

**VILLAGE OF OAKWOOD
WORK SESSION
October 14th, 2025
6:30 p.m.
AGENDA**



1. Call Meeting to order
2. Discussion by Mayor and Department Heads of matters to be brought to the attention of Council if present.
3. Questions of Mayor and Department Heads concerning Legislation or potential Legislation to be considered a future Council meetings.
4. Discussion of items of draft Legislation or potential Legislation to be considered at future Council meetings.

Legislation: Fiscal Officers Certificate Present

- | | |
|------------|---|
| 2024-WS-43 | AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CEP RENEWABLES OH, LLC FOR THE REDEVELOPMENT OF CERTAIN PROPERTY IN THE VILLAGE AS A SOLAR ENERGY PROJECT WITH ATTENDANT RECREATIONAL USES |
| 2024-WS-45 | AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRCT WITH CREtelligent AND DECLARING AN EMERGENCY |
| 2025-WS-16 | A PAY ORDINANCE AUTHORIZING THE EMPLOYMENT OF AN EMPLOYEE AND SETTING FORTH THE DUTIES AND COMPENSATION FOR THEIR POSITION AND DECLARING AN EMERGENCY |
| 2025-WS-28 | AN EMERGENCY ORDINANCE AMENDING THE REBATE PROGRAM FOR RECREATION FACILITY MEMBERSHIP FEES ESTABLISHED BY ORDINANCE NO. 2011-05 |
| 2025-WS-42 | AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH MONTROSE FORD, INC., FOR THE PURCHASE OF TWO POLICE PATROL VEHICLES AND DECLARING AN EMERGENCY |
| 2025-WS-43 | AN ORDINANCE TO SUBMIT TO THE ELECTORS OF THE VILLAGE OF OAKWOOD THE QUESTION OF ADOPTING A PROPOSED AMENDED CHARTER FOR THE VILLAGE OF OAKWOOD AND DECLARING AN EMERGENCY |
| 2025-WS-45 | AN ORDINANCE ESTABLISHING THE OAKWOOD COMMUNITY GARDEN AND DECLARING AN EMERGENCY |

Municipal Complex	Hardin
Disaster Recovery Plan	Hardin
Human Resources	Hardin
Five Year Plan	Hardin
Recreation Budget & Events	Scruggs
Group photo discussion	Hardin

5. Matters Deemed Appropriate
6. Adjournment

**VILLAGE OF OAKWOOD
COUNCIL MEETING
October 14th, 2025
7:00 p.m.
AGENDA**

- 1. Call Meeting to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**

Council President	Johnnie A. Warren	Mayor	Erica L. Nikolic
President Pro Tempore	Eloise Hardin	Law	James Climer/ Sam O'Leary
Ward 1 Councilperson	Taunya Scruggs	Finance	Brian L. Thompson
Ward 2 Councilperson	Yvonne Evans-Warren	Service	Tom Haba
Ward 3 Councilperson	Paggie Matlock	Fire	Dave Tapp
Ward 4 Councilperson	Mary Davis	Police	Mark Garratt
Ward 5 Councilperson	Candace S. Hill	Building	Roland Walker
		Engineer	Matt Jones
		Recreation	Karen Gaither (Interim)

- 4. Minutes**
September 10th, 2024, Council Meeting Minutes
September 9th, 2025, Record Commission Meeting Minutes
September 9th, 2025, Work Session Meeting Minutes

- 5. Clerk Correspondence**
- 6. Departmental Reports**

MAYOR-ERICA NIKOLIC	FIRE-DAVE TAPP
LAW-JAMES CLIMER/ SAM O'LEARY	BUILDING-ROLAND WALKER
FINANCE-BRIAN THOMPSON	0 HOUSING INSPECTOR
SERVICE-TOM HABA	POLICE-MARK GARRATT
ENGINEER-MATT JONES	RECREATION-KAREN GAITHER (INTERIM)

- 7. Ward Reports**
- 8. Committee Reports**
- 9. Floor open for comments from Village Residents on meeting agenda and comments in general *Village residents. Please state your name, address, and the subject you wish to discuss for the record. Please limit your comments to five (5) minutes. Thank you! Please sign in to speak.***

10. Legislation

2025-37AMENDED)	A RESOLUTION REFERRING TO THE PLANNING COMMISSION FOR REPORT AND
Introduced 6-10-25	RECOMMENDATION A PROPOSED ORDINANCE AUTHORIZING THE MAYOR TO ENTER
By the Mayor and	INTO A CONTRACT TO SELL VILLAGE LAND DESIGNATED ON THE RECORDS OF THE
Council as a whole	CUAHOGA COUNTY FISCAL OFFICER AS PERMANENT PARCEL NO. 795-08-028 and 795-08-029
1 st read 6-10-25	
2 nd read 6-24-25	
3 rd read 7-8-25	
Tabled 7-8-25	

2025-38(AMENDED)

Introduced 6-10-25

By the Mayor and
Council as a whole1st read 6-10-252nd read 6-24-253rd read 7-8-25

Tabled 7-8-25

**A RESOLUTION REFERRING TO THE PLANNING COMMISSION FOR REPORT AND
RECOMMENDATION A PROPOSED ORDINANCE AUTHORIZING THE MAYOR TO ENTER
INTO A CONTRACT TO SELL VILLAGE LAND DESIGNATED ON THE RECORDS OF THE
CUAHOGA COUNTY FISCAL OFFICER AS PERMANENT PARCEL NO. 795-08-030 and 795-08-031**

2025-39(AMENDED)

Introduced 6-10-25

By the Mayor and
Council as a whole1st read 6-10-252nd read 6-24-253rd read 7-8-25

Tabled 7-8-25

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH J WALL
HOMES, LLC, C/O JOHANNAH WALLACE, INDIVIDUALLY TO SELL VILLAGE LAND
DESIGNATED ON THE RECORDS OF THE CUAHOGA COUNTY FISCAL OFFICER AS
PERMANENT PARCEL NO. 795-08-028 AND 795-08-029**

2025-40(AMENDED)

Introduced 6-10-25

By the Mayor and
Council as a whole1st read 6-10-252nd read 6-24-253rd read 7-8-25

Tabled 7-8-25

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH J WALL
HOMES, LLC, C/O JOHANNAH WALLACE, INDIVIDUALLY TO SELL VILLAGE LAND
DESIGNATED ON THE RECORDS OF THE CUAHOGA COUNTY FISCAL OFFICER AS
PERMANENT PARCEL NO. 795-08-030 AND 795-08-031**

2025-41(AMENDED)

Introduced 6-10-25

By the Mayor and
Council as a whole1st read 6-10-252nd read 6-24-253rd read 7-8-25

Tabled 7-8-25

**A RESOLUTION REFERRING TO THE PLANNING COMMISSION FOR REPORT AND
RECOMMENDATION A PROPOSED ORDINANCE AUTHORIZING THE MAYOR TO ENTER
INTO A CONTRACT TO SELL VILLAGE LAND DESIGNATED ON THE RECORDS OF THE
CUAHOGA COUNTY FISCAL OFFICER AS PERMANENT PARCEL NO. 795-09-043**

2025-42(AMENDED)

Introduced 6-10-25

By the Mayor and
Council as a whole1st read 6-10-252nd read 6-24-253rd read 7-8-25

Tabled 7-8-25

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH J WALL
HOMES, LLC, C/O JOHANNAH WALLACE, INDIVIDUALLY TO SELL VILLAGE LAND
DESIGNATED ON THE RECORDS OF THE CUAHOGA COUNTY FISCAL OFFICER AS
PERMANENT PARCEL NO. 795-09-043**

11. Adjournment

ORDINANCE NO. 2024-WS-43

INTRODUCED BY MAYOR

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CEP RENEWABLES OH, LLC FOR THE REDEVELOPMENT OF CERTAIN PROPERTY IN THE VILLAGE AS A SOLAR ENERGY PROJECT WITH ATTENDANT RECREATIONAL USES

WHEREAS, the Village of Oakwood and CEP Renewables OH, LLC ("CEP") deem it advantageous to each of them to enter into a Development Agreement for the redevelopment of certain property generally known as the former Silver Oak Landfill and more fully described as Permanent Parcel Nos. 795-41-005, 795-42-001 and 795-43-001 for purposes of a solar energy project with attendant recreational uses; and,

WHEREAS, Oakwood and CEP have agreed in principle to the terms of said Agreement as set forth in the document attached hereto and incorporated herein by reference and marked Exhibit 1.

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. The Mayor be and is hereby authorized to enter into a Development Agreement with CEP substantially in the form attached hereto and expressly made a part hereof by reference and marked Exhibit 1.

SECTION 2. This Ordinance shall take effect from and after the earliest period allowed by law.

PASSED: _____
Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the
Mayor _____

Approved: _____

Mayor, Gary V. Gottschalk

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing Ordinance No. 2024 - was duly and regularly passed by this Council at the meeting held on the ____ day of _____, 2024.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that Ordinance No. 2024 - was duly posted on the ____ day of _____, 2024, and will remain posted for a period of fifteen (15) days thereafter in the Council Chambers in the locations and manner provided in the Village Charter.

Tanya Joseph, Clerk of Council

DATED: _____

Exhibit 1

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is executed as of this ____ day of _____, 2024 ("Effective Date") by and between the Village of Oakwood, an Ohio municipal corporation and political subdivision ("Village"), and CEP Renewables OH, LLC, a New Jersey limited liability company with an address of 331 Newman Springs Road, Building 1, 4th Floor, Red Bank, NJ 07701, or any of its assignees ("CEP"). Village and CEP are referred to individually each as a "Party" and, collectively, as the "Parties."

RECITALS

WHEREAS, CEP has executed an agreement to acquire the property known as approximately 46.54 acres of vacant land in Oakwood Village, Ohio, whose Cuyahoga County tax parcel numbers are 795-41-005, 795-42-001 and 795-43-001 (hereinafter the "Property"), from the Cuyahoga Land Bank ("Land Bank") pursuant to a Purchase and Sale Agreement with an effective date of _____, 2024 ("Purchase Contract"); and

WHEREAS, as a condition of the sale of the Property, the Land Bank may seek evidence that the local community in which the Property is situated has reviewed and approves of the development plan that CEP put forth as part of the Agreement; and

WHEREAS, one or more environmental covenants, including but not limited to the environmental covenant recorded as AFN 201507220442 in the Cuyahoga County Records ("Environmental Covenants"), place restrictions on the use of the Property for commercial or industrial purposes; and

WHEREAS, as evidence that the community has reviewed and approves CEP's development plan for an approximately 7 MW-dc, 5.5 MW-ac solar power generation facility at the Property, including, without limitation, the right to construct a ballasted solar photovoltaic system, together with all appurtenant facilities, including but not limited to cables, conduits, transformers, concrete pads, poles, wiring, meters and electric lines and equipment, and to convert the solar energy into electrical energy and to collect, store, sell and transmit the electrical energy so converted, together with any and all necessary and permitted activities related thereto (collectively, the "Solar Energy Project"), and as evidence that the community approves of the use of the Property for Solar Energy Project purposes, CEP and Village have executed this Development Agreement wherein CEP shall set forth and represent to Village the development representations which CEP made to the Land Bank.

NOW THEREFORE, in consideration of the Purchase Contract, and other good and valuable consideration received by CEP, CEP hereby agrees as follows:

1. No Preemption. Unless otherwise provided for specifically herein, this Agreement shall not be deemed to waive, preempt or make unnecessary any applicable municipal or governmental process, including but not limited to zoning, variances, brownfield and economic incentives, assessments or fees and that the CEP and/or any Property user will be required to submit and partic-

ipate in any appropriate process as provided in Village's ordinances, rules and/or regulations. Notwithstanding the foregoing, Village agrees to use its best efforts, subject to Council approval and limitations on the use of public funds to support ballot measures as well as other legal restrictions, to support and advocate for any necessary land use, zoning and regulatory approvals as are necessary for CEP to construct and operate the Solar Energy Project on the Property.

2. Zoning and Land Use. The development activities at the Property shall be conducted in accordance with the applicable portions of Village's zoning ordinances, as may necessarily be amended or varied from in order for CEP to construct and operate the Solar Energy Project. Village agrees, subject to Council approval and limitations on the use of public funds to support ballot measures as well as other legal restrictions, to assist CEP in the amendment of any zoning ordinances, or CEP's pursuit of variances therefrom, necessary for CEP to construct and operate the Solar Energy Project. Village agrees to assist CEP in the amendment of Environmental Covenants necessary for CEP to construct and operate the Solar Energy Project.

3. Intended Use. CEP intends to use commercially reasonable efforts to design, install, maintain and operate the Solar Energy Project. CEP also agrees to coordinate with the Cleveland Metropolitan Park District and Village to plant flora and construct and maintain a trail, with educational kiosks, connecting the parking lot off Solon Road with the Solon Club Apartments and extending to connect to the trail off Hawthorne Parkway consistent with the conceptual renderings and descriptions attached hereto and incorporated herein as Exhibit "A". The actual location and design of the trail will be finalized prior to closing.

4. Capital Expenditure. CEP has budgeted approximately \$12 million to \$14 million for capital improvements to design, procure, and construct the Solar Energy Project.

5. Jobs. The project expects to result in part time employment of a maximum of 80 temporary construction jobs. Additionally, the long term operations and maintenance of the facility will result in annual contracting of approximately three part-time individuals for regularly scheduled activities.

6. Term. Except to all matters that relate to zoning approvals, which terms shall remain in effect for applicable periods required by law, this Agreement shall terminate and be of no further force or effect five (5) years from the Effective Date if, despite the best efforts of the parties, necessary approvals and permits for the Solar Energy Project described hereinabove are not granted. Once all approvals have been secured for the Solar Energy Project, including but not limited to interconnection approval, CEP anticipates a construction period of approximately six to 12 months.

7. Effect of Invalidity. If any declaration is held to be invalid by any Court, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

8. Stipulation of Consideration. The parties to this Agreement hereby acknowledge and stipulate to the mutual promises contained herein as good and sufficient consideration for this Agreement.

9. Force Majeure. CEP shall not be liable for loss, damage, destruction or delay, nor be deemed to be in default for failure to comply with this Agreement when prevented from compliance or fulfillment of any obligation by causes beyond its reasonable control including but not limited to acts of war (declared or undeclared), acts of God, fire, strike, labor difficulties, acts or omissions of any governmental authority, compliance with government regulations, insurrection or riot, embargo, delay or shortages in transportation or inability to obtain necessary labor, materials, or manufacturing facilities from usual sources or from defects or delays in the performance of its suppliers or subcontractors due to any of the foregoing enumerated causes. In the event of delay due to any such cause, the date of performance will be extended by a period equal to the delay plus a reasonable time to resume performance.

10. Assignment by CEP. CEP may freely assign this Agreement to an affiliate or subsidiary of CEP of equal or greater financial, technical and other ability as CEP to carry out the terms of this Agreement.

11. As capacity is free and available for new subscribers, CEP agrees to provide or arrange for electricity discounts of 10% to 15% to CEP subscribers who are residents and/or commercial customers located in the Village as permitted by state and local laws and regulations at the time the Solar Energy Project becomes operational and/or as permitted by subsequent amendments to said laws and regulations.

12. Miscellaneous. This Agreement may be signed in one or more counterparts (or with counterpart signature pages) which, taken together, shall constitute a fully executed Agreement and shall be considered a single document. For purposes of this Agreement, a pdf or electronic copy shall be deemed to be an original.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals and/or have caused their corporate seal to be affixed hereto the day and year first above written.

VILLAGE:

VILLAGE OF OAKWOOD, AN OHIO
MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION

By: _____

Its: _____

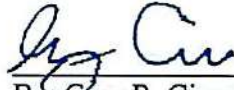
Date: _____

Approved as to legal form:

Law Director/Assistant Law Director

CEP:

CEP RENEWABLES OH, LLC, A NEW
JERSEY LIMITED LIABILITY COM-
PANY

A handwritten signature in dark ink, appearing to read "Gary R. Cicero", is written over a horizontal line.

By: Gary R. Cicero
Managing Member

Date: September 4, 2024

• **ANDREW L. SPARKS AND ASSOCIATES, INC.** •

• *Landscape Architecture* •

30303 Euclid Ave., Wickliffe, OH 44092

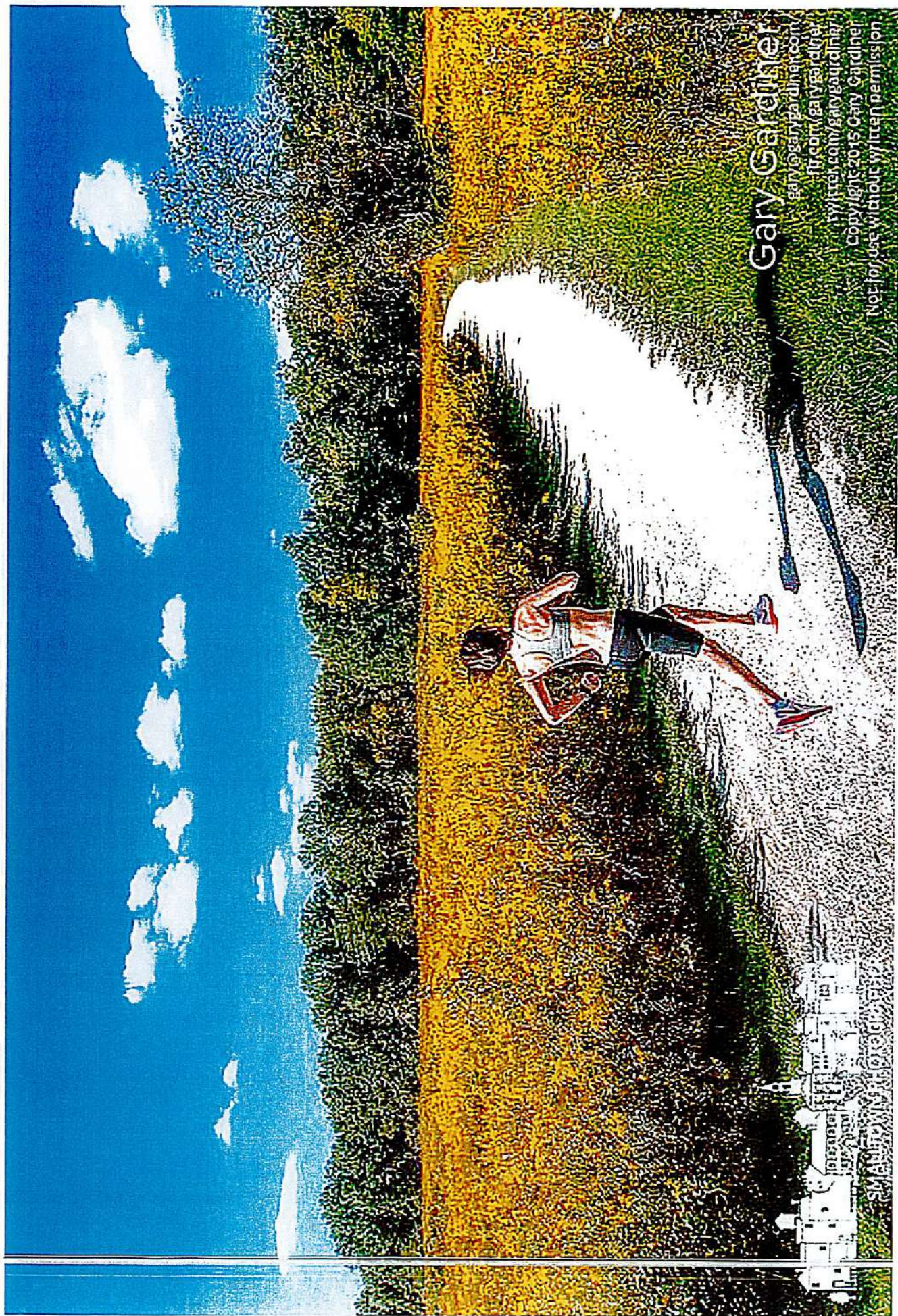
CELL 216-469-5252 PHONE 440-833-0163 FAX 440-943-9593

Landscaped Recreation Trail for site of Seneca Engineering 26 Acre Solar Energy Project



This "park-like" trail will have a groundcover canvas of varying shades, textures, and heights of green and blueish native grasses. This will be the background for an array of durable and ornamental native prairie and meadow re-seeding annuals and perennials, shrubs, small trees and evergreens planted along the trail. As the path winds along the watershed on the north, then over and down the mounding hills, and along the wooded area adjacent to Richmond Rd., vibrant and pastel annual and perennial flower colors and shapes will appear seasonally in large drifts and intense colonies with wisps of small flowering and berrying trees and shrubs in groupings, and be punctuated by a few larger evergreens and trees (far enough east and north to not interfere with the sun angle) to accomplish an invigorating and educational display for the hiker, runner, wanderer, and sight-seer. Beginning and ending at Solon Road and Richmond Road it will be a fine diversion from the views of the solar panels beyond, and an eye-catcher for even those traveling the roadways. There will be environmental benefits far beyond that present on the site now, for those residents and employees who make the effort; and for the birds and insects and our four-footed friends. Naturally provision will be made for their breakfast, lunch, and dinner as well, which should be tolerated. Perhaps a bridge at one spot for crossing at a Solon Club trail tributary. And rock outcroppings made from material raised on site. Exact points of beginning and ending have not been determined yet, but could result in a 2,500 foot to 3,000 foot trail.

Exhibit "A"



Gary Gardiner

gary@garygardiner.com

fit.com/garygardiner

writetel.com/garygardiner

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Smalltown, Oregon

ORDINANCE NO. 2024-WS-45

INTRODUCED BY COUNCILPERSON NIKOLIC

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER
INTO A CONTRACT WITH CREtelligent AND DECLARING
AN EMERGENCY**

WHEREAS, the Village Oakwood has received reports of various illnesses suffered by residents in the vicinity of Wright Avenue in the Village; and,

WHEREAS, Council has determined that it is in the best interests of the Village and the health and well-being of its residents, visitors and persons working within the Village to investigate potential environmental sources of said illnesses to determine what if any further steps should be taken;

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. The Mayor be and is hereby authorized to enter into a contract with CREtelligent substantially in the form attached hereto and incorporated herein as Exhibit "A".

SECTION 2. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the Village, the reason for the emergency being the urgent need to determine potential environmental sources of reported illnesses in the vicinity of Wright Avenue in the Village, therefore, provided it receives two-thirds ($\frac{2}{3}$) of the vote of all members of Council elected thereto, said Ordinance shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: _____

Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the
Mayor _____

Approved: _____

Mayor, Gary V. Gottschalk

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing Ordinance No. 2024 - was duly and regularly passed by this Council at the meeting held on the ____ day of _____, 2024.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that Ordinance No. 2024 - was duly posted on the ____ day of _____, 2024, and will remain posted in accordance with the Oakwood Village Charter.

Tanya Joseph, Clerk of Council

DATED: _____

EXHIBIT A



2717 S. Arlington St., Suite C
Akron, OH 44312
E.f.hamilton@cretelligent.com

January 8, 2024

Ed Hren
Engineer
Village of Oakwood
24800 Broadway Ave
Oakwood Village, Ohio 44146

Via email: hren@cvelimited.com

Re: Proposal
Preliminary Assessment
Environmental Conditions
Wright Ave, Oakwood Village

Dear Ed:

CREtelligent (CREt) is pleased to present this proposal for a preliminary assessment of environmental conditions along Wright Ave.

INTRODUCTION

During a recent meeting at your office, we heard concerns from Council President-elect Erica Nikolic regarding possible contamination of soil along Wright Ave associated with nearby industries. This proposal has been prepared to begin gathering data that might be able to help better understand that concerns raised.

SCOPE OF WORK

We have developed a scope of work that includes the following specific services:

INTERVIEWS

We are proposing to interview residents along Wright Ave and other nearby streets to better understand their concerns. During these interviews we will gather basic demographic data (age, gender, etc.). We will ask residents questions about where they have lived and worked now and historically. We will also attempt to gather information about other habits that might affect exposure to environmental contaminants. We will also ask residents to describe any concerns they have related to local environmental conditions. We will also ask residents if they have any health concerns. Response to any and all interview questions will be voluntary.

