- Directed all fiscal operations, reducing General Fund expenditures by 23% in the first year without layoffs.
- Served two elected consecutive terms and consulted for the successor.

Fiscal Officer (Part-time), Richfield Joint Recreation District, 2018 – Present
CFO/Limited Partner, Barklyn Heights Dog Daycare, 2015 – Present
Fiscal Officer (Part-time), Northfield Village, 2014 – 2016
Interim Fiscal Officer/Assistant, Village of Newburgh Heights, 2012 – 2013
Associate, MAI Capital Management, 2005 – 2010

Board & Community Engagement

Member of the Board of Trustees, Regional Income Tax Agency (RITA)

2017 – Present

- Oversee and approve major activities for the tax agency, which collects and distributes \$2.5 billion in municipal income taxes annually.
- Currently the Bylaw Committee Chairperson.

Board Member (Current President), Northeast Ohio Municipal Finance Officers Association

2013 – 2016; 2023 – Present

- Supporting educational and networking events for municipal finance professionals.

Member of the Board of Directors, Preterm Cleveland

2024 – Present

- Contributing financial expertise to navigate and resolve accounting challenges for a women's reproductive health clinic.
- Currently the Board Treasurer and Finance Committee Chairperson.

Central and Executive Committee Member, Cuyahoga County Democratic Party

2014 – 2018 & 2022 - 2025 (Central); 2014 - 2018 & 2022 - 2023 (Executive)

- I represented the Village of Brooklyn Hts. and Cleveland Ward 7 on both committees.
-

Skills

- Microsoft Office Suite (advanced Excel skills)
 - QuickBooks Online
 - Homebase Scheduling & Payroll
 - ADP, Paycom
 - SSI eGov & Visual Intelligence Portfolio (VIP)
 - LinkedIn Accounting Assessment Top-5%
-

Honors & Achievements

- Ohio Auditor of State's Regional Advisory Board (2013 – 2019)
- Ohio Government Finance Officers Association Continuing Education Scholarship (2012)
- Certified Public Accountant (CPA) since 2009

2026 INTERCEPTOR (3.3L V-6)

Item # 1-1

Order No: **F012 (U475)****PENINSULA PD**

FIN# QC990

K8A 4DR AWD POLICE
.119" WHEELBASE**PLEASE SELECT
YOUR CAR COLOR
ON PAGE 2**9 CLTH BKTS/VNL R
W EBONY

500A EQUIP GRP

.AM/FM STEREO W/SYNC

99B .3.3L V6 GAS Flex Fuel

44U .10-SP AUTO

425 50 STATE EMISS

55F KEYLESS - 4 FOB (*now STD equip*)**PLUS ALL ITEMS IN GREEN ON PAGE 2**

The items to the left are how the car was quoted and that is this price below. Any additional options added will increase this price.

VEHICLE Subtotal**\$ 44,600.00****FORD FACTORY VSO (Vehicle Special Order) LIGHTING** (*used for all other color combinations other than RED/BLUE*)

CHOOSING ANY ITEMS BELOW WILL INCREASE THE ABOVE SUBTOTAL

	TITLE FEE	DEALER	\$	TYPE YES OR NO
#1-2	TEMP TAGS	DEALER	\$ 20.00	INCLUDED
#1-3	ADDITIONAL SET OF KEYS (<i>comes with 4 already</i>)	DEALER	\$ 285.00	
#1-4	WHEEL COVER (grey hubcaps)	65L	\$ 70.00	
#1-5	3.3L V6 HYBRID	99W/44B	\$ -	
#1-6	3.0L EcoBoost	99C/44U	\$ 2,850.00	
#1-7	INSIDE REAR DOOR LOCKS INOP	68G	\$ 80.00	YES
#1-8	INSIDE REAR DOOR HANDLES INOP	INC IN 68G	\$ -	INCLUDED
#1-9	HIDDEN DOOR PLUNGER/REAR INOP	52P	\$ 160.00	YES
#1-10	HEATED MIRRORS	STANDARD	\$ -	INCLUDED
#1-11	CARPET	16C	\$ 150.00	
#1-12	RED/WHT DOME IN CARGO	STANDARD	\$ -	INCLUDED
#1-14	KEYLESS ENTRY (4 FOBS) W/O KEYPAD (DEDUCT)	STANDARD	\$ -	INCLUDED
#1-15	REAR CONSOLE PLATE FOR WIRE CHASE	85R	\$ 60.00	YES
#1-16	GRIL LED LGHTS/SIREN/SPKR PRE-WIRE	REQUIRED	\$ 350.00	YES
#1-17	HITCH	STANDARD	\$ -	INCLUDED
#1-18	SYNC	STANDARD	\$ -	INCLUDED
#1-19	REAR LIGHT - BLUE/BLUE (<i>RED/BLUE IS STD</i>)	66C & VSO	\$ 460.00	
#1-20	BACKUP CAMERA	STANDARD	\$ -	INCLUDED
#1-21	STREET APPEARANCE (<i>FIRE, DB OR UNMARKED</i>)	65U, 64E, FW (RMV SPOT)	\$ 610.00	
*** NOTE *** Street Appearance package includes Carpet Floor, full non-police style center console with armrest and cupholders, cloth rear seat, painted aluminum wheel (64E) and no spotlight. (n/a with EcoBoost motor)				
#1-25	5YR 100K \$0 DED PREMIUM CARE EXT WARRANTY	DEALER	\$ 3,000.00	
#1-26	5YR 150K \$0 DED PREMIUM CARE EXT WARRANTY	DEALER	\$ 4,600.00	
#1-27	1ST ROW WEATHERTECH LINERS	DEALER	\$ 150.00	
*** NOTE *** Extended Warranties are through Ford and are also available in many configurations. This Extended Warranties use are the Premium Care (3,000 + Covered Components)				
#1-23	DELIVERY CHARGE PER MILE	MILES ARE 0	\$ 0.45	\$ -



STANDARD PIU WHEEL



WHEEL (65L)

PN 64E (64E)

****N** Painted Wheel (64E) available with Street Appearance Pkg. n/a with EcoBoost)

PENINSULA PD
Attn: CHIEF NAGYDerek Powers
Fleet Director
Cell # is (419) 606-5659
dpowers@gomontrose.com

TOTAL OF UNIT W/ ADDED ADDL. BID ITEMS FROM ABOVE	\$ 45,250.00
TOTAL FOR UPFIT PROVIDED VIA MONTROSE FORD NOT LISTED ABOVE (<i>IF REQUESTED</i>)	\$ -
TOTAL FOR EXT WARRANTY NOT LISTED ABOVE (<i>IF REQUESTED</i>)	\$ -
TOTAL FOR CUSTOMER ADDED OPTIONS BELOW	\$ 1,060.00
TOTAL FOR CUSTOMER ADDED FORD FACTORY VSO LIGHTING OPTIONS	\$ -
TOTAL VALUE OF TRADE (<i>IF YOU HAVE ONE</i>)	\$ -
TOTAL FOR SINGLE UNIT QUOTED / ORDERED	\$ 46,310.00
1 unit/s requested	\$ 46,310.00

QUOTED 6/18/2026
ON GROUND NOW

ACCEPTED BY:

Date:

These items below can be added to the build - Select what you need, or ask Salesman if you have questions

CODE	DESCRIPTION	PRICE	TYPE YES OR NO
153	License Plate Bracket - Front	\$ -	YES
18D	Global Lock / Unlock feature	\$ -	YES
51T	Spot Lamp - LED Bulb, Driver Only (Whelen)	\$ 420.00	YES
59B	Keyed Alike – 1284x	\$ 50.00	YES
60R	Noise Suppression Bonds (Ground Straps)	\$ 100.00	YES
63B	Side Marker LED - Sideview Mirrors (req. 60A)	\$ 490.00	YES
17A	Aux Air Conditioning (STD IN 2025)	INCLUDED	INCLUDED
19K	H8 AGM Battery (STD IN 2025)	INCLUDED	INCLUDED
19V	Rear Camera On-Demand (STD IN 2025)	INCLUDED	INCLUDED
43D	Dark Car Feature (STD IN 2025)	INCLUDED	INCLUDED
47A	Police Engine Idle Feature (STD IN 2025)	INCLUDED	INCLUDED
55B	BLIS - Blind Spot Monitor w/ x Traffic Alt (STD IN 2025)	INCLUDED	INCLUDED
68B	Police Perimeter Alert (STD IN 2025)	INCLUDED	INCLUDED
76P	Pre-Collision Assist w/ Ped. Detection (STD IN 2025)	INCLUDED	INCLUDED
76R	Reverse Sensing System (STD IN 2025)	INCLUDED	INCLUDED
86T	Tail Lamp / Police Housing Only (STD IIN 2025)	INCLUDED	INCLUDED
87P	Power Passenger Seat (STD IN 2025'S)	INCLUDED	INCLUDED
61B	OBD - II Split Connector (N/A IN 2025'S)	N/A	N/A
85S	Rear Center Seat Delete (N/A IN 2025'S)	N/A	N/A
87R	Rear View Camera (mirror display) (N/A IN 2025'S)	N/A	N/A
593	PER. ANTI-THEFT	N/A	N/A
COLOR CHOICE			
UM	AGATE BLACK	\$ -	1

2026 INTERCEPTOR (3.3L V-6)

Item # 1-1

Order No: **F011 (U474)****PENINSULA PD**

FIN# QC990

K8A 4DR AWD POLICE
.119" WHEELBASEPLEASE SELECT
YOUR CAR COLOR
ON PAGE 29 CLTH BKTS/VNL R
W EBONY500A EQUIP GRP
.AM/FM STEREO W/SYNC**99B .3.3L V6 GAS Flex Fuel**

44U .10-SP AUTO

425 50 STATE EMISS

55F KEYLESS - 4 FOB (*now STD equip*)**PLUS ALL ITEMS IN GREEN ON PAGE 2**

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NOTE Street Appearance package includes Carpet Floor, full non-police style center console with armrest and cupholders, cloth rear seat, painted aluminum wheel (64E) and no spotlight. (n/a with EcoBoost motor)				
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#1-23	DELIVERY CHARGE PER MILE	MILES ARE	0	\$ 0.45 \$ -



STANDARD PIU WHEEL



WHEEL COVER (65L)



PAINTED ALUMINUM WHEEL (64E)

****NOTE** Painted aluminum wheel (64E) is available with Street Appearance Pkg. n/a with EcoBoost)**

PENINSULA PD
Attn: CHIEF NAGYDerek Powers
Fleet Director
Cell # is (419) 606-5659
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TOTAL FOR CUSTOMER ADDED OPTIONS BELOW	\$ 1,060.00
TOTAL FOR CUSTOMER ADDED FORD FACTORY VSO LIGHTING OPTIONS	\$ -
TOTAL VALUE OF TRADE (<i>IF YOU HAVE ONE</i>)	\$ -
TOTAL FOR SINGLE UNIT QUOTED / ORDERED	\$ 46,310.00
1 unit/s requested	\$ 46,310.00

QUOTED 6/18/2026
ON GROUND NOW

ACCEPTED BY:

Date:

These items below can be added to the build - Select what you need, or ask Salesman if you have questions

