

VILLAGE OF OAKWOOD  
COUNCIL MEETING



May 12, 2026

AGENDA

(Held at Oakwood Community Center)

- 1. Call meeting to order
- 2. Pledge of Allegiance
- 3. Roll Call

Council President	Eloise Hardin	Mayor	Erica L Nikolic
President Pro Tem	Norman Bliss	Law	J Climer/J Montello
Ward 1 Council	Taunya Scruggs	Finance	Vacant
Ward 2 Council	Yvonne Evans-Warren	Service	Tom Haba
Ward 3 Council	Paggie Matlock	Fire	Dave Tapp
Ward 4 Council	Mary Davis	Building	Roland Walker
Ward 5 Council	Malcom Sims, Jr	Engineer	Matt Jones
		Recreation	Karen Gaither

---

Dedication of Gary V Gottschalk plaque

Oath of Office – Carol Jackson & Nina Curry – Clerk and Asst. Clerk of Council

**Any documents that has the former Mayor and former Clerk should be corrected going forward.**

- 4. Minutes
  - a. February 13, 2026 Special
  - b. February 13, 2026 Budget

5. Correspondence – Clerks Office

6. Departmental Reports

MAYOR – ERICA NIKOLIC	FIRE-DAVE TAPP
LAW-J CLIMER/J MONTELLO	BUILDING-ROLAND WALKER
FINANCE-VACANT	SERVICE-TOM HABA
POLICE-MARK GARRATT	ENGINEER-MATT JONES
RECREATION-KAREN GAITHER	

7. Ward Reports & Committee Reports

8. **Open Floor comments from Village Residents** (comments in general – 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.)

*Executive Session (if warranted)*

9. **Legislation**

10. Adjournment

**VILLAGE OF OAKWOOD**

**WORK SESSION**

**May 12, 2026**

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 at future Council meetings.
  4. Discussion of items of draft Legislation or potential Legislation to be considered at future Council meetings.
  5. Executive session to review negotiations with public employees concerning the terms and conditions of their employment.
  6. Matters Deemed Appropriate.
- 

**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 CONTRACT WITH CREtell9igent AND DECLARING AN EMERGENCY**

**2026-WS-10 AN EMERGENCY ORDINANCE APPOINTING TANYA JOSEPH AS INTERIM ASSISTANT CLERK OF VILLAGE COUNCIL AND SETTING FORTH THE DUTIES FOR SUCH POSITION**

**2026-WS-18 AN ORDINANCE CONFIRMING THE APPOINTMENT OF RAYMOND McDANIEL AS FINANCE DIRECTOR AND DECLARING AN EMERGENCY**

Intro:  
Mayor  
Bliss

**2026-WS-19 A RESOLUTION SUPPORTING AN APPLICATION FOR THE 2026 CUYAHOGA COUNTY COMMUNITY PLANNING SERVICES PROGRAM (CPSP) MASTER PLAN GRANT AND DECLARING AN EMERGENCY**

Intro:  
Mayor  
Bliss

**2026-WS-20 A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE ENGINEER TO MAKE APPLICATION TO THE CUYAHOGA COUNTY DEPARTMENT OF DEVELOPMENT FOR FUNDING UNDER THE 2026 SPECIAL MUNICIPAL GRANT PROGRAM (CDBG) AND AUTHORIZING THE SIGNING OF CONTRACTS AND OTHER DOCUMENTS RELEVANT THERETO, AND DECLARING AN EMERGENCY.**

Intro:  
Mayor  
Bliss

**2026-WS-21 A PAY ORDINANCE CONCERNING THE EMPLOYMENT OF DIONNA HAMMETT AS SECRETARY OF OAKWOOD'S BOARDS AND COMMISSIONS AND SETTING FORTH THE DUTIES AND COMPENSATION FOR THE POSITION AND DECLARING AN EMERGENCY**