A questionnaire will be developed and used so that consistent and uniform information is collected. Residents will be requested to complete this, or another, questionnaire prior to the interview. It is likely that we will walk the neighborhood, particular properties of residents who have agreed to interviews prior to in person interviews. That reconnaissance will help guide the interview process.

Interviews will be conducted a location convenient for residents. We would propose a location at the Village Hall or even your office. Audio and/or video recording of the interviews might be conducted.

DESKTOP RESEARCH

After the interviews are completed and results reviewed and compiled, we will continue our research to understand possible sources of environmental contamination in the area. We will use an outside data contractor to compile a list of properties/businesses within a to be determined radius of the affected area. These data will include a list of businesses that have activity that has been reported to state, federal and local environmental authorities. The search area will be developed using an understanding of prevailing winds. We will also perform a visual reconnaissance from public roadways in the area to assess completeness of the data provided by the data vendor.

SAMPLING

CREtelligent is proposing to collect representative soil samples from the neighborhood to begin to develop an understanding of existing conditions. Soil samples will be collected from the near surface and from a depth of approximately 12 inches at each location. The study area will initially focus on properties east and west of Wright Ave between Forbes Road and North Lane. The study area may be adjusted based on the results of interviews and research described above.

This proposal includes costs for collection of two samples from each of 15 locations. Samples will be collected using properly decontaminated tools into laboratory supplied and prepared containers appropriate to the proposed analytical program. Samples will be maintained in an iced cooler under strict chain of custody until delivered to the analytical laboratory.

It is anticipated that samples will be submitted to Summit Environmental in Cuyahoga Falls Ohio. At this time, we are proposing to request samples be analyzed for the following metals via EPA Method 6010D:

- Selenium
- Vanadium
- Arsenic
- Tin
- Barium
- Lead
- Hexavalent Chromium
- Trivalent Chromium
- Copper

This list is subject to change based on the results of our research and interviews. The parameters listed above are, however, typically what one might expect to be discharged to air from the types of industries in the area.

Sampling locations will be restored by placing soil back into the excavation/hole. Topsoil and grass seed will be spread over each location. We are not proposing any ongoing maintenance or watering of samples areas.

PROJECT MANAGEMENT AND REPORTING

At the conclusion of the work described above we will prepare a report. The report will include a summary of work completed and detailed review of the results. The report will not name any resident specifically but will refer to interviewees in a generic sense. The report will include photographs, figures and other exhibits as appropriate.

We will also include recommendations. As discussed during our meeting, should our results suggest that there is some widespread impact we would recommend that the results be provided to the County Board of Health and/or the Ohio EPA.

ESTIMATED COST 1

CREt has prepared the following budget for this project, based on the scope of work described herein:

Task	Estimated CREt Cost	Estimated Expenses	Estimated Laboratory Cost	Total Estimated Task Cost
Interviews	\$6,000			\$6,000
Desktop Research	\$1,000	\$500		\$1,500
Soil sampling	\$2,000	\$1,000	\$7,000	\$10,000
Reporting and project management	\$5,000			\$5,000
TOTAL ESTIMATED PROJECT COST				\$22,500.00

This budget includes the following assumptions:

- Interviews will be conducted at a location to be provided by the Village. Two full days have been budgeted for interviews.
- Soil sample locations will be marked in the field. We expect the Village Engineer will provide us a drawing for our report documenting sample locations.
- If, after completing interviews, modifications to the list of laboratory analytes seems appropriate we will prepare a modified scope of work and advise any budgetary impacts prior to proceeding.

All work will be completed in accordance with the attached terms and conditions.

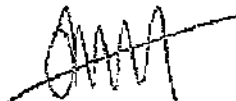
SCHEDULE

We are prepared to begin scheduling interviews immediately upon receipt of authorization to proceed. We will also commence the desktop research task immediately upon receipt of authorization to proceed. Soil sampling will be scheduled once the interviews and research are completed. Soil sampling will require snow and frost-free conditions. The soil sampling will take approximately one week to complete. Once the soil samples are collected, laboratory analysis will require approximately one week. Altogether, it is anticipated that this project will take 6 to 8 weeks to complete, contingent upon weather and other conditions beyond our control.

CREtelligent appreciates the opportunity to propose on this important project. Please do not hesitate to contact the undersigned with any questions or comments.

Regards,

CRETELLIGENT



Fraser K. Hamilton, Sr PG EP
Director, Environmental Consulting

1. The cost to the client shall not exceed the estimated cost without the client's prior written consent.

Authorization to Proceed:

Please sign below and include appropriate contact information.

(Client or Authorized Client Representative) Date

Printed Name Title

Billing Contact Information:

Contact Name _____

Company Name _____

Address _____

City, State, Zip _____

Phone Number _____

Fax Number _____

Email Address _____

Proposal
Preliminary Assessment
Environmental Conditions
Wright Ave, Oakwood Village

APPROVED AS TO LEGAL FORM

James A. Climer, Law Director

**CREtelligent
General Conditions**

1.0 BILLING

1.1 Invoices will be issued with the report, unless the work extends for more than 1 month, in which case invoices will be issued every four weeks. All invoices will be payable upon receipt, unless otherwise agreed.

1.2 Interest of 1 and 1/2% per month (but not exceeding the maximum rate allowable by law) will be payable on any amounts not paid within 15 days. Payments will be applied first to accrued interest and then to the unpaid principal amount of invoices. Any attorney's fees or other costs incurred in collecting any delinquent amount shall be paid by the Client.

1.3 In the event that the Client requests termination or suspension of the work prior to completion of a report, CREtelligent (the "Company") reserves the right to charge the Client for work completed and charges incurred by the Company as of the date of termination, including a charge to complete such analyses and records as are necessary to place its files in order and, where considered by it necessary to protect its professional reputation, to complete a report on the work performed to date. The Company reserves the right to impose a termination charge to cover the cost thereof in an amount not to exceed 30% of all charges incurred up to the date of termination.

2.0 WARRANTY AND LIABILITY

2.1 Company will provide services in accordance with the specifications prescribed by its Clients, in a manner consistent with the level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality under similar conditions. The Company hereby disclaims any warranties or representations, either expressed or implied, other than as expressly stated in the Company's proposals, contracts or reports.

2.2 The Company, its employees, subcontractors and agents shall not be liable for indirect or consequential damages, including without limitation loss of use, loss of value and loss of profits.

2.3 In addition to the limitations provided in 2.1 and 2.2, and notwithstanding any other provision herein, the liability of the Company, its employees, subcontractors and agents shall be limited to injury or loss to the extent caused by the negligence of the Company, its subcontractors and/or agents hereunder; and the liability of the Company for injury or loss arising from professional errors shall not exceed the lesser of (a) the total amount billed by the Company for the services rendered to Client, or (b) \$10,000. In no event shall the Company, its subcontractors or agents be liable for injuries or losses pertaining to environmental impairment, pollution, radiation, nuclear reaction or radioactive substances or conditions.

2.4 The Client agrees to indemnify and hold harmless the Company, its employees, subcontractors and agents against and from any claim, liability, attorneys' fees or other defense costs incurred because of (i) injury or loss caused by the acts and omissions of the Client, its employees, agents, contractors or subcontractors, and (ii) any third party claim arising from the performance of services hereunder by the Company, its agents or subcontractors with respect to claims that do not arise solely from the negligence or willful misconduct of the Company, its agents or subcontractors.

2.5 In the event that the Client asserts a claim against the Company that causes the Company to incur defense costs, and a court of law or arbitration panel rules in favor of the Company, the Client shall reimburse the Company for all costs, including attorney's fees, incurred by the Company in defending itself against such claim.

3.0 GOVERNING LAW:

These terms and conditions shall be governed by and construed in accordance with the laws of the State of California (without regard to its conflicts of law's provisions). The parties hereto hereby agree that venue of any action under these T&Cs shall be exclusively in Sacramento County, California, and that these terms and conditions are performable in part in Sacramento County, California.

ORDINANCE NO. 2025-WS-16

INTRODUCED BY MAYOR

**A PAY ORDINANCE AUTHORIZING THE EMPLOYMENT OF AN EMPLOYEE AND
SETTING FORTH THE DUTIES AND COMPENSATION FOR THEIR POSITION AND
DECLARING AN EMERGENCY**

WHEREAS, no individual shall become employed or be compensated in the Village of Oakwood without a pay ordinance; and,

WHEREAS, a pay ordinance shall have attached an exhibit for a job description of the employment position for which they shall be compensated that describes the following: the title of the position, employee name, the scheduled work days and hours of the position, who the position reports to, location of the position, pay scale range for the position, special requirements of the position, required roles and responsibilities to be fulfilled, and qualifications for the position as well as, any cross-training for coverage of other positions for the specific employee being hired.

NOW THEREFORE, BE IT ORDAINED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. Council hereby authorizes the employment of Tom Liotta as Finance Clerk.

SECTION 2. Tom Liotta shall be responsible for the duties set forth in the job description attached as Exhibit A.

SECTION 3. Tom Liotta, as Finance Clerk, shall work Full-Time at (40) hours per week and be compensated at a rate of eighteen and 00/100 Dollars (\$18.00) per hour.

SECTION 4. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the inhabitants of the Village, the reason for the emergency being the same that relates to the daily operation of a municipal department and the ability of the village to provide uninterrupted services to the citizens of the Village given, therefore, provided it receives the two-thirds vote of all members of Council elected thereto. Said ordinance shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: _____

Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the Mayor: _____

Approved: _____

Gary V. Gottschalk, Mayor

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio, do hereby certify that the foregoing Ordinance No. 2025- was duly and regularly passed by this Council at the meeting held on _____ day of _____, 2025.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio, do hereby certify that Ordinance No. 2025- was duly posted on the _____ day of _____, 2025, and will remain posted in accordance with the Oakwood Village Charter.

Tanya Joseph, Clerk of Council

DATED: _____



Job Description – Exhibit A

Position Title: Finance Clerk
Employee Name: Tom Liotta
Scheduled Work Hours/Days: Full time, 40 hours per week
Reports To: Finance Director
Location: Village Hall
Pay Scale: \$18 per hour

- Assist Finance Director with ongoing projects
- Communicate with vendors, customers and colleagues
- Greet visitors and accept deliveries
- Answer incoming calls direct to appropriate designation
- Assisting other administrative staff with overflow work
- Research old files and information request
- Collect monies from residents for: Field trips, Summer Camp, Snowplow Permits, Various Event Classes, Etc.
- Organize projects such as gathering information by letter or email
- Photocopy and scan documents as needed
- Open and sort mail
- Organize and print calendars for events
- Schedule appointments for Oakwood Bus Riders

Village of Oakwood is an equal opportunity employer. All applicants will be considered for employment without attention to race, color, religion, sex, sexual orientation, gender identity, national origin, veteran or disability status. Reasonable accommodations for disabilities will be made.

Employment with Village of Oakwood is at-will. This means your employment is for an indefinite period of time and it is subject to termination by the employee or Village of Oakwood, with or without cause, with or without notice, and at any time. Nothing in this policy or any other policy of Village of Oakwood shall be interpreted to be in conflict with or to eliminate or modify in any way, the at-will employment status of Village of Oakwood employees.

ORDINANCE NO. 2025-WS-28

INTRODUCED BY

**AN EMERGENCY ORDINANCE AMENDING THE REBATE
PROGRAM FOR RECREATION FACILITY MEMBERSHIP
FEES ESTABLISHED BY ORDINANCE NO. 2011-05**

WHEREAS, the Village of Oakwood has been continuously seeking ways to increase the recreational opportunities for its residents; and

WHEREAS, the Village of Oakwood does not presently operate an indoor recreation facility; and

WHEREAS, Oakwood Village residents are required to pay membership fees should they wish to use indoor recreation facilities; and

WHEREAS, the Council of the Village of Oakwood deems it advisable to provide a rebate of membership fees for the use of indoor recreation fees to its residents upon submission of proof, satisfactory to the Oakwood Director of Finance, that they have paid the applicable membership fee; and

WHEREAS, all Oakwood Village residents seeking to obtain this rebate shall adhere to all rules and procedures as promulgated by the Oakwood Director of Finance:

NOW THEREFORE, BE IT ORDAINED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. The Village of Oakwood hereby establishes a program providing Oakwood Village residents who have joined and paid the fees to be members of any indoor recreation facility located within Cuyahoga or Summit County rebates of membership fees actually incurred up to the equivalent membership fees set forth in Schedule A, attached hereto and expressly made a part hereof by reference.

SECTION 2. The rebate as provided in Section 1 hereof shall be paid to the eligible Oakwood Village resident within thirty (30) days of the submission of proof of the applicant's residency in Oakwood by way of a current driver's license, Ohio identification card, current utility bills or other proof satisfactory to the Oakwood Director of Finance as well as proof that they have paid the applicable membership fee for the use of the qualifying recreation facility.

SECTION 3. Council hereby appropriates sufficient funds to effectuate the provisions contained in Section 1 hereof. The Director of Finance be and is hereby authorized and directed to issue vouchers in the amounts and for the purposes as expressed in Section 1 hereof, said amounts to be charged to the General Fund.

SECTION 4. Ordinance 2011-05 be and hereby is repealed.

SECTION 5. This Ordinance is hereby declared to be an emergency measure necessary for the

immediate preservation of the public peace, health, safety and welfare of the inhabitants of the Village, the reason for the emergency being that the same relates to the daily operation of a municipal department and the immediate necessity to expand recreational activities for the residents of Oakwood, therefore, provided it receives two-thirds (2/3) of the vote of all members of Council elected thereto, said Ordinance shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: _____
Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the
Mayor _____

Approved: _____

Mayor, Gary V. Gottschalk

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing Ordinance No. 2025 - _____ was duly and regularly passed by this Council at the meeting held on the _____ day of _____, 2025.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that Ordinance No. 2025 - _____ was duly posted on the _____ day of _____, 2025, and will remain posted in accordance with the Village Charter.

Tanya Joseph, Clerk of Council

DATED: _____

SCHEDULE A

MEMBERSHIP PACKAGES

Family: Husband and wife with up to 2 children or head of household with up to 3 children, (*Children who are age 6 to 18 and still in High School*) and children under the age of 6 are FREE with adult member.

Yearly Membership	\$350
Six (6) months	\$210
Extra fee per member over 4	\$20

Single

Yearly Membership	\$275
Six (6) months	\$150

Senior/Disabled: Senior age 60 and over. Disabled eligibility must have proof of permanent disability

Yearly Membership	\$115
Six (6) months	\$80

Student: Children age 10 to 18 (and in High School) years of age

Yearly Membership	\$125
Six (6) months	\$85

ORDINANCE NO. 2025-WS-42

INTRODUCED BY MAYOR AND COUNCIL AS A WHOLE

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH MONTROSE FORD, INC., FOR THE PURCHASE OF TWO POLICE PATROL VEHICLES AND DECLARING AN EMERGENCY

WHEREAS, the Village Oakwood deems it advantageous to enter into a Purchase Agreement with Montrose Ford, Inc. for the purchase of two police patrol vehicles for the Village of Oakwood's use; and,

WHEREAS, Oakwood and Montrose Ford, Inc. have agreed in principle to the terms of said Agreement as set forth in the document attached hereto and incorporated herein by reference and marked Exhibit "A".

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. The Mayor be and is hereby authorized to enter into a Purchase Agreement with Montrose Ford, Inc. for two police patrol vehicles, a copy of which is attached hereto and expressly made a part hereof by reference and marked Exhibit "A".

SECTION 2. Council authorizes the expenditure of an amount not to exceed Ninety-nine thousand eighty and 00/100 Dollars (\$99,080.00) to effectuate the provisions contained in Section 1 hereof. The Director of Finance be and is hereby authorized and directed to issue payment for the purposes expressed in Section 1 hereof.

SECTION 3. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the Village, the reason for the emergency being that two police patrol vehicles are required equipment for the Police Department to continue to provide for the safety of the citizens of Oakwood and it is necessary for the Village to place an order with Montrose Ford, Inc. at the earliest possible time to expedite delivery of the vehicles to the extent possible, therefore, provided it receives two-thirds (2/3) of the vote of all members of Council elected thereto, said Ordinance shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: _____

Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the

Mayor: _____

Approved: _____

Mayor, Gary V. Gottschalk

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing Ordinance No. 2025 - was duly and regularly passed by this Council at the meeting held on the _____ day of _____ 2025.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that Ordinance No. 2025 - was duly posted on the _____ day of _____, 2025, and will remain posted in accordance with the Oakwood Village Charter.

Tanya Joseph, Clerk of Council

DATED: _____

Contract # RS1023078

(PAGE 1 of 2)

2026 INTERCEPTOR (3.3L V-6)

Item # 1-1

Order No:

OAKWOOD PD

FIN# QH160

KBA 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
425 50 STATE EMISS
55F KEYLESS - 4 FOB (now STD equip)
PLUS ALL ITEMS IN GREEN ON PAGE 2The items to the left are how the car
was quoted and that is this price below.
Any additional options added will
increase this price.

STATE CONTRACT VEHICLE Subtotal \$ 44,000.00

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

				TYPE YES OR NO
	TITLE FEE	DEALER	\$ 15.00	INCLUDED
#1-2	TEMP TAGS	DEALER	\$ 20.00	
#1-3	ADDITIONAL SET OF KEYS (comes with 4 already)	DEALER	\$ 100.00	
#1-4	WHEEL COVER (grey hubcaps)	65L	\$ 70.00	
#1-5	3.3L V6 HYBRID	99W/44B	\$ 2,000.00	YES
#1-6	3.0L EcoBoost	99G/44U	\$ 3,000.00	
#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	
#1-10	HEATED MIRRORS	STANDARD	\$ -	INCLUDED
#1-11	CARPET	16G	\$ 150.00	
#1-12	RED/WHT DOME IN CARGO	STANDARD	\$ -	INCLUDED
#1-13	PER-ANTI-THEFT with REMOTE START	DEALER	\$ 600.00	
#1-14	KEYLESS ENTRY (4 FOBS) W/O KEYPAD (DEDUCT)	STANDARD	\$ -	INCLUDED
#1-15	REAR CONSOLE PLATE FOR WIRE CHASE	85R	\$ 44.00	
#1-16	GRIL LED LGHTS/SIREN/SPKR PRE-WIRE	STANDARD	\$ -	INCLUDED
#1-17	HITCH	STANDARD	\$ -	INCLUDED
#1-18	SYNC	STANDARD	\$ -	INCLUDED
#1-19	REAR LIGHT BLUE/BLUE (RED/BLUE IS STD)	66C & VSO	\$ 560.00	
#1-20	BACKUP CAMERA	STANDARD	\$ -	INCLUDED
#1-21	STREET APPEARANCE (FIRE, DB OR UNMARKED)	65U, 64E, FW (RMV 51R)	\$ 367.00	
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.				
	ROAD READY UPFIT (LESS RADIO, RADAR & SCAN)	DEALER	\$ 16,000.00	
	5YR 100K \$0 DED PREMIUM CARE EXT WARRANTY	DEALER	\$ 2,700.00	
	5YR 150K \$0 DED PREMIUM CARE EXT WARRANTY	DEALER	\$ 4,300.00	
NOTE: Extended Warranties are through Ford and are also available in many configurations. This Extended Warranties use are the Premium Care (\$1,000+ Covered Components)				
#1-22	PER MILE DELIVERY CHARGE PER MILE	0	\$ -	
#1-23	MINIMUM DELIVERY CHARGE	DEALER	\$ 150.00	YES



STANDARD POLICE WHEEL



WHITE WHEEL (65L)



PAINTED WHEEL (64E)

**NOTE: Painted Wheel (64E) is available in Street Appearance pkg

OAKWOOD PD
Attn: SGT VAN NESSDerek Powers
Fleet/Gvmt. Sales Mgr.
Cell # is (419) 606-5659
dpowers@gomontrose.com

TOTAL OF UNIT W/ ADDED ADDL. BID ITEMS FROM ABOVE	\$ 46,230.00
TOTAL FOR UPFIT PROVIDED VIA MONTROSE FORD NOT LISTED ABOVE (IF REQUESTED)	\$ -
TOTAL FOR EXT WARRANTY NOT LISTED ABOVE (3YR 100K \$0 DED ESP)	\$ 2,500.00
TOTAL FOR CUSTOMER ADDED OPTIONS BELOW	\$ 810.00
TOTAL FOR CUSTOMER ADDED FORD FACTORY VSO LIGHTING OPTIONS	\$ -
TOTAL VALUE OF TRADE (IF YOU HAVE ONE)	\$ -
TOTAL FOR SINGLE UNIT QUOTED / ORDERED	\$ 49,540.00
2 unit/s requested	\$ 99,080.00

QUOTED 7/17/2025
ORDERED

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
51T	Spot Lamp - LED Bulb, Driver Only (Whelen)	\$ 420.00	YES
59B	Keyed Alike - 1284x	\$ 50.00	YES
63B	Side Marker LED - Sideview Mirrors (req. 60A)	\$ 340.00	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
AVAILABLE COLORS			
UM	AGATE BLACK	\$ -	2

ORDINANCE NO.: 2025-WS-43

INTRODUCED BY: MAYOR AND COUNCIL AS A WHOLE

AN ORDINANCE TO SUBMIT TO THE ELECTORS OF THE VILLAGE OF OAKWOOD THE QUESTION OF ADOPTING A PROPOSED AMENDED CHARTER FOR THE VILLAGE OF OAKWOOD AND DECLARING AN EMERGENCY.

WHEREAS, the Village of Oakwood Charter Commission, pursuant to the authority vested in it by Section 12.02 of the Oakwood Village Charter, has considered proposed amendments and repeal of multiple sections of the said Charter as set forth in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Oakwood Charter Review Commission has recommended said revisions to the Charter by motion passed by the Charter Review Commission as reflected in its minutes of May 7, 2025, and,

WHEREAS, pursuant to Section 12.01 of the Village Charter and the Ohio Constitution, the Village Council has determined to authorize and direct the submission to the electors of the Village the proposed amendments to the Village Charter set forth in the foregoing Exhibit "A" at the next regular election or at a special election on a date designated by Council after consideration by Council of the proposed Charter Amendment(s);

NOW, THEREFORE, Be It Ordained by the Council of the Village of Oakwood, County of Cuyahoga, State of Ohio, that:

Section 1: There shall be submitted to the electors of the Village of Oakwood, Ohio, on the date of the regular election to be held on the 4th day of November, 2025, the question of whether the Amended Charter as set forth in the attached Exhibit "A" should be adopted.

Section 2: The ballot of said election shall at the top thereof be entitled:

"Proposed Charter Amendment a majority affirmative vote is necessary for passage" and the question to be submitted on said ballot shall be in words as follows:

"Shall the proposed Amended Charter of the Village of Oakwood as reported by the Council of the Village Oakwood be adopted?"

YES - For Passage

NO - Against Passage"

Section 3: The Clerk of Council is hereby authorized and directed to forward a certified copy of this Ordinance to the Board of Elections of Cuyahoga County and cause notice

of the foregoing proposed Charter amendment to be given in accordance with general law.

Section 4: To pay the cost of publishing said notice, there be and is hereby appropriated from the General Fund such sums of money as may be required.

Section 5: This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the citizens of the Village of Oakwood for the reason that it is necessary meet the deadline to submit the proposed revisions to the Board of Elections for placement upon the ballot for the regular election to be held on November 4, 2025 and, therefore, this Ordinance shall take effect and be in force immediately upon its passage and approval by the Mayor.

PASSED: _____

Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the
Mayor: _____

Approved: _____

Mayor, Gary V. Gottschalk

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing Ordinance No. 2025 - was duly and regularly passed by this Council at the meeting held on the _____ day of _____ 2025.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that Ordinance No. 2025 - was duly posted on the _____ day of _____, 2025, and will remain posted in accordance with the Oakwood Village Charter.

Tanya Joseph, Clerk of Council

DATED: _____

ORDINANCE NO. 2025-WS-45

INTRODUCED BY _____

**AN ORDINANCE ESTABLISHING THE OAKWOOD
COMMUNITY GARDEN AND DECLARING AN EMERGENCY**

WHEREAS, the Council of the Village Oakwood deems it advantageous to the health and welfare of its residents to provide space for the growing of healthy sources of fresh food;

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. The Oakwood Community Garden is hereby established to be located in space to be designated and administered by the Director of Public Service.