CODE	DESCRIPTION	PRICE	TYPE YES OR NO
153	License Plate Bracket - Front	\$ -	YES
18D	Global Lock / Unlock feature	\$ -	YES
51T	Spot Lamp - LED Bulb, Driver Only (Whelen)	\$ 420.00	YES
59B	Keyed Alike – 1284x	\$ 50.00	YES
60R	Noise Suppression Bonds (Ground Straps)	\$ 100.00	YES
63B	Side Marker LED - Sideview Mirrors (req. 60A)	\$ 490.00	YES
17A	Aux Air Conditioning (STD IN 2025)	INCLUDED	INCLUDED
19K	H8 AGM Battery (STD IN 2025)	INCLUDED	INCLUDED
19V	Rear Camera On-Demand (STD IN 2025)	INCLUDED	INCLUDED
43D	Dark Car Feature (STD IN 2025)	INCLUDED	INCLUDED
47A	Police Engine Idle Feature (STD IN 2025)	INCLUDED	INCLUDED
55B	BLIS - Blind Spot Monitor w/ x Traffic Alt (STD IN 2025)	INCLUDED	INCLUDED
68B	Police Perimeter Alert (STD IN 2025)	INCLUDED	INCLUDED
76P	Pre-Collision Assist w/ Ped. Detection (STD IN 2025)	INCLUDED	INCLUDED
76R	Reverse Sensing System (STD IN 2025)	INCLUDED	INCLUDED
86T	Tail Lamp / Police Housing Only (STD IIN 2025)	INCLUDED	INCLUDED
87P	Power Passenger Seat (STD IN 2025'S)	INCLUDED	INCLUDED
61B	OBD - II Split Connector (N/A IN 2025'S)	N/A	N/A
85S	Rear Center Seat Delete (N/A IN 2025'S)	N/A	N/A
87R	Rear View Camera (mirror display) (N/A IN 2025'S)	N/A	N/A
593	PER. ANTI-THEFT	N/A	N/A
COLOR CHOICE			
UM	AGATE BLACK	\$ -	1



Estimate

EST-17321

Hall Public Safety Upfitters

2002 Midway Dr.
Twinsburg, Ohio 44087
3304251626
Hallpublicsafety.com

Remit to/Mailing Address
12400 Beechlawn Ave. N.E.
Alliance, Ohio 44601

Customer

Peninsula Police Department

1582 Main St
Peninsula, OH 44264

Ship To

Peninsula Road Department
1639 Mill St
Peninsula, OH 44264

Estimate Date : June 29, 2026

Expiration Date : July 31, 2026

Project : 2026 Ford Police Utility
Interceptor X 1 CORE

Sales rep : Dave Butch

Project : Crash replacement

#	Item & Description	Qty	Rate	Amount
1	Old Patrol #4 to new Patrol Unit #4	1.00	0.00	0.00
2	Department will supply...Modem, Data antenna, Two-way radio, Printer, Camera system, Radar, Five watt radio speaker, Computer, Printer mount, Computer, Computer mount, Computer power supply, Lightbar, Lightbar strap kit, Console, Cup holder, Armrest, Gun rack, Core system, Cockpit dome light, Window bars, Lighting that is not listed below, V2V, Cargo box, Mirror lights, Rear hatch dome, Prisoner light, Flashlight, Flashlight charger, Gun rack, Tripple outlet, Mic clips,	1.00	0.00	0.00
3	Remove equipment from crashed cruiser, test equipment for damage and determine items that need replaced. SKU : Crashed cruiser	1.00	1,500.00	1,500.00
4	Whelen Scanport Installation Kit for C399 For 23-24 Chevy Silverado 1500 PPV, 23-24 Ford Super Duty, 24 F-150, 24 Chevy Tahoe, 25 Utility Interceptor SKU : C399SP	1.00 EA	0.00	0.00
5	Whelen WeCanX 16 Output Expansion Module SKU : CEM16	1.00 EA	233.60	233.60
6	Whelen compact 100 Watt Composite Speaker SKU : SA315U	2.00 EA	259.00	518.00
7	Whelen SA315 Mount Kit, Universal SKU : SAK9	2.00 EA	43.67	87.34
8	Whelen T-Series DUO Red/Blue Surface Mount SKU : TSS0J Under rear hatch when open	2.00 EA	163.98	327.96
9	Whelen T-Series TRIO Red/Blue/White, Surface Mount SKU : TSS0JC Sides of car	4.00 EA	182.10	728.40

#	Item & Description	Qty	Rate	Amount
10	Whelen T-Series DUO Red/White, Surface Mount SKU : TSS0D Outside rear hatch next to plate	1.00 EA	163.98	163.98
11	Whelen T-Series DUO Blue/White Surface Mount SKU : TSS0E Outside rear hatch next to plate	1.00 EA	163.98	163.98
12	Whelen 6" round dome light, red/white SKU : 60CREGCS Rear cargo area	1.00 EA	95.00	95.00
13	Sound Off Taillight Flasher for 16-25 Utility Interceptor SKU : ETTFUT-16	1.00 EA	136.50	136.50
14	Setina Aluminum Push Bumper with 4 ION TRIO LED lights for SUV'S SKU : PB450L4D-SUV	1.00 EA	1,002.15	1,002.15
15	Setina Tall Man Partition for SUV with recess panel, Horizontal Sliding Window, Coated Polycarbonate SKU : 10-VS-RP-TM	1.00 EA	934.15	934.15
16	Setina Stand Alone OEM Replacement Transport Seat, with #12 Coated Polycarbonate Cargo Partition, Center Pull Seat Belt for 25-27 Utility Interceptor SKU : QK0566ITU25	1.00 EA	1,495.15	1,495.15
17	Two way radio antenna and cable SKU : Antenna	2.00 EA	125.00	250.00
18	Havis Charge Guard battery saver/timer SKU : CG-X	1.00 EA	97.75	97.75
19	Data control harness and cables SKU : Data control	1.00 EA	175.00	175.00
20	Misc. wires, connectors, supplies and hardware SKU : Misc. wires	1.00 EA	450.00	450.00
21	Labor - vehicle upfit SKU : Labor - vehicle upfit Install all listed items. Plus department supplied items listed above. Wire in and test.	1.00	4,300.00	4,300.00
22	Setina Cargo Deck Easy Lift with Lower Tray, Replaces Cargo Floor for 20-25 Utility Interceptor *12VS Required SKU : TK2307ITU20	1.00 EA	1,299.65	1,299.65
23	Motorola remote cable for XTL2500/xtl5000/APX SKU : HKN6169B(a)	1.00 EA	109.95	109.95
			Sub Total	14,068.56
			Shipping charge	1,100.00

Total

\$15,168.56

Notes

Thank you for your business !!

****Remit to/Mailing Address****

12400 Beechlawn Ave.
Alliance, Ohio 44601

Terms & Conditions

Estimate is good for 30 days



Estimate

EST-17319

Hall Public Safety Upfitters

2002 Midway Dr.
Twinsburg, Ohio 44087
3304251626
Hallpublicsafety.com

Remit to/Mailing Address

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Alliance, Ohio 44601

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Peninsula Police Department

1582 Main St
Peninsula, OH 44264

Ship To

Peninsula Road Department
1639 Mill St
Peninsula, OH 44264

Estimate Date : June 29, 2026

Expiration Date : July 31, 2026

Project : 2026 Ford Police Utility
Interceptor X 1 CORE

Sales rep : Dave Butch

Project : Crash replacement

#	Item & Description	Qty	Rate	Amount
1	Old Patrol #6 to new Patrol Unit #6	1.00	0.00	0.00
2	Department will supply...Modem, Data antenna, Two-way radio, Printer, Camera system, Radar, Five watt radio speaker, Computer, and printer mount	1.00	0.00	0.00
3	Whelen 54" Legacy DUO WeCanX Lightbar- Blue with white front and amber rear with Smoked Lenses SKU : EB2SP3BX	1.00 EA	2,899.00	2,899.00
4	Whelen Vehicle to Vehicle Module, Includes Internal Antenna SKU : CV2V	1.00 EA	296.80	296.80
5	Whelen Lightbar Mount Kit for 20-26 Utility Interceptor SKU : MKEZ105	1.00 EA	82.40	82.40
6	Whelen Cencom Core Amplifier Control Module SKU : C399	1.00 EA	1,299.99	1,299.99
7	Whelen Core controller 8 push buttons, 4 position slide switch, 7 position rotary knob and traffic advisor buttons SKU : CCTL6	1.00 EA	0.00	0.00
8	Whelen Scanport Installation Kit for C399 For 23-24 Chevy Silverado 1500 PPV, 23-24 Ford Super Duty, 24 F-150, 24 Chevy Tahoe, 25 Utility Interceptor SKU : C399SP	1.00 EA	0.00	0.00
9	Whelen WeCanX 16 Output Expansion Module SKU : CEM16	1.00 EA	233.60	233.60

#	Item & Description	Qty	Rate	Amount
10	Whelen compact 100 Watt Composite Speaker SKU : SA315U	2.00 EA	259.00	518.00
11	Whelen SA315 Mount Kit, Universal SKU : SAK9	2.00 EA	43.67	87.34
12	Whelen ION Duo Red/Blue SKU : I2J Hatch windows 2 and rear side windows x2 and side pass windows	6.00 EA	169.74	1,018.44
13	Whelen T-Series DUO Red/Blue Surface Mount SKU : TSS0J Under rear hatch when open	2.00 EA	163.98	327.96
14	Whelen T-Series TRIO Red/Blue/White, Surface Mount SKU : TSS0JC Sides of car	4.00 EA	182.10	728.40
15	Whelen T-Series DUO Red/White, Surface Mount SKU : TSS0D Outside rear hatch next to plate	1.00 EA	163.98	163.98
16	Whelen T-Series DUO Blue/White Surface Mount SKU : TSS0E Outside rear hatch next to plate	1.00 EA	163.98	163.98
17	Whelen Under-the-Side View Mirror Mount for Two LINSV2 for 20-25 Utility Interceptor SKU : LSVBKT50	1.00 EA	28.00	28.00
18	Whelen 180 degree Under mirror warning light, Super-LED Red SKU : LINSV2R	1.00 EA	247.20	247.20
19	Whelen 180 degree Under mirror warning light, Super-LED Blue SKU : LINSV2B	1.00 EA	247.20	247.20
20	Whelen 6" round dome light, red/white SKU : 60CREGCS Upper front cockpit headliner and rear cargo area	2.00 EA	95.00	190.00
21	Whelen 3' Round LED compartment light, white SKU : 3SC0CDCR	1.00 EA	76.80	76.80
22	Sound Off Taillight Flasher for 16-25 Utility Interceptor SKU : ETTFUT-16	1.00 EA	136.50	136.50
23	Havis Universal Rugged Cradle for 11'-14' Computing Devices SKU : UT-1001	1.00 EA	306.85	306.85
24	Havis 11" Slide Out Locking Swing Arm with Motion Adapter SKU : C-MD-112	1.00 EA	332.40	332.40
25	Havis 8.5" Telescoping Pole, side mount, short handle SKU : C-HDM-204	1.00 EA	215.10	215.10

#	Item & Description	Qty	Rate	Amount
26	Havis Vehicle Specific Console for 25-27 Utility Interceptor SKU : C-VS-1012-INUT-2	1.00 EA	592.50	592.50
27	Havis 1 piece equipment bracket for Whelen Carbide SKU : C-EB40-CCS-1P	1.00 EA	0.00	0.00
28	Havis 1 piece equipment bracket for Motorola XTL2500 (R), APX6500 (R) SKU : C-EB25-XTL-1P	1.00 EA	0.00	0.00
29	Havis Internal Adjustable Dual Cup Holder/Self-Adjusting SKU : CUP2-1001	1.00 EA	62.10	62.10
30	Havis large pad flip arm rest SKU : C-ARM-103	1.00 EA	188.70	188.70
31	Streamlight DS Stinger LED flashlight with dual switch-12v DC Charger SKU : 75812	1.00 EA	155.20	155.20
32	Setina Aluminum Push Bumper with 4 ION TRIO LED lights for SUV'S SKU : PB450L4D-SUV	1.00 EA	1,002.15	1,002.15
33	Setina Vertical Steel Window Bars for 20-25 Utility Interceptor SKU : WK0514ITU20	1.00 EA	279.65	279.65
34	Setina Tall Man Partition for SUV with recess panel, Horizontal Sliding Window, Coated Polycarbonate SKU : 10-VS-RP-TM	1.00 EA	934.15	934.15
35	Setina Stand Alone OEM Replacement Transport Seat, with #12 Coated Polycarbonate Cargo Partition, Center Pull Seat Belt for 25-27 Utility Interceptor SKU : QK0566ITU25	1.00 EA	1,495.15	1,495.15
36	Setina Dual Vertical Gun Rack with 2 X-Large Universal Locks and Handcuff Key SKU : GK10342UHK	1.00 EA	551.65	551.65
37	Two way radio antenna and cable SKU : Antenna	1.00 EA	125.00	125.00
38	Havis Charge Guard battery saver/timer SKU : CG-X	1.00 EA	97.75	97.75
39	Able 2 Accessory Triplet outlet SKU : 14.0553	1.00 EA	36.66	36.66
40	Magnetic Mic Clip SKU : MMSU-1	2.00 EA	39.95	79.90

