

**Record of Proceedings
Regular Council Meeting**

Held: Tuesday, September 22, 2026

CALL TO ORDER: Mr. Slocum called the meeting to order at 7:02 p.m.

ROLL CALL:

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

OTHERS PRESENT: Solicitor Brad Bryan, Administrative Assistant Faith Dorton, Fiscal Officer Vic Nogalo.

PRESENTATION AND CONSIDERATION OF RECORD OF PROCEEDINGS

September 8, 2026 Council Meeting Minutes: Mr. Krachinsky made a motion that was seconded by Mr. Rosales to approve the minutes. Roll call vote: Mr. Rosales, yes; Mr. Krachinsky, yes; Mr. Slocum, yes; Ms. Riggins, yes; Ms. Frank-Hensley, yes. The minutes were approved.

CITIZEN PARTICIPATION

Liz Biddick stated Music on the Porches was a lot of fun, despite the rain. She suggested some of the bands that performed should be considered for Peninsula Live next summer. Greg Canda felt the weather affected the attendance but noted it remained steady throughout the day. Ms. Riggins commented that the crowd was a nice size for the Village to handle, and the parking lots were full. She raised concerns about jaywalking and suggested a police presence in specific areas for future events, especially with larger crowds. Mr. Slocum stated the venues and music were awesome. Steve Craig complimented Karen Walters and the Peninsula Foundation for their work on the event and felt this Foundation version of the event was better organized than the Chamber's.

Mr. Craig raised several concerns about the proposed informational letter for the Short-Term Rental ballot issue. He asked who would issue it, whether it should acknowledge the possibility of properties becoming long-term rentals, and how Council would interpret voters who leave the issue blank. Mr. Krachinsky questioned whether a close vote or limited voter participation would provide Council with clear guidance. Mr. Craig also contested the characterization of more than 50 alleged violations referred to at the Short-Term Rental Special Meeting, noting that he was reviewing public records to determine their validity. He thinks the public should be directed to review other meetings at which Short-Term Rentals were discussed beside the June 23, 2026 Special Meeting, such as the 2024 Planning Commission Meeting. He recommended that the Solicitor provide legal input before the letter is finalized. Ms. Frank-Hensley indicated the letter would be discussed in greater detail later.

Greg Canda suggested clarifying that a "no" vote could reflect support for alternatives or compromises, such as modifying the number or location of Short-Term Rentals or strengthening regulations, rather than support for the current system. Mr. Slocum acknowledged the difficulty of representing multiple options in a single ballot question. Mr. Bryan reported the ballot language was recently approved by the Board of Elections and Secretary of State's Office as it was written in the Resolution.

John Najeway urged Council to look beyond the advisory Short-Term Rental vote and consider the history of existing regulations, enforcement, investments made by resident-owned

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Short-Term Rental owners, and the Conservancy's reported plans for 12–14 short-term accommodations at Sycamore Bend and Oxbow Meadows. Ms. Riggins stated she does not think the Conservancy's proposed accommodations would qualify as Short-Term Home Rentals under the current laws. Mr. Canda emphasized the need for on-site oversight at such facilities. The discussion then focused on the portion of the ballot language referring to when an owner is "residing on site at the time of the rental," including how that would apply to accessory structures, LLC ownership, and existing zoning restrictions on accessory dwelling units. Matthew Padrutt suggested requiring Short-Term Rental permits to identify a specific accountable owner who must be on site and making permit information traceable through advertisements. Others pointed out there are existing rules governing ownership transfers and owner and caretaker identification and requirements.

REPORTS

Mayor, Daniel Schneider, Jr.:

Meeting with CVNP, Conservancy for the CVNP, Cuyahoga Valley Scenic Railroad, Summit County, Engineer, and Village of Peninsula for the purpose of coordinating addressing safety issues along West Mill St. and the Rt. 303 Bridge, the Conservancy's plans for Oxbow Meadows, projects of joint interest, and what the CVNP and other entities can do for Peninsula is scheduled during the October 27 Council Meeting

On behalf of the Mayor, Mr. Slocum reported ODOT is planning to make temporary repairs to the failing roadway near the box culvert on westbound St. Rt. 303. Flaggers will control traffic while the work is being conducted. Representatives from the National Park, Conservancy, CVSR, and Summit County Engineer are expected at the October 27 Council meeting to discuss issues including the St. Rt. 303 Bridge, West Mill Street safety, and the Conservancy's Oxbow Meadows plans. Council agreed to keep other meeting business brief that evening to permit sufficient time for interaction with the above entities. Mr. Slocum announced Halloween Trick-or-Treating will take place between the hours of 6–8 p.m. on October 31, and a Zombie Walk fundraiser is being proposed for November 15. John Najeway raised concerns about another deteriorating section of St. Rt. 303 that recently received an emergency repair. Mr. Bryan confirmed that ODOT has a longer-term, significant plan to fix the road in that area.