SECTION 2. The Community Garden shall be subject to the rules and regulations attached hereto and incorporated herein as Exhibit 1 as amended from time to time by the Director of Public Service.

SECTION 3. The Community Garden shall be funded by grants, rentals and donations which rentals and donations shall be maintained by the Finance Director in a fund designated for that purpose and said funds are hereby appropriated for purposes set forth in this Ordinance.

SECTION 4. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the Village, the reason for the emergency being that the site of the garden needs to be prepared and equipment needs to be purchased in order for planting to occur on a timely basis for the next growing season, therefore, provided it receives two-thirds ($\frac{2}{3}$) of the vote of all members of Council elected thereto, said Ordinance shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: _____

Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the
Mayor _____

Approved: _____

Mayor, Gary V. Gottschalk

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing Ordinance No. 2025 - was duly and regularly passed by this Council at the meeting held on the ____ day of _____, 2025.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that Ordinance No. 2025 - was duly posted on the ____ day of _____, 2025, and will remain posted as provided in the Charter and Ordinances of the Village.

Tanya Joseph, Clerk of Council

DATED: _____



COMMUNITY GARDEN

REGISTRATION, WAIVER AND RELEASE

The community gardens are located just adjacent to the Oakwood Community Park parking lot by the pavilion and available to Oakwood Village Residents ONLY.

Access to the Community Gardens is via the Oakwood Community parking lot. Parking will only be permitted in the Community Park parking lot and not along the walkway to Oakhill.

Each in-ground garden plot will be 10'x4'. ADA compliant raised beds are available upon request for those in need and/or availability.

Gardeners need to bring their plant material and planting utensils. Full sun and water are on-site. The area is completely fenced to protect the plant material and each registered gardener will be provided a code to the lockbox for access. This code should not be shared with anyone who is not a registered gardener.

Gardens will be open and ready for planting around Mother's Day.

Failure to abide by the Expectations of Gardeners listed below will be grounds for the termination of the gardener's participation in the program without refund of fees or compensation for any plantings.

..... COMMUNITY GARDEN RULES AND REGULATIONS

A Community Garden registration form, signature of acceptance of all rules and regulations, full payment of all required fees and execution of a Release of all Claims form must be completed by a gardener prior to being assigned a garden spot.

EXPECTATIONS OF GARDENERS

- Gardeners may begin planting around Mother's Day. Gardeners will be notified via email when the gardens are open - as it is based on weather.
- Garden hours are sunrise to sunset daily.
- Control weeds and overgrowth of plots and surrounding paths.
- Walking Paths are not to be blocked or damaged.
- Weeds shall not be left in the pathways. Dispose of garden waste in designated areas only.
- Do not leave hoses charged (be sure to shut off after use).
- Keep all areas neat.
- Be respectful of other gardeners' produce.
- Close and confirm the garden gate is locked upon leaving to ensure garden remains secure.
- Herbicides are not permitted. Pest control needs to be **organic**.
- Limit application of organic fertilizers to your own plot and prevent unintentional wind drift, runoff or contamination of other plots.
- Plots must be vacated no later than October 31.
- ***Proof of residency (driver's license and current utility bill) required with application.***

NAME

#

FEES, DATES AND ASSIGNMENT OF PLOTS

Annual fees - \$25.00. Garden plot assignment is based on first-come-first served.

OAKWOOD COMMUNITY GARDEN RELEASE OF ALL CLAIMS

I, _____, residing at the Oakwood

address of _____

am a participant in the Oakwood Community Garden ("Community Garden"). As a condition of being allowed to participate in the Community Garden, I fully agree to the following:

1. I am duly aware of the risks and hazards that may arise through participation in the Community Garden, and assume any expenses and liabilities I incur in the event of an accident, illness or other incapacity. If I had any questions about the Community Garden, its nature, the risks or hazards involved, I have contacted the Service Director and discussed my questions to my satisfaction.

2. In consideration of being granted the opportunity to participate in the Community Garden for this year, I, for myself, my executors, administrators, agents, successors and assigns do hereby release and forever discharge Oakwood and its officers, officials (elected or appointed), directors, employees, and Departments, including the Service Department, volunteers, and other gardeners who have signed a similar Release of All Claims from any and all rights, claims of damages, demands, and any causes of actions whatsoever, including those based on negligence, in any manner arising out of my participation in Community Garden activities. I understand that this Release of All Claims means that, among other things, I am giving up my right to sue or to otherwise make any claims for any such losses, damages, injury or costs that I may incur.

I represent and certify that my true age is either at least 18 years old or, if I am under 18 years old on this date, my parent or legal guardian has read and signed this form with the intent to be legally responsible. I expressly agree that this Release of All Claims contains the entire agreement between the parties and the terms of this release are contractual and not a mere recital.

THE UNDERSIGNED HAS CAREFULLY READ AND VOLUNTARILY SIGNED THIS WAIVER AND RELEASE OF ALL CLAIMS AND FULLY UNDERSTANDS ITS CONTENTS AND MEANING

Gardener's Signature: _____

Printed Name: _____ Date: _____

Email: _____ Phone: _____

Parent/Guardian Signature: _____

Printed Name: _____ Date: _____

OFFICE USE ONLY

METHOD OF PAYMENT (please check method & complete all fields)

☐ Check Check #: _____

☐ Visa/Mastercard Card #: _____

☐ Cash

VERIFIED RESIDENCY (staff initials): _____

AMENDED RESOLUTION NO. 2025-37

INTROUDCED BY MAYOR AND COUNCIL AS A WHOLE

A RESOLUTION REFERRING TO THE PLANNING COMMISSION FOR REPORT AND RECOMMENDATION A PROPOSED ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT TO SELL VILLAGE LAND DESIGNATED ON THE RECORDS OF THE CUAHOGA COUNTY FISCAL OFFICER AS PERMANENT PARCEL NO. 795-08-028 and 795-08-029

WHEREAS, the Village of Oakwood, and J Wall Homes, LLC, c/o Johannah Wallace, individually (hereinafter referred to as "Purchaser") have reached an agreement in principle, as set forth in Exhibit "1" attached hereto and incorporated herein, for the sale of said Property to Purchaser; and

WHEREAS, Charter Sec. 10.02 (C) requires that, prior to passage, any Ordinance providing for the sale of public land be submitted to the Planning Commission for report and recommendation;

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. Proposed amended Ordinance No. 2025-39, attached hereto and made a part hereof by reference and marked Exhibit "A", which provides for the sale to Purchaser of Village land designated on the records of the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795- 08-028 and 795-08-029 (a diagram of said property being attached as Exhibit 2 to said Proposed Ordinance) be and hereby is referred to the Planning Commission pursuant to Charter Sec. 10.02 (C) for report and recommendation.

SECTION 2. The Clerk of Council be and is hereby authorized and directed to refer the attached proposed amended Resolution No. 2025-37 to the planning Commission for report and recommendation pursuant to Charter Sec. 10.02 (C) and the Codified Ordinances of the Village.

SECTION 3. This Resolution shall take effect from and after the earliest period allowed by law.

PASSED: _____
Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the
Mayor _____

Approved: _____

Mayor, Gary V. Gottschalk

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio, do hereby certify that the foregoing amended Resolution No. 2025-37 was duly and regularly passed by this Council at the meeting held on _____ day of _____, 2025.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio, do hereby certify that amended Resolution No. 2025-37 was duly posted on the _____ day of _____, 2025, and will remain posted in accordance with the Oakwood Village Charter.

Tanya Joseph, Clerk of Council

DATED: _____

ADDENDUM

This Addendum shall be attached to, shall become a part of and shall supersede any conflicting provisions contained in a certain contract executed by Johanna Wallace on behalf of himself and J Wall Homes, LLC (hereinafter "Purchasers") on or about April 16, 2025 by which Purchasers have agreed to purchase from the Village of Oakwood, Ohio (hereinafter "Seller") certain real property designated by the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-08-028 consisting of approximately .155 acres and Permanent Parcel No. 795-08-029 consisting of approximately .138 acres (hereinafter the "Property").

As additional consideration to induce Seller to enter the foregoing contract, Purchasers agree that within three (3) months of closing and the issuance of all necessary permits, Purchasers shall commence and within one year of said date shall complete construction of a single-family dwelling of at least 1,900 square feet on the Property. In the event Purchasers fail to comply with this paragraph, the Property shall revert, to Seller without compensation to Purchasers.

SELLER:

VILLAGE OF OAKWOOD, OHIO

Date

By: _____
Gary V. Gottschalk, Mayor

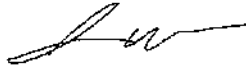
APPROVED AS TO LEGAL FORM

James A. Climer
Law Director, Village of Oakwood, Ohio

PURCHASER:
J Wall Homes, LLC

8/21/2025

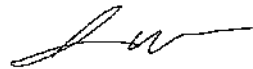
Date

By: _____
(Title)

PURCHASER:

8/21/2025

Date



Johannah Wallace

AMENDED RESOLUTION NO. 2025-38

INTRODUCED BY MAYOR AND COUNCIL AS A WHOLE

A RESOLUTION REFERRING TO THE PLANNING COMMISSION FOR REPORT AND RECOMMENDATION A PROPOSED ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT TO SELL VILLAGE LAND DESIGNATED ON THE RECORDS OF THE CUYAHOGA COUNTY FISCAL OFFICER AS PERMANENT PARCEL NO. 795-08-030 and 795-08-031.

WHEREAS, the Village of Oakwood, and J Wall Homes, LLC, c/o Johannah Wallace, individually (hereinafter referred to as "Purchaser") have reached an agreement in principle, as set forth in Exhibit "1" attached hereto and incorporated herein, for the sale of said Property to Purchaser; and

WHEREAS, Charter Sec. 10.02 (C) requires that, prior to passage, any Ordinance providing for the sale of public land be submitted to the Planning Commission for report and recommendation;

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. Proposed amended Ordinance No. 2025-40, attached hereto and made a part hereof by reference and marked Exhibit "A", which provides for the sale to Purchaser of Village land designated on the records of the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-08-030 and 795-08-031 (a diagram of said property being attached as Exhibit 2 to said Proposed Ordinance) be and hereby is referred to the Planning Commission pursuant to Charter Sec. 10.02 (C) for report and recommendation.

SECTION 2. The Clerk of Council be and is hereby authorized and directed to refer the attached proposed amended Resolution No. 2025-38 to the planning Commission for report and recommendation pursuant to Charter Sec. 10.02 (C) and the Codified Ordinances of the Village.

SECTION 3. This Resolution shall take effect from and after the earliest period allowed by law.

PASSED: _____

Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the
Mayor _____

Approved: _____

Mayor, Gary V. Gottschalk

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing amended Resolution No. 2025-38 was duly and regularly passed by this Council at the meeting held on the ____ day of _____, 2025.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that amended Resolution No. 2025-38 was duly posted on the ____ day of _____, 2025, and will remain posted in accordance with the Oakwood Village Charter.

Tanya Joseph, Clerk of Council

DATED: _____

ADDENDUM

This Addendum shall be attached to, shall become a part of and shall supersede any conflicting provisions contained in a certain contract executed by Johanna Wallace on behalf of himself and J Wall Homes, LLC (hereinafter "Purchasers") on or about April 16, 2025 by which Purchasers have agreed to purchase from the Village of Oakwood, Ohio (hereinafter "Seller") certain real property designated by the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-08-030 consisting of approximately .138 acres and Permanent Parcel No. 795-08-031 consisting of approximately .138 acres (hereinafter the "Property").

As additional consideration to induce Seller to enter the foregoing contract, Purchasers agree that within three (3) months of closing and the issuance of all necessary permits, Purchasers shall commence and within one year of said date shall complete construction of a single-family dwelling of at least 1,900 square feet on the Property. In the event Purchasers fail to comply with this paragraph, the Property shall revert, to Seller without compensation to Purchasers.

SELLER:

VILLAGE OF OAKWOOD, OHIO

Date

By: _____
Gary V. Gottschalk, Mayor

APPROVED AS TO LEGAL FORM

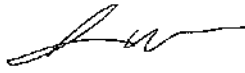
James A. Climer
Law Director, Village of Oakwood, Ohio

PURCHASER:

J Wall Homes, LLC

8/21/2025

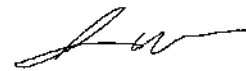
Date

By: _____
(Title)

PURCHASER:

8/21/2025

Date



Johannah Wallace

AMENDED ORDINANCE NO. 2025-39

INTROUDCED BY MAYOR AND COUNCIL AS A WHOLE

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH J WALL HOMES, LLC, C/O JOHANNAH WALLACE, INDIVIDUALLY TO SELL VILLAGE LAND DESIGNATED ON THE RECORDS OF THE CUAHOGA COUNTY FISCAL OFFICER AS PERMANENT PARCEL NO. 795-08-028 AND 795-08-029

WHEREAS, the Village of Oakwood owns certain real property designated on the records of the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-08-028 and 795-08-029; and,

WHEREAS, the Village of Oakwood deems it advantageous to sell Permanent Parcel No. 795-08-028 and 795-08-029 (hereinafter "the Property a diagram of which is attached hereto as Exhibit 2) to J Wall Homes, LLC, c/o Johannah Wallace, individually (hereinafter "Purchaser") to be developed and maintained as a single-family residence property; and,

WHEREAS, the Village of Oakwood and Purchaser have reached an agreement in principle, as set forth in Exhibit "I" hereto and incorporated herein, for the sale of the Property to Purchaser;

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. The Mayor be and is hereby authorized to enter into the Purchase Agreement with Purchaser, a copy of which is attached hereto and expressly made a part hereof by reference and marked Exhibit "I".

SECTION 2. This Ordinance shall take effect from and after the earliest period allowed by law.

PASSED: _____

Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the
Mayor _____

Approved: _____

Mayor, Gary V. Gottschalk

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing amended Ordinance No. 2025-39 was duly and regularly passed by this Council at the meeting held on the _____ day of _____, 2025.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that amended Ordinance No. 2025-39 was duly posted on the _____ day of _____, 2025, and will remain posted in accordance with the Oakwood Village Charter.

Tanya Joseph, Clerk of Council

DATED: _____

EXHIBIT "1"

PURCHASE AGREEMENT

THIS AGREEMENT is made and entered as of the last date of execution specified below, by and between The Village of Oakwood, Ohio hereinafter referred to as **SELLER**, and Joe Wallace, hereinafter referred to as **PURCHASER**.

1. **SELLER** agrees to sell and **PURCHASER** agrees to purchase the following described real estate with appurtenances, located in the Village of Oakwood, County of Cuyahoga and State of Ohio: one vacant parcel of property designated by the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-08-028 consisting of approximately .155 acres total, and Permanent Parcel No. 795-08-029 consisting of approximately .138 acres total, (hereinafter the "Property"). The Property shall include the land, all appurtenant rights, privileges and easements in their present condition "as is".

2. **PURCHASER** agrees to pay for said Property the sum total of Thirteen Thousand and Five Hundred Dollars (\$13,500.00).

3. **SELLER** shall furnish a Warranty Deed conveying to **PURCHASER**, or nominee, a marketable title to the Property, with dower rights, if any, released, free and clear of all liens and encumbrances whatsoever, except: (a) restrictions of record and any reservations and easements created in conjunction with such restrictions that do not materially adversely affect the use or value of the property; (b) zoning ordinances, if any; (c) taxes and assessments, both general and special, not yet due and payable, for the current half of the taxable year and thereafter. The foregoing Deed shall contain the following restrictions 1) the property shall not be used for any purposes other than a single family dwelling and 2) once consolidated, the property shall not be split absent the prior written

consent of the Village of Oakwood.

4. The closing of the sale and Seller's obligation to deliver title of the Property shall be subject to the following conditions:

a. Within ten days of the execution of this Purchase Agreement, Purchaser shall deliver the purchase price to the escrow agent.

b. Prior to closing, PURCHASER shall obtain approval for the following:

1) the consolidation of the Property into a single parcel designated by the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-08-028 or other such Permanent Parcel No. as the Cuyahoga County Fiscal Officer sees fit.

5. SELLER shall furnish a Title Guaranty in the amount of the purchase price, as evidence of assurance that there has been conveyed to PURCHASER, or nominee, the title required to be conveyed hereunder at PURCHASER'S cost. Should PURCHASER desire, he may obtain a Fee Policy of Title Insurance, so long as it pays the increased premium for same.

6. All general and special taxes, and all annual maintenance charges, if any, shall be prorated as of the date of filing the deed for record, on the basis of the latest available tax duplicate, provided, however, that the full amount of all installments on any special assessments, whenever payable, shall be prorated and assumed by PURCHASER.

7. All documents and funds necessary to the completion of this transaction shall be placed in escrow with Ohio Real Title, 126 W. Streetsboro Rd., Suite 1, Hudson, Ohio 44246, on or before **May 1, 2025**, subject to their standard conditions of escrow acceptance. If a defect in title appears, SELLER shall have thirty (30) days after notice to

remove said defect.

8. The Escrow Agent shall charge to SELLER and pay out of the purchase price the following: (a) amount due to discharge any lien encumbering the property and the cost of recording the cancellation thereof; (b) any amount due PURCHASER by reason of prorations; and (c) the amount of any special assessments payable by SELLER. SELLER shall also pay directly all utility charges to the date of filing the deed for record. PURCHASER shall pay the following: (a) any real estate transfer tax; (b) attorney fees incurred to prepare the Warranty Deed; (c) the escrow fee; (d) all fees and costs incident to filing the deed; (e) costs of any inspections requested by PURCHASER; (f) all escrow and other fees associated with the closing; and (g) the premium cost for the Owner's Fee Title Insurance Policy, if desired;

9. SELLER shall deliver possession of the property to PURCHASER upon filing the deed for record.

10. The obligations of SELLER to consummate at the Closing of the transaction herein contemplated are subject to the following conditions:

(a) PURCHASER shall have performed all agreements on his part required to be performed under this Agreement and shall not be in default under any of the provisions of this Agreement; and

(b) PURCHASER shall have delivered the Purchase Price to the Escrow Agent as set forth in Paragraph 2 hereof.

11. SELLER agrees that PURCHASER shall be permitted access to the Property at all reasonable times to inspect same.

12. PURCHASER stipulates that there have been no express or implied representations, warranties or statements concerning the condition of said premises, the value of same, the improvements thereon, the use that can be made of said premises, or

anything concerning same other than what is included in this written Purchase Agreement.

13. Neither SELLER nor PURCHASER has retained any broker in connection with this transaction, and each party hereto agrees to defend, indemnify and hold the other harmless against any claim or claims of any broker or any other representative for commission, or finder's fee or expenses alleged by any third parties to be incurred by or on behalf of the indemnifying party.

14. This Agreement shall not be assigned by either party hereto without the express written consent of the other.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

16. Any notices provided for herein to SELLER or PURCHASER shall be in writing and deemed to have been given when mailed, postage paid, by registered or certified mail, return receipt requested, as follows:

TO SELLER: Oakwood Village
c/o James A. Climer
Mazanec, Raskin & Ryder Co., LPA
34305 Solon Rd., Ste. 100
Cleveland, OH 44139
jclimer@mrrlaw.com

TO PURCHASER: J Wall Homes, LLC
c/o Johannah Wallace
12918 Maplerow Ave.
Garfield Heights, Ohio 44105
hasanproperties@gmail.com

17. It is understood that this Agreement is subject to the approval of Oakwood Village Council and, after execution by PURCHASER, will not be executed by SELLER until such approval is obtained. Upon execution of this Agreement, it shall become binding upon and accrue to the benefit of SELLER and PURCHASER and their respective heirs,

executors, administrators and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the last date subscribed hereinbelow.

SELLER

VILLAGE OF OAKWOOD, OHIO

DATE

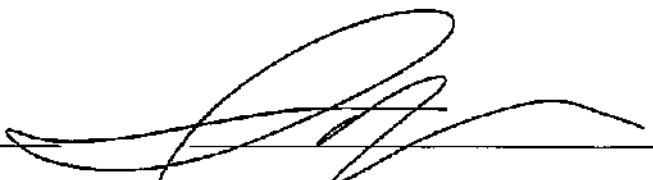
by: _____
Gary Gottschalk, Mayor

APPROVED AS TO LEGAL FORM

James A. Climer,
Law Director
Village of Oakwood, Ohio

PURCHASER

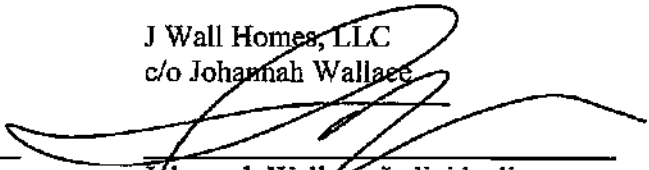
April 16 2025



DATE

April 16 2025

J Wall Homes, LLC
c/o Johannah Wallace

A large, stylized handwritten signature in black ink, appearing to read 'JWallHomes', is written over the signature line and extends into the date field.

DATE

Johannah Wallace, Individually

 An official website of the Cuyahoga County government. Here's how you know



CUYAHOGA COUNTY, *Ohio*
MyPlace

Exhibit 2

Search

City

Entire County



Search By

☐ Owner

☒ Parcel

☐ Address

79508028 | OAKWOOD VILLAGE LAND REUTILIZATION PROGRAM | 7258 LAMSON RD | OAKWOOD



Search Results

View Map

PROPERTY DATA

General Information

Transfers

Values

Land

Building Information

Building Sketch

Other Improvements

Permits

Property Summary Report

TAXES

Tax By Year

Pay Your Taxes Online

LEGAL RECORDINGS

Get a Document List

ACTIVITY

Informal Reviews

Board of Revisions Cases





Zoom in and click on a parcel for more information or click the banner to reset the map

[Top](#)
[Go To Full Map](#)

Updated :05/09/2025 03:44:03 AM

Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**

WATER DEPARTMENT OFFICIALS: AS OF JANUARY 1, 2021 PLEASE UTILIZE THE TRANSFER TAB ON THE MYPLACE SITE TO DETERMINE OWNERSHIP FOR CREATING OR CLOSING ACCOUNTS. PARCEL DATA ON PROPERTY TRANSFERS ARE UPDATED DAILY. THEREFORE, YOU CAN NOW RELY ON THIS SITE FOR ACCURATE REAL PROPERTY OWNERSHIP. YOU ARE ALSO WELCOME TO ACCEPT COPIES OF RECORDED DEEDS FROM OUR OFFICE.

THANK YOU

ADDENDUM

This Addendum shall be attached to, shall become a part of and shall supersede any conflicting provisions contained in a certain contract executed by Johanna Wallace on behalf of himself and J Wall Homes, LLC (hereinafter "Purchasers") on or about April 16, 2025 by which Purchasers have agreed to purchase from the Village of Oakwood, Ohio (hereinafter "Seller") certain real property designated by the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-08-028 consisting of approximately .155 acres and Permanent Parcel No. 795-08-029 consisting of approximately .138 acres (hereinafter the "Property").

As additional consideration to induce Seller to enter the foregoing contract, Purchasers agree that within three (3) months of closing and the issuance of all necessary permits, Purchasers shall commence and within one year of said date shall complete construction of a single-family dwelling of at least 1,900 square feet on the Property. In the event Purchasers fail to comply with this paragraph, the Property shall revert, to Seller without compensation to Purchasers.

SELLER:

VILLAGE OF OAKWOOD, OHIO

Date

By: _____
Gary V. Gottschalk, Mayor

APPROVED AS TO LEGAL FORM

James A. Climer
Law Director, Village of Oakwood, Ohio

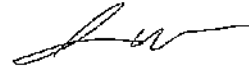
PURCHASER:

J Wall Homes, LLC

8/21/2025

Date

By:

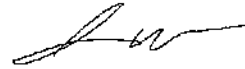


(Title)

PURCHASER:

8/21/2025

Date



Johannah Wallace

ORDINANCE NO. 2025-40

INTROUDCED BY MAYOR AND COUNCIL AS A WHOLE

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH J WALL HOMES, LLC, C/O JOHANNAH WALLACE, INDIVIDUALLY TO SELL VILLAGE LAND DESIGNATED ON THE RECORDS OF THE CUAHOGA COUNTY FISCAL OFFICER AS PERMANENT PARCEL NO. 795-08-030 AND 795-08-031

WHEREAS, the Village of Oakwood owns certain real property designated on the records of the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-08-030 and 795-08-031; and,

WHEREAS, the Village of Oakwood deems it advantageous to sell Permanent Parcel No. 795-08-030 and 795-08-031 (hereinafter "the Property a diagram of which is attached hereto as Exhibit 2) to J Wall Homes, LLC, c/o Johannah Wallace, individually (hereinafter "Purchaser") to be developed and maintained as a single-family residence property; and,

WHEREAS, the Village of Oakwood and Purchaser have reached an agreement in principle, as set forth in Exhibit "1" hereto and incorporated herein, for the sale of the Property to Purchaser

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. The Mayor be and is hereby authorized to enter into the Purchase Agreement with Purchaser, a copy of which is attached hereto and expressly made a part hereof by reference and marked Exhibit "1".