#	Item & Description	Qty	Rate	Amount
41	Data control harness and cables SKU : Data control	1.00 EA	175.00	175.00
42	Misc. wires, connectors, supplies and hardware SKU : Misc. wires	1.00 EA	450.00	450.00
43	Labor - vehicle upfit SKU : Labor - vehicle upfit Install all listed items. Plus department supplied items listed above. Wire in and test.	1.00	4,300.00	4,300.00
44	SETINA CARGO BOX - DSC- DRAWER SLIDING W/ COMBO LOCK- BSC BASE SLIDING W /COMBO LOCK for 20-25 Utility Interceptor*with EZ-LIFT Only SKU : TK0248ITU20EZ	1.00 EA	1,750.15	1,750.15
45	Setina Cargo Deck Easy Lift with Lower Tray, Replaces Cargo Floor for 20-25 Utility Interceptor *12VS Required SKU : TK2307ITU20	1.00 EA	1,299.65	1,299.65
46	Motorola remote cable for XTL2500/xtl5000/APX SKU : HKN6169B(a)	1.00 EA	109.95	109.95
47	Lind power adapter for Getac S410 and X500 Only, Cigarette Plug SKU : GE1963-4493	1.00 EA	163.20	163.20
48	Able 2 Accessory Triplet outlet SKU : 14.0553	1.00 EA	36.66	36.66
49	Note....The components in this vehicle were heavily inundated with glass and glass powder. The hard components and electronic components will require replacement as they are unable to be removed and re-installed in new cruiser for safety reasons	1.00	0.00	0.00
			Sub Total	23,485.11
			Shipping charge	1,100.00
			Total	\$24,585.11

Notes

Thank you for your business !!

****Remit to/Mailing Address****

12400 Beechlawn Ave.
Alliance, Ohio 44601

Terms & Conditions

Estimate is good for 30 days



QUOTE

Remit check to: **Midwest Public Safety**
C/O US Bank N.A.
TFM P.O. Box 860573
Minneapolis,, Minnesota 55486-0573
United States

2178550082
midwestpublicsafetygroup.org

BILL TO
Peninsula Police Department
Jay Nagy
1582 Main Street
Peninsula, Ohio 44262
United States

330-657-2151
chief@villageofpeninsula-oh.gov

Estimate Number: 1615119909
Estimate Date: July 6, 2026
Valid Until: August 5, 2026
Grand Total (USD): **\$8,034.58**

Products	Quantity	Unit Price	Extended Price
543387680503 S410 Havis, PKG DS-GTC 617-BW, Vehicle Dock with replication, (include 120w bare wire vehicle adapter)	2	\$899.29	\$1,798.58
ST273AD2KDXX S410G5 - Intel Core i5-1340P Processor, 14" + Windows Hello Webcam, Microsoft Windows 11 Pro x64 with 32GB RAM + TAA, 256GB PCIe SSD (main storage, user swappable), Sunlight Readable (LCD + Touchscreen + Stylus), US KBD(Special layout for GUSA only:relocation of ctrl, FN, Home, and backspace key)+US Power Cord, Membrane Backlit KBD (V2.0 Layout) + Fingerprint, WIFI + BT, Thunderbolt 4, 3 Year Limited Warranty	2	\$3,118.00	\$6,236.00

Grand Total (USD): **\$8,034.58**



QUOTE

Remit check to: Midwest Public Safety

C/O US Bank N.A.

TFM P.O. Box 860573

Minneapolis,, Minnesota 55486-0573

United States

2178550082

midwestpublicsafetygroup.org

Notes / Terms

Midwest Public Safety

2665 Harryland Rd.

Decatur, IL 62521

www.midwestpublicsafetygroup.org

217-855-0082

To place an order from this quote, please complete and sign below, then forward this quote with your order instructions.

Accepted by:

Printed Name and Title:

Email address for Invoices to be sent:

Accepted Date:

Recommendation: Authorize the Planning Commission to explore adopting a vacancy-registration program designed to enhance safety, foster community, and maximize the productive use of existing buildings.

Challenges of Vacant Buildings

Residents frequently highlight how much they value community, as well as their concerns about declining population, housing availability and safety. Vacant buildings undermine these goals in several ways: they pose safety risks through unsecured or deteriorating structures, contribute to neighborhood blight and represent lost opportunities for housing, discourage new businesses, and community spaces. Without clear accountability, the village often responds reactively rather than proactively managing risks.

How a Vacancy-Registration Program Addresses These Issues

A vacancy-registration ordinance offers a structured approach to monitoring, maintaining, and encouraging the productive use of vacant buildings. It is not punitive, but rather a practical tool that connects owners to the village and helps prevent buildings from becoming hazards.

Key components typically include:

- **Mandatory registration** of buildings vacant beyond a set period.
- **Annual renewal** to keep owners engaged and accountable.
- **Vacant-building plans** requiring owners to secure, rehabilitate, or demolish properties.
- **Safety inspections** for early hazard detection.
- **Fee schedules** to offset municipal costs and discourage neglect.
- **Lien authority** ensuring compliance even with absentee owners.

Why This Fits Peninsula

Peninsula's current nuisance and unsafe-building provisions only activate **after** a problem occurs. A vacancy-registration program shifts the village toward **prevention**, enabling proactive stewardship of the built environment.

Reactive examples taking years to address and resolve: S Canal St – property demolition; Bronson & Riverview- vagrancy and drug use; Main St – bushes impeding sidewalk

Benefits for Peninsula include:

- **Improved safety** through early identification and resolution of risks.
- **Better communication** with property owners, including those who are absentee or out-of-state.
- **Stronger community identity** by reducing visible neglect and maintaining Peninsula's historic, walkable charm.

- **Promoting revitalization** , motivating property owners to restore or repurpose vacant structures sustains the village’s unique appeal and supports economic development.

Case Studies — East Palestine and Archbold have successfully implemented vacancy-registration programs in the past two years. For example, after implementing its program, Archbold reported a 20% decrease in vacant properties within 18 months, leading to increased local business activity. East Palestine found that tracking and engaging property owners reduced safety complaints and improved neighborhood appearance. These examples show that a small village can effectively tailor such a system to its needs and achieve tangible community improvements.

What Council Would Be Considering

Exploring a vacancy-registration program does **not** commit the village to adopting one. It simply opens the door to:

- Reviewing model ordinances from similar-sized communities
- Identifying which components fit Peninsula’s scale
- Engaging residents and property owners in discussion
- Determining whether a registry would strengthen safety and community goals

This is a low-risk, high-benefit step toward proactive management of the village’s built environment.

Recommendation

Council authorize a preliminary review of vacancy-registration programs used by comparable Ohio municipalities. This review would help determine whether a tailored program could:

- Improve safety
- Encourage reinvestment
- Strengthen community
- Make better use of the buildings we already have
- Be administered using existing staffing or require additional support

Primary goals: **more vibrant community, protect Peninsula’s character, support responsible ownership, improved safety, administratively feasible.**

Short-Term Rentals (STRs): Potential Next Steps

Purpose: This discussion focuses on positively responding to the valuable community input received at the STR meeting. We aim to honor the goals of the Long Range Plan — including supporting residents and preserving neighborhood character—while thoughtfully considering the diverse perspectives shared by the community.

What We Heard: The recent community conversation revealed differing views on STRs, but also significant areas of agreement.

Concerns Raised	Benefits Identified
Residents expressed concerns regarding: • Loss of permanent residents and neighbors • Lack of housing availability • Ability to effectively enforce regulations • Safety concerns and nuisance activities • Village risk and liability • Administrative costs • Continued debate	Residents also recognized benefits associated with STRs, including: • A new type of community connection between ◦ residents and STR owners & residents and STR visitors • A place for family & friends to stay nearby and experience our village • Activity that benefits local businesses • Preservation of properties and revitalization • Affordability options - STR owners with intent to become future residents

Common Ground: Despite differing opinions about STRs themselves, most perspectives appear to share two common objectives:

1. **Preserve and strengthen the village's sense of community**
2. **Maintain housing opportunities and support long-term residency.**

The primary discussion may be less about whether STRs should exist and more about how they can be better managed to achieve the goals above.

Program Maturity Assessment:

Since 2019, the Village has repeatedly updated and strengthened its STR regulations. But it has not achieved full maturity compared to other municipalities.

Maturity Level	Description	Assessment
1 Ad-hoc	No meaningful regulation	N/A
2-Developing	Registration and basic permitting	Exceeded
3-Defined	Defined standards and enforcement framework	Current State
4-Managed	Active monitoring, data-driven enforcement, compliance analytics	Partial
5-Optimized	Continuous improvement and automated enforcement	Future Goal

Current Assessment: Level 3–4: Peninsula has established a comprehensive regulatory framework. The next opportunity appears to be strengthening monitoring and enforcement

For most municipalities, a high-performing model includes the items below. The open boxes indicate opportunities for Peninsula to consider:

- ✓ Mandatory annual STR registration.
- ☐ Automated monitoring software (Deckard, Granicus, or GovOS).
- ☐ 24/7 complaint intake and response requirements.
- ☐ Administrative citations with escalating fines.
 - Permit suspension/revocation authority.
- ☐ Occupancy tax reporting integrated with registration.

Opportunities to Improve Enforcement

Complaint Process	Third-Party Enforcement Support
• Simple (online) complaint reporting process • Protect identify of complaintant • Clear investigation and response procedures. • Regular reporting on complaints, violations, and enforcement actions.	Potential vendors include: • Host Compliance (Granicus) • Deckard Technologies • RentalScape • GovOS These services can assist communities in identifying unregistered listings and monitoring compliance. Costs can be abated by joining with other municipalities

Preserving Community Through Strategic Location and Quantity Management

To address concerns regarding housing, neighborhood character, and loss of permanent residents, it may be beneficial to focus on **where STRs are located and how concentrated they become** in addition to total number permitted.