**7. Adjournment**

<b>Reminder to set date(s) for:</b>	<b>Hardin</b>
<b>Council Education Courses</b>	<b>Hardin</b>
<b>Clerk of Council</b>	<b>Hardin</b>
<b>Municipal complex</b>	<b>Hardin</b>
<b>Disaster Recovery Plan</b>	<b>Hardin</b>
<b>Human Resources</b>	<b>Hardin</b>
<b>Five Year Plan</b>	<b>Hardin</b>
<b>Recreation Budget &amp; Events</b>	<b>Scruggs</b>
<b>Group Photo Discussion</b>	<b>Hardin</b>

**VILLAGE OF OAKWOOD**  
**Special Meeting Minutes**  
**2026-02-13**

**ATTENDANCE**

**Eloise Hardin, President**  
**Norman Bliss, President Pro Tem**  
**Taunya Scruggs, Ward 1**  
**Yvonne Evans-Warren, Ward 2**  
**Mary Davis, Ward 4**  
**Lastery**  
**\*Arrived after roll call**

**Meeting opened at 3:34pm by Hardin**  
**Pledge of Allegiance**  
**Roll Call taken**

**Council President Hardin** Calling this meeting to order please stand to say the pledge To the flag of the United States of America and to the Republic for which it stands one nation under God indivisible with liberty and justice for all Okay. Roll call, Mary. Davis is going to call. **Council President Hardin** This is a special meeting called today and pursuant to the charter we had the roll call **Councilwoman Warren** I do have a request **Council President Hardin** What's that. **Councilwoman Warren** I'm requesting a change in the order of the meeting so that we do the legislation first and then go into executive session. **Council President Hardin** Okay, we have someone here, so I think that would give us some courtesy to our audience, so they don't have to... Is that okay with the rest of you? **Councilman Bliss** Well, I think our executive session though is tied to the legislation though. **Councilwoman Warren** It's not gonna. **Councilman Bliss** I would, I would you know, but if you want, you know it doesn't matter to me, but that's as long as you cover both bases, I think we're fine, so I would say that's okay. **Councilwoman Warren** I'd rather do the legislation first than when it's they can't stay for executives. **Councilman Bliss** Right, instead of having them come back in. That makes sense. Then I would concur. There isn't a public comment, but we do have people from the public, so we might want to offer an opportunity if anyone wants to speak, but that's in my other comment as well. **Council President Hardin** Would you? Okay. There is a motion on the floor to make the change in order of the schedule. So if everyone agrees to do that. **Councilman Lastery** Yes. **Council President Hardin** Now, I also heard from Council Person Bliss, because we have the general public here, we normally don't, but this is, we'd like to open the floor for public comment. The answer is yes. **Councilwoman Davis** Wait, did we get it second? I got it first. Did we get a second? I second. **Councilwoman Warren** I thought you were the one that first. We didn't take, we didn't, she just, she just asked. She didn't just take a vote on it. **Councilman Bliss** To change the order. **Councilwoman Warren** I ask my request, this is Evans Warren, I'm requesting a change in the order of the agenda so that legislation is first and executive session follows. May I get a second? **Councilwoman Davis** Roll call. Okay, sorry. Hardin? Yes. Can I just do last name, Bliss? Yes I'm sorry, Scruggs? Evans Warren? Yes. Matlock not out here. Davis? Yes. And Council Member Lastery. **Councilman Lastery** Yes. **Councilwoman Davis** Did I? **Council President Hardin** Did you call my name? **Councilwoman Davis** Oh, I'm sorry, Ms. Hardin? **Council President Hardin** Yes. Passes will follow the order as suggested. The next, may I get a motion to open the floor for public comment? **Councilman Lastery** A second. **Council President Hardin** Roll call. **Councilwoman Davis** Okay, one second. Remember, now this is not my, I, I don't know, I'm still writing the motion, yeah. Hurry up, hurry up. Okay, Councilman Harden. Yes. Councilman Bliss. Yes. Councilman Scruggs. Yes Councilwoman Evans-Warren. Yes Councilman, Councilwoman Davis. Yes, that's Councilman Lastery? Yes **Council President Hardin** Floor is now open for public comment. If anyone would like to step to the podium for the record and make a statement, you are welcome to do so. I don't have a copy of your agenda. Okay, here. Here's the agenda. I apologize. Thank you. **Councilwoman Davis** Anybody else want a copy of the agenda? There's extra ones up here right now. I'll take one. **Councilman Bliss** There's an agenda and there's also a resolution as