SECTION 2. This Ordinance shall take effect from and after the earliest period allowed by law.

PASSED: _____

Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the
Mayor _____

Approved: _____

Mayor, Gary V. Gottschalk

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing Ordinance No. 2025-40 was duly and regularly passed by this Council at the meeting held on the _____ day of _____, 2025.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that Ordinance No. 2025-40 was duly posted on the _____ day of _____, 2025, and will remain posted in accordance with the Oakwood Village Charter.

Tanya Joseph, Clerk of Council

DATED: _____

EXHIBIT "1"

PURCHASE AGREEMENT

THIS AGREEMENT is made and entered as of the last date of execution specified below, by and between The Village of Oakwood, Ohio hereinafter referred to as **SELLER**, and Joe Wallace, hereinafter referred to as **PURCHASER**.

1. **SELLER** agrees to sell and **PURCHASER** agrees to purchase the following described real estate with appurtenances, located in the Village of Oakwood, County of Cuyahoga and State of Ohio: one vacant parcel of property designated by the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-08-030 consisting of approximately .138 acres total, and Permanent Parcel No. 795-08-031 consisting of approximately .138 acres total, (hereinafter the "Property"). The Property shall include the land, all appurtenant rights, privileges and easements in their present condition "as is".

2. **PURCHASER** agrees to pay for said Property the sum total of Thirteen Thousand and Five Hundred Dollars (\$13,500.00).

3. **SELLER** shall furnish a Warranty Deed conveying to **PURCHASER**, or nominee, a marketable title to the Property, with dower rights, if any, released, free and clear of all liens and encumbrances whatsoever, except: (a) restrictions of record and any reservations and easements created in conjunction with such restrictions that do not materially adversely affect the use or value of the property; (b) zoning ordinances, if any; (c) taxes and assessments, both general and special, not yet due and payable, for the current half of the taxable year and thereafter. The foregoing Deed shall contain the following restrictions 1) the property shall not be used for any purposes other than a single family dwelling and 2) once consolidated, the property shall not be split absent the prior written

consent of the Village of Oakwood.

4. The closing of the sale and Seller's obligation to deliver title of the Property shall be subject to the following conditions:

- a. Within ten days of the execution of this Purchase Agreement, Purchaser shall deliver the purchase price to the escrow agent.
- b. Prior to closing, PURCHASER shall obtain approval for the following:
 - 1) the consolidation of the Property into a single parcel designated by the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-08-030 or other such Permanent Parcel No. as the Cuyahoga County Fiscal Officer sees fit.

5. SELLER shall furnish a Title Guaranty in the amount of the purchase price, as evidence of assurance that there has been conveyed to PURCHASER, or nominee, the title required to be conveyed hereunder at PURCHASER'S cost. Should PURCHASER desire, he may obtain a Fee Policy of Title Insurance, so long as it pays the increased premium for same.

6. All general and special taxes, and all annual maintenance charges, if any, shall be prorated as of the date of filing the deed for record, on the basis of the latest available tax duplicate, provided, however, that the full amount of all installments on any special assessments, whenever payable, shall be prorated and assumed by PURCHASER.

7. All documents and funds necessary to the completion of this transaction shall be placed in escrow with Ohio Real Title, 126 W. Streetsboro Rd., Suite 1, Hudson, Ohio 44246, on or before May 1, 2025, subject to their standard conditions of escrow acceptance. If a defect in title appears, SELLER shall have thirty (30) days after notice to

remove said defect.

8. The Escrow Agent shall charge to SELLER and pay out of the purchase price the following: (a) amount due to discharge any lien encumbering the property and the cost of recording the cancellation thereof; (b) any amount due PURCHASER by reason of prorations; and (c) the amount of any special assessments payable by SELLER. SELLER shall also pay directly all utility charges to the date of filing the deed for record. PURCHASER shall pay the following: (a) any real estate transfer tax; (b) attorney fees incurred to prepare the Warranty Deed; (c) the escrow fee; (d) all fees and costs incident to filing the deed; (e) costs of any inspections requested by PURCHASER; (f) all escrow and other fees associated with the closing; and (g) the premium cost for the Owner's Fee Title Insurance Policy, if desired;

9. SELLER shall deliver possession of the property to PURCHASER upon filing the deed for record.

10. The obligations of SELLER to consummate at the Closing of the transaction herein contemplated are subject to the following conditions:

(a) PURCHASER shall have performed all agreements on his part required to be performed under this Agreement and shall not be in default under any of the provisions of this Agreement; and

(b) PURCHASER shall have delivered the Purchase Price to the Escrow Agent as set forth in Paragraph 2 hereof.

11. SELLER agrees that PURCHASER shall be permitted access to the Property at all reasonable times to inspect same.

12. PURCHASER stipulates that there have been no express or implied representations, warranties or statements concerning the condition of said premises, the value of same, the improvements thereon, the use that can be made of said premises, or

anything concerning same other than what is included in this written Purchase Agreement.

13. Neither SELLER nor PURCHASER has retained any broker in connection with this transaction, and each party hereto agrees to defend, indemnify and hold the other harmless against any claim or claims of any broker or any other representative for commission, or finder's fee or expenses alleged by any third parties to be incurred by or on behalf of the indemnifying party.

14. This Agreement shall not be assigned by either party hereto without the express written consent of the other.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

16. Any notices provided for herein to SELLER or PURCHASER shall be in writing and deemed to have been given when mailed, postage paid, by registered or certified mail, return receipt requested, as follows:

TO SELLER:

Oakwood Village
c/o James A. Climer
Mazanec, Raskin & Ryder Co., LPA
34305 Solon Rd., Ste. 100
Cleveland, OH 44139
jclimer@mrrlaw.com

TO PURCHASER:

J Wall Homes, LLC
c/o Johannah Wallace
12918 Maplerow Ave.
Garfield Heights, Ohio 44105
hasanproperties@gmail.com

17. It is understood that this Agreement is subject to the approval of Oakwood Village Council and, after execution by PURCHASER, will not be executed by SELLER until such approval is obtained. Upon execution of this Agreement, it shall become binding upon and accrue to the benefit of SELLER and PURCHASER and their respective heirs,

executors, administrators and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the last date subscribed hereinbelow.

SELLER

VILLAGE OF OAKWOOD, OHIO

DATE

by: _____
Gary Gottschalk, Mayor


APPROVED AS TO LEGAL FORM

James A. Climer,
Law Director
Village of Oakwood, Ohio

PURCHASER

April 16 2025

DATE



J Wall Homes, LLC
c/o Johannah Wallace

April 16 2025

A handwritten signature in black ink, appearing to read 'Johannah Wallace', written over a horizontal line.

DATE

Johannah Wallace, Individually


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Exhibit 2

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City Entire County 

Search By ☐ Owner ☒ Parcel ☐ Address

79508028 | OAKWOOD VILLAGE LAND REUTILIZATION PROGRAM | 7258 LAMSON RD | OAKWOOD



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THANK YOU

ADDENDUM

This Addendum shall be attached to, shall become a part of and shall supersede any conflicting provisions contained in a certain contract executed by Johanna Wallace on behalf of himself and J Wall Homes, LLC (hereinafter "Purchasers") on or about April 16, 2025 by which Purchasers have agreed to purchase from the Village of Oakwood, Ohio (hereinafter "Seller") certain real property designated by the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-08-030 consisting of approximately .138 acres and Permanent Parcel No. 795-08-031 consisting of approximately .138 acres (hereinafter the "Property").

As additional consideration to induce Seller to enter the foregoing contract, Purchasers agree that within three (3) months of closing and the issuance of all necessary permits, Purchasers shall commence and within one year of said date shall complete construction of a single-family dwelling of at least 1,900 square feet on the Property. In the event Purchasers fail to comply with this paragraph, the Property shall revert, to Seller without compensation to Purchasers.

SELLER:

VILLAGE OF OAKWOOD, OHIO

Date

By: _____
Gary V. Gottschalk, Mayor

APPROVED AS TO LEGAL FORM

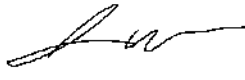
James A. Climer
Law Director, Village of Oakwood, Ohio

PURCHASER:

J Wall Homes, LLC

8/21/2025

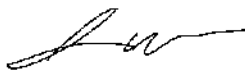
Date

By: _____
(Title)

PURCHASER:

8/21/2025

Date



Johannah Wallace

AMENDED RESOLUTION NO. 2025-41

INTROUDCED BY MAYOR AND COUNCIL AS A WHOLE

A RESOLUTION REFERRING TO THE PLANNING COMMISSION FOR REPORT AND RECOMMENDATION A PROPOSED ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT TO SELL VILLAGE LAND DESIGNATED ON THE RECORDS OF THE CUAHOGA COUNTY FISCAL OFFICER AS PERMANENT PARCEL NO. 795-09-043.

WHEREAS, the Village of Oakwood, and J Wall Homes, LLC, c/o Johannah Wallace, individually (hereinafter referred to as "Purchaser") have reached an agreement in principle, as set forth in Exhibit "I" attached hereto and incorporated herein, for the sale of said Property to Purchaser; and

WHEREAS, Charter Sec. 10.02 (C) requires that, prior to passage, any Ordinance providing for the sale of public land be submitted to the Planning Commission for report and recommendation;

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. Proposed Ordinance No. 2025 - , attached hereto and made a part hereof by reference and marked Exhibit "A", which provides for the sale to Purchaser of Village land designated on the records of the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-09-043 (a diagram of said property being attached as Exhibit 2 to said Proposed Ordinance) be and hereby is referred to the Planning Commission pursuant to Charter Sec. 10.02 (C) for report and recommendation.

SECTION 2. The Clerk of Council be and is hereby authorized and directed to refer the attached proposed Resolution No. 2025 - to the planning Commission for report and recommendation pursuant to Charter Sec. 10.02 (C) and the Codified Ordinances of the Village.

SECTION 3. This Resolution shall take effect from and after the earliest period allowed by law.

PASSED: _____

Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the
Mayor _____

Approved: _____

Mayor, Gary V. Gottschalk

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing Resolution No. 2025- 41 was duly and regularly passed by this Council at the meeting held on the _____ day of _____, 2025.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that Resolution No. 2025-41 was duly posted on the _____ day of _____, 2025, and will remain posted in accordance with the Oakwood Village Charter.

Tanya Joseph, Clerk of Council

DATED: _____

ADDENDUM

This Addendum shall be attached to, shall become a part of and shall supersede any conflicting provisions contained in a certain contract executed by Johanna Wallace on behalf of himself and J Wall Homes, LLC (hereinafter "Purchasers") on or about April 16, 2025 by which Purchasers have agreed to purchase from the Village of Oakwood, Ohio (hereinafter "Seller") certain real property designated by the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-09-043 consisting of approximately .115 acres (hereinafter the "Property").

As additional consideration to induce Seller to enter the foregoing contract, Purchasers agree that within three (3) months of closing and the issuance of all necessary permits, Purchasers shall commence and within one year of said date shall complete construction of a single-family dwelling of at least 2,000 square feet on the Property. In the event Purchasers fail to comply with this paragraph, the Property shall revert, to Seller without compensation to Purchasers.

SELLER:

VILLAGE OF OAKWOOD, OHIO

Date

By: _____

Gary V. Gottschalk, Mayor

APPROVED AS TO LEGAL FORM

James A. Climer

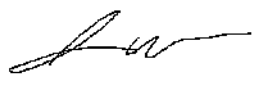
Law Director, Village of Oakwood, Ohio

PURCHASER:

J Wall Homes, LLC

8/21/2025

Date

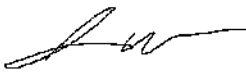
By: 

(Title)

PURCHASER:

8/21/2025

Date



Johannah Wallace

AMENDED ORDINANCE NO. 2025-42

INTROUDCED BY MAYOR AND COUNCIL AS A WHOLE

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH J WALL HOMES, LLC, C/O JOHANNAH WALLACE, INDIVIDUALLY TO SELL VILLAGE LAND DESIGNATED ON THE RECORDS OF THE CUAHOGA COUNTY FISCAL OFFICER AS PERMANENT PARCEL NO. 795-09-043

WHEREAS, the Village of Oakwood owns certain real property designated on the records of the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-09-043; and,

WHEREAS, the Village of Oakwood deems it advantageous to sell Permanent Parcel No. 795-09-043 (hereinafter "the Property a diagram of which is attached hereto as Exhibit 2) to J Wall Homes, LLC, c/o Johannah Wallace, individually (hereinafter "Purchaser") to be developed and maintained as part of his driveway to his single-family residence property; and,

WHEREAS, the Village of Oakwood and Purchaser have reached an agreement in principle, as set forth in Exhibit "I" hereto and incorporated herein, for the sale of the Property to Purchaser;

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio that:

SECTION 1. The Mayor be and is hereby authorized to enter into the Purchase Agreement with Purchaser, a copy of which is attached hereto and expressly made a part hereof by reference and marked Exhibit "I"

SECTION 2. This Ordinance shall take effect from and after the earliest period allowed by law.

PASSED: _____

Erica Nikolic, President of Council

Tanya Joseph, Clerk of Council

Presented to the
Mayor _____

Approved: _____

Mayor, Gary V. Gottschalk

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing amended Ordinance No. 2025-42 was duly and regularly passed by this Council at the meeting held on the ____ day of _____, 2025.

Tanya Joseph, Clerk of Council

POSTING CERTIFICATE

I, Tanya Joseph, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that amended Ordinance No. 2025-42 was duly posted on the ____ day of _____, 2025, and will remain posted in accordance with the Oakwood Village Charter.

Tanya Joseph, Clerk of Council

DATED: _____

EXHIBIT "1"

PURCHASE AGREEMENT

THIS AGREEMENT is made and entered as of the last date of execution specified below, by and between The Village of Oakwood, Ohio hereinafter referred to as **SELLER**, and Joe Wallace, hereinafter referred to as **PURCHASER**.

1. **SELLER** agrees to sell and **PURCHASER** agrees to purchase the following described real estate with appurtenances, located in the Village of Oakwood, County of Cuyahoga and State of Ohio: one vacant parcel of property designated by the Cuyahoga County Fiscal Officer as Permanent Parcel No. 795-09-043 consisting of approximately .115 acres total, (hereinafter the "Property"). The Property shall include the land, all appurtenant rights, privileges and easements in their present condition "as is".

2. **PURCHASER** agrees to pay for said Property the sum total of Fifteen Thousand Dollars (\$15,000.00).

3. **SELLER** shall furnish a Warranty Deed conveying to **PURCHASER**, or nominee, a marketable title to the Property, with dower rights, if any, released, free and clear of all liens and encumbrances whatsoever, except: (a) restrictions of record and any reservations and easements created in conjunction with such restrictions that do not materially adversely affect the use or value of the property; (b) zoning ordinances, if any; (c) taxes and assessments, both general and special, not yet due and payable, for the current half of the taxable year and thereafter. The foregoing Deed shall contain the following restrictions 1) the property shall not be used for any purposes other than a single family dwelling and 2) once consolidated, the property shall not be split absent the prior written consent of the Village of Oakwood.

4. The closing of the sale and Seller's obligation to deliver title of the Property shall be subject to the following conditions:

a. Within ten days of the execution of this Purchase Agreement, Purchaser shall deliver the purchase price to the escrow agent.

5. SELLER shall furnish a Title Guaranty in the amount of the purchase price, as evidence of assurance that there has been conveyed to PURCHASER, or nominee, the title required to be conveyed hereunder at PURCHASER'S cost. Should PURCHASER desire, he may obtain a Fee Policy of Title Insurance, so long as it pays the increased premium for same.

6. All general and special taxes, and all annual maintenance charges, if any, shall be prorated as of the date of filing the deed for record, on the basis of the latest available tax duplicate, provided, however, that the full amount of all installments on any special assessments, whenever payable, shall be prorated and assumed by PURCHASER.

7. All documents and funds necessary to the completion of this transaction shall be placed in escrow with Ohio Real Title, 126 W. Streetsboro Rd., Suite 1, Hudson, Ohio 44246, on or before May 1, 2025, subject to their standard conditions of escrow acceptance. If a defect in title appears, SELLER shall have thirty (30) days after notice to remove said defect.

8. The Escrow Agent shall charge to SELLER and pay out of the purchase price the following: (a) amount due to discharge any lien encumbering the property and the cost of recording the cancellation thereof; (b) any amount due PURCHASER by reason of prorations; and (c) the amount of any special assessments payable by SELLER. SELLER shall also pay directly all utility charges to the date of filing the deed for record.

PURCHASER shall pay the following: (a) any real estate transfer tax; (b) attorney fees incurred to prepare the Warranty Deed; (c) the escrow fee; (d) all fees and costs incident to filing the deed; (e) costs of any inspections requested by PURCHASER; (f) all escrow and other fees associated with the closing; and (g) the premium cost for the Owner's Fee Title Insurance Policy, if desired;

9. SELLER shall deliver possession of the property to PURCHASER upon filing the deed for record.

10. The obligations of SELLER to consummate at the Closing of the transaction herein contemplated are subject to the following conditions:

(a) PURCHASER shall have performed all agreements on his part required to be performed under this Agreement and shall not be in default under any of the provisions of this Agreement; and

(b) PURCHASER shall have delivered the Purchase Price to the Escrow Agent as set forth in Paragraph 2 hereof.

11. SELLER agrees that PURCHASER shall be permitted access to the Property at all reasonable times to inspect same.

12. PURCHASER stipulates that there have been no express or implied representations, warranties or statements concerning the condition of said premises, the value of same, the improvements thereon, the use that can be made of said premises, or anything concerning same other than what is included in this written Purchase Agreement.

13. Neither SELLER nor PURCHASER has retained any broker in connection with this transaction, and each party hereto agrees to defend, indemnify and hold the other harmless against any claim or claims of any broker or any other representative for commission, or finder's fee or expenses alleged by any third parties to be incurred by or on behalf of the indemnifying party.

14. This Agreement shall not be assigned by either party hereto without the

express written consent of the other.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

16. Any notices provided for herein to SELLER or PURCHASER shall be in writing and deemed to have been given when mailed, postage paid, by registered or certified mail, return receipt requested, as follows:

TO SELLER: Oakwood Village
c/o James A. Climer
Mazanec, Raskin & Ryder Co., LPA
34305 Solon Rd., Ste. 100
Cleveland, OH 44139
jclimer@mrrlaw.com

TO PURCHASER: I Wall Homes, LLC
c/o Johannah Wallace
12918 Maplerow Ave.
Garfield Heights, Ohio 44105
hasanproperties@gmail.com

17. It is understood that this Agreement is subject to the approval of Oakwood Village Council and, after execution by PURCHASER, will not be executed by SELLER until such approval is obtained. Upon execution of this Agreement, it shall become binding upon and accrue to the benefit of SELLER and PURCHASER and their respective heirs, executors, administrators and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the last date subscribed hereinbelow.

SELLER

VILLAGE OF OAKWOOD, OHIO

DATE


by: _____
Gary Gottschalk, Mayor

APPROVED AS TO LEGAL FORM


James A. Climer,
Law Director
Village of Oakwood, Ohio

PURCHASER

April 24, 2025
DATE


J Wall Homes, LLC
c/o Johannah Wallace

April 24, 2025
DATE


Johannah Wallace, Individually

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CUYAHOGA COUNTY, *Ohio*

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Exhibit 2

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City Entire County 

Search By ☐ Owner ☒ Parcel ☐ Address



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- General Information
- Transfers
- Values
- Land
- Building Information
- Building Sketch
- Other Improvements
- Permits
- Property Summary Report

TAXES

- Tax By Year
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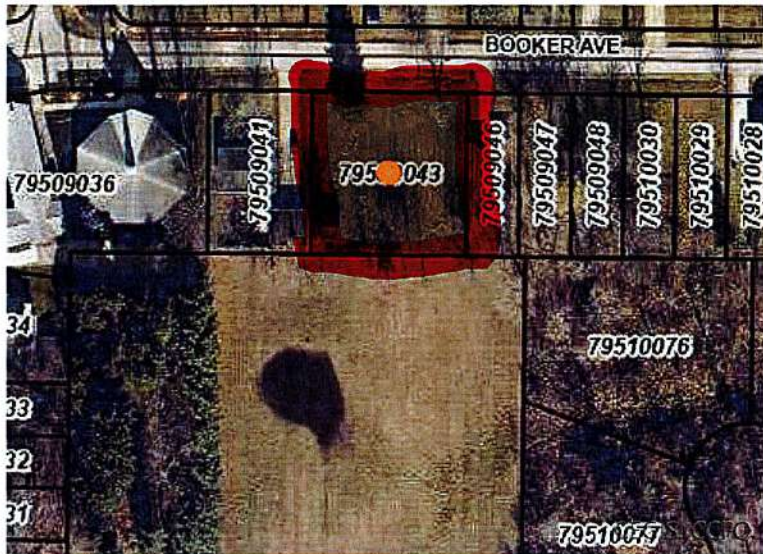
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THANK YOU

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SELLER:

VILLAGE OF OAKWOOD, OHIO

Date

By: _____
Gary V. Gottschalk, Mayor

APPROVED AS TO LEGAL FORM

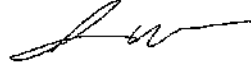
James A. Climer
Law Director, Village of Oakwood, Ohio

PURCHASER:

J Wall Homes, LLC

8/21/2025

Date

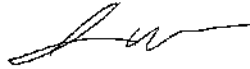
By:  _____

(Title)

PURCHASER:

8/21/2025

Date

 _____

Johannah Wallace

**VILLAGE OF OAKWOOD
COUNCIL MEETING MINUTES
2024-9-10**

ATTENDANCE

Erica Nikolic, President	James Climer, Law Director
Johnnie Warren, President Pro Tem	Captain Freeman, Police Department
Taunya Scruggs, Ward 1	Tom Haba, Service Director
Eloise Hardin, Ward 2	Matt Jones, Village Engineer
Paggie Matlock, Ward 3	Brian Thompson, Finance Director
Mary Davis, Ward 4	Carlean Perez – Recreation Director
Candace Hill, Ward 5(formerly Williams)	

ABSENT

Gary V Gottschalk, Mayor	Dave Tapp, Fire Department
Ross Cirincione, Prosecutor	Daniel Marinucci, Chief Bldg. Official

** Arrived after roll call*

Meeting opened at 7:05pm by Nikolic
Pledge of Allegiance
Roll Call taken

Nikolic: Agenda item number four, meeting minutes.

Motion to adopt the meeting minutes for March 25th, Finance Committee Meeting Minutes made by Hardin seconded by Matlock

YES VOTE: Nikolic, Scruggs, Matlock

NO VOTE: Davis, Williams

MOTION PASSED

Motion to adopt the minutes from August 27th, 2024 Records Commission Meeting Minutes made by Climer seconded by Nikolic

YES VOTE: Nikolic, Climer, Joseph

MOTION PASSED

Okay, moving on to agenda item number five, clerk correspondence. Joseph: The only thing I have to mention is just a reminder that we have shred day coming up on Saturday the 14th at the park over by Mt. Zion. That is going to be from 9am to 12pm, so just wanted to remind everyone that's the last one for the year. **Nikolic:** Thank you, Council Clerk Joseph, moving on to agenda item number six, the departmental reports. Mayor Gottschalk is not with us, may we hear from our Law Director?