Potential Ideas for Discussion	Benefits:
Distance-Based Separation Requirements Require a minimum distance between non-owner-occupied STRs.	• Prevents clustering. • Preserves residential character. • Maintains a balance between STRs and full-time residences.
Block or Neighborhood Concentration Caps Limit the number of STRs that may be located on a particular street, block, or neighborhood area.	• Prevents over-concentration. • Maintains a mix of residents and visitors. • Addresses concerns regarding loss of neighbors and safety concerns
Limits on Permits Held by a Single Owner Restrict the number of STR permits that may be held by one owner or entity.	• Encourages broader ownership. • Offers more opportunity for STR owner to resident transitions • Reduces the risk of commercial-scale operations in residential areas.
Preference for Owner-Occupied STRs Continue to recognize owner-occupied rentals as distinct from non-owner-occupied rentals.	• Supports resident homeowners. • Maintains neighborhood presence. • Aligns with the ordinance purpose of helping residents generate supplemental income
Permit Allocation Based on Geographic Distribution When permits become available, prioritize applications based on community objectives rather than solely timing. (rethink zoning allocations?)	• Geographic distribution across the Village. • Areas with fewer existing STRs. • Owner-occupied applicants.
Occasional Short-Term Rental Permit Allows a property owner to rent a residence for up to a specified amount without obtaining a full STR certificate. Limits such as • 14 or 30 days per year • 2–4 rental events per year • Specific special-event weekends only	• Helps residents earn occasional income. • Preserves housing as primarily residential. • Differentiates between occasional home sharing and year-round STR operations. • Offers solution for visitors/family to stay nearby

Recommendation

Based on community feedback, a practical near-term approach may be to:

1. Strengthen enforcement and compliance monitoring.
 1. Complaint process
 2. Investigate 3rd party enforcement options, including partnerships with surrounding communities.
2. Evaluate options that preserve community and housing options
 1. Location & Quantity Management Ideas
 2. Investigate a Vacancy Registration List – not related to STRs but addresses housing and sense of community concerns

VILLAGE OF PENINSULA, OHIO

ORDINANCE NO.: 07-2026

INTRODUCED BY: _____

DATE PASSED: _____

**AN ORDINANCE AMENDING CHAPTER 1125 OF THE VILLAGE ZONING CODE
RELATING TO OFF-STREET PARKING**

WHEREAS, Chapter 713 of the Ohio Revised Code authorizes the Village to enact zoning code regulations and amend those regulations from time to time; and

WHEREAS, in order to make the Village off-street parking requirements more tailored to the use and needs of the particular property, at its November 24, 2025 and March 16, 2026 meetings, the Village Planning Commission recommended to Council that it enact certain amendments to Chapter 1125 of the Village Zoning Code relating to Off-Street Parking requirements for entities located in the Commercial and Mixed-Use zoning districts; and

WHEREAS, on March 28, 2026, a Council vote on the passage of Ordinance 26-2025 failed due to the lack of a sufficient number of affirmative votes; and

WHEREAS, Council now desires to adopt the recommendations of the Planning Commission with respect to the proposed Chapter 1125 amendments.

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 1125 of the Village Zoning Code relating to Off-Street Parking, 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.

SECTION 3. That this Ordinance shall be effective as of the earliest date permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2026.

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 _____, 2026.

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 _____, 2026, 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 1125

Schedule of Off-Street Parking

1125.01 Intent.

1125.02 Off-street loading and unloading space.

1125.03 Off-street parking development conditions.

1125.04 Table.

1125.05 Municipal facilities.

1125.06 Regulations for the development and maintenance of parking lots.

1125.07 Parking Requirements in the Commercial and Mixed -Use Districts

1125.01 INTENT.

The intent of this chapter is to provide for adequate private passenger vehicle and delivery truck parking for different types of land uses within the Village and to set standards for the construction and use of off-street parking facilities. Within this chapter, standards have been identified for:

- (a) The temporary parking of trucks with the primary intent of delivering goods for storage and/or sale to the general public;
- (b) The temporary parking of private passenger vehicles as a use incident to a principal use; and
- (c) The temporary parking of private passenger vehicles as a principal use of the site to serve another use district which has developed without adequate off-street parking.

1125.02 OFF-STREET LOADING AND UNLOADING SPACE.

Whenever reasonably possible, ~~On~~ on the same premises with every building, structure, or part thereof, erected and occupied within the C Commercial District and the MU Mixed Use District there shall be provided and maintained on the lot, adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets or alleys. Loading spaces shall be as approved by the Planning Commission through the site plan approval process. Such space shall include a 10 foot by 55 foot loading space, with 14 foot height clearance, for every 10,000 square feet or fraction thereof, in excess of 2,000 square feet of building floor use or land use for the above mentioned purposes. A 10 foot by 25 foot loading space with a 14 foot height clearance shall be required for non-residential uses of 2,000 or less square feet of building floor use or land use.

1125.03 OFF-STREET PARKING DEVELOPMENT CONDITIONS.

In all zoning districts, off-street parking facilities for the storage or parking of private passenger vehicles hereafter erected, altered or extended after the effective date of this Ordinance shall be provided and maintained as herein prescribed:

- (a) The loading space as required in Section 1125.02 shall not be construed as supplying any off-street parking space.
- (b) When units or measurements used in determining the number of required parking spaces result in requirement of fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one space.

(c) Whenever ~~there a use requiring off-street parking is~~ an increased in floor area or changed in zoning use; ~~and such use is located in of~~ a building existing on or before the effective date of this Ordinance, ~~the Planning Commission shall evaluate the need for additional parking per Section 1125.07.~~ If additional parking is determined to be required it may be provided on site or within 500 feet of the building through agreements with other property owners. Any agreement with other property owners shall be approved by the Planning Commission and approved as to form by the Village's Legal Counsel. Such agreement shall be recorded with the Summit County Fiscal Office. If the zoning use requiring an agreement with other property owners to meet the parking requirement is being leased, the property owner shall make any future lease to a similar zoning use subject to the agreement. If the zoning use of a property subject to a parking agreement changes, the parking requirements shall be re-evaluated by the Planning Commission. Any previous agreements may be subject to change. ~~additional parking space for such additional floor area or changed use shall be provided and maintained in amounts hereafter specified for such use; provided, however, in the existing business districts where the Village and various property owners have or may cooperatively develop parking facilities, and additional parking space as required for the increased floor space is not available within the required 300 feet as required in this Ordinance, the Commission may, through negotiations with the owner of such property, vary the location of such required parking spaces or agree to the owner's participation in other authorized parking facilities which will furnish the same amount of space as required for his increased floor space within a distance of not more than 500 feet of the building.~~

(d) For the purpose of this chapter, "floor area" in the case of offices, merchandising or service types of use, shall mean the gross floor area used or intended to be used for services to the public as customers, patrons, clients or patients or as tenants, including areas occupied for fixtures and equipment used for display or sale of merchandise.

(e) Off-street parking facilities for one- and two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve. The location of required off-street parking facilities for other than one and two-family dwellings and all multiple dwellings shall be within 500 feet of the building they are intended to serve, measured from the nearest point of the off-street parking facilities to the nearest point of the building.

(f) In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is mentioned and which such use is similar shall apply.

(g) Nothing in this chapter shall be construed to prevent collective provision of off- street parking facilities for two or more buildings or uses, provided that, collectively, such facilities shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the table in this chapter.

(h) Nothing in this section shall prevent the extension of or an addition to a building into an existing parking area which is required for the original building when the same amount of space taken by the extension or addition to a building is provided by an enlargement of the existing parking lot on the same property or an additional area within ~~500~~300 feet of such building subject to an agreement as outlined in section (c) above.

(i) Such parking areas will be used solely for the parking of private passenger vehicles for periods of less than 24 hours (excluding parking devoted entirely to single family detached, two family, accessory apartments or three family dwellings) and shall not be used as off-street loading areas.

(j) Parking lots shall be used for the parking of personal passenger vehicles. No commercial repair work or service of any kind, including washing of vehicles, or sales or display activities, shall be conducted in such parking areas.

~~(k) Such parking lots shall be used only for parking automobiles and no commercial activities, such as washing or greasing, sale of merchandise or purveying of foodstuffs, repair work or servicing of any kind shall be done thereon.~~

~~(l)~~ No building or structure shall be hereafter built or permitted, except as necessary buildings for an attendant, not more than 50 square feet each in area and not more than 15 feet in height.

~~(m)~~ Plans for development of any such parking lot must be approved by the Zoning Officer Planning Commission as required by Section 1125.07 before construction is started. No such land shall be used for parking until approved by the Administrative Official.

~~(n)~~ Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.

1125.04 TABLE.

(a) The amount of required off-street parking spaces for uses or buildings, additions thereto and additions to existing buildings, as outlined in Section 1125.04, shall be determined in accordance with the following table, and the space so required shall be stated in the application for a permit and shall be irrevocably reserved for such use and/or shall comply with this chapter.

(b) For those uses not specifically mentioned, the minimum requirements for off-street parking facilities shall be in accordance with a use which is similar in type and as approved by the Planning Commission.

Use	Required Parking Space(s)
(1) One-family dwellings.	Two for each dwelling unit.
(2) Two-family dwellings, multiple family dwellings, <u>Accessory Apartments</u>	One and one-half for each unit and/or first bedroom and one additional for each additional bedroom over one. <u>Units of 900 sq. ft. or less one space. All units over 900 sq. ft. 2 parking spaces.</u>
<u>(3) Accessory Apartment</u>	<u>One per unit located on site</u>
<u>(4) (3), Nursing ,and convalescent homes and Assisted Living or similar uses.</u>	.75 space per bed
<u>(5) (4) —Hotels.</u>	One and half (1.5) for each guest room,
<u>(6) (5) —Libraries, museums, post offices. or similar uses</u>	10 spaces plus one (1) for each 200 sq. ft. of floor area in excess of 2000 sq.ft.
<u>(7) (6) —Theaters and auditoriums (other than incidental to schools).</u>	One for each four seats, plus 5 spaces
<u>(8) (7) —Churches, auditoriums incidental to schools.</u>	One for each four seats in the main assembly area.
<u>(9) (8) —Schools, public or private.</u>	two (2) spaces for each classroom plus one (1) space for each 300 sq. ft. of administrative space, plus sufficient space for the safe and convenient loading and unloading of students.

(10) (9) Assembly halls without fixed seats, community centers, civic clubs, fraternal orders, veterans' organizations, union halls and similar types of occupancy.	One for each four people allowed within the maximum occupancy load as established by the Fire Marshal.
(11) (10) Stadiums and sports arenas.	One for each four seats.
(12) (11) Mortuaries or funeral homes.	One for each 50 square feet of floor space in the slumber rooms, parlors or individual funeral service rooms.
(13) (12) All Commercial uses, Industrial, Research and Laboratory uses and other uses located in the Commercial or Mixed-Use District. Establishments for sale and consumption on the premises of alcoholic beverages, food or refreshments.	As established by the Planning Commission per section 1125.07 One (1) for each 50 sq. ft. or one (1) space for every 2 seats whichever is greater.
(13) Outdoor dining	One (1) space for every four (4) seats or one (1) per 100 sq. ft. whichever is greater.
(14) Medical or dental clinics, banks, business or professional offices.	One for each 200 square feet of floor area.
(15) Furniture and appliance stores, personal service shops (including beauty parlor and barber shops), household equipment or furniture repair shops, clothing or shoe repair or service shops, hardware stores, motor vehicle sales, wholesale stores and machinery sales.	One (1) space for every 250 sq. ft. of floor area
(16) All retail stores, except as otherwise specified herein.	One for each 250 square feet of floor space.
(17) Service garages, auto salesrooms, auto repair, collision shops.	One (1) space per 400 sq. ft. of sales/showroom plus one (1) space per service bay or stall plus one (1) space per 200 sq. ft. of additional floor area.
(18) Gasoline filling stations.	One (1) space per pump plus one (1) space for every 200 sq. ft. of floor area.
(19) Industrial establishments including manufacturing, research and testing laboratories, creameries, bottling works, printing shops, warehouses and storage buildings.	One (1) space for every 400 sq. ft. of floor area.
(14) (20) Indoor and outdoor amusement centers	Shall be determined by Planning Commission through the conditional use approval.

1125.05 MUNICIPAL FACILITIES.

Wherever the Council establishes off-street parking facilities by means of a special assessment district or by any other means, the Council may determine, upon completion and acceptance of such off-street parking facilities by the Council, all existing buildings or uses and all buildings erected or uses established thereafter within the special assessment district or districts shall be

exempt from the requirements of this chapter for privately supplied off-street parking facilities.

1125.06 REGULATIONS FOR THE DEVELOPMENT AND MAINTENANCE OF PARKING LOTS.

In all districts where off-street parking lots are the principal use of a site or are permitted as an adjunct to the lawful use of property therein, and such facilities provide parking privileges to owners, occupants, tenants, employees, patrons, customers, members, visitors, and invitees therein, such off-street parking lots shall be constructed and maintained subject to the following regulations:

(a) Application Requirements. An application for a permit to construct such a lot shall be submitted to the Village. After the Administrative Official has determined that the following mandatory provisions have been provided for, a permit shall be issued to the applicant. The application shall include a site plan along with all applicable construction details and elevations and shall include all items identified in this Section. All plans shall be prepared and sealed by a registered engineer.