## SPECIAL MEETING

FEBRUARY 13, 2026 – Page 2

well. Councilman Bliss So the complete packet includes there's a notice of the special meeting, there's the agenda, and there's an attachment, which is the ordinance. Is that correct? Council President Hardin Yes. Councilman Lastery And how many pages of the ordinance just one okay is there anything else that's part of this packet for the meeting Councilwoman Davis There's two pages of the ordinance, but just for a signature, isn't it? So a total of four pieces of paper in hand. Councilman Lastery So, just to be clear about that. Council President Hardin It's 2026-14 There's only one 2026-14. No. It is a resolution, then. It's not an ordinance. We're dealing with the resolution. I'm sorry, we're dealing with the resolution. Councilman Bliss I misspoke, I apologize. It's a resolution, not an ordinance. Council President Hardin And we'll give you time to look at it, and if you want to have something to say, whoever. The place is just standing room only in here. Councilman Bliss Yeah, and I think, I'm not an attorney, but I don't know that technically a special meeting is required, is required to have it, I am not sure, but in all cases, in terms of public engagement and transparency, it's always important to allow it, so. Council President Hardin Well, okay. Look, can I just ask a procedural question? You can ask anything you want. Procedural question. Sure. Melinda Harp I heard this at the last meeting. I'm not sure who said it, but it requires three reads. Okay, and so we're on read number two. So it requires 3 reads before what happened. Council President Hardin It is a pass or fails. Melinda Harp Okay, I don't have anything different to say than what I said on, uh... On Tuesday, and I know that you want to get into your executive session, but I do need to say something else that happened on Tuesday regarding this. Okay, so afternoon meeting was over. I gave. Counsel person Scruggs an apology and I said if offended you and that was incorrect it wasn't an if I offended her and I offered a few excuses you know I was in another mode sometimes I get into attorney mode opening closed in statement mode and I go off I'm expressive but want to give proper apology. I gave you a private one. I want to give you one in front of your peers. I offended you and I am really sorry that I did that. I'm 74 years old and it takes someone half my age to check me. I stand checked. If I offended anyone else? I apologize. Council President Hardin Bless your heart. Thank you, my love, thank you so much. Thank you. That's what we're about. God bless you. All right. Any other comments from the general public? If not, we'll close the floor for general comments. And again, thank you. All right, floor is closed for public comment. We're going to go into the order of the change, and we're going into the Order of the Legislation, reading the legislation without the law Director, present, I will read the resolution. This is resolution number 202614, introduced by council as a whole. A resolution appointing Malcolm C. Sims, Jr. To the position of Ward 5 councilperson for the term commencing January 1st, 2026, and expiring December 31st, 2029, declaring it an emergency. And this is a second read. Are there any comments, questions? Let the record show, then it is a second read and we'd move on. No action to be taken on it except announcing that it is a second read. Before we go in. Councilman Bliss Oh, one question. When is the third read? The third reschedule for tomorrow. What time? Council President Hardin 1130 a.m. Councilman Bliss This is Councilman Norm Bliss. Council President Hardin Okay. Any other questions? All right. If there are no other questions, Mr. \Nhen I asked to find out. Councilman Lastery Oh, yeah, I make a motion that we move into executive session. Councilman Lastery 2nd that motion. Roll call. One second please.

Councilman Lastery Let me state the purpose, yeah let me state Council President Hardin Oh, I apologize. Please read it. Councilman Lastery I make a motion that we move into executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public official or employee.