Law Director Climer| **Climer:** Thank you, Madam President, I have no report, I'm available for questions. **Nikolic:** Our first question in the work session was regarding the handbook. We wanted a status of where you were with reviewing that with the fire department. **Climer:** I

believe that Mr. O'Leary is working on that, I'll ask him for an update. **Nikolic:** Alright, just have him shoot us an email. **Climer:** Will do. **Hardin:** Can we ask that we have that by the next meeting, Mr. Law Director? **Climer:** We will try to do that. **Hardin:** Thank you. **Nikolic:** We'd like to move that forward because that is largely relating to the time clock legislation and council would like to move on that. My next question was about the property on Forbes. Where are we with that? **Climer:** Mr. O'Leary and Mr. Cirincione are consulting on the options on that. They are obtaining the building department file or whatever file there is on it. I'll ask them to report back to me before the end of the week on where they are on that. So, we had a discussion about it towards the tail end last week. And so, we're going to try to move that forward. There are a number of options available under the point-of-sale ordinance. After Mr. Cirincione and Mr. O'Leary have a chance to put together the strategy, we're going to get that moving. **Hardin:** And the objective was what? **Climer:** There's an auxiliary property there that was at one time used for rentals that's fallen into disrepair. There have been some complaints from the neighbors. The main property is okay; the property is presently under sale. The agent for the property owner has been informed of the point-of-sale issues on this. They're well aware that they need to be taken care of. And in fact, I think they have listed it as subject to the point-of-sale ordinance or the need to make repairs under that ordinance. **Nikolic:** Did the building department do a point-of-sale inspection? **Climer:** They did not to my knowledge. **Nikolic:** Is that not required? To what extent is that required? **Climer:** The extent that it is required is the building department can request entry into the property under case law and in this district of the United States District Court. It is a Fourth Amendment violation to hold up the sale if somebody does not consent to that inspection. But what then happens is the building department will issue a certificate that the matter has not been inspected. The escrow agent is required to have that either a certificate of inspection. Or a statement from the building department that the inspection could not be conducted in its file. And then if the purchaser purchases the property they're required to make the repairs. **Nikolic:** Mr. Marinucci is not here this evening. We will wait for your update from Mr. O'Leary and Cirincione. Any further questions for our law director? Hearing none, may we hear from our finance director, Mr. Thompson?

Finance Director Thompson| **Thompson:** Thank you, Madam Chairman, just a couple brief comments. We continue to work with our state audit group on the 2022-2023 bi-annual audit. And also, we're just working diligently to close out July and August financials. We're hoping to have those done in a couple of weeks. We're working on those simultaneously. And just briefly starting to put templates together for the 2025 budget. For different departments, the safety force is about 60% of it. So, I'm internally discussing with them, trying to finalize their budgets, and having the rest of the departments have theirs forthcoming as well. Thank you, Madam Chair, that's all I have. **Hardin:** I called today, last time I talked with you. You were working on some information that the chair of finance wanted. Is that ready? Do you have everything that she's asked for? Because 2024-37 is still sitting here. Have you given her everything? **Thompson:** I know it was quite a lengthy email, and I sent quite a few documents. I think it was the end of the last week. So, we can revisit the list, and if there's anything left, I can forward it. So, I know there's a lengthy one that I did send back in the email for information. **Nikolic:** So, my question is, I believe the legislation had a September 1st deadline for the budgets and everything from the departments. Have you given them an updated deadline to submit? **Thompson:** It's just been internally, like I said, I'm working with the safety force at this point. But I'll be reaching back out to the department heads to continue to work on this internally. **Nikolic:** All right, so I mean

we're already ten days behind, so let's not let it go past another two weeks. **Warren:** I would like to see if we can have some proposals by the next council meeting or projection from either of the safety forces. I think that we've been going over this over and over and over again and I don't know how many variations. We got the same number of people; we have certain expenses that increase here and there. However, I think we should at least have the safety forces. At least Police Chief because he always has his anyway. I think that we should be able to review at least police, if not fire in two weeks. **Garratt:** I could have it ready, that would be feasible. **Matlock:** Brian, the 2024, what would it be, 2023 property taxes for our residents. I know each resident got hit with like a 37% assessment fee on their property taxes. And some of them, it was hit at a time where a lot of people were not expecting it. I'm going to bring it up in front of council to see what we can do to kind of help compensate these residents back. Pending on how much we receive from the county for those property taxes. Because I don't think you anticipated it either would it going up like 34% or 37%? **Thompson:** Yeah, I think it was county-wide, and it did go up, so... **Matlock:** It was countywide, some counties or some municipalities, basically... And we should just look into how much was generated during that time period. And maybe we can make some type of arrangement of providing our residents back. At least if we can, at I'm looking at at least 50%. Or whatever they put into that assessment, what was given to us for that assessment. I don't want to run us to the point where we're detrimental in debt with finances. But if there is a way that we can help give or either provide the residents back some of that assessment money. Because they were not expecting that. And we have a lot of elderly, too, that wasn't expected. That's like an added expense to them. And some of it went up, I know mine went up almost \$1,000. So, I don't know, I'm just saying what mine is. And I know theirs is hit with even \$300, \$400 more. If you can provide us with information on how much those taxes were, how much that assessment was in general. And then they would have to provide proof or whatever that they paid that extra 37%. Which they probably did because you know you have to have taxes paid at a certain time. And maybe perhaps we can go in and find out what we can do to help give them back some of that. What will help them take down a little bit of that burden this year. Next year we know what's going to come. But this year everybody just got hit with it and just didn't know. **Thompson:** I'm sure the county can give me a holistic kind of assessment total. But it was definitely initiated by them, and each individual probably had to call on the county because of that partial number of information on each property to see what it actually was. I'm not aware of any rebate program that's going back to... **Matlock:** Well, it's going to have to be something through us. Legislation is going to have to be drawn up through us, through council. In order to see how much we would give them back. Based off of how much they actually paid into that assessment. How much that assessment actually was, providing us proof. And then we would make a recommendation based on what you say it would be if they won't put us into no financial bind. But if we can give them some of that back, I just think we need to kind of like give it back. But that's something that we would need, in a rebate, something that we can do in a re-bate for them. **Thompson:** We really don't collect to the following year, like the process happened this year. Collections won't happen for this process until next year. **Matlock:** But whatever it is, we can look into it and then they know that rebate will come back to them. **Nikolic:** I agree we should look into county programs and anything that's available through the county to help support as well. So that, you know, make sure you keep on top of anything that may come out through the county that may support residents and or through the state. I'm not sure, but just stay on top of any programs that may be support that. And of course, we will as well through our networks, but primarily... **Thompson:** Potential hardship program... **Nikolic:** Right, any type of

program that would have come out to assist people given this new tax assessment. Any other questions for our finance director? Hearing none, may we hear from our service director, Mr. Haba.

Service Director Haba| **Haba:** Thank you, Madam President, next Wednesday, September 18th, we'll have our annual paint and tire and hazardous household materials, computers, pick up. We'll have a flyer out by the end of the week on that. Also, the shred notification will be on that flyer. We're going to put our leaf pick up on because that's starting up soon for leaf pick-up. And we might even have the... Senior citizens plowing of driveways on there. I'm not sure on that one yet. I'll know about it tomorrow morning if we're down there or not. And the contractor for the new (inaudible) church that collapsed a few months back. Notified the owner that he'd be starting next Monday, September 16th, on removing that. So that's good news out of there and that's all I have. If you have any questions... **Warren:** Are we doing any chargeback for the work that we did in there to secure that site or no? **Haba:** I don't know, it's not really in my hands, and I just... **Warren:** Was it a significant sum? **Haba:** ...(inaudible) thrown into it, but that would be up to maybe fire. I can talk to Dave the Chief... **Warren:** No, I mean, with you guys going in... **Haba:** Yeah, we went in that night, and we put the caution tape up there. **Warren:** Oh, that's it? **Haba:** Caution tape, yeah, we went in for a few hours. They called me at about 11:30pm that Saturday night. We were there until about four in the morning. There's one operator on the machine... **Warren:** And that's what I'm saying, that's what I'm talking about. Get an idea of what it is in this seat and turn it over to Brian. And then we can recommend to him about pursuing it. Because they could take it out on their insurance or whatever, but it's their responsibility. **Nikolic:** I guess one last thing, the litter signs, have they gone up yet? **Haba:** Not all of the Village, you have in some places. The ones at the, before a police basketball game. We put out all the signs out there about the leash law and the clean-up after your dog, you have a no littering. **Nikolic:** Where the leash law signs located? Are they all throughout the village? **Haba:** Yeah, they're not everywhere right now and but they're at the park. They'll be at the, there's ones at the Booker playground, there's one's at the community park, we're put some at Wright, and also in the meadows where we have that bench and the trash can over there. **Nikolic:** Any other questions for our service director? Thank you hearing them and hear from our police chief.

Police Chief Garratt| **Garratt:** We had an issue in August, illegal dumping on Wright Avenue. There's been a couple abandoned lot over there, they've just been dumping the stuff. We did send officers down there and fortunately this day and age of Amazon people throw away stuff and leave their identification on the box. So that worked out quite well for us on our side. However, it was kind of interesting how it kind of came down. The officer that did the investigation on it, took it back to the resident where there was some garbage out of. And this was in Bedford, and they had a contractor, they were doing some work at the house. The contractor hired another person to take the garbage and dump it. Well, they were back too fast. And the contractor was skeptical on it and this the second time. Well, I think you can put an end to this story right now. They're going around and making an easy dump and dumping in Oakwood right in the yard there. So, we're able to cite that person with two counts of illegal dumping. So, that worked out well, and I appreciate the information. This is, again, another thing about community reaching out to us and getting us going as best we could. And it's just another example of how we need the community to do our investigations. This past weekend, officers went around to check all the streetlights and the poles, report to First Energy. Seven to ten days, they'll replace the bulbs and

pull the poles that are dangerous. Especially with the last storms and everything in the woods that we had, so that was handled. The next two months is going to be a lot of training; a lot our mandatory continuing professional education is going occur the next two month. I want to thank the fire department. They got us through one part of all the officers who were certified with first aid and CPR again, as they do each year. I really appreciate them taking the time to do that with us. Also, we have a training class coming up that we're sponsoring at our training center. You'll see police cars from all over the state coming in for that. You see all different police cars you're not aware of, it's probably why they're here. So other than that, that's all I have, thank you.

Nikolic: Any questions or comments for our police chief? Hearing none, may we hear from our engineer, Mr. Jones.

Engineer Jones| **Jones:** Thank you, so just a couple quick updates on upcoming construction projects. The first one will be the reconstruction of the southern half of First Place. That will start probably within the next couple of days. We met with the contractor late last week and they're ready to get out there. So, that'll be concrete repairs and an asphalt overlay occurring basically from Forbes Road up to the southern driveway of the Penske facility. So that will take care of most of the Forbes parts of that road for the businesses up there. Next project is the first phase of Tryon Road. The resurfacing of Tryon between Richmond and Jean Drive. That is looking to start up here in a few weeks. We just had successful bids on that last week. So, that project will be going hopefully by the end of September and should take about a month. So again, this is based on Millenfeld, taking off the existing asphalt, doing some repairs, and putting down a new asphalt service. And then finally, we have the repair and resurfacing of Oak Leaf. That project has been a little bit delayed, but we're looking to get some concrete work started on that project, hopefully in November. We're going to start on the two-way section, so that will be between John's trailer and Oakleaf Oval, the south end of the project. The rest of the work on that project is going to occur in 2025. There has to be some coordination with ODOT because of the fact that traffic control has to happen near the interchange. That complicates things a little bit on that projects. That's the update on everything, and of course, as you all know, Forbes Road is just about completed, and we're just into a punch list on that. Other than that, I'm open for questions.

Davis: The first one I wanted to ask, the Oak Leaf one, do we already have the people that are going to do the work? **Jones:** No, we don't have it. **Davis:** Did we put it out for bids? **Jones:** No, that's going to be it's going to be advertised for the next week. **Davis:** Okay, and so November is not too late, I mean, cold or whatever? **Jones:** No, for concrete work. So, we won't be able to get the asphalt work done. So there's going to be concrete repairs that will happen and then an asphalt overlay. The asphalt overlay can't happen this year. But some of the concrete repairs at the south end, we can knock those out now. And then we can handle the rest of the concrete repairs in the one-way section next year. The repairs in one-way section are going to necessitate that road being shut down completely. So, that has to be coordinated with ODOT. So, we're doing that the easier repairs to work around are the ones at the south end; we'll do those this year.

Davis: The second question I had was you talked about First Place. Is there something that they pay in their fees, of all those companies that are there, towards road work? **Jones:** That's a local road, and again, keep in mind that a lot of the village's income comes from those businesses. So, just something to keep in mind. We did get funding for that project. A big portion of the construction on that job is being paid for by CDBG and CDSG funds that were awarded for this year. So, we're getting basically even money on that job. **Davis:** When that was going to be done? **Jones:** Completion should be about 30 to 45 days, so that'll be end of October, roughly.

Davis: Thank you. **Nikolic:** So, my question regarding Oak Leaf is, you said we're using ARPA funds for that? Are they required to be spent by the end of the year? **Jones:** They're not required to be spent by end of year. **Nikolic:** Okay, they can be spent up until next year? **Jones:** At a minimum up until next year. I don't know if they'll extend it beyond that, but I know they can still be spending it next year. It doesn't matter. We intend on spending it well before the end of next year, so... **Hardin:** Everyone is pleased with Forbes, to my knowledge. However, what we're asking to add to the cost when they were doing the work. Some of the tar is on some of the local streets, Somerville, Lynbrook. **Haba:** Yeah, I know I didn't see it, but I don't think you're going to be able to get it off anyway. I know a street sweeper even brushes on it. But you take a look at it, I'll take another look at but looked like it was one vehicle. **Jones:** I can mention it to the county, but when that happens, that's usually a pretty difficult thing to deal with, so I'll check it. **Hardin:** Okay, and then on Forbes, just before you get to Swift, on the Bedford Heights side. This is, Tommy, while I'm thinking about it, a tree has fallen. It's going to come out into the street in a minute. **Haba:** Okay. **Hardin:** When will you start your annual assessment for street maintenance? **Jones:** It'll be by the end of the year; I don't have a date yet. **Hardin:** Okay, put it way up there again, again, again, and again, Somerville and on... **Jones:** We'll be looking at all of them, so it will be an objective analysis. **Hardin:** Well, we got a little priority there, don't forget. And on Raynham, whenever you do it, I'm going on record, because the curving was a part of the street. It's kind of bad just as you come on to Raynham. **Jones:** That'll be something we look at when we look. **Hardin:** Alright, thank you sir. Any other questions or comments for our Engineer? Hearing none, may we hear from our Recreation Director, Ms. Perez. **Perez:** Thank you, Madam President, since you guys haven't been around, I guess I can catch you up from June to July, to now. So, we started out with summer camp in June, and in June, we had 50 kids. Everyone went home safely, I cannot say that there weren't any issues. My car got hit by one of the bus drivers. And I had to pay for it because they're exempted, but that's ok. That was probably my main issue. We had to get rid of some counselors, so we did have a little bit. All the kids went home safe and sound. That's exactly what we wanted to have it. We went straight from summer camp into summer concerts. I MC'd most of the shows because the Mayor was ill, but that went pretty well. We had a pretty good show and money. Collections were not as large as they used to be, but we did have some good collections from the shows. And I know that for a fact because I did count that money also. And then after that, after the summer concert, exercise is still going on in between all that. That is the recreation department, that's what we're doing. And I've got an update for you. As of Monday, residents, and council, I have been approved. Ms. Hardin had asked me several times because she's received calls on the Aquafit class. We are approved to start that class on Monday at 10 o'clock. And it will be from 10am to 10.45am, and it is a free class for the residents. So again, it's 10 o'clock every Monday, and every Wednesday and Friday classes will still resume at Mt. Zion, from 11am to 11:45am, that's yoga with a twist. **Davis:** Where is it going to be held? **Perez:** At the quality inn. **Hardin:** Because we're talking about water, is there a release? **Perez:** I will make a form for everyone to sign. And we have to get the insurance form to up to the Quality Inn also. **Davis:** And this is only for Oakwood residents only, you're saying? **Perez:** Correct. **Hardin:** And you do verify that? **Matlock:** Approximately how deep? **Perez:** It's five, so that's all I really have, I'm open for questions. But the mayor told me you mentioned something about Chromebooks. He's buying Chromebooks for the center and he's going to be giving them some for the Center. I think Paggie you needed to get some stuff on the computers, some vouchers or something you wanted to do with computers for the Seniors? **Matlock:** No, I think what it was, just a lock up case to make

sure. **Davis:** We can get them on a cart, add it to it, and then it has a lock on it. But this also charges them up, because usually you charge them when they're not being used. **Perez:** I'm trying to get some more programming started since everything has calmed down. I'm trying to get more programming starting for the community center during the week. My first event will be this Thursday; there is someone that's coming to show you how to wrap your hair. She's doing it for free at 12pm on Thursday at the community centers. And I will be trying to get the different events coming up throughout the week. **Matlock:** Approximately how many individuals can get inside of the Oakwood Village bus? **Perez:** 14. **Matlock:** I know we had a lot of seniors apply for those farmer market coupons. And we were trying to see if we can get a date that we could take them out to a little date like to a farmers market. So, they can spend them if they want to. We were thinking about probably, perhaps, we don't know, West Side Market. That's just a day for them at the West Side market. They could utilize those coupons for produce. And it could be like a little afternoon, a couple hour trip, nothing. **Perez:** We can do that any day, but Wednesday. **Matlock:** Even if we were to check and see if there's any place like Amish country or somewhere close, nothing far for them to just go to. Just see because they just state to me that they were getting them in the mail. **Perez:** I'll work on that, start working on that this week, tomorrow and Friday. Any other questions? **Nikolic:** Any questions for our recreation director? Hearing none, thank you, Ms. Perez. Moving on to agenda item number seven, the ward reports.

Ward Report

Councilperson Scruggs: Ward 1 had their very first event where we were coming together just to meet your neighbor. And we had a movie in the park and a cookout. So I dragged my grill from the house to a little area in the meadows. Brought some hot dogs and the kids and the families that came out had a wonderful time eating hot dogs, eating chips, and cookies. And it was a potluck as well so some of the ward members brought potato salad and cookies and things. So, we had a really nice time for everyone that came out. We had a blow up movie thing and music and everything, and the movie that we watched was E.T. So it was really nice to, the kids didn't really want to watch E.T. But it was nice because I brought the parents out that were our age that used to watch E. T. And we had a lot of little glow up, you know, glasses and things that could be fun and find your kid in the dark. And the really, really cool thing about it was that we reached out to the police officers and said, hey, we got this going on. And they showed up and so the police officers were out there as well. They had on their glow up, you know, everybody had a great time, just getting an opportunity to meet each other and spend some time outside of the house. So, our goal is to try to do more things where we can kind of come together as a community. And just know who we're living next to. Because it really does make a difference. So that's the first of the events that we had in Ward 1. And we will be having our newsletter coming out each quarter, so it's fall. We got to get ready for our newsletters. So, be on the lookout for our war newsletter. **Warren:** I just wanted to commend you on using the police officers because historically police bring fear to kids. And in our community, we got to integrate the police with the kids so that they feel comfortable. And know that that's who you call when you have an issue. And so it's really good and our police chief has always participated as well as fire in all of our events.

Councilperson Hardin: Ward 2, we did have an issue and I'm going to bring it up because I'll need the help of the rest of council. On Labor Day, the fireworks that the young people shot off in the ward were horrendous. And my question is this, Chief, I know, but the council can pass

legislation that would prohibit the use of them. Because by the state law, they are allowed. So, we would have to pass ordinance that would disallow them. Are there different types of fireworks versus... **Garratt:** Here's the thing, the state limits to what type of fireworks. You guys can limit to what days the fireworks are allowed. So, if you want fourth of July, the weekend before, the weekend after, none of the other holidays, this is what I've told you the last three years since they made it. You guys have the right to squash that down to whatever you want to do. You can allow it on Fourth of July, or you know, whatever you guys decide and omit the rest of the holidays. Because pretty much every holiday and the weekend before, the weekend after, they're allowed. And we don't enforce and cannot enforce until after 11 o'clock. A lot of people go to bed before 11 o'clock, I understand that. And we can do a laundry list of the problems that people have with fireworks; I get it. Veterans, animals, children, we have issues, and we agree with it. But I bring it to you is, again, if you guys deem it necessary. Maybe now that we've got a taste of the amount of fireworks that are going on. Maybe we could do some constriction on that with legislation. And allow it at certain points, whatever you guys agree on. And then you let us know and we'll enforce the rest. **Hardin:** But there are different kinds, because to some, it makes a first little boom, and then my god. Those are legal, those are mortars. **Hardin:** Can we disallow mortars? **Garratt:** I don't think that you can do that. **Climer:** My recollection, and it's been a while, but my recollection off the top of my head was that when the state liberalized or legalized the use of certain fireworks. The cities could opt out of both dates and times and the types that they liberalized it for. Now that's right off the top of my head. I've got to pull that out and dust it off again. But I think there are options to dial back the types of fireworks that are permitted, I think. **Hardin:** I wanted to bring it up publicly because it was really, really one situation. It was one from one extreme to the other. It was a veteran that had a problem, and then a mom called me. Her child was on the spectrum, and she had to leave the village. **Garratt:** We're not crazy about it either, but as a police department because we get a flooding of calls. And we answer every call even though we know it's fireworks, we're still going answer. **Hardin:** They did come around and eventually I walked up there because you couldn't do anything. But if it's okay with the rest of council, please start looking at maybe the kinds of more these mortars because they are extremely loud. **Climer:** I'll send around a memo on what the state has allowed individual cities to opt out of. **Hardin:** Okay, great, thank you.

Councilwoman Matlock: There's nothing other than we did have a complaint about a couple of your police individuals. But I do think people are in the audience today and they're going to bring that complaint to you personally. So, we can address it and perhaps maybe resolve the issues that are going on. I think they can be resolved, we just need to resolve. And basically, the other complaint I have, our building department person is not here tonight. So, that would be it, we'll deal with that later, thank you.

Councilwoman Davis: Ward four, I have to say, I've been working on it for the last couple of weeks. We have a company that's really situated on Broadway, but they're backing up into Macedonia Road. I don't know if anybody's been aware, drive by the DCOMM. And so I have sent pictures, I have asked the building department to go through there and start citing them. Because they're now on residential property. On both sides of residential property, I'm hoping to have answers within the week of what they're going to do with this. I've been promised about the landscaping is going to be beautiful. But I haven't seen any actual pictures or things that are

going to begin. And I don't like the way it looks right now. But also make sure to look for your newsletters coming out soon, thank you.

Councilwoman Williams: No ward report, but just a community report. You should be receiving or have received a flyer in the mail for charter informational sessions. The first one begins this Saturday at 11 a.m. We have a charter review coming up the charter is our law that governs the village. And so you can join us and take a look at the charter. Hear about what the different sections are. Make recommendations to changes you believe that should be in the charter. And then that commission actually convenes after November. I want to say November after the election. So there will be one person from each ward. And so, every council person here gets to select someone from their ward. And then the mayor, I think, selects two people. So just to let you know that that is coming up, very big deal, please be a part of that. If you need a flyer before you go, we can get you those. But there's six Saturday sessions between now and November. Thank you, that was almost magical, the what happened when you investigated that. I did take a drive around ward 5, there's some dumping off Mistletoe, too that's pretty regular. And then the other one area was the train tracks, North Lane. It was a small pile and then disappeared and I was like, a big pile. I don't know if there's cameras that can help you there with that. Tommy and I deal with that all the time. I think actually the railroad picked that last set of tires up, which is the first time in a long time. That used to be a real big problem. We'd pick them up, we'd pick em up, and they'd dump them. They cleaned that whole area out and it's been better. But someone did dump a little while ago and it got picked up pretty quick, so I'm guessing it was the railroad. We have cameras that we've used before down there to catch people dumping. And we have caught people dumping. And once we got it cleaned up, then we'll start putting the cameras back out so we can date and time it, and we pick up license plate. We put them on the poles or in the trees. Police car did catch him on the other side of North Lane back just less than a year ago I think. They started up on the other side by the freeway in North Lane and they caught him right away. **Garratt:** We'll get him, it just takes a little while.

Nikolic: Agenda item number eight, committee reports.