(b) Ingress/Egress. Adequate ingress and egress shall be provided to meet the approval of the Administrative Official. Backing directly onto a street shall be prohibited.

(c) Construction Requirements. All parking lots shall, at a minimum, be surfaced and maintained with a durable and dustless surface (such as brick, stone, gravel or slag, washed silica pebbles, asphalt or concrete). All parking lots shall provide an adequate storm management system as approved by the Planning Commission in consultation with the Village Engineer and/or Zoning Officer.

(d) Lighting. All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto only the parking area and property which it serves. No lighting shall be so located or visible as to be a hazard to traffic safety. Minimum light levels at any one location within the lots shall be one foot-candle, and maximum light levels at any point along the perimeter of the lot shall be one and one-half foot-candles. A lighting plan shall be submitted along with the site plan identified above and shall include all light locations, photometric diagrams and light fixture details. In addition, all off-street parking areas shall be designed and screened so as to minimize the presence of headlight glare on adjacent properties, particularly those zoned or used for residential purposes.

(e) Lots Located Opposite Residential Property. All street boundaries of such parking lots where residential property is located on the opposite side of the street shall provide screening of vehicle headlights to the residential property.

(f) Signs. No sign shall be erected upon such parking lots, except not more than one sign at each entrance to indicate the operator, the purpose for which operated and the parking rates, when charge is permitted. Such signs shall not exceed six square feet in area per site entrance and shall not extend more than eight feet in height above the nearest curb and shall be entirely upon the parking lot.

(g) Drive Width. Entry driveways shall be at least 12 feet wide for one-way travel and at least 24 feet wide for two-way travel.

(h) Layout Plan Requirements. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Angle	Stall Width	Aisle Width	Stall Length
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	(feet)	(feet)	(feet)
Parallel	9	12	23
30"	9	12	18
45"	9	13	18
60"	9	18	18
90"	9	24	18

Facilities for the parking of tour busses, motorcoaches, and other large vehicles shall be designed in accordance with and depending upon the type(s) of vehicles proposing to be accommodated on a site.

(i) Parking for the Physically Handicapped. Parking requirements for the physically handicapped shall be in conformance with the Ohio Building Code.

(j) Maneuvering Lanes. All maneuvering lane widths shall permit one-way traffic movement, except that the 90-degree pattern may permit two-way movement.

(k) Other Driveway Standards. If abutting parking spaces are arranged at an angle other than those listed above, the minimum driveway width shall be determined according to the next higher standard from the table. For example, if 75-degree angle parking is provided, the minimum driveway width shall be the standards for 90-degree angle parking or 24 feet.

(l) Driveway Width for Driveways Used by Large Vehicles. If the driveway is regularly used by trash collection vehicles, delivery trucks or other large vehicles, the minimum width shall be increased to 24 feet.

(m) Other Improvements. Except for single- and two-family dwellings on individual lots, where three or more unenclosed parking spaces are provided, exclusive of driveways, the following additional improvements are required:

(1) Drainage. Parking areas shall be appropriately graded and equipped with facilities to collect and store stormwater on-site and transmit it to the approved public facilities, as determined by the Village Engineer and/or Zoning Officer.

(2) Marking. All parking spaces shall be appropriately marked with painted lines.

(n) Shared Parking and Access Facilities. In conjunction with multiple-family or nonresidential uses, two or more adjoining properties may be developed with shared parking and access facilities when approved under a single unified site plan. In such cases, the setbacks, curbing and perimeter landscaping requirement of this section shall not apply along the common property line.

(o) Setback Requirements. The setbacks of all off-street parking lots shall be in accordance with the requirements identified below:

(1) Front yard. No parking lot stalls or aisles shall be located closer than 5 feet to the public road right-of-way. In addition, and whenever possible, parking should be located behind building.

(2) Side yard on interior lot lines. No parking lot stalls or aisles shall be located closer than 10 feet to the adjoining parcel property line of a residential use and must be screened in accordance with section (q) herein. Parking lot stalls and aisles shall be permitted to abut the property line of an adjacent non-residential use.

(3) Side yard on street side of corner lots. No parking lot stalls or aisles shall be located closer than 5 feet to a street right-of-way.

(4) Rear yard. No parking lot stalls or aisles shall be located closer than 5 feet to the rear property line of nonresidential uses. When a parking lot is located adjacent to any residential use, the setback shall be 10 feet.

(5) Rear yard abutting a street. No parking lot stall or aisle shall be located closer than 5 feet to a street right-of-way.

(p) Landscape Screen Requirements. When required, parking spaces and parking areas shall be effectively screened with perimeter landscaping on all sides adjacent to or visible from adjacent properties, streets or alleys. Any parking area containing more than 50 spaces shall also include interior landscaping to further reduce the visual impacts of the areas, to reduce their heat radiation effects, to improve oxygen generation, and to reduce air pollution.

(1) Installation/maintenance. Landscape screening shall be installed and maintained as required in this Ordinance.

(2) Screening. Screening shall be provided for all non-residential uses where three or more unenclosed parking spaces are provided exclusive of driveways. Screening shall be provided in accordance with a landscape plan submitted as part of the application and shall meet the design standards identified in this Ordinance.

(q) Design Standards for Landscape Screen Requirements.

(1) Deciduous or evergreen shrubs used in a perimeter landscape screen shall be at least two feet high at initial planting and shall be expected and permitted to grow to a height of at least three feet within two years of planting; such materials shall be expected and permitted to grow to a height of five feet. A solid six (6) ft fence may be installed in combination with the plant material if approved by the Planning Commission.

(2) At initial planting, deciduous trees shall be a minimum of two- and one-half-inch caliper, ornamental trees a minimum of two-inch caliper and evergreen trees a minimum of five feet in height.

(3) The required height of a perimeter landscape screen may be reduced where it is determined by the Village Engineer and/or Zoning Officer that such landscaping would interfere with traffic safety and visibility.

(4) The required height of a perimeter landscape screen may be increased where significant changes in elevations between an adjacent property or public right-of-way make it necessary to comply with the intent of this Ordinance.

(5) The selected combination of plant materials shall be a harmonious combination of living deciduous and evergreen trees, shrubs and vines irregularly spaced to provide an effective year-round screen and to present an aesthetically pleasing view, and all quantities shall be based on the on a landscape plan that has been submitted and approved by the Planning Commission.

(6) Loose groundcover or mulch materials shall be placed or effectively contained so they do not spill over into parking and access facilities or the public right-of-way.

(7) All required landscape features within three feet of the edge of parking or access facilities shall be protected from vehicle encroachment by curbing, wheel stops or similar means.

(8) Where 50 or more parking spaces are provided, there shall be at least 10 square feet of interior landscaped area per space provided within the overall perimeter of the parking area.

(9) Interior landscaped areas shall be at least 125 square feet in an area with a minimum dimension of no less than eight feet.

(10) At least one shade tree of a minimum two- and one-half-inch caliper shall be planted in each interior landscaped area.

(11) There shall be at least one interior landscaped area for each 50 parking spaces provided or fraction thereof.

(12) The application of the above standards may be adjusted, in part or in whole, to allow credit for healthy plant material to be retained on or adjacent to the site if such an adjustment is consistent with the intent of this article.

(13) Planning Commission may waive or modify any of the above listed criteria as part of the site plan review provided the intent of this section is maintained.

(r) Maintenance. It shall be the responsibility of the owner and occupant of the property to maintain all parking and access facilities in a safe and usable condition. This includes, among other things, patching, sealing and replenishing paving; repainting space markings; repairing or replacing curbing or wheel stops and cleaning on-site drainage facilities. It shall also be the responsibility of the owner and occupant to maintain required landscape in neat, clean, orderly and healthful condition. This includes, among other things, pruning, mowing, weeding, litter removal, replacement of dead or diseased plants, repair or replacement of broken or damaged walls, and the regular feeding and water of plant materials.

1125.07 PARKING REQUIREMENTS IN THE COMMERCIAL AND MIXED -USE DISTRICTS

(a) To maintain flexibility, encourage the redevelopment or development of parcels within the Commercial and Mixed-Use Districts and to ensure that parking areas are the appropriate size for the proposed uses, the Planning Commission shall determine the appropriate number of parking spaces necessary on a site based on the following criteria:

1. In addition to the site plan, the submission of a parking assessment by the developer or property owner that evaluates the number of parking spaces that includes:
 - A. A list of proposed use or uses of the property;
 - B. The peak demand for each use;
 - C. The location and number of required handicapped parking;
 - D. A completed Village Shared Parking Analysis form;
 - E. A list of current uses within 500 feet of the site;
 - F. Location of on street parking adjacent to the site and number of spaces;
 - G. Location of public parking within 500 feet of the site;
 - H. Availability of shared private parking including an agreement for use of such parking;
 - I. Provisions for bike parking.
 - J. Provisions for loading and unloading of deliveries and supplies.
2. The Planning Commission shall review the parking assessment and evaluate the appropriateness of the proposed parking based on the following criteria:
 - a. If there is a housing component in the project, on-site parking shall be provided for each unit;
 - b. If an existing building is being expanded, will existing parking be eliminated;
 - c. Does the percentage of lot coverage by the building comply with the requirements of Section 1113.01(k);
 - d. The nature of the use or uses and the proposed hours and days of operation;
 - e. Will the amount of parking impact the existing businesses in the area;

- f. Will the site provide amenities such as bike parking, public gathering spaces or unique design features that will be an asset to the Village;
- g. Are there currently parking concerns in the area;
- h. Will the development and parking layout advance the spirit and intent of the Zoning Code, the Downtown Master Plan and the Long-Range Plan; and
- i. Consideration of and comparison to any previous parking standards approved under this section.

(b) After review, the Planning Commission may approve, approved with stipulations, or deny the number of spaces and the layout of the parking. If the number of parking spaces is denied, the Planning Commission shall state the reasons for the denial. The applicant may revise the plan to address the reasons for denial and resubmit to the Planning Commission. If the Planning Commission approves the number and layout of the parking, the Zoning Officer shall incorporate the approved plan in the Zoning Permit. If the approval is with stipulations, the Zoning Officer shall ensure that the stipulations are addressed and included on the final plan before issuance of a zoning permit. If the stipulations are not addressed, the Zoning Officer shall return the application to the Planning Commission for additional review which may result in a denial of the plan. The Applicant, or any interested party, may appeal a parking determination decision of the Commission in connection with a site plan review to the Board of Zoning Appeals as provided in Section 1149.02(f). Such appeal shall proceed in accordance with the procedures outlined for appeals in Section 1149.08.

VILLAGE OF PENINSULA, OHIO

RESOLUTION NO.: 10-2026

INTRODUCED BY: _____

DATE PASSED: _____

PID No. 123060

SUM-SR 303-6.65

**AN EMERGENCY RESOLUTION PROVIDING CONSENT TO THE OHIO
DEPARTMENT OF TRANSPORTATION TO PERFORM SLIDE REPAIR WORK ON
ST. RT. 303 BETWEEN CEDAR GROVE CEMETERY AND EMERSON ROAD**

WHEREAS, the State of Ohio has identified the need for emergency slide repairs along SUM SR 303 between Cedar Grove Cemetery and Emerson Road in the Village of Peninsula.

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

SECTION 1. That Council hereby and herein determines that the within Project is in the public interest and authorizes the Mayor to provide the Village's consent to the Ohio Director of Transportation to complete the above-described project.

SECTION 2. That the Village shall cooperate with the Director of Transportation in the above described Project, as follows: (1) the State shall assume and bear One Hundred Percent (100%) of the costs of the improvement; and (2) the Village agrees to pay One Hundred Percent (100%) of the cost of those features requested by the Village that are determined by the State and Federal Highway Administration to be unnecessary for the Project (the Village is not requesting any additional features).

SECTION 3. That the Village agrees that all right-of-way required for the described Project will be acquired and/or made available in accordance with current State and Federal regulations. The Village also understands the right-of-way costs include eligible utility costs.