Motion to Authorize the Mayor to Execute a Road Salt Agreement with Boston Township for the Period of November 1, 2026 through October 31, 2027 at the Rate of \$68.05 Per Ton with a Loader Fee of \$62.50 and a Per Hour Fee of \$51.17 for a Maintenance Worker (with a One-Hour Minimum Requirement)

Ms. Riggins made a motion that was seconded by Ms. Frank-Hensley to authorize the Mayor to execute the agreement. Roll call vote: Mr. Rosales, yes; Mr. Krachinsky, yes; Mr. Slocum, yes; Ms. Riggins, yes; Ms. Frank-Hensley, yes. The motion was approved.

Fiscal Officer, Mr. Nogalo: Mr. Nogalo provided an update on the Village's finances and accounting, explaining he is working to gain full access to all banking, credit card, payroll, pension, tax, and other financial systems. He has commenced producing monthly reports from the State of Ohio's UAN accounting system. Through August 2026, the General Fund showed approximately \$694,000 in cash, with about \$123,690 in outstanding purchase orders, leaving roughly \$507,000 in unencumbered cash. He cautioned those figures could change once bank

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reconciliations are completed. He is working with Charles Harris & Associates to provide outstanding Audit items and attempting to obtain the Huntington credit card records from 2022–2023, which are needed to complete that Audit.

Mr. Slocum explained that the OPWC requested the Village to decline the awarded OPWC grant so that the funds can be reallocated to another project that is shovel ready. OHM is reapplying on behalf of the Village for the same grant in this year's cycle. Mr. Slocum made a motion that was seconded by Mr. Krachinsky to authorize the withdrawal of the OPWC grant previously awarded to the Village. Roll call vote: Mr. Rosales, yes; Mr. Krachinsky, yes; Mr. Slocum, yes; Ms. Riggins, yes; Ms. Frank-Hensley, yes. The motion was approved.

Planning Commission, Ms. Frank-Hensley: Ms. Frank-Hensley reported that a representative from the County Surface Water Management District is scheduled to attend the October 13 Council Meeting for a presentation and Q&A session on the details of membership and how the District could help address stormwater, drainage, and future planning needs for the Village.

The discussion then turned to the proposed informational mailer on the Short-Term Rental advisory ballot issue. Ms. Frank-Hensley explained the intent of the mailer was to provide residents with neutral information to help them understand the ballot question.

Ms. Riggins read a written statement from absent Councilmember Padrutt opposing the mailer in its current form. That statement opined that the wording of the mailer was biased toward a no vote, and therefore, the Village is spending money improperly to steer the vote one way. The statement also argued that edits to the mailer should be solely handled in a public meeting rather than working through one Councilmember. Ms. Padrutt's statement opposed sending a mailer from Council. She noted that Councilmembers do not agree on Short-Term Rentals and suggested that each Councilmember send out what they want individually under their own name.

Ms. Riggins stated she agreed with many of Ms. Padrutt's points and opposed the inclusion of the "possible perspectives" section, arguing that those statements represented interpretations rather than objective facts. She stated they should not be presented as Council's collective position. Ms. Riggins also proposed that individual Councilmembers should publish their own opinions with clear disclaimers. Matthew Padrutt also questioned portions of the draft, mailer, noting that some of the listed perspectives could appear to favor one side. Mr. Rosales and others suggested simplifying the communication to explain only the practical meaning of a yes or no vote. Ms. Frank-Hensley emphasized her draft of the mailer was not written with the intent of advocating for one position or the other.

The discussion broadened to the purpose of the advisory vote and the distinction between owner-occupied and non-owner-occupied Short-Term Rentals. Will and Justina Houghtaling, who operate a non-owner-occupied Short-Term Rental property, questioned why those properties were being singled out. They noted their property has operated for approximately three years without police, fire, or zoning problems. Ms. Riggins said her concern was to preserve homes for year-round residents. Mr. Slocum cited Peninsula's declining population, and said long-term residents and renters can contribute more consistently to neighborhood and civic life. Other participants argued that the Village already limits the number of Short-Term Rentals and has existing requirements for local contacts and response times.