Committee Report

Fine Arts Committee

Councilwoman Scruggs: So the Fine Arts Commission, we have a meeting tomorrow at 4:30pm. And so the goal for that meeting is to start to discuss and plan and make sure that we have helpers and whatever is needed for the events for the fall. So, if you have a desire to participate, it would be very, very helpful if you show up. Ms. Carlean is definitely going to be in charge of everything. But I know that she would love any support that she could get. The other help that we're going to be giving towards the fine arts committee, that we mentioned before we went on recess. Is making sure that we gathered a database and had a clean database of the residents. So we're going to have, for every meeting in the back, if you show up and your name is not on the list. We're going to start gathering a little bit more data. So we'll be asking for your name your address, your ward, your email and your phone number. So that you don't always have to wait for a flyer to come in the mail. You can potentially get it through email, you can get it though text. So that's our goal. So you'll see that once you get your name on that list, you don't have to sign up every single time. Once you're on there, you're good. So please make sure when you see

that list. If you come in and get your names on it. We'll be talking about that each time so we can build our database. And make sure that you are up to date on all of the things that are going on event-wise from Council and Recreation and Fine Arts. **Nikolic:** Just in terms of that, could we also get just a sheet going around for email addresses for anyone who hasn't given their email address now? Clerk, if you have an extra sheet of paper. So, if you haven't given your email address. When it's time for resident comment, you don't have to make a comment. If you have given your e-mail address just step up and write it down on the sheet there so we could keep track of everyone.

Health Care/ HR Committee

Councilwoman Hardin: No report.

Utilities

Councilwoman Matlock: No report.

Environmental Committee

Councilwoman Nikolic: My committee is the Environmental Committee. We have two important dates coming up on September 26th. The community center will have a landfill Q&A. The environmental supervisor from the county will come and answer all questions. The landfill is expanding, he'll come and anything that you ever wanted to know about the landfill will be answered in this meeting. He'll do a full presentation of what a landfill is, how they're checking, what they found. So, that's on 26th in the community center. And also on October 29th both at 7 p.m., we're going to have we're going to start the community engagement for drafting a climate action plan. And this is really just looking into the future about what we can be doing as a community to be kind to our earth. What type of plans you would like to see what's important to you so just collecting that information. To make sure we have your voice heard when we start drafting the plan.

Economic Development/Grants Committee

Councilman Warren: Community economic development, the mayor and I have been talking. There are two businesses that are requesting to be considered for Oakwood. And we're talking about what incentive they're requesting; some tax abatement incentives. And once we narrow down that, then I will be able to produce a written report. But the mayor met with two of the entities today, earlier today and also with the county executive

Safety Service Committee

Councilwoman Davis: No report.

Tax Incentive Review Council Committee & Finance Committee

Councilwoman Hill: No report.

Floor opened to the public

Melinda Harp, Free Ave| **Harp:** I've been an Oakwood resident for almost 20 years. I'm also a member of the Oakwood Planning Commission. I've be on the commission for 13 years. My concerns are... With some planning commission activities. The Planning Commission had a

meeting, first Monday in May, it was rather explosive. The residents did not want the sports complex put at the end of their residential street; my street has flavor. That means there are residents who have built houses there. There are residents that have been there for 25 years, even 50 years. And so, all of these residents gathered together and came to the planning commission meeting, which happened to be over there. As a member of the commission, I already knew I was prepared. I knew that the application could not go through simply because the person who made the application wasn't a resident, wasn't an owner, wasn't anything. He wasn't even qualified to have standing to come to a meeting. But I allowed it to go on, because that should have come from any other planning commission. Definitely should have come from our chairperson. Definitely should have come from our legal department. So, we spent 45 minutes or an hour over there, and when I had had enough. I actually said you have no standing to be here; the meeting was rescheduled. At that meeting, these people, these passionate people on Free Avenue came, left their homes came. We didn't have any representation, none. Our Council person was there, she didn't open her mouth, she didn't say anything. And after this I found out, nobody even knows who she is. Nobody, I'm sorry, I will rephrase that. The people are free avenue do not even know who their Council person is. And I believe she's been in the office for seven years. So we had another meeting, they had that meeting thinking that they had 14 days. It's said 14 day to regroup and do what they had to do. But they didn't because that meeting got pumped up in less than nine days, actually less than a week. Residents weren't given any notice. We know what the plan was, the plan was to pass that without us. When the applicants came back, they were prepared. They had the proper paperwork; they had proper agency forms to say that they could act on behalf of the owner. Everything was fine, it was explosive. The planning commission treated those residents so bad. And I also was emotional and explosive. So, much so that I had to come back at the August 5th meeting and I had apologize to some people for being that emotional. The thing that I want to say is that when we went back for the second meeting and all of the explosiveness was going on. Where was our Council person? Didn't show up, didn't call, didn't say she wasn't coming. Never had a word to say, we felt betrayed, they felt betrayed. They felt alone, we don't have any representation on Free Avenue. I don't know what happens on Wright, I don't know what happens to the rest of ward 5. But I know what happens on Free. Now we invite you to invite us to a meeting so we can meet you. We will know who you are, how you stand. Why you didn't come to our assistance, even if you didn't believe or you didn't agree with us. You should both meetings, and you should have had something to say. So, we invite you to invite us to a meeting. You can tell us what your idea. I listened to your report, you didn't have nothing to say but a flyer. Which you didn't even send out. You know why? Because it didn't happen in our ward. Because nothing ever happens in our ward. I had a couple of things that I was going to say tonight, I'm going to cut this short. I'll come back another day, but I sense that Oakwood is moving in a new direction. And sometimes, you can't take old baggage to your new house. And this is a message for everybody because you all look real pretty, colors and everything. You all, the residents need your voice, you are our voice. It didn't make any sense for all those residents to come and have to come and be talk down to, yelled, and screamed at. Because they felt like nobody was hearing them. So, in closing, the next time I come, I hope to be able to tell you that I met with my Council person. And she met the people on Free Avenue. And that she has a plan for our area. And that's she has vision for our area. And if not, she won't be our Council person, thank you. **Warren:** What was the issue of the Planning Commission? What was the scope, or what was it? **Harp:** The issue was that some people from Brecksville, Northridge-Ville way, someplace else. Decided that they wanted to use the space at

the end of Free Avenue for a sports complex. When they came to the first meeting, they didn't have a traffic plan. They didn't know how wide the street was. They didn't know how many houses were across the street. They just bounced in because they thought it was going to be all (inaudible). Yes, that was the issue, that was passed. I want you to know, they passed that against our wishes. We live on that street, thank you, I'm sorry. **Hill:** Let me respond and I'm going to try to not respond in an attacked way. But I have met you and residents on that street for many years while I've been serving seven years. I lived on that street as well before I moved to Wright Avenue. Several of the Council people here help me with events that I host in that ward and drop fires for every single year. So, if you haven't been to one of them, I apologize. If somehow you've been missed, but I know I've been at your orange door and dropped a flyer there every time I've had an event. If you feel I have no vision, if you feel that I don't care, I'm sorry for that, I would be more than happy to talk to you. I did not come to that meeting because I wasn't aware of the meeting. And many times, in this Village, what you experience of not being communicated to, not being listened to, I get the same reaction from people that want to make things happen in my ward. Didn't know about that meeting, and there was something else that was held on emergency and done quickly. Wasn't aware of either one of them. I know other Council people were aware, and I know that other Council people were there. I was not because I was not aware. The communication did not even come to me. I didn't speak at that meeting because it was a resident meeting. And as a resident and Council person, I wanted to give people an opportunity to voice their concerns. So, I could hear exactly how they felt about that project. And I heard overwhelmingly that they did not agree with it. You also live on that street, and you also sat on that board. And so, I was waiting for the next meeting, which I never got word of. I do not mind representing anyone. I think everyone here knows that comes regularly that I am the voice of advocating when I feel things are not going correctly. And people are not being held accountable, and people's voices are not being heard. And I always vote the way that the majority of my residents tell me they feel about any legislation in Ward 5. North Lane had a project behind it; I walked that street. I got talked to every asked them what they thought and took the majority of their opinions. And that's the way I voted, and that's what I always do. And so, while I apologize that you feel that way, that is your personal feeling. But I will continue to do the work that I have been doing, that I know I'm passionate about, that I show up for on that street and on every street in ward 5. **Harp:** So, let me correct you, at the first meeting, you were there. And you sat there, and you didn't open your mouth. **Hill:** And I just said that I wanted to make sure I heard everybody and how they felt. **Harp:** You heard how they felt, you heard how passionate they were and that we didn't want that. But you didn't know about the next meeting. You should have made it your point to know. You were waiting for somebody to call you and say, oh, oh the next meeting is whatever. You're concerned for your constituents, and you know are unhappy. You take the step to find out when the next... **Hill:** I did that, and it wasn't communicated to me... **Harp:** So, you missed the meeting, that meeting was in May. **Hill:** I wasn't aware of that. **Harp:** And the residents on Free have not heard from you yet. So, to resolve this I think that us having dialog, you having dialog with the people that you represent. Not through a flyer to come and eat hot dogs, okay. Because they may not be beef. Not through something that's, uh, you've got, uh... Blah blah blah going on. Invite us to Oakwood center and sit down and talk about what's going on in Oakwood. **Hill:** I did that all last year; I had monthly meetings all last year. **Harp:** Then somebody on Free should have known your name. **Hill:** Whether or not somebody knows my name doesn't mean I'm not doing the work. People don't read mail, people choose not to attend events, but I am dropping flyers to doors, and I am hosting

events. And like I said, if I make an attempt and I'm just left out of communication. Because people don't feel I'll agree with what's going on, that is what's happening in this Village. Just like it happened at your meeting and voices were not heard and they voted the way they want. That's how the project got there because people are unwilling to listen, and it's what I always advocate for. So I hear your concerns, I'll make an effort to make sure I come to those doors. And talk to the people that you say I don't know. Because I'm picturing every house on Free. And I know all of those people, I have dropped off voter registration forms to new people moving in. So, I hear you, I did miss that meeting because I was not communicated with. I did not speak at that meeting because I did feel it was important to hear the residents feedback. And I was waiting for the next meeting. We do have other Council people that attended that meeting. I just did not get any communication. **Warren:** I was just wondering, you said that the Planning Commission approved it? **Harp:** Yes. **Warren:** What was the vote? **Harp:** There are four people, we are down one person. So, there are three men and myself, and the three men voted it for it. But I was told on Friday before the meeting. That the Mayor knew that I was the only holdout. So, I just felt like Friday before meeting, you already know how you're voting on Monday. But I just don't want the center and (inaudible). Thank you for the opportunity to just speak. And I still invite you to meet with us, not like on a play level. But on a serious come to the center, sit down with some pencil and paper talk level. **Hill:** I will make sure that I come to your door and actually can deliver to your face, like to your person. To make sure you have a flyer because I know I'm not missing your door.

Shirley Stevens, Lynbrook| **Stevens:** I'll take my five minutes, I'm going to have a recap. I would like the minutes, the old minutes. I would have like to have copies of those, please, if they're available. Second thing, oh, I was going to go real quick. I saw one of these right here. I'm taking a government accounting class, I'm stuck, I need to go in here. I'm takin' it now. Okay, it said, an emergency resolution adopting the alternative format tax budget for the year 2025. What is that? First of all, what is that, and the second thing is that since there's an audit, who's handling the audit? I assume it's a state audit, do we know what they're specifically looking for? Because when you're having an audit, you really don't know what they're looking for, but they normally tell you. And then we know that they're back behind because they're getting records from like 2022, also we know we have audits out. But there should be some things that have to be done, like certification of retirement accounts, there are taxes that have to be filed. Are those things still going on in this audit? While they're auditing, are those things still being done? **Thompson:** They're still being done, when they come in for the audit, they're working for the state. They had a bid process this time, a private firm came in and Julian and Grubb. But they also report to the state. So, when they come in, they go through all facets of the Village, county departments. They give us a list of things they want to test on receivables, payables, your banking, it can be minutes from Council, who they ask for. And they also have things like from Mayor's court, Police Departments, so a whole facet of things. They just do the random testing, and we give the information to them, and then ultimately they have their report. The alternative tax budget is not really a budget at all. It's just our estimates to the county. In terms of what our revenues and our expenses are going to be. It doesn't set our budget. But what it does, it kind of sets the next process for our rates for our police pension, our debt payments, and in the general fund. So, you have these rates, so hopefully that kind of sheds some light. But I'd be more than happy to share information further about that with the tax bill. **Stevens:** Okay, because now they're penalizing so heavily on everything. If you don't have a nickel in on time. So, I was just wondering, in that

form, is the same thing going on. You know, the taxes are beautiful. The bureaus are penalties, interest rates and everything. So now what they're doing, even as an audit, they won't stop the clock on something. They still run the clock, I was wondering, what is that? Is that something that I can look online and pull up a copy of that alternative budget? So, you're saying it's not going to be a budget? **Thompson:** You can see it historically here over the years because we file it once the legislation passed. **Stevens:** Now who do I ask to get a copy of it? **Thompson:** I have a nice one-pager that explains it as well. And historically once it's filed with the Clerk, you can get a copy of it. **Stevens:** Okay, so can I come up and ask you for a copy? Okay, thank you very much. Okay, now other things I have, ward 2, firecrackers are number one on our list. And I'm going to respectfully disagree with that interpretation of what the governor put out. Because I ran up here and I got copies of it. And what the Governor said was that these are the new rules however you can opt out. **Warren:** The Law Director said the same thing. That's exactly what he said. **Stevens:** Okay, are you old enough to talk for yourself? (inaudible) jump in... **Warren:** Well, I just jumped in just to get the correction. **Stevens:** Yeah, one person at a time. What I thought he said was, you can opt out. And I read that whole article, unless it was another article. He didn't say you could opt out doing lollipops, but you can't do tootsie rolls. He said that you could opt out. Now, I'm hearing that. He said you can opt out, but you have a lot of certain things. Now, so that's why I went to Bedford, and I tried to get the legislation, because they have opt out. And a lot of other communities have opt-out. Because on Labor Day, when I was laying there in that bed in the deep sleep. And I woke up and all hell had went off around me. I've never seen the firecrackers on Labor day to such an extent. But it's not just me, it's a lot of other people. So, my question is that I need to get a copy of that legislation that says, have to do certain days, you have to. So, we're saying that that legislation says that you cannot opt out. You still have to let them do certain things. You cannot say, we're going to set X numbers, dollars aside, so that we have something for our community on the 4th of July. So, that you don't have to be doing them in your front yard. **Climer:** It is a state statute that was passed a couple of years ago. My recollection is that each locality, each individual municipality, has the option to opt out completely from what that statute permits. **Stevens:** Okay, on the same page. **Climer:** Yeah, we are. **Stevens:** Okay, and for the record, I would like to know how the Council has voted on that. And how they stand on that piece of legislation on the firecracker. The second thing I would to, for the record again, ask the formation of a recreation committee. Because at this time of the year, the year is over. I don't see a recreation budget to be able to do this and do that and do that, you're operating like me. You have a few dollars, and so you talk to some dollars, but no, you're supposed to have a budget. The recreation budget should be passed by now. And to say, well, I don't know what's going on, I don't know what the budget is, no. You should have a piece of that, now you may have to verify it. Because sometimes I have \$200 in there on gas bill, maybe I'll have to pay. (inaudible), but you still have that budget. I would not be able to exist without a budget. So, I would like to see a formation of a recreation board. Not one person sitting up here, just won't be able do that. No, why not have a recreation boards? These are just suggestions, a budget review board. I mean, certain things are close to my heart when it comes to budget. Pensions have gotten us stuck; people have been without jobs. Only because only one person is looking at the budget. No, you need a budget board, we need somebody to have a commission to look at that budget who knows what they're doing. I know because I sat in that seat. And I know that's an awesome job to have. So, these are some of the things we've become modernized. Have a time, planning a vision for our environment. I was looking for the playground legislation. A charter review board so that we do go for the board in the future. And with that, I got two other

things on here. And I like that community engagement, whoever was talking about that. So that we know what our community is going to, I love this community. We've been around a long time, everybody up here works hard. But I'm excited about it, I've been talking to the people in my community, and we love our community, and that's all I have to say.

Sandra Nelson, Jean Drive| **Nelson:** I used to come to Council meetings very regularly. I stopped because of work and all of that. As a resident, being here, built my home in 2007, very proud of Oakwood Village. Concern today, first concern, when there are changes in Oakwood Village. It would be much greatly appreciated if we are all notified some kind of way. I got a ticket for the first time in my life today. A parking ticket and it pissed me off because my car was parked in front of my house. When I spoke to my neighbors, none of us knew that we had a no parking sign on our street that we could not park in front our homes. I called the Police Department; the Police Department told me that... No parking is allowed on the street, that there's a sign. Okay, my son went and saw the sign. I'm okay with that, but I was told that if I have to put my car on the streets. And if my car's on the street and if I'm not supposed to be parked there. Because my husband works crazy hours, I have some people standing in my home right now. So, we have to move cars around. So, in as much, I had no warning that I was going to get this ticket. So, I am the person that my Councilperson said was going be speaking to you. But I just want something, I'm not trying to say that you guys aren't doing your job. There are a couple things that I'm asking. Because of my interaction with some of your officers that I see in the community. We talk about DEI initiatives and about the community. When I first moved over here, our police officers were a community. They knew the people that lived here. Now, to speak to some of our police officers is like, it's a hard thing. They're hard, I understand times are very rough for it, and I get it. I have a brother who's a state trooper captain. I have brother that works with Bedford Police Department. So, I understand what you guys have to go through. But I think that some of your officers need to be change a little bit of their tone. They don't have to be shaker hard or whatever district hard. We're Oakwood Village, we're a township, we're family. If I do something wrong, I expect to get chastised. I'm okay with that because that's what happens. But the respect and just the all-around picture or presentation that some of the officers present is very disheartening. Which makes you wonder why we're seeing all these different things on TV. So that's one of my complaints, my second is not necessarily a complaint. But none of us knew, so I've told my neighbors that they cannot park their cars on the street. That if they have company come over and their company stays over late. They need to call Oakwood Police Department to say whatever kind of car is sitting on the streets. So, you're going to hear from me every single day. You're going to start hearing from some of my neighbors every single day. Because we've been over there, we've not been a problem to Oakwood Village. We have not caused any ruckus or anything else. When we've had things in the little development that we're in, we've invited the whole Council there. The Mayor's been there, the Police Department's been there, Fire Department's been there. We have no problem with that; we have no problem feeding you. But the communication, I think, needs to be different within Oakwood Village as a community, as a township family. My second thing I heard about planning as far as streets. I hear Tryon's going to be finished up to Jean Drive. Back in 2009, early 2010, the Mayor promised us that after we got our last house in the cul-de-sac on the street. That we would get our final paving. So, I don't know when that's going to happen. I just want to make you aware of it so that we can put it on that list. We never got the final paving at all, because the Mayor said it didn't make sense to put a final paving on the street until the final house was in. So, we just got the house in this year, so

very excited. And I have talked to my Council lady; I've also talked to Johnny Warren. I have no issues, but I just needed to come here tonight. And very last thing, since we do have our last house, and we're very proud of our own. We want a bigger sign; I know how to write grants. You tell me what I need to do, I'll do it. But I'm proud of my home, I'm proud of the neighbors that I live around. And I want us to be seen, to be part of it. **Warren:** Not just Jean Drive but I talked to the Mayor already and I just told him that the signs are kind of small. They get smaller as you get older I don't know if it's the rain that shrinks them or what. **Matlock:** Sandy, we will get something out to you regarding the parking. I think we probably did address it some inside of our newsletter, but maybe we didn't go to the extent where we should have. Went to the extent with the parking in the streets and by the fire hydrants or whatever. But that's why I wanted you to come in and talk to our police because our Police is very community oriented. I love them because they are very engaged. **Nelson:** Some of them are. **Matlock:** Some of them are, but if you ever, ever, ever have a problem with the policemen. Call Chief Garrett, you call him. **Garratt:** First of all, I (inaudible) my officers on not being exactly an officer that you're saying. That bothers me, and it hurts that you had that deal with him, first of all. I would like you to come and talk to me on the side. And if we could go over specifics of that, I'd really appreciate that. And when it occurred and stuff like that, all our officers for any community contacts and everything else. And especially with our community members, we try to go above and beyond for our community people. As far as your parking ticket, if you didn't get a warning yet. You need to come see me on that too. **Nelson:** I did not get a warning. **Garratt:** Okay, and this is where we have a lot of complaints. And we try not to cite a residents, and we try to say, here's your warning. Here's another warning, hey, let's not do this. Just call us and we'll always grant you permission. And we don't need an old license plate. We're going to tell you a couple things. Park on one side of the street, opposite of the side of fire. **Nelson:** And that's the funny thing, the sign is on the left side of our street. When you drive in, it's on the left side of the street. So, we know because of events that we've had on (inaudible), that we can only park on one side. So, everyone's really good about that. But because we're such a small community, we have company. I mean, the men, they play pool on weekends. So, you're going to have houses that have cars on the street. So, I just don't want our family, I'm calling the street my family because they're my family. I don't our lives disturbed because of someone that may have an attitude at night. Because they don't want to be at work, I am an HR director, I understand. So, I don't want no issue, I just understand that the world is taking a turn. **Garratt:** And that's not an excuse. **Nelson:** It's not an excuse, but I understand. **Garratt:** I appreciate you understanding this, I don't, ok. Because we're not going to tolerate that, our officers aren't that way. I want to say it in a group. You've had a different experience, and I'd like to be involved in that experience. Because if there is an issue, we're going to take care of that issue. Because we don't allow that kind of behavior. When we do certain screenings or we do hiring processes, we call badge heavy. And pardon my analogy on this, but you got your butt kicked all the way through high school. And now you put your badge on, you want to kick everyone else's butt. Those are the ones we don't want. Okay, we want the ones that... Our community embraces them. And if you've been in the Council meetings you've heard me talk. Every time we're always looking for ways to bridge the gap for the public and the police. Because we don't want that stigma of what you see in the news and a lot of that kind of stuff. And I could go on forever about this, but I'll try to limit it. But if you come to me and talk to me about that and your parking ticket too. Here's the issue looking from our side view with the parking issues. We get a lot of complaints; you didn't do anything about these cars that are parked on the street. We get that a lot and especially in the

north end in your ward. The driveways are small... **Nelson:** Well, ours aren't ours are pretty... **Garratt:** And a lot of you guys have a lot of friends. So, we need the room and I'm not expecting you to go every single time, "oh, geez we got a car." You know because most cities have parking on streets... **Nelson:** Up until a certain time. **Garratt:** Exactly, now the Village is never, I've been here 31 years, we've never had parking in any streets ever, period, unless you have permission. And if you have parties or events or anything like that, we'll definitely try. Maybe that's something we should consider down the road. **Nelson:** And like I told my son this morning, my fault. I'm so comfortable with my area, I shouldn't have parked on the street in front of my own house. But at the same time, maybe our signs need to be a little bit bigger, maybe a little more. We don't want anyone just coming in and out of our cul-de-sac. But maybe they're some kind of way just bigger signs making sure that the residents know, this is what we're here for. I'll come to one of your meetings on a Saturday or Friday night. To listen to my legal department and the people who are protecting me. I will do that; the community will do that. Because I think one of the things that we have to do, and I'm going to sit down. Is we have change that mindset, right, of what people think police are. And I guess I'm there because of my brothers, right? So, I understand what you guys have to go through, but I also know what the residents' or people's fears are. Especially a black man or a black woman, we have certain fears. Yeah I don't want that here, where I live at. I want to be able to communicate with my partner as far as my officers are concerned. I don't have a problem walking to Sam's Club. I don't want to just see you standing there with this hard. Look on your face, grin a little bit. I'm not taking you for your folks, but smile, don't be so hard. We understand that you have a job to do. But in short, just the effort of making sure that we stay family and not what we see on the tv.

Kenneth Kennedy, Free Ave| **Kennedy:** I'd like to comment on what the lady said about the center down there, but I can't do it tonight. I got an important thing going on, I got to leave. And if I say anything without my wife being here, she'll be mad at me. I'm going to catch you next meeting. I think some of y'all got her email and stuff like that. So, we'll do that at the next meeting, okay. **Nikolic:** Thank you.