SECTION 4. That upon completion of the described Project, and unless otherwise agreed, the Village shall: (1) provide adequate maintenance for the described Project in accordance with all applicable State and Federal law, including, but not limited to, 23 U.S.C. 116; (2) provide ample financial provisions, as necessary, for the maintenance of the Project; (3) maintain the right-of-way, keeping it free of obstructions; and (4) hold said right-of-way inviolate for public highway purposes.

SECTION 5. That the Mayor of the Village of Peninsula is hereby empowered to enter into contracts with the Director of Transportation on behalf of the Village of Peninsula that are necessary to complete the above-described Project.

SECTION 6. That all formal actions of this Council concerning and relating to the adoption of this Resolution were taken in an open meeting of this Council, and all deliberations of this Council or any of its committees that resulted in such formal action were taken in meetings open to the public and/or in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 7. This Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and welfare of the residents of the Village of Peninsula because it is essential for maintaining traffic safety in the Village and preserving the roadway in the area of the slide. Therefore, this Ordinance shall take immediate effect upon its passage.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2026.

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 Resolution was duly passed by the Council of the Village of Peninsula, at a meeting held on the _____ day of _____, 2026.

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 Resolution 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 _____, 2026, 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

VILLAGE OF PENINSULA, OHIO
ORDINANCE NO.: 13-2026
INTRODUCED BY: _____
DATE PASSED: _____

**AN ORDINANCE ESTABLISHING SECTION 311.02 OF THE VILLAGE CODE
REGARDING OUTDOOR PUBLIC EVENTS POLICIES AND PERMITS**

WHEREAS, Village Council recognizes that outdoor public events enhance the quality of life and economic vitality of the historic Village community; and

WHEREAS, due to the unique geography of the Village within the Cuyahoga Valley National Park and the Village's infrastructure, Council desires to ensure that outdoor public events are conducted safely, disruption to residents is minimized, and Village resources are protected; and

WHEREAS, Council desires to establish Section 311.02 of the Village Code to accomplish the above goals.

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

SECTION 1. Council hereby enacts Section 311.02 of the Village 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 be effective as of the earliest date provided for by law.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2026.

Passed:

Daniel Schneider, Jr., Mayor

Attest:

Katie Iaconis, Fiscal Officer

Approved as to Legal Form.

Bradric T. Bryan, Solicitor

ORDINANCE 13-2026
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 _____, 2026.

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 _____, 2026, 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

311.02 OUTDOOR PUBLIC EVENTS POLICIES AND PERMITS.

(a) Purpose and Scope. The Village recognizes that outdoor public events enhance the quality of life and economic vitality of our historic community. However, due to our unique geography within the Cuyahoga Valley National Park and our limited infrastructure, this policy ensures that outdoor public events are conducted safely, minimize disruption to residents, and protect Village resources.

(b) Definition of Event. For the purposes of this policy, an “outdoor public event” is defined as any outdoor planned gathering, festival, march, procession, parade, race, or assembly open to the general public on public or private property that significantly impacts the normal flow of traffic, requires the use of Village personnel or resources, or involves a gathering that exceeds typical occupancy of the site.

(c) General Requirements. No person, group of persons, or organization shall conduct or participate in any outdoor event that is open to the public or block off any street or highway area, without first obtaining a permit from the Mayor.

(d) Permit Applications. Applications for permits under this section shall be made on such forms prescribed by the Mayor, shall be filed with the office of the Mayor, and shall contain such information necessary for determining whether a permit should be issued. Applications shall be filed before the time intended for such event and in accordance with the timeframes set forth in Subsection (e) of this ordinance. The Mayor shall make a determination on the application within ten days of the date on which the application is filed. The Mayor has the discretion to grant an event permit related to celebrations or protests of Local, State, Federal, or World Events upon shorter notice if it is determined by the Mayor and Chief of Police, or their designees, that the Village is able to provide the required safety resources and services within the timeframe between the filing of the application and the time of the planned gathering, festival, march, procession, parade, race, or assembly. The required information provided in the application shall include, at a minimum:

- (1) The estimated number of participants.
- (2) A detailed route map, including assembly and dispersal areas.
- (3) A description of equipment, signage, or other event logistics.
- (4) For Tier 2 and 3 events, as defined in this subsection (e) of this Ordinance, proof of liability insurance coverage for the event with minimum coverage amounts of \$1,000,000 per occurrence and \$1,000,000 in the aggregate.
- (5) Any additional safety and resource requirements, such as Police, Fire/EMS, street closures, public service and sanitation, and/or utility use.

(e) Event Tiers and Application Filing Timeframes.

- (1) Tier One (Small): Under 50 attendees. Block parties or small gatherings with no

road closures or commercial vendors. Deadline for application is 14 days.

(2) Tier Two (Medium): 50-250 attendees. May require minor police assistance, food vendors, or use of public squares. Deadline for application is 60 days.

(3) Tier Three (Large): 250+ attendees. Festivals, races, parades, or assemblages requiring closures and multidisciplinary department coordination. Deadline for application is 90 days.

(f) The Village shall establish predetermined event routes that are designed to minimize disruptions to traffic and residential areas. Events should prioritize using the designated routes unless alternate routes are approved by the Mayor and Chief of Police or their designees based upon public safety and logistical needs. Organizers are responsible for submitting a parking plan for events exceeding 100 attendees. Shuttles are recommended for Tier 3 events. All events must adhere to the hours of the Village of Peninsula's noise ordinance.

(g) Fees for events shall be assessed based upon their size and the Village services anticipated to be required. Fees shall be in accordance with the specified fees and/or fee ranges set forth in the Event Fee Schedule contained in Subsection (m) of this ordinance. The additional costs associated with these permits shall consider the event's anticipated need for Village resources such as police, street closure, public service and sanitation, and utility usage. A cost breakdown related to the issuance of a permit shall be provided to the applicant in connection with the permit application process. If the Village determines that Village personnel, vehicles, and/or services are required in connection with the event, a minimum of four hours shall be charged for each Village employee, Village vehicle, and/or service required, at an hourly rate determined by the Fiscal Officer, or their designee, that approximates the Village's actual cost for the required employees, vehicles, and services. If the event lasts for more than four hours, and/or the above personnel, vehicles, and/or services are required for more than four hours, the applicant shall be responsible for the actual time the Village employees, vehicles, and other services are on scene in connection with the event.

(h) The permit may be refused or cancelled if:

- (1) The time, place, size, or conduct of the event, including the assembly areas and route, would unreasonably interfere with the public convenience, the safe use of the streets and highways, or violate predetermined route guidelines;
- (2) The event requires a diversion of Village resources to the extent that it impairs regular Village functions, including police or public service and sanitation services;
- (3) The event conflicts with, or would strain resources from a Village sponsored festival, march, procession, parade, race, or assembly or another festival, march, procession, parade, race, or assembly parade for which a permit has been issued;
- (4) The application contains false, misleading, or incomplete information;

(5) An emergency such as a fire, storm, or other unforeseen event would prevent the proper conduct of the event; or

(6) The noise control and sound management provisions of subsection (k) of this Ordinance are violated.

(i) Security. Event organizers shall be responsible for hiring off-duty Village police officers to provide necessary traffic control and crowd management services during the event, in accordance with the Village's safety standards. The number of officers required will be determined by the Chief of Police or their designee based upon the size and requirements of the event and its route and/or location. Applicants shall not be permitted to utilize private or non-Village security for the event without the permission of the Police Chief or their designee.

(j) The permit may prescribe reasonable conditions, including:

(1) Hours of assembly and dispersal;

(2) Use of predetermined or alternate approved routes;

(3) Portions of streets that may be used or occupied; or

(4) Village and Fire Department resources necessary for the event, such as police, public service and sanitation, utility usage, and off duty Fire/EMS.

(k) Noise Control and Sound Management. Event organizers shall ensure that noise generated by the event does not exceed reasonable levels and does not create a nuisance to surrounding properties. Activities that produce loud, disruptive, or repetitive noise may be restricted or prohibited at the discretion of the Village. Organizers must have the ability and authority to adjust noise levels immediately. Violations of this subsection may result in reduced sound privileges, permit suspension, or denial of future permits.

(l) In addition to permit fees, organizers may be responsible for the costs of additional Village services required for the event, such as trash removal, restroom facilities, or utility access, to ensure minimal disruption to residents and businesses.

(m) Event Fee Schedule.

(1) Persons, For-Profit Organizations and Entities, and Non-Profit Organizations and Entities Not Based in the Village.

\$500 per event, plus a \$1,000 potentially refundable deposit, plus the estimated cost for any necessary Village Police or Service personnel and vehicle charges, as determined and calculated by the Village, will be required to be paid in advance of the issuance of the permit. After the event and additional Village costs from the event are calculated, if any, including any costs for required loose garbage clean-

up by the Village Service Department, such additional costs will be billed or taken out of the deposit funds. Any remaining deposit funds will be returned to the applicant. If multiple events encompassed by this section are held by the same entity on the same day within a four-hour timeframe, only one permit fee and deposit will be required.

- (2) Village residents or affiliated or based public and private schools or parent-teacher organizations, or non-profit entities based in Peninsula.

No fee or deposit, but the estimated cost for any necessary Village Police or Service personnel and vehicle charges, as determined and calculated by the Village, will be required to be paid in advance of the issuance of the permit. After the event and additional costs from the event are calculated, if any, including any costs for required loose garbage clean-up by the Village Service Department, such additional costs will be billed to the applicant.

(n) Appeals. A determination denying an application for a permit under this section may be appealed to the Summit County Common Pleas Court within thirty days of the date the application was denied.

VILLAGE OF PENINSULA, OHIO

RESOLUTION NO.: 14-2026

INTRODUCED BY: _____

DATE PASSED: _____

**A RESOLUTION ADOPTING THE TAX BUDGET OF THE VILLAGE OF PENINSULA
FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2027 AND SUBMITTING THE
SAME TO THE COUNTY FISCAL OFFICER**

WHEREAS, Katie Iaconis, the Fiscal Officer, has prepared a tentative tax budget for the Village of Peninsula for the fiscal year beginning January 1, 2027 showing: (1) detailed estimates of all balances that will be available at the beginning of the year 2027; (2) all revenues expected to be received for such fiscal year, including all general and special taxes, fees, costs, percentages, penalties, allowances, prerequisites, and all other types of classes of revenues; and (3) estimates of all expenditures of charges in or for the purposes of such fiscal year to be paid or met from the said revenues or balances and otherwise conforming with the requirements; and

WHEREAS, a copy of said tax budget is attached hereto and incorporated herein.

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

SECTION 1. That the attached tax budget of the Village of Peninsula, as prepared by Katie Iaconis, Fiscal Officer, for the fiscal year beginning January 1, 2027, copies of which are on file at the office of the Village Fiscal Officer, is hereby adopted.

SECTION 2. That the Fiscal Officer is hereby authorized and directed to certify a copy of the said tax budget and send it, along with a copy of this Resolution, to the Fiscal Officer of the County of Summit, Ohio as required by law.

SECTION 3. All formal actions of this Council concerning and relating to the adoption of this Resolution were taken in an open meeting of this Council, and all deliberations of this Council or any of its committees that resulted in such formal action were taken in meetings open to the public and/or in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Resolution shall take effect and be in force as of the earliest date permitted by law.

RESOLUTION 14-2026
PAGE TWO

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day
of _____, 2026.

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 Resolution was duly passed by the Council of the
Village of Peninsula, at a meeting held on the _____ day of _____, 2026.

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 Resolution 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
_____, 2026, 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

ALTERNATIVE TAX BUDGET INFORMATION

Political Subdivisions
Excluding School Districts

Political Subdivision/Taxing Unit Village of Peninsula

For the Fiscal Year Commencing January 1, 2027

Fiscal Officer Signature _____ Date _____

COUNTY OF SUMMIT

Background

Substitute House Bill No. 129 (HB 129) effective June 3, 2002, was enacted by the 124th General Assembly in part to allow a county budget commission to waive the requirement that a taxing authority adopt a tax budget for a political subdivision or other taxing unit, pursuant to Ohio Revised Code (ORC) Section 5705.281.