Council also revisited earlier references to approximately 50 Short-Term Rental "issues" or "unverified violations." Mr. Bryan was asked to explain what actual violations occurred

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during that time period. He stated the actual violations included an unregistered property advertised as a Short-Term Rental, a parking complaint that was resolved by the police with the cooperation of the renters, and a snow-plowing complaint at a short-term rental property that he did not consider to be specifically related to the Short-Term Rental operations. He noted the larger number of alleged violations discussed previously came from Ms. Riggins' review of applications and advertisements. Those alleged violations were not transmitted to the Village administration with specificity as to the properties involved. Therefore, those allegations were not verified by the Village Administration.

Members then discussed limiting the mailer to verifiable information, such as the current regulations, the number of permitted Short-Term Rentals, and potentially the percentage of Village homes that the Short-Term Rentals represent. By the end of the discussion, there was a possible consensus to simplify the proposed mailer by explaining the existing Short-Term Rental regulations and current number of rentals and stating as plainly as possible that a yes vote supports requiring the owner to reside on site during the rental while a no vote does not support that requirement. Ms. Frank-Hensley agreed to revise the draft for Council's consideration at the next Council Meeting. Mr. Rosales asked Ms. Riggins whether she would support sending a mailer that conformed with those parameters. Ms. Riggins stated she would decide whether to support it after reviewing the final version. Mr. Bryan reiterated the Village can provide factual information to the voters but cannot advocate for either position. He emphasized that Council would need to vote to approve and send the mailer before Village funds could be used to distribute it.

Board of Zoning Appeals: BZA Chairperson Matthew Padrutt reported that the BZA established a schedule for every other month Regular Meetings and that a variance application will be heard at the October 27, 6:00 p.m. meeting.

Buildings and Grounds, Ms. Frank-Hensley: Ms. Frank-Hensley stated she had nothing to report.

Policies & Procedures Liaison, Mr. Slocum:
Cybersecurity Program

Mr. Slocum reported progress on evaluating cybersecurity vendors, with at least two promising options. He hopes to have a recommendation by the next Council Meeting.

Fire Board, Mr. Krachinsky: Mr. Krachinsky reported that a Lieutenant was promoted to Captain and a Firefighter was promoted to Lieutenant.

Cemetery Board, Ms. Padrutt: Ms. Riggins read a report from Ms. Padrutt stating that a meeting was held on September 17, a newer mower deck was delivered and placed into service, a new personnel policy is being proposed, an employee ad will be placed in the Community News due to an anticipated staff retirement, and plans for replacing dead trees were discussed.

JEDD Board, Ms. Riggins: Ms. Riggins reported the Board is trying to schedule a meeting.

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CVNP and Conservancy, Ms. Padrutt and Ms. Riggins: Ms. Riggins stated there was nothing to report.

Wastewater/Stormwater/Water/Rt. 303 Safety Project, Mr. Slocum: Mr. Slocum reported the Village is reapplying for OPWC grant funding for the St. Rt. 303 Safety Project and may need to consider a SIB loan to cover current costs. That loan could be repaid through grant funding, with the possible exception of the interest payments. The \$2.7 million stormwater project grant request faces challenges because the Village is requesting full funding without a local contribution. Potential solutions include joining the County stormwater district, creating a Village stormwater utility funded by fees assessed on all landowners, or, as a least desirable option, implementing a property tax.

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

LEGISLATION

Ordinance No. 13-2026 (Version 4) (Tabled)

Requested by: Councilperson Padrutt

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

Mr. Slocum reported he is working on preparing a cleaned-up draft with modified attendance tiers and insurance requirements. Ms. Frank-Hensley shared elements of Kent's event policy for consideration, including separate rules for street assemblies, vendor insurance requirements, treatment of demonstrations and marches, and simplified memorandums of understanding for recurring events requiring few municipal resources. The discussion focused on when liability and liquor insurance should be required. John Najeway recommended proof of liquor liability insurance coverage when alcohol is involved. Questions were raised about how the requirements would apply to events such as the Memorial Day parade and whether the Cemetery Board is covered by the Village's insurance.

Ordinance No. 19-2026

Requested by: Mayor Schneider

An Ordinance Amending Section 125.08 of the Administrative Code Regarding Meeting Video with Audio Recordings and Meeting Minutes (Third Reading)

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

Ordinance No. 20-2026

Requested by: Ms. Padrutt

An Ordinance Amending the Rules of Council (First Reading)

Mr. Bryan read the legislation by title. This legislation will advance to a second reading at the next Council Meeting.