Lori Hoover, Macedonia Road| **Hoover:** I just have a quick question. How come your building inspector never shows up at meetings? I've been to five meetings this year, and he was here last month. The meeting was long; it got out of hand. He got up and he said, "I'm out of here", before I could even ask a question. So, why is he allowed to not be here? All the other department heads are here. **Nikolic:** I received a message from our clerk. Clerk, did you have a message for why Mr. Marinucci is not here this evening? Joseph: He's had surgery. **Nikolic:** So, that's my understanding for why he's not here this evening. **Hoover:** Then he had a dental appointment one time, can't people arrange their appointments around their commitments? I mean, it's a civic duty to be here and to represent your Village. Residents have questions, I have questions, Mary has questions. I'm really tired of what's going on. I got the paperwork the very next day from this young lady and I appreciate that. Now I have questions about it, but there's no one here to ask. **Nikolic:** What were your questions if we could maybe jot them down? **Hoover:** Same thing, Mary said... **Nikolic:** Have you communicated with your ward Council? **Hoover:** No, I haven't, but she asked the questions. What's going on? What's the time frame? Andy Sparks, why isn't he here so we can ask questions about it as well? I'd like to know, the Mayor swore to me at that meeting that that work would be done by the end of July, in front of all of you. It's not done, in fact, now they moved down two lots next to me and completely moved in all kinds of

construction equipment. So, y'all don't know what's going on because that's not your department. But it's his, why isn't he here to ask questions? Okay, he had surgery, I get it, it couldn't have been tomorrow? You know, my husband was on Council for 21 years, served on planning for 16 years. So, I'm used to this stuff, I just don't get it. That's all I'm going to say. **Hardin:** My question, and I'm not certain where you're referring to, are you near DCOMM? **Hoover:** The back of the back of it. **Hardin:** So, then I guess this is a good time to ask the question. Am I correct in what I'm observing? Is there outside storage there or not? **Hoover:** Yeah, too much too much. **Davis:** The problem I have also is they have extended, I don't know if they bought the lot. I wanted to ask if the Planning Commission approved that. Because they moved their equipment from Broadway. They cleared out the whole lot, they just have trees a couple trees. And you can see all their their cable bundles. They have all those cable bundles on Macedonia Rd. I took pictures and I sent them to the Mayor. He was supposed to have somebody on it. And Dan, I was going to ask tonight to drill on him, but... **Warren:** Just to let you know, the Mayor mentioned to me those coils and things like that. He claims that he was going to get those things because actually, they're on a residential lot. **Davis:** That's what I thought. **Warren:** Yeah, and so they should be cited right away. And he told me that they were going to be cited. I just found out about it yesterday when I was meeting with the Mayor over the phone. And he was the one that mentioned it to me. He said that he was going to have them cited because we don't want them to store stuff. **Hoover:** Not just cited, but how are they allowed to do that or even acquire the property without zoning changes? **Warren:** Well, see, the thing is, they didn't do a zoning change. That's the huge problem, is that they just... **Hoover:** It's residential, but they're a commercial property and they just moved right into a residential lot. **Warren:** And that's why they're getting cited for doing that. Because of the fact that they can't do that. They're using a residential lot for a commercial purpose. **Hoover:** Well, they should not only be cited, but they should have to move everything. **Warren:** They do, he said that he's going to have them to move everything off of that lot, for sure. **Hoover:** This past week, they finally had a husband-and-wife team, I guess, there, mowing the grass on Broadway. But now they have trucks parked on the grass, not even on the concrete. I mean, they put all that concrete in. I gave them approval to do it because I'm an adjoining property. Thinking they were going to take care of replacing what they destroy, butting up to our property. Two and a half years later, it's still... **Nikolic:** Councilperson Hardin, could you finish what you were saying, excuse us... **Hardin:** The fact that Broadway is our main thoroughfare if nothing else. There should never be any outside storage on Broadway. We fought hard enough to keep heavy industry off of Forbes. Mr. Law Director, there is no reason for this woman to keep coming up here like this, this is insane. I asked where the building inspector was, but he doesn't come. So, here's what I'm going to say. Mr. Law Director, I think you have the authority to move forward. We don't want to chase businesses out, but we're not going to keep. Every time I come down Broadway, there's more stuff back there. Now they've made their way to the front of the property. It is beyond unsightly; I'm going to ask you to give them a 24, 48 hour and it can be done, it's done. It's getting worse and worse and worse on the corner of the cars part. Broadway starting to look a little rough. **Climer:** Can I say there were provisions that were to be carried out to screen Broadway with the parking. Now, I actually drove by there tonight and kind of noticed there's not a lot of screening. They are zoned for what they're doing on the lot that adjoins Broadway, all right. But there were provisions that were made and actually been drawn up to screen Broadway. As well as the property behind. In any case... **Hardin:** Mr. Law Director... **Climer:** Can I please finish? **Hardin:** Oh god, I'm so tired... **Climer:** The only thing that I'm going to tell you is I did have a communication with the Mayor

today about the other lot on Macedonia. And there are steps being taken on that. We will expand it as to the other issues along Broadway. **Hardin:** We need the trucks to move; trucks are on wheels. So, it doesn't take a nuclear scientist to move those dang trucks. Starting with the trucks, they need to be gone tomorrow. Those big reels, cable, whatever that stuff is. And I have a personal problem with outside storage. I won't go down that road. But this is what happens. You start with a trunk then you got a fleet. You start with one reel, then you've got the whole company is moved on that little two by four. It has to go, that is insane. We want the trucks gone and we're not going to wait for a bush to grow. They have to go, period. **Stevens:** And would they want that in their neighborhood? **Hardin:** I don't need any help. I have... **Stevens:** I'm with her, but everybody up on that Council sat up there and (inaudible) **Nikolic:** Order, order. **Stevens:** (inaudible) try to say something, you talking about you don't need no help. We all need help, that woman needs help. My community needs help... **Warren:** But you don't speak out of order, you were a Council President before you know that, have a good day. **Hoover:** And I don't know, you know, because the building inspector is in here and I don't know what he does all day long. But I'm sure he's not aware that that one lot on Broadway just got mowed and weed whacked for the first time in six weeks. **Warren:** Just to let you know, we're working on the building department situation. It's been crucial, we've been discussing it over the whole summer. We've discussing how we're going to do this. And within the next 30 to 60 days, you will hear of some significant changes that are underway in the building department, just to let you now. **Hoover:** thank you, can I ask another question? Is there anything going on that can be discussed about the garage next to my property on Macedonia Road? **Matlock:** She's talking about Gray's Brothers. **Hoover:** Yeah, I mean, it's just bringing down my property down the street. **Climer:** They've been cited and in court. **Hoover:** Okay, I heard that for the last three meetings... **Climer:** We cannot always completely report it back. I will follow up with our prosecutor on where that stands. **Hoover:** Yeah, I'd like to know, because now they're not only on their driveway, they're on the grass. They've got equipment parked on the grass next to them. I mean, it's just pulling down people's property values. And if they've been cited, great, let's do something about it. Let's tow the vehicles, lets get them out of there. **Climer:** The court process needs to run for that to happen. We can't just pull in with a tow without a court order. **Hoover:** Well, I have a question too for the Chief. Does your Village have a ruling about vehicles on property that need to be plated and tagged? **Garratt:** For residential, yes. **Hoover:** Not commercial, see, so he can park anything he wants there and use it as a junkyard. **Climer:** That's incorrect. **Hoover:** That's what it looks like. **Climer:** It is in process in court, all right? I'll ask Tanya, can you send me Mrs. Hoover's email? I'll let you know the status of that. **Hoover:** I appreciate that because it's been going on too for almost this whole year, at least. **Warren:** How long has it been in court? **Climer:** I think the charges were filed in the Spring. **Warren:** OK.

John Latsko, Gardner Rd| **Latsko:** I'm on the Planning Commission, that expansion for those wheels of whatever it is, cable, they never came to planning to do that, okay. And I think he's answered my question. Biggest problem is, they come to the planning commission. We approve it the way we want it approved. Agricultural, bushes, fencing, that company came to planning at least a year and a half, maybe two years. That man and that woman stood there and said they were going to make that beautiful. Well, they've done nothing, but there's no follow up. And I think once you mention about getting the building apartment straighten up, that's what we need. **Warren:** We're going to have to find a system and I don't know how that maybe I don't know if you guys... When the person gets approved by planning. There should be a plan that you guys

sign off on that goes to building. So, he can make sure that you bring in one plan, you get you guys signed off on. He bring in another plan with something else. You see what I mean? **Latsko:** See, we get his notes before we vote, so he knows what his input is. He either approves it or he don't approve it. We also get an input from the Engineer. Anything we approve has to be in conjunction with the engineer and the building department, but there's no follow up.

Ben Sizemore, Garden Rd| **Sizemore:** Resident of Oakwood for a long time, just wanted to ask you all a question. We've got two problems, well, I don't think the problems I think they've been (inaudible). Put her on the ground, and everybody goes blanking over it, hope it goes away, you know. Um, Broadway down there by the bowling alley. The gentleman had all that (inaudible) down there. And it's Mr.... **Warren:** Bugarcic... **Sizemore:** Yeah, he knows it, I was wondering what was being done with it? Because it's growing up pretty good size there. You know, he's got a whole lot of pile of things laying there. And you know nothing moving, piles of brick, cinder block and everything else he's got back there. **Haba:** They took all the cinder blocks out. **Sizemore:** Did they? Did they give that to you guys (inaudible)? **Haba:** A (inaudible) came, he must have gotten a little bit of money back for it. **Nikolic:** Chief, did you have any information on this or the ward Council? **Garratt:** I don't know, it's all building department thing. **Davis:** We have not taken Mr. Bugarcic to court or cited him for that lot, correct? Or we did already? **Climer:** Not to my knowledge. **Davis:** Can we do that? Because it's been so long, it's been years. **Climer:** No, I understand... **Davis:** Because his equipment is still there. The lot was supposed to be put back to what it was supposed to be originally. Because he's not able to expand and build his property that he... **Climer:** I know he's had lot configuration issues, and there were issues with the sidewalk. I had understood the building department was working on that, but I will resurrect that. **Davis:** Thank you. **Sizemore:** I have another question I want to ask. What are you (inaudible) because it looks like a war zone down through there. I mean, it's got minefields all over it, all the way down through. I tried to meet with that Wiltshire's inspector there, and you're all back in (inaudible). (Inaudible) with him, you know, but he decided to be a horse's ___ and do something else. And just act like everybody was totally against him, and he avoided everything. **Nikolic:** Excuse me, Mr. Sizemore, you said the creek? I didn't hear the first part. **Sizemore:** Hickory Road, you can walk down through there, you can break an ankle or whatever. And Tom tried to keep up with it, and everybody has. You know, but it overused it's term right now. Whatever you got dirt on, it is a mess. You're going to have a dirt road do better than what you got there. You know that street is a bad shape. And another thing I'd like to ask you, what are we doing with our lovely bricks down here in front of this? **Matlock:** And those three pillars. **Sizemore:** In front of that old house over here on Macedonia road. **Nikolic:** Tommy, is there any info about what's happening with that? **Haba:** No plan, they left it out, a couple people have offered to take them. I got one gentleman that's offering to take them right now. **Matlock:** Can we get him to take them? **Haba:** Talk to the Mayor and get him to... **Sizemore:** They are nice looking, that's good brick. **Haba:** It's going to cost to move them, it cost thousand dollars just to move them. And he was supposed to do that, I know he talked to me twice, that was eight months ago. **Hardin:** So, we're not going to give them away? The Mayor... **Haba:** That's what the Mayor's point is, he wants to get something out of them. **Hardin:** That's right, because the Mayor had the builder of the developer was going to use them move them for us as a part of Kroger's. **Sizemore:** They can be moved if you set them up on railroad tracks. You have to set them on railroad track, and you clamp them down and set them there. **Haba:** I know just when we had to move them, probably 15 years ago, for utilities. When we moved them like 10 feet, it

was like \$1,500. And that was like 15 years... **Nikolic:** So, it will be \$1,500 to move them and... **Sizemore:** No, it's more than that. **Haba:** That depends on where you go, but if you move to somewhere else in Oakwood, it would probably be \$10,000, \$15,000. But if you moved it, this guy wants to move them out, his daughter lives out in Orange or somewhere. I'm sure it would cost \$15-20,000 if they could move them. **Matlock:** Because they're beautiful. **Sizemore:** You won't find anything like that. You've got to move like a cradle when you've got to stuff like that. Because that's what I did for a living at a long time, for a few years. That's all I've got for me. **Nikolic:** Ok, thank you, Mr. Sizemore.

Floor closed

Nikolic: moving on to agenda item number 10, legislation.

Legislation

2024-37	AN EMERGENCY SALARY ORDINANCE SETTING FORTH CERTAIN POSITIONS
Introduced by	OF EMPLOYMENT AND COMPENSATION AND BENEFIT SCHEDULES
Mayor and	THEREFORE FOR THE VILLAGE OF OAKWOOD COMMENCING WITH THE
Council as a	FIRST PAY PERIOD BEGINNING ON JANUARY 1, 2024
Whole	
1 st read 7-12-24	
2 nd read 8-27-24	
3 rd read 9-10-24	

Motion to table 2024-37 made by Hardin seconded by Scruggs

YES VOTE: Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

2024-49	A RESOLUTION OF CONDOLENCES TO THE FAMILY OF J.C. BLADE
Introduced 8-27-24	
By Mayor and	
Council as a whole	
1 st read 8-27-24	
2 nd read 9-10-24	

Motion to suspend rules for 2024-49 made by Davis seconded by Matlock

YES VOTE: Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

Motion to adopt legislation 2024-49 made by Davis seconded by Hardin

YES VOTE: Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

2024-50	A RESOLUTION OF CONDOLENCES TO THE FAMILY OF JOEL LEWIS, SR.
Introduced 8-27-24	
By Mayor and	
Council as a whole	
1 st read 8-27-24	
2 nd read 9-10-24	

Motion to suspend rules for 2024-50 made by Hardin seconded by Davis

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

Motion to adopt legislation 2024-50 made by Davis seconded by Matlock

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

2024-51

Introduced 8-27-24

By Mayor and
Council as a whole

1st read 8-27-24

2nd read 9-10-24

**AN ORDINANCE AMENDING ORDINANCE NO. 2024-32 IN ORDER TO ATTACH
AND APPROVE THE CORRECT VERSION OF A CERTAIN AGREEMENT
WHICH THE MAYOR WAS AUTHORIZED TO EXECUTE WITH THE VILLAGE OF
GLENWILLOW FOR PURPOSES OF UNDERTAKING JOINT IMPROVEMENTS
TO RICHMOND ROAD AND DECLARING AN EMERGENCY**

Motion to suspend rules for 2024-51 made by Matlock seconded by Warren

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

Motion to adopt legislation 2024-51 made by Matlock seconded by Warren

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

2024-53

Introduced 9-10-24

By Mayor and
Council as a whole

1st read 9-10-24

A RESOLUTION OF CONDOLENCES TO THE FAMILY OF RICHARD CHRISTIAN

Motion to suspend rules for 2024-53 made by Davis seconded by Warren

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

Motion to adopt legislation 2024-53 made by Hardin seconded by Davis

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

2024-54

Introduced 9-10-24

By Nikolic

1st read 9-10-24

**A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT A NATUREWORKS
APPLICATION TO THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR
FUNDING UNDER THE NATUREWORKS PROGRAM FOR THE OAKWOOD VILLAGE
PARK, NE CORNER OF BOOKER AVENUE AND KENTUCKY AVENUE PARK
PLAYGROUND IMPROVEMENT PROJECT AND DECLARING AN EMERGENCY**

Motion to suspend rules for 2024-54 made by Matlock seconded by Davis

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

Motion to adopt legislation 2024-54 made by Nikolic seconded by Warren

YES VOTE: Nikolic

NO VOTE: Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION FAILED

2024-55

Introduced 9-10-24

By Nikolic

1st read 9-10-24

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION FOR A T-MOBILE HOMETOWN GRANT FOR THE OAKWOOD VILLAGE PARK, NE CORNER OF BOOKER AVENUE AND KENTUCKY AVENUE PARK PLAYGROUND IMPROVEMENT PROJECT AND DECLARING AN EMERGENCY

Motion to remove 2024-55 from the agenda made by Hardin seconded by Davis

YES VOTE: Warren, Scruggs, Hardin, Matlock, Davis, Hill

NO VOTE: Nikolic

MOTION PASSED

2024-56

Introduced 9-10-25

By Mayor and

Council as a whole

1st read 9-10-25

AN EMERGENCY RESOLUTION AUTHORIZING THE MAYOR TO APPLY TO THE OHIO PUBLIC WORKS COMMISSION FOR A POTENTIAL GRANT FOR THE FUNDING OF CAPITAL INFRASTRUCTURE IMPROVEMENT PROJECTS

Motion to suspend rules for 2024-56 made by Warren seconded by Davis

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

Motion to adopt legislation 2024-56 made by Davis seconded by Hardin

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis

NO VOTE: Hill

MOTION PASSED

2024-57

Introduced 9-10-25

By Mayor and

Council as a whole

1st read 9-10-25

A RESOLUTION AUTHORIZING THE MAYOR AND ENGINEER TO MAKE APPLICATION TO THE CUYAHOGA COUNTY DEPARTMENT OF DEVELOPMENT COMMUNITY DEVELOPMENT SUPPLEMENTAL GRANT PROGRAM FOR 2025, AND AUTHORIZING THE SIGNING OF CONTRACTS AND OTHER DOCUMENTS RELEVANT THERETO, AND DECLARING AN EMERGENCY

Motion to suspend rules for 2024-57 made by Warren seconded by Davis

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

Motion to adopt legislation 2024-57 made by Hardin seconded by Warren

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis

NO VOTE: Hill

MOTION PASSED

2024-58

Introduced 9-10-25

By Mayor and

Council as a whole

1st read 9-10-25

**A RESOLUTION AUTHORIZING THE MAYOR AND ENGINEER TO MAKE
APPLICATION TO THE CUYAHOGA COUNTY DEPARTMENT OF DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR 2025, AND
AUTHORIZING THE SIGNING OF CONTRACTS AND OTHER DOCUMENTS
RELEVANT THERETO, AND DECLARING AN EMERGENCY**

Motion to suspend rules for 2024-58 made by Matlock seconded by Hardin

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

Motion to adopt legislation 2024-58 made by Matlock seconded by Davis

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis

NO VOTE: Hill

MOTION PASSED

Motion to adjourn made by Warren seconded by Davis

YES VOTE: Nikolic, Warren, Scruggs, Hardin, Matlock, Davis, Hill

MOTION PASSED

Adjourned at 9:52p.m.

Approved _____

Tanya Joseph, Clerk of Council

Erica Nikolic, President of Council

**VILLAGE OF OAKWOOD
RECORDS COMMISSION MEETING MINUTES
2025-9-9**

ATTENDANCE

Erica Nikolic, Council President
James Climer, Law Director*
Tanya Joseph, Clerk of Council
Brian Thompson, Finance Director

ABSENT

Johnnie Warren, President Pro-Tem	Gary V Gottschalk, Mayor
Eloise Hardin, Ward 2	Tom Haba, Service Directo
Paggie Matlock, Ward 3	Roland Walker, Chief Bldg. Official
Mary Davis, Ward 4	Dave Tapp, Fire Department
Taunya Scruggs, Ward 1	Mark Garratt, Police Department
Candace Williams, Ward 5	Karen Gaither – Recreation Director
Matt Jones, Village Engineer	Ross Cirincione, Prosecutor

*Arrived after roll call

All attendees are members of the Records Commission

Meeting opened at 6:00pm by Joseph
Roll Call taken

Joseph: We're calling the September 9th records commission meeting to order, it's 6:04pm right now. I'm just going to call roll call really quickly. Alright, so I sent out the disclosure request form to all the department heads back in June. The police department have responded to it so far with records that they intend to destroy. So, I have in front of me the RC3 form, which lists out what the department intends to destroy. Along with the RC2 form in front review that basically tells us the schedule of what types of documents can be destroyed and when. So, if you want to take some time to look at those, I don't know if you remember when we were reviewing those last time, but I can definitely go through that with you really quickly. So, for example, the first three lines are in regard to accident reports. So, in the RC-2 form, which is the scheduled one like this. You will go to, as you see in that schedule number, it's section four of their schedule. Some of these schedule numbers are a little off to me. But it's Section Four, and if you look at the first one, it says Accident Reports. **Thompson:** Three years. **Joseph:** And it says paper, electronic, three years before it can be destroyed. And so, the years that we're looking at for these are from the years 2019, 2020, and 2021. Which fell somewhere between January to December of those years. So, technically those three years would be appropriate now. It would be ready for this, you know, destruction in my opinion, for that. And then we have the tow slips, it's on page three. So, it's the same page we were just on, but section three, the last one where it says vehicle intake and dispositions. It includes tow slips, and this says three years after sale or other disposition. These are covering from years 2017, 2018, and 2019, so, that's the correct time frame for those to be destroyed as well. The part that I'm kind of a little stumped on and I'm waiting for the law director to come and share his input. And maybe you guys can help me. But as far as the records request, I'm kind of having a little bit of an issue figuring out what that would fall under. Because it isn't necessarily clearly described here in this schedule. **Climer:**