Under the law in effect prior to June 3, 2002, the budget commission could only waive the tax budget for a subdivision or other taxing unit that was receiving a share of the county undivided local government fund or the county undivided local government revenue assistance fund under an alternative method or formula pursuant to ORC Sections 5747.53 and 5747.63. Thus, tax budgets could be waived only for counties, municipalities, townships and park districts. This restriction is now removed.

Ohio Revised Code Section 5705.281

Under the amended version of this section pursuant to HB 129, a county budget commission, by an affirmative vote of a majority of the commission, including an affirmative vote by the county auditor, may waive the tax budget for any subdivision or other taxing unit. However, the commission may require the taxing authority to provide any information needed by the commission to perform its duties, including the division of the tax rates as provided under ORC Section 5705.04.

County Budget Commission Duties

The county budget commission must still certify rates to each subdivision or other taxing unit, by March 1 for school districts and by September 1 for all other taxing authorities under ORC Section 5705.35, even when a tax budget is waived. Also, the commission is still required to issue an official certificate of estimated resources under ORC Section 5705.35 and amended official certificates of estimated resources under ORC Section 5705.36.

Therefore, when a budget commission is setting tax rates based on a taxing unit's need, for purposes of ORC Sections 5705.32, 5705.34 and 5705.341, its determination must be based on that other information the commission asked the taxing authority to provide under ORC Section 5705.281, when the tax budget was waived. Also, an official certificate must be based on that other information the commission asked the taxing authority to provide.

County Budget Commission Action

At a May 7, 2002 Summit County Budget Commission meeting, the commission with an affirmative vote of all members waived the requirement for taxing authorities of subdivisions or other taxing units (including schools) to adopt a tax budget as provided under ORC Section 5705.281, but shall require the filing of this Alternative Tax Budget Information document on an annual basis.

Alternative Tax Budget Information Filing Deadline

The fiscal officer of a political subdivision (not a school district) must file one signed copy of this document with the Summit County Fiscal Officer, on or before July 15.
(Adopted 5/7/02)

Revised 06/29/10

GUIDELINES FOR COMPLETING THE ALTERNATIVE TAX BUDGET INFORMATION

SCHEDULE 1

The general purpose of schedule 1 is to meet the requirement of Ohio Revised Code (ORC) Section 5705.04 which requires the taxing authority of each subdivision to divide the taxes levied into separate levies. For help use the Summit County Budget Commission Certification of Tax Levy Estimate issued by the budget commission for the current year and add any new levies. This will help to ensure that no levies are missed.

In column I list only those individual funds which are requesting property tax revenue. In column II purpose refers to the following terms; inside, current expenses and special levy for example. In column IV levy type refers to renewal, additional and replacement for example. In column IX state the estimate of gross property tax.

SCHEDULE 2

The general purpose of schedule 2 is to demonstrate the need to produce property tax revenues to cover the estimated expenditures for the budget year.

ORC Section 5705.341 states in part; Nothing in this section or any section of the ORC shall permit or require the levying of any rate of taxation, whether within the 10 mill limitation or whether the levy has been approved by the electors, the political subdivision or the charter of a municipal corporation in excess of such 10 mill limitation, unless such rate of taxation for ensuing fiscal year is clearly required by a budget properly and lawfully adopted under this chapter or by other information required per ORC 5705.281."

Property Taxes include real estate taxes, public utility personal property taxes, homestead and rollback amounts.

Personal Property Tax Reimbursements include public utility personal property and tangible personal property reimbursement amounts.

Total Expenditures: all expenditure line items and transfers out. In columns II and III complete the data from the last two fiscal years.

SCHEDULE 3

The general purpose of schedule 3 is to produce an Official Certificate of Estimated Resources for funds that do not receive property tax revenue. In column V the total estimated receipts should include all revenues plus transfers in and income tax.

SCHEDULE 4

The general purpose of schedule 4 is to provide inside/chapter millage for debt service. The basic security for payment of general obligation debt is the requirement of the levy of ad valorem property taxes within the 10 mill limitation imposed by Ohio law. Ohio law requires a levy and collection of ad valorem property tax to pay debt service on general obligation debt as it becomes due, unless that debt service is paid from other sources.

SCHEDULE 5

The general purpose of schedule 5 is to provide for the proper amount of millage to cover debt service requirements on voted bond issues. Major capital improvement projects are sometimes financed through the use of voted bonds. The taxing authority seeks voter approval of general obligation bonds and of the levy of property taxes outside the indirect debt limitation in whatever amount is necessary to pay debt service on those bonds.

In column VI you must take into consideration any carry over plus or minus cash balance estimated for the current year. This can happen because there are no sure things concerning tax payments and the valuation of personal property taxpayers.

SCHEDULE 6

The general purpose of schedule 6 is to properly account for tax anticipation notes. See schedule 6 for more details.

*** Please reproduce all pages as necessary.**

DIVISION OF TAXES LEVIED

Levies Inside and Outside 10 Mill Limitation, Inclusive Of Debt Levies
List All Approved Levies Of The Taxing Authority, including charter millage.

SCHEDULE 1

I	II	III	IV	V	VI	VII	VIII	IX
Fund Type Fund Name	Purpose of Levy	Millage Type Inside "I" Outside "O" Charter "C"	Date Authorized by Voters MM/DD/YY	Number Of Years Levy To Run	Tax Year Begins/ Ends	Collection Year Begins/ Ends	Maximum Rate Authorized	Estimated Gross Property Tax from levy in budget year *
GENERAL FUND (1000)	GENERAL	INSIDE	INSIDE		2026	2027	0.62	\$ 15,000.00
SPECIAL REVENUE:								
2901	ORC5605.12	O	11/4/2025	4	2026	2027	3	\$ 65,000.00
2902	PROTECTION	O	11/6/2001	CONTINUOUS	2026	2027	3.5	\$ 54,000.00

* Do not include personal property tax reimbursement amounts.

STATEMENT OF FUND ACTIVITY

Always complete for General Fund. Also complete for any fund that will receive property tax.

SCHEDULE 2

FUND: GENERAL

	I	V	V	V	V
DESCRIPTION	FOR 2024 ACTUAL	FOR 2025 ACTUAL	2026 CURRENT YEAR ESTIMATE	2027 BUDGET YEAR ESTIMATE	
Revenues					
Property Taxes	\$ 15,943.48	\$ 15,673.00	\$ 15,000.00	\$ 15,000.00	
Personal Property Tax Reimbursements					
Local Government from County	\$ 67,598.50	\$ 51,945.00	\$ 60,000.00	\$ 60,000.00	
LLGSF (Library Local Government)					
Income Tax	\$ 857,599.87	\$ 792,910.00	\$ 700,000.00	\$ 700,000.00	
Transfers-in					
Other Revenue	\$ 1,267,597.49	\$ 1,234,771.00	\$ 500,000.00	\$ 500,000.00	
Total Revenues	\$ 2,208,739.34	\$ 2,095,299.00	\$ 1,275,000.00	\$ 1,275,000.00	
Total Expenditures	\$ 1,441,500.35	\$ 2,832,369.00	\$ 1,453,519.00	\$ 1,200,000.00	
Revenues over/(under) Expenditures	\$ 767,238.99	\$ (737,070.00)	\$ (178,519.00)	\$ 75,000.00	
Beginning Cash Fund Balance	\$ 1,082,676.15	\$ 1,713,325.29	\$ 932,844.29	\$ 754,325.29	
Ending Cash Fund Balance	\$ 1,849,915.14	\$ 976,255.29	\$ 754,325.29	\$ 829,325.29	
Encumbrances (at year end)	\$ 136,589.85	\$ 43,411.00	\$ -	\$ -	
Ending Unencumbered Fund Balance	\$ 1,713,325.29	\$ 932,844.29	\$ 754,325.29	\$ 829,325.29	

FUND: 2901

	I	V	V	V	V
DESCRIPTION	FOR 2024 ACTUAL	FOR 2025 ACTUAL	2026 CURRENT YEAR ESTIMATE	2027 BUDGET YEAR ESTIMATE	
Revenues					
Property Taxes	\$ 62,579.14	\$ 61,474.00	\$ 65,000.00	\$ 65,000.00	
Personal Property Tax Reimbursements					
Local Government from County					
LLGSF (Library Local Government)					
Income Tax					
Transfers-in		\$ 70,000.00			
Other Revenue					
Total Revenues	\$ 62,579.14	\$ 131,474.00	\$ 65,000.00	\$ 65,000.00	
Total Expenditures	\$ 92,995.32	\$ 186,581.00	\$ 51,000.00	\$ 60,000.00	
Revenues over/(under) Expenditures	\$ (30,416.18)	\$ (55,107.00)	\$ 14,000.00	\$ 5,000.00	
Beginning Cash Fund Balance	\$ 90,484.90	\$ 60,068.72	\$ 4,961.72	\$ 18,961.72	
Ending Cash Fund Balance	\$ 60,068.72	\$ 4,961.72	\$ 18,961.72	\$ 23,961.72	
Encumbrances (at year end)					
Ending Unencumbered Fund Balance	\$ 60,068.72	\$ 4,961.72	\$ 18,961.72	\$ 23,961.72	

FUND: 2902

I	V	V	V	V
DESCRIPTION	FOR 2024 ACTUAL	FOR 2025 ACTUAL	2026 CURRENT YEAR ESTIMATE	2027 BUDGET YEAR ESTIMATE
Revenues				
Property Taxes	\$ 53,788.64	\$ 53,039.00	\$ 53,000.00	\$ 54,000.00
Personal Property Tax Reimbursements				
Local Government from County				
LLGSF (Library Local Government)				
Income Tax				
Transfers-in	\$ 125,000.00	\$ 42,000.00	\$ 75,000.00	\$ 100,000.00
Other Revenue				
Total Revenues	\$ 178,788.64	\$ 95,039.00	\$ 128,000.00	\$ 154,000.00
Total Expenditures	\$ 174,533.48	\$ 117,307.00	\$ 126,000.00	\$ 130,000.00
Revenues over/(under) Expenditures	\$ 4,255.16	\$ (22,268.00)	\$ 2,000.00	\$ 24,000.00
Beginning Cash Fund Balance	\$ 18,465.44	\$ 22,414.07	\$ 146.07	\$ 2,146.07
Ending Cash Fund Balance	\$ 22,720.60	\$ 146.07	\$ 2,146.07	\$ 26,146.07
Encumbrances (at year end)	\$ 306.53			
Ending Unencumbered Fund Balance	\$ 22,414.07	\$ 146.07	\$ 2,146.07	\$ 26,146.07

STATEMENT OF FUND ACTIVITY

List All Funds Individually Unless Reported On Schedule 2.