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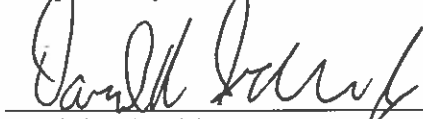
UNFINISHED BUSINESS/NEW BUSINESS

Short-Term Rental Regulations Discussion

Ms. Riggins encouraged members to examine the rules for clarity and enforceability, particularly parking requirements that generally require one space per bedroom plus one additional space but allow properties unable to meet that standard to restrict guests to the number of available spaces. The discussion focused on whether the parking provisions adequately address the number of guests and vehicles, how occupancy and parking violations should be enforced, and concerns that enforcement currently relies too heavily on residents reporting potential violations rather than proactive zoning enforcement. Ms. Riggins emphasized that the regulations will remain relevant regardless of the upcoming vote and should be reviewed individually to ensure they are understandable and practical. Greg Canda requested that any proposed changes to the Ordinance be submitted to the Planning Commission for review.

ADJOURNMENT: Ms. Frank-Hensley made a motion that was seconded by Mr. Krachinsky to adjourn the meeting. Roll call vote: Mr. Rosales, yes; Mr. Krachinsky, yes; Mr. Slocum, yes; Ms. Riggins, yes; Ms. Frank-Hensley, yes. The meeting was adjourned at 9:12 p.m.

Respectfully submitted:



Daniel Schneider Jr., Mayor

10-13-2026

Date



Vic Nogalo, Fiscal Officer

10/13/2026

Date

Cemetery Board Report:

Meeting was held on September 17, 2026.

Discussed:

- New mower deck delivered and placed into service
- Answered questions regarding new personnel policy
- Due to anticipated retirement of staff, will place ad in Community News for applicants
- Discussed plans for dead trees

Submitted 9/22/2026

A handwritten signature in cursive script, appearing to read "Jodi Padrutt".

Jodi Padrutt

Cemetery Board Member

STATEMENT OF COUNCILMEMBER JODI PADRUTT
Village of Peninsula Council, Regular Meeting, 9/22/2026
Submitted in writing to the Clerk and read in my absence by Moe Higgins, Councilmember

Unfortunately, I am not able to be at tonight's meeting and have asked a fellow Council member to read it aloud, along with providing the Clerk a signed copy. I ask that it be attached to the minutes as a written communication from a member of Council.

I am asking Council not to send the short-term rental mailer. This is not about how anyone feels about short-term rentals. My problem is with the mailer itself, how it is being written, and who is being asked to pay for it.

Start with the mailer. It is supposed to explain the ballot question. Instead, it takes sides. It tells people why "yes" voters and "no" voters supposedly think the way they do, and it does not do it evenly. It even suggests that a "yes" vote means you want to ban short-term rentals completely, which is not what the question asks. A fair mailer tells you what the question is and what a yes or no vote means, and then it stops. This one keeps going, and it pushes in one direction. The draft was also written before its author had the final ordinance language or the certified ballot wording. A letter explaining a question should be written from the question.

Now the money. If the Village pays to print and mail this, public money is paying to shape a vote. State law lets the Village spend money to give residents facts about its operations. It does not authorize spending to steer them. When the Auditor finds public money spent outside that purpose, the finding can run against the officials who approved it. I am not asking my colleagues to take that risk.

Then there is how this is being done. As I have said many times before, "it is all about the process". A draft was sent to all Council with a request that members send edits privately to one person, who would combine them into a revised version before the meeting. Our meetings are supposed to be open, so residents can watch us work and hear us disagree. Ohio's Supreme Court has said that trading edits by email among a majority of a board can be an illegal closed meeting, and taking a quick vote afterward does not fix it. If a member has changes, those changes should come through the Clerk and be talked about out loud, in front of you, not traded around where no one can see them.

Here is what I think we should do instead. This Council does not agree on short-term rentals, and you deserve to know that. Instead of one letter that pretends to speak for all of us, including the members who disagree with it, each of us who wants to say something should sign our own name to it. Put it in the community newsletter. Hand out a flier. Write the paper. And if it takes a side, pay for it yourself. That is honest, and it lets you see exactly where each of us stands.

So I am asking for four things, and I am asking that each one be written into the minutes:

1. Do not send this mailer.

2. If a majority votes to send it anyway, take that vote in open session on the exact final wording, and record that I was absent and had stated my objection in writing before the vote.
3. Record that I objected to preparing this letter through private edits instead of open discussion.
4. Do not send anything out under my name, or as if it speaks for me or for the whole Council, without a real vote in open session. I do not agree to anyone speaking for me on this.

Thank you for hearing me out.

Respectfully,

A handwritten signature in black ink, appearing to read "Jodi Padrutt". The signature is fluid and cursive, with the first name "Jodi" and last name "Padrutt" clearly distinguishable.

Jodi Padrutt
Councilmember, Village of Peninsula
September 21, 2026