Hey, hey, my apologies for the lateness. **Joseph:** We have a Law Director Climer here. Alright, Mr. Climer, as I was mentioning, we have just from the police department their RC2, RC3 form. And at the moment we're just reviewing their slips. I know you just got in, but there was an area that I kind of had some questions on because I wasn't sure where it would fall in the schedule. And whenever you get to that part, we can. We already went over the accident reports and the tow slips, and those were good to go so far. **Climer:** Okay. **Joseph:** But the records request, what section would that technically fall under? I couldn't really find it here. Do you know what category it would go under in the schedule? **Nikolic:** This is Council President Nikolic, perhaps at the bottom of page one, there's a section that says surveys, questionnaires, information inquiries or responses. I think that that potentially could fall under information inquiries. **Climer:** I agree. **Joseph:** Okay, perfect, so then that will just be one year. **Nikolic:** And these all are after 2024? **Joseph:** Before, so that started from 2019 to 2023, these records. So, these will technically be good. **Climer:** Yes. **Joseph:** Gas receipts, that falls under... **Nikolic:** It's page two, third column. **Joseph:** I think it's up on another general and administrative records. **Climer:** Brian, is that something that I'd be on a seven-year schedule for the IRS? **Thompson:** The gas receipts? **Climer:** No, the time sheets, I'm sorry, I didn't realize they were on gas, never mind. **Joseph:** Gas receipts is just one year, so technically those are good too because that's 2017, 2019. **Joseph:** Would that technically fall under the daily activity reports/logs/worksheets then? For the daily shift assignments? **Climer:** Yes, I believe so. **Nikolic:** Is activity the same thing as a shift? Wouldn't that be more like a personnel record as opposed to activity? Meaning arrests or those type of details? Is there anything for personnel? **Joseph:** Or could it be personnel, if you go to the second page, personnel assignment rosters and/or schedules; daily, weekly, or monthly? Still underneath general and administrative records, but the second part. **Nikolic:** Yeah, that to me is what that is. **Climer:** I agree. **Joseph:** Okay, so the DV reports, I'm not certain if they're misdemeanors or felonies because you have two different time frames. It's six years for the felony and two years for the misdemeanor. **Climer:** I think it can be either. **Joseph:** But yeah, it should be sufficient time? **Nikolic:** Where are you, Tanya, because I don't see the domestic reports, but under... **Joseph:** So, if you go under where it says, accidents, arrest, complaints, so under section four. So I'm looking at crime and/or criminal reports, and for felony and misdemeanor, because I'm not sure which one it was, it didn't specify. **Nikolic:** It's still under one though, right? PD-102 is that? **Joseph:** She has a list of PD-102, but... **Nikolic:** So is it a report, so it could potentially be on page two, bureau or unit copies of offense reports, incident reports, or arrest reports... **Joseph:** I will shift that question over to the law director for his opinion on that. I don't know if those necessarily... **Climer:** Well, domestic violence can be either a felony or misdemeanor if my memory serves correct, is correct. Where are you looking at the felony, misdemeanor? **Joseph:** I'm looking at a section four. **Nikolic:** Yeah, but she has it listed as one, so I would think that it would fall under these general reports. Under four, what does it say? **Joseph:** Section four is for the crime and or criminal reports, felony except homicide and then crime and or criminal reports for misdemeanor. **Thompson:** Domestic violence can be ultimately felony felonies, Jim? **Climer:** They can be, yes. **Nikolic:** Because if you look at the reports under general admin you have to hold it until no investigative value. Or what's UNLAN? **Joseph:** Until no longer administratively needed. **Nikolic:** Is there anything else under one that these could fall under? I don't see anything else under one where they could fall besides that. **Climer:** What did she classify this under? **Nikolic:** General Admin, so, there may be a differentiation between general admin reports and criminal reports, right? I don't, perhaps these don't necessarily arise to the level of a criminal report, they may just be... **Climer:** Yeah, because

on the following page she lists crime reports, so she must be differentiating somehow. **Nikolic:** Right, so yeah, these reports, maybe they have intake, different type of intake for the domestic violence reports that don't arise to actually criminal report. Because there may be some complaints. **Joseph:** Right, just having a record of it. **Nikolic:** Right, where they don't follow up on it. Where it's just, I just want to make a report that this happened in my house. **Joseph:** Right, and it's just paper, so that could be the case. **Climer:** Yeah, because she's got the crime reports listed appropriately. They've taken felonies for sure. **Nikolic:** So, my question then becomes is if it's listed, does that mean we assume that it's no longer needed or has no investigative value if they've listed them? **Joseph:** Yeah, I would assume so, but the reason I have to work here is because... **Nikolic:** Law director, do we need to explore, do any more information to support that? **Climer:** I would suggest that we should get an explanation from Nikki as to where she's classifying those and why. **Joseph:** So, for now, we just skip these. **Nikolic:** And also, clarification on, so I guess we no longer need it. I guess when the investigation has reached a certain point. Is there anything that is there any documentation that we have that would, or did they need to provide to show that that's where it is? Where the case is reached for us to say it's okay to destroy it? Because essentially we're saying it's ok to destroy. But they have to tell us this is no longer needed for our investigation. So, I guess, we have to take their word for it, Law Director? **Climer:** Yeah, I know of no other way to do it, I don't think there's any necessarily objective standard you'd put on it that would apply across the board other than their knowledge. **Joseph:** So, I mean, we can just hold those three now. You know, once we get that, put it on the other thing. Moving on to vehicle impound sheet, that would be under section three as well, the last part. Last three years, this one 2010 to 2015, so that's definitely good to be destroyed. **Climer:** And as well past the statute of limitations. **Joseph:** And then the crime reports, of course, whether it was... Six years or two, it was still covered with time from these crime reports. So, whether it's felony or it was a misdemeanor, the time frame still covers, because this is coming from 2012 and 2013. Then the last will be the payroll and that's just a year. **Climer:** My question is, for IRS purposes, is it seven years? **Thompson:** I was looking here; it said that Ohio employers must keep time sheets and other payroll records for a minimum of three years. According to our Ohio Revised Code in Ohio, history of connections, local government guidelines. **Climer:** Okay. **Thompson:** So, it's three years? **Climer:** Yeah, but does the IRS make you keep those longer? I'm not sure off the top of my head. **Thompson:** The IRS government, they say six. **Climer:** Okay. We have one on here. Let's listen to this. And all the connections. **Thompson:** So, IRS here Jim says for tax purposes, the IRS requires employers to keep employment tax records for a number of four years after the tax would be paid. That's what they do with the tax sheets, talking about tax records. On the actual time sheets, it's saying three years. What do you think? **Climer:** All right, and the Fair Labor Standards Act stamped your limitations as a maximum of three years, so we're covered there. And it's saying, the IRS is saying the actual time sheets are three years? **Thompson:** Yes, so those would be good. **Joseph:** Maybe 2022, we'll have to wait on, maybe, because it does from January to December of 2022. **Nikolic:** So, this is the three years in addition to the one year that's here where it says payroll records one year? **Climer:** Yeah, I think 2022 needs to wait until next year. **Nikolic:** Wait until next year as per the IRS requirement that we keep... **Climer:** Yeah, and the Fair Labor Standards Act. **Nikolic:** Fair labor standards, what's the standard? **Climer:** Have two years for a normal claim, three years for a ruleful violation. **Thompson:** Are we saying wait on that last one because three years will happen till we get past December 25th? **Climer:** Yeah, it's the employer's burden to be able to demonstrate the actual hours somebody worked. And so, we

would need those to do that. **Nikolic:** Okay. **Joseph:** Last time, we asked for a motion to accept the RC3 form with certain exceptions. I don't know if you want to read that Mr. Climer.

Motion to approve the Police Department's RC3 form with the exception of the three lines for domestic violence reports pending clarification from the Police Department and also with the exemption for the 2022 payroll sheets which will wait till next year made by Climer seconded by Thompson

YES VOTE: Nikolic, Climer, Thompson, Joseph

PASSED

Motion to adjourn made by Climer seconded by Nikolic

YES VOTE: Nikolic, Climer, Thompson, Joseph

MOTION PASSED

Adjourned at 6:27p.m.

Approved _____

Tanya Joseph, Clerk of Council

Johnnie Warren, President of Council

**VILLAGE OF OAKWOOD
WORK SESSION MINUTES
2025-9-9**

ATTENDANCE

Erica Nikolic, President
Johnnie Warren, President Pro Tem
Taunya Scruggs, Ward 1
Paggie Matlock, Ward 3*
Mary Davis, Ward 4
Candace Hill, Ward 5

ABSENT

Matt Jones, Village Engineer	Eloise Hardin, Ward 2
James Climer, Law Director	Ross Cirincione, Prosecutor
Gary V Gottschalk, Mayor	Tom Haba, Service Director
Mark Garratt, Police Department	Dave Tapp, Fire Department
Brian Thompson, Finance Director	Roland Walker, Chief Bldg. Official
Sam O'Leary, Assistant Law Director	Karen Gaither – Recreation Director

** Arrived after roll call*

Meeting opened at 6:41pm by Nikolic
Pledge of Allegiance
Roll Call taken

2024-WS-43	AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CEP RENEWABLES OH, LLC FOR THE REDEVELOPMENT OF CERTAIN PROPERTY IN THE VILLAGE AS A SOLAR ENERGY PROJECT WITH ATTENDANT RECREATIONAL USES
2024-WS-45	AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRCT WITH CREtelligent AND DECLARING AN EMERGENCY
2025-WS-16	A PAY ORDINANCE AUTHORIZING THE EMPLOYMENT OF AN EMPLOYEE AND SETTING FORTH THE DUTIES AND COMPENSATION FOR THEIR POSITION AND DECLARING AN EMERGENCY

Nikolic: Was this for Tom? This was for Tom, I believe. **Scruggs:** Finance Clerk is what the title is inside... **Davis:** May I ask a question? Do we know if he's been paid all this time? He's still being paid, correct? **Warren:** You'd have to contact Brian. **Nikolic:** Okay, so we right now it's at the section three says the paper hour is at \$18. I believe there was discussion of this being changed. Council Clerk or Law Director, were you instructed of any change in this pay rate to amend this legislation? **Climer:** I have not received any instructions from the administration are, I will raise that discussion with them. **Nikolic:** Okay, Councilperson Scruggs, you said the Finance Clerk. **Scruggs:** I was just looking at the title, and I know we had some discussion about the title as it relates to what the actual jobs descriptions were, and job duties. I did read through the job descriptions again, and it looks like, you know, it has been modified. But still the title, in my opinion, it's still questionable. Because the job description or the duties kind of fall more in

line with a receptionist. But also, there have been some things that are added in there that could potentially fall underneath receptionist and potentially clerk as well. But finance clerk, I'm not sure if I agree, finance clerk is the best title for the duties that are listed. It's more like an office assistant, or receptionist, or administrative assistant type of job description that's listed below. And maybe my understanding of finance, when I'm thinking of finance I'm thinking more, you know, numerical things that are dealing with, you know the actual duties that relate to that whole department. And that's where I'm having a little bit of questions in the back. **Nikolic:** I think we mentioned that we would need to update our ordinance to include receptionist. Does Council recall if we have a receptionist title in the ordinance? **Climer:** I don't believe so, there are a number of Individual ordinances that have been passed. And once the dust has settled, my intent is to go back and conform the overall pay ordinance to that. **Nikolic:** Okay, is it the opinion of counsel to add a receptionist position? **Davis:** I would not have that as a finance clerk, because he's not doing anything with finance. The whole job description doesn't say anything about finances. Just sorting mail, answering phones, things like that. So, he's doing the office, or the whole village, like an Administrative Clerk. So, this total title is wrong for him, for what he's doing and what we're paying him to do. This has nothing to do with it. **Warren:** We could just call it Administrative Clerk, what do you think? **Nikolic:** Sounds good to me. **Scruggs:** I don't have an issue with the job description. But I'm just wondering in as far as the title, I do agree that the title does need to change it doesn't fit. But um and I think the last time let me make sure that we're talking about what we talked about in general session. We want to make sure that the finance department is not holding spaces with bodies that are not able to support the duties of the finance department if that makes sense. So, if Mr. Thompson, our Finance Director, needs a body and he actually needs a clerk, it'll be filled with someone that's not able support because the job description doesn't really support finance. **Warren:** So, would you be agreeable with what we just said, Administrative Clerk? **Scruggs:** I'm okay with that but are we making the job description to fit a person? Or do we need this position and we're filling? That's what I'm trying to put my head around. Like do like is this a position that's needed and we need to fill it or are we just saying we just really want to keep this person so let's just make a and create a job for them? That's where my mind is kind of torn. **Climer:** I will say at one point in time it was very difficult at one point in time to reach people in the daytime through the main number. **Davis:** The reasoning is to also think about, we just hired two part-time people to answer phones for the building department. They're going to be learning permits and things like that, but right now they're mostly just answering phones. It is two part time, morning, and afternoon shift. So, we have coverage, and we had lots of applicants for those positions, so I was wondering. Because the finance clerk does not fit for this job that he's doing. And we don't want to make another job just for this person. To make up a new title just for somebody who's not doing finance work. Because we only have room for the finance clerk and that's not what he's doing. **Nikolic:** So, do we want to request the administration to clarify if they need to fill the finance clerk position? **Scruggs:** I would like to hear from Mr. Thompson about this. **Nikolic:** If they are going to fill their position because it was Hillary's job to be administrative clerk. Excuse me, we're in work session, excuse me, thank you. So, it was essentially Hillary's job to be finance clerk and also answer the phone. So, I don't know if that was too much for her. But like you said, we can hear from the Finance Director. If he wants to fill that position, then we fill that position and leave this as is or add in a receptionist. **Warren:** We'll see when he gets here. **Nikolic:** But as it stands, this legislation, even if it went forward, we had mentioned that we wanted to change the hourly rate and the position. So, we'll leave it here until we have the discussions with the Finance

Director. **Matlock:** Sorry, I was late, so, this job description that they have right now as a finance clerk is a vacancy? So, is this in addition to Tom's job that's up front? **Nikolic:** That's the question we want to pose to the Finance Director. If he wants to have two or similar to what Hillary did a combined position. **Matlock:** Because I think we already went over this and stated that a finance clerk, this is not the right job description for a finance clerk. **Nikolic:** Right, before you came in, Councilperson Scruggs pointed out that that was more, and also Councilperson Warren pointed out that it is more along the lines of an administrative clerk receptionist position. So, we don't fall into the habit of changing a job to fit a person. We want to hear from the Finance Director if he intends to fill this role. Because if he does, then we can have them change the job description and present the paperwork for that. Councilperson Hill, do you have something to say? **Hill:** Their department is full, he is fully staffed, and he said he is fully staffed. And our agreement was that we would only pay the woman that has the background of being the auditor, the rate that we will pay her because he was bringing on no additional people to that department. So, his department is fully, to balance the budget, that was what we were doing. **Matlock:** Exactly, when Tom took that job, we informed him that that job was a finance clerk. That he was still in that position as a finance clerk, and he said the Mayor had him put Tom in that position. But that position that Tom received in there was not what he was doing. That was not a finance clerk position just to answer the phones teller. And he stated he was fully staffed and that's when we said that we would review it and go back through it. **Warren:** I don't think there's nothing else to say. If that's what we agreed on already, why are we belaboring it? We could just confirm with him. But what we can do is just vote, to remove it from the agenda, and keep it moving. **Nikolic:** Would we remove it, or would we still need a receptionist there? You're going to have to change it and change the pay. So, amend this to change the title. **Hill:** We wouldn't amend this to change the title. What we need to do is, what we said the last meeting was, and I don't know why we're going back over this. We need review the compensation schedule to see what positions we have in there. To see if there's something that would fit the job that actually needs to be done. And if not, then we need make a decision about what we would amend to include the title. That's what we've said when we last discussed this. **Nikolic:** Yeah, if that's what we said, was there anyone taking the lead on that? Or how is that going to happen? Councilperson Hill, what would you suggest is the next steps so we can move this forward? **Hill:** Our discussion was we will review the compensation schedule, so we just need to review it. If we need to present it at the next work session, then that's what we'll need to do. **Nikolic:** So, Law Director Climer mentioned that you wanted to wait until the dust settled before you looked at the ordinance again. What were you saying? **Climer:** No, what I was saying was we, in quick succession, passed a number of hires. And I think that some of them may differ from the overall pay ordinance. I want to go back and get the overall paid ordinance coordinated with those ordinances in the past. **Nikolic:** Okay, so what do you think your turn around for that is? Because we'll wait until that's done before we start changing it again. **Climer:** I'll volunteer to take a look at this, put the pay ordinance in respect to Tom's position, see if there's anything that fits. Discuss it with Brian and the Mayor and report back. **Hill:** Yeah but we also agreed on a rate. So, we were going to discuss that rate with them last meeting and they get back to us on that rate. So, we just need some movement on a response. **Nikolic:** Okay, so Law Director you were going to... **Climer:** I will address this with Brian and the Mayor.

2025-WS-28

**AN EMERGENCY ORDINANCE AMENDING THE REBATE PROGRAM FOR
RECREATION FACILITY MEMBERSHIP FEES ESTABLISHED BY ORDINANCE NO.
2011-05**

2025-WS-42

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE
AGREEMENT WITH MONTROSE FORD, INC., FOR THE PURCHASE OF TWO POLICE
PATROL VEHICLES AND DECLARING AN EMERGENCY**

Davis: Question, didn't we order them and pay and do that last year? Or this is two new ones besides the two that we ordered last year? Because we had put in front of us two of them last year, and they were going to be delivered this year. So, is this to pay for those two that they ordered last year? **Warren:** No, that's for, this is probably for another two for next year. **Davis:** So, that's what we need to know. I need to know that for sure because it doesn't say. **Matlock:** I feel we should put it to the side right now; we need a discussion. **Davis:** Okay, and I would like to bring some items to the executive session if possible about these things about the police department. **Warren:** One thing I suggest is that we can right now sit tight on any ordinances that are requiring additional funding until we see where we are with the auditors. The auditors should be completed in a couple of weeks. I didn't report to you guys, but I may have mentioned that I was brought down to the auditors two weeks ago. And so, and it was the week before they came. They had anticipated that they would be done in about three weeks. I think that we ought to see what the findings of the auditors are. I'm still uncomfortable with the special audit too. But at least we'll see where the auditors see the black and white as far as what's been presented to them. **Matlock:** I agree. That sounds fair. Okay, so any questions that people can address to the chief during his report relating to that.

2025-WS-45

**AN ORDINANCE ESTABLISHING THE OAKWOOD COMMUNITY GARDEN AND
DECLARING AN EMERGENCY**

Nikolic: This is a first look at legislation that the director proposed for the garden. **Climer:** I don't believe it was my proposal, but I did draft it. **Nikolic:** Well, I meant to say, when I said if there would be ordinance for a garden, what would it look like? So, I did request it, but this was what you came up with, with what the legislation should look like. **Climer:** Per your request. **Nikolic:** Yes, yes, it was per my request, I think that's very clear. I'm not saying that you're suggesting it, but this legislation is establishing the garden. The most important section of this legislation, I'm assuming, is section three. Which says the community garden shall be funded by grants, rentals, and donations. Which rentals and donations shall be maintained by the Finance Director in a fund designated for the purpose and set funds are hereby appropriated for purposes set forth in this ordinance. So, what this means and what the Law Director explained is that this is essentially saying that when you get the payment from the rentals it will go into the line item. Any donations will go into the line item, any grants, rentals, or donations, it could be specific to the garden, the money wouldn't go into the general fund. So, this also has, if you look on the back, the community garden registration, waiver, and release. We had several discussions about this, there was a lot of confusion. Right now, the only thing the village will provide is sunlight and water. This right here has all the different types of the access to the garden. The gardener's needs, they'll bring everything, we're not providing any of it. And this has the expectations of the gardeners. Gardeners may begin planting around Mother's Day, everything that they're expected and a release. So, this form that's attached to the legislation is exactly what the gardener will fill

out when they bring their \$25 in. And there will be certain prohibitions. There will be no pesticides that they're allowed to put on their gardens. Everyone's supposed to keep their space neat and clean. Before there was a proposition that they could store things there, none of that is allowed. They have to go and come with what they have. And essentially, it'll be a fence with garden plots. So, this is a first look at that legislation, were there any questions? **Scruggs:** I know when you do rental agreements, sometimes when the year changes over, you find that maybe there were some additional costs that maybe you have to increase your rental agreements. So maybe the first year, \$25 works, but is there any wiggle room where you can say, if needed, the rental agreement per year might be subject to change. Because what if there is an additional fee that you might need or if it's electricity or I don't know, just making it up. But so that you're not bound to that \$25 in 2027 if you need more. Just to maintain, I don't know what that looks like on a contract wise, but I know that... **Matlock:** Do we have to move this over tonight? I would just recommend that we have a weatherman on this. And we go over everything that is supposed to be for this garden. Potential cost, how big the plots are going to be. We'll look over the plans that Beachwood has that you have right now, contracts, whatever they are. We need to adapt those into an Oakwood contract. **Nikolic:** What you see before you is the Oakwood contract. **Matlock:** What I'm saying is now, we don't have to vote on this right now. Because a garden right now, we're about to go into winter anyway. But we can have it ready before next year 2025 and have the whole packet. Everything that we decide on will go out on that garden, okay, to make sure. **Nikolic:** No, agree, this is an introduction of the legislation. I'm not saying we need to move it tonight. Of course, the planting of the garden would be Mother's Day. But I wanted to begin discussion now so I can get you everything you need so we can move forward. **Matlock:** We should come up with everything we need collectively as a group, not just one person. But my thing is just let's just move it right now if you want to. I mean, we don't have to vote on it or anything because it is right now going to a cold season. So, we have time to plan it, get with you, do a group, get it right, put it out. And have everything ready by next year. But you said you want the deadline of them actually planning by Mother's Day. So, we want to make sure we have it ready for them to go by at least January, February, whatever, that gives them time for Mother's day. So, we can really look at this and really get it into tune on what they need to do. **Nikolic:** Well, even though the residents wouldn't take ownership of the plots. We would still need to till the lots, put down some cover crops to start to build. We did the soil test; there are some nutrient deficiencies. So, just tilling the land, maybe putting down some cover crops to try and get the soil more nutrient-rich. So, those are some pre-things that would just need to be done. They wouldn't cost the residents anything, but it's just some things that we would need to do to ensure. Putting down manure, tilling it in, some old leaves, just something. **Gottschalk:** Just simply putting in a manure from the track and then grading that into the soil. **Hill:** I obviously don't have any questions on this, but I will just make a comment. We need to be mindful when we're saying we're not using any resources. I think the Service Department is going to have to do this work. I wanted to point out it's 7:06pm, I did want us to circle back to 2025-WS-43 because that's the charter, and it's a charter review year. And that is, in my opinion, very important in terms of what we do in the village. **Nikolic:** Absolutely, so are there any other questions on this? Okay, thank you for your comment.

AN ORDINANCE TO SUBMIT TO THE ELECTORS OF THE VILLAGE OF OAKWOOD
THE QUESTION OF ADOPTING A PROPOSED AMENDED CHARTER FOR THE
VILLAGE OF OAKWOOD AND DECLARING AN EMERGENCY

Nikolic: Law Director, were you able to follow up on some of the questions that we had regarding to whether or not we could combine some of the issues into one as opposed to it being individual issues? **Climer:** It can be done, the question is how it appears on the ballot and whether it's confusing. Because, again, it's a chicken or an egg thing. If we decide we want to go that way, I would present it to the Board of Elections and ask them to give it their thumbs up or thumbs down. **Hill:** Is it possible that you could give us what a draft could look like? That you feel would because I hear you saying it could be confusing. Can we see what a draft would look like so we can decide if it would confusing. **Climer:** Yeah, my suggestion would be that we maybe group the changes that have to do with just changing the pronouns as one group. And then the substantive things maybe go up individually if that is the way Council would like. **Hill:** So, that was what we requested and you're saying they verified that that would be okay? **Climer:** I think it can be done. If you want me to draft it up, I haven't spent the money to do that yet. But I can do that so Council can see what it'll look like, and if it's something you like, then we can run it by the Board of Elections. **Hill:** Yeah, can you just draft that one set that would include all the revisions for the pronouns? And then in addition to this, Council in and of itself needs to have an entire work session about the try to review amendments, which we haven't scheduled. **Climer:** Okay. **Hill:** So, that is on us as a Council body to do. **Davis:** Does it cost differently for us, as a village, for every line we put into a section? **Climer:** I'm talking about the fees you pay me. I didn't want to go along on a tangent and incur a bunch of fees for the village until I knew you were entertaining going that direction. I will combine the pronoun changes and show you what it looks like. **Davis:** But does it cost more, not just for you, but I'm talking about for the Board of Elections? **Climer:** I don't believe so. **Davis:** It's the same cost? **Hill:** It's just part of; we pay for the election. **Davis:** Ok. Thank you. **Hill:** So, the other, and just to Council, usually our Council president takes lead on charter review, scheduling work sessions and making sure we get that through and onto the legislation and approve and then onto the ballot. If you don't want to take lead, I can, I don't mind doing the charter review stuff. I did the educational session, so that's okay. But we need a full work session to review those amendments. We're just sitting on it, all the work has been done. The commission did what they were supposed to do, we need to move. **Nikolic:** Absolutely, so, this is the first time hearing that it's my duty, but I will gladly take that on. We have a work session that we could do before our next meeting. Would that be conducive to timelines? **Hill:** No. **Warren:** I think that you're going to need more time. You're going to need a special meeting. **Nikolic:** A special meeting? Okay, we can set up a time towards the end. **Hill:** We don't have to go with a special meeting; we could go to work session. **Warren:** It would have to be started earlier. **Hill:** Of course, it doesn't have to be on this day either. We could announce it at the Council meeting. As long as we announce at the meeting that we're going to have it, then it will be okay. We could do a Saturday, and it could be four hours if we wanted. So, we're not bound to just before the Council meeting. **Warren:** Right, but that's what I was saying, a special meeting, that would be, if it was on a Saturday, a special work session then, because this would be typical. **Hill:** Yeah, it'll just be work session. **Nikolic:** So, I guess her point is that we could schedule the work session whenever and it doesn't have to be a special meeting. **Warren:** I think that the Law Director, any time we have a meeting, if we have work sessions and it's per charter and the charter clearly identifies all meetings and work sessions every other second and fourth Tuesday, that's a charter amendment. And if we any special

meetings or any work session, it has to be announced it would be a special work session. Because of the fact that it's not typical of the work session right after a meeting. **Hill:** Well, a special meeting and a work session are different, you're combining the two. **Warren:** I'm just saying special work session, I thought it is special no matter what, it's not typical. **Climer:** It requires a notice and an agenda. **Warren:** Yeah, that's what I'm saying, that's what the special meeting does, it requires a special notice and the agenda. **Nikolic:** It's a public meeting that requires notice. Okay, if there's nothing else, we can work after the conclusion of general meeting to schedule that with our schedules so we can move into general session. Is there anything else?

Motion to adjourn made by Davis seconded by Warren
YES VOTE: Nikolic, Warren, Scruggs, Matlock, Davis, Hill
MOTION PASSED
Adjourned at 7:12 p.m.

Approved _____

Tanya Joseph, Clerk of Council

Johnnie Warren, President of Council