SCHEDULE 3

I Fund Name (Show funds of same type grouped together)	II Beginning Estimated Unencumbered Fund Balance	Estimated Transfers-In	III Estimated Other Revenues	IV Estimated Income Tax	V Total Resources Available For Expenditures	VI Total Budget Year Expenditures and Encumbrances	Ending Estimated Unencumbered Balance
SPECIAL REVENUE:							
2011	\$ 3,402.35	\$ 100,000.00	\$ 60,000.00		\$ 163,402.35	\$ 160,450.00	\$ 2,952.35
2021	\$ 5,429.90	\$ -	\$ 2,500.00		\$ 7,929.90		\$ 7,929.90
2051	\$ 3,499.70	\$ -	\$ -		\$ 3,499.70	\$ -	\$ 3,499.70
2052	\$ 60.00	\$ -	\$ -		\$ 60.00	\$ -	\$ 60.00
2053	\$ 94.52	\$ -	\$ -		\$ 94.52	\$ -	\$ 94.52
2081	\$ 1,150.29	\$ -	\$ -		\$ 1,150.29	\$ -	\$ 1,150.29
2091	\$ 9,382.77	\$ -	\$ -		\$ 9,382.77	\$ -	\$ 9,382.77
2101	\$ 7,427.99		\$ 6,000.00		\$ 13,427.99	\$ -	\$ 13,427.99
2151	\$ 8,003.07		\$ -		\$ 8,003.07	\$ -	\$ 8,003.07
2152	\$ 11,000.59		\$ -		\$ 11,000.59		\$ 11,000.59
2904	\$ 1,734.82		\$ -		\$ 1,734.82		\$ 1,734.82
2905	\$ 5,306.00		\$ -		\$ 5,306.00		\$ 5,306.00
CAPITAL PROJECTS:							
4901	\$ 67.00		\$ -		\$ 67.00		\$ 67.00
4902	\$ 4,636.36		\$ -		\$ 4,636.36	\$ -	\$ 4,636.36
4903	\$ 190,259.62	\$ -	\$ -		\$ 190,259.62	\$ 100,000.00	\$ 90,259.62
4904	\$ 1,176.00		\$ -		\$ 1,176.00		\$ 1,176.00
5202	\$ 523.73		\$ -		\$ 523.73		\$ 523.73
AGENCY FUNDS:							
9901	\$ 296.00	\$ -	\$ -		\$ 296.00	\$ -	\$ 296.00
9902	\$ 8,367.24	\$ -	\$ 160,000.00		\$ 168,367.24	\$ 160,000.00	\$ 8,367.24
9903	\$ 8,077.85	\$ -	\$ 12,000.00		\$ 20,077.85	\$ 12,000.00	\$ 8,077.85

UNVOTED GENERAL OBLIGATION DEBT

Required: Include General Obligation Debt To Be Paid From Inside or Charter Millage.
General Obligation Debt Being Paid By Other Sources, Special Obligation Bonds,
and Revenue Bonds may be included for disclosure purposes.

SCHEDULE 4

I	II	III	IV	V
Purpose Of Bonds Or Notes	Date Of Issue	Final Maturity Date	Principal Amount Outstanding At The Beginning Of The Budget Year	Amount Required To Meet Budget Year Principal and Interest Payments
Totals				

VOTED DEBT OUTSIDE 10 MILL LIMIT

Bonds or Notes Must Actually be Issued In Order to Commence Collection of Property Taxes for Debt Service.

SCHEDULE 5

[illegible]

TAX ANTICIPATION NOTES

SCHEDULE 6

Tax anticipation notes are issued in anticipation of the collection of the proceeds of a property tax levy. The amount of money required to cover debt service must be deposited into a bond retirement fund, from collections and distribution of the tax levy, in the amounts and at the times required to pay those debt charges as provided in the legislation authorizing the tax anticipation notes. (ORC Section 133.24)

The appropriation to the fund which normally receives the tax levy proceeds is limited to the balance available after deducting the amounts to be apportioned to debt service.

After the issuance of general obligation securities or of securities to which section 133.24 of the ORC applies, the taxing authority of the subdivision shall include in its annual tax budget, and levy a property tax in a sufficient amount, with any other monies available for the purpose, to pay the debt charges on the securities payable from property tax. (ORC Section 133.25)

	Name Of Tax Anticipation Note Issue	Name Of Tax Anticipation Note Issue
Amounts Required to Meet Budget Year Principal and Interest Payments:		
Principal Due		
Principal Due Date		
Interest Due		
Interest Due Date		
Interest Due		
Interest Due Date		
Total		
Name of the Special Debt Service Fund		

Amounts to be Apportioned to Debt Service on the Following Budget Year Settlements:		
February 2021 Real Estate		
August 2021 Real Estate		
Total		
Name Of Fund To Be Charged		

Item	Category	Subject	Assigned to	Plan / Target Dates	Status	Notes	Planning Commission
1	Policy	Cybersecurity Policy	Dick Slocum- Policies & Procedures	Due July	In process	Create cybersecurity policy and process	
2	Public Safety	Safety (speed, utilities, etc.)	Mayor	Purchase speed recording/flashings signs	In process	Speed issues; utilities; speed signs; expand 25 mph zone; nighttime enforcement concerns	
3	Governance	Rules of Council	Dick Slocum- Policies & Procedures	January - February	COMPLETE	Review and update rules	
4	Communication	Video recording and teleconferencing capabilities	Amy Frank-Hensley & Mayor	Install equipment per approved quote	In process	Update equipment in Village Hall to allow posting of meeting videos on website, teleconferencing capabilities and	
5	Infrastructure	Water District	Mayor & Jodi Padrutt	Attend meetings as needed	In process	Joint water district assessment. Approved funding for study via OHM. Boston Hts taking the lead	Yes
6	Zoning / Enforcement	STRs (Short-Term Rentals)	Moe Riggins	Community Meeting in June?	In process	Owner-occupied?; revenue (fees, bed tax); expenses (inspection, enforcement); complaint process; enforcement gaps; occupancy limits; age of children; overflow parking; cap on cars; monitoring after hours; avoid Bath-type issues	Yes
7	Infrastructure	Wastewater / Sewer Project	Mayor & Dick Slocum	Attend meetings as needed		Committee?; monitor project; ensure pedestrian/bike path; protect trees/sidewalks; traffic management during construction	Yes
8	Land Use	General Die Casters Property & Player's Barn Property	Amy Frank-Hensley & Moe Riggins	TBD		Purchase?; affordability; contamination concerns; buried barrels; environmental risk. PB Agreed upon plan and timeline	Yes
9	Operations	Building & Grounds	Amy Frank-Hensley & Moe Riggins	TBD		General maintenance	
10	Policy	Record Retention Policy and Public Records Process	Dick Slocum- Policies & Procedures	Review drafts and finalize	In process	Create/update retention policy; related to transparency.Improve transparency; address public records	
11	Policy	Events Policy	Jodi Padrutt	July	In process	Establish policy to address issues such as parking, notifications and safety	
12	Communication	Communication Improvements including Village hall sign	Amy Frank-Hensley & Jodi Padrutt	Q1		Improve communication between leadership and residents/businesses. Enhance push communications, simple agenda notices, feedback loop/form. "Always on" survey or update form for better reporting. Install events sign (non-electronic)	
13	Finance	Standard Financial Reports	Dan Krachinsky - Finance Liaison	Q1	In process	Establish or improve reporting	
14	Finance	Contract Review	Jodi Padrutt & Dan Krachinsky & Eliud Rosales	Review each per plan	In process	Time for reviews established, will review per timelines	

Item	Category	Subject	Assigned to	Plan / Target Dates	Status	Notes	Planning Commission
15	Finance	Police Force Budget Review				Understand vehicle utilization and general spends. Public wonders why we have so many cars in the parking lot?	
16	Governance / Ordinances	Peninsula Ordinances	Amy -Planning Liaison	Update Mixed Use and Parking Ordinances	Area Master Plan	Create or update ordinances per Area Master Plan; include BZA and Planning rules	Yes
17	Governance / Ordinances	Noise Ordinance / Enforcement?				Prohibit roosters in Village center? Rooster complaints and garbage trucks pre-7am	Yes
18	Governance / Ordinances	Dark Sky Ordinance	Eliud Rosales			Adopt dark sky protections	Yes
19	Infrastructure	Stormwater Runoff			New	Evaluate and recommend solutions to maintain appropriate stormwater runoff solutions	Yes
20	Infrastructure	303 Project/Main Street Infrastructure Review	Dick Slocum, Ed McCabe	Add info to website and determine communication plan	Area Master Plan	Preserve sandstone sidewalks; review speed zone; install pedestrian lights; add street trees; gather public feedback	Yes
21	Infrastructure	West Mill Sidewalk Improvements			Area Master Plan	Coordinate with NPS on sidewalk; Sidewalk Improvements (W. Mill to Locust)	Yes
22	Infrastructure / Finance	303 Project Funding		Part of Area Master Plan	COMPLETE	Approved grant funding and contract with OHM to assist with state agencies.	Yes
23	Infrastructure / Parking	Alternate Parking Options - Partnerships			Area Master Plan	Promote Pine Lane, Deep Lock Quarry, Canal Visitor Center, North Rim MTB lot; install distance signage	Yes
24	Infrastructure / Parking	Parking (General)			Area Master Plan	Define how much is enough. Explore alternatives for peak days or events.Count public parking; usage timeline; promote	Yes
25	Intergovernmental	CVNP / Conservancy	Mayor			Coordination with CVNP/Conservancy	
26	Intergovernmental	JEDD - Clarity & Opportunity	Moe Riggins - Liaison		Area Master Plan	Financial review of JEDD impact and oversight of what's next	
27	Master Plan	Economic / Community			Area Master Plan	More long-term residents; more businesses; RITA income,	Yes
28	Master Plan	Village Master Plan Implementation			Area Master Plan	Create plan to implement goals of the Master Plan. Short-term/quick wins. Example : Streetscapes- Plant street trees	Yes
29	Public Safety	Maintaining Public Trust in Uncertain Times	Eliud Rosales			Confirming our police and 911 services are prepared to effectively handle issues that might arise because of immigration enforcement federal agency (ICE)	
30	Zoning	Zoning Changes to Protect Village Character			Area Master Plan	Review and implement zoning changes	Yes
31	Zoning / Preservation	Historic Preservation Overlay Enforcement			Long-Range Plan	Stronger enforcement, education for residents and business within the district. Sustainable education for new property owners & reflection on existing boundaries	Yes

CONTRACT WITH VILLAGE ENGINEER

This Agreement is entered into this 13th day of January, 2026, by and between the Village of Peninsula, Ohio ("Village"), an Ohio municipal corporation, and Edward McCabe on behalf of McCabe Engineering Corp., 4300 W. Streetsboro Road, Richfield, Ohio 44286, licensed engineers.

WHEREAS, from time to time, the Village requires the services of a Village Engineer; and

WHEREAS, in 2021, the Village requested proposals from persons and firms interested in being appointed as the Village Engineer, and Edward McCabe of McCabe Engineering Corp. was ultimately selected and appointed as the Village Engineer by the Mayor and Council in connection with that professional contracting solicitation process; and

WHEREAS, Edward McCabe of McCabe Engineering Corp. was subsequently re-appointed as the Village Engineer by the Mayor and Council in 2022, 2023, 2024, 2025, and 2026; and

WHEREAS, the Village and Edward McCabe of McCabe Engineering Corp. desire to enter into an Agreement to set forth the terms of the appointment and service as Village Engineer.

NOW THEREFORE, the Village, through its Mayor and as Certified by its Fiscal Officer, hereby enters into the within Agreement regarding Edward McCabe of McCabe Engineering Corp.'s service as the Village Engineer, as follows.

1. Term. This Agreement is effective when executed by both parties and shall expire on December 31, 2026. This Agreement may be terminated by either party at any time with the provision of written notice to the other party.

2. Scope of Work and Compensation. Mr. McCabe and Engineers from McCabe Engineering Corp. shall provide engineering services requested by the Mayor and/or Council at the rate of \$135 per hour. After the conclusion of each month, McCabe Engineering Corp. shall send an invoice to the Village identifying the work performed for and time billed to the Village for the month. Payment on invoices shall be due within 30 days of the Village's receipt of the invoice.

Edward McCabe/McCabe Engineering Corp.



Edward McCabe, Engineer and President

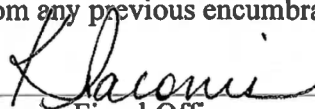
Village of Peninsula



Daniel Schneider, Jr., Mayor

Certificate of Fiscal Officer

I, the undersigned Fiscal Officer of the Village, hereby certify that the amount of money required to meet the Village's obligations under this agreement has been or will be lawfully appropriated for such purposes and is either in the treasury of the Village or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances.



Katie Iaconis, Fiscal Officer