**SPECIAL MEETING**

**FEBRUARY 13, 2026 – PAGE 3**

**Motion to enter into Executive session, made by Bliss seconded by Lastery**

**YES VOTE: Scruggs, Hardin, Evans-Warren, Matlock, Bliss, Scruggs, Davis**

**ABSTAINED: none**

**MOTION PASSED**

**Councilwoman Davis Motion passed, executive session at 345.**

**Councilwoman Davis The meeting is now in session, the regular meeting at 4.55.**

**Council President Hardin Can I get a decision to adjourn the regular meeting? Councilwoman**

**Motion to go into Executive Session, made by Warren seconded by Scruggs**

**YES VOTE: Scruggs, Hardin, Evans-Warren, Matlock, Bliss, Scruggs, Davis**

**ABSTAINED: none**

**MOTION PASSED**

**Warren I move that we adjourn to regular meeting. Council President Hardin Second, please.**

**Councilwoman Scruggs: Scruggs 2nd Councilwoman Davis First. Second. Okay. Hardin? Yes. Scruggs?**

**Yes! Evans? Yes Matlock, Davis, yes, I'm sorry that's me, Blitz. Yes! Okay, and that's it. Okay, motion**

**passed. We adjourn at 4:57. Council President Hardin Would you please stand and say the Pledge of**

**Allegiance, please? Calling the meeting to order. I pledge allegiance to the flag of the United States of**

**America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and**

**justice for all. We don't have the clerk present, so Mary, do you want to do roll call? Councilwoman**

**Davis Would you do it? Yes. I would do it. Ms. Scruggs? Present. Councilwoman Evans? Present.**

**Councilman Matlock? Present. Councilwoman Harden? Present. Councilman Lastery? Present. And**

**Councilwoman Davis? Present. Council President Hardin First of all, thank you for coming. Our schedule**

**shows an executive session, but out of respect to all of you that have come, that would mean that we**

**would go into a recess and that, to me, and no one is really having anything other than what's on the**

**agenda to say. Is that true? There's nothing you don't want to, okay. So we will not have an executive**

**session. What we do have is the legislation on the Agenda today. And with the law director not being**

**present, I will read it. The legislation on the agenda today is Resolution 2026-14, a resolution**

**appointing Malcolm C. Sims, Jr. To the position of Ward 5 Councilperson for the term commencing**

**January 1, 2026 and expiring December 31, 2029 and declaring an emergency. Whereas Candace**

**Williams was elected at the November 4th, 25 general election as Ward 5 Councilperson in the term**

**commencing January 1 st, 2026 and expiring December 31st, 2029, and whereas Ms. Williams has**

**declined to take the oath of office to be seated in the position of Ward 5 person as required by**

**Oakwood Charter Section 6.08. And whereas as a result of the aforementioned events, council on**

**January 1 9th, 2026 By virtue of Ordinance Number 202608, declared a vacancy in the Ward 5 seat,**

**pursuant to Oakwood Charter Section 7.05 and the Ohio Revised Code Section 731 .49, and whereas**

**Section 7.07 of the charter provides that the vacancy of council may be filled. For the remainder of the**

**unexpired term by majority vote of the members of council within 30 days of the date of the vacancy**

**occurring, now therefore be it resolved by the council of the village of Oakwood, county of Cuyahoga,**

**state of Ohio, section one, Malcolm C. Sims Jr. Is hereby appointed to the position of ward five council**

**person for the unexplored term, commencing January 1st, 2026, and expiring on December 31st, 29,**

**section two. This resolution 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**

**SPECIAL MEETING**

**FEBRUARY 13, 2026 – PAGE 4**

village. The reason for the emergency being that it is essential to have full roster of members therefore provided it receives a two-thirds or up to half of the of all council members elected. There too, said resolution shall be in full force and effective immediately upon adoption by this Council and approved by the Mayor, otherwise from and after the earliest period allowed by law. And that is what we're here for today, to vote on this. And this resolution. Any questions? Thank you again for coming. We will go forward with the vote as scheduled. And so my question is, now we've had it read once, twice. Today is the third reading. If adopted today, it will be in effect. We're going to hear from the audience first. Is there a vote from council to allow? So the vote, council, there is a request to open the floor to the public. Councilman Lastery I second that motion.

Motion to open the floor to Public Comments, made by Scruggs seconded by Lastery

**YES VOTE:** Scruggs, Lastery, Hardin, Evans-Warren, Matlock

**ABSTAINED:** none

**MOTION PASSED**

Council President Hardin The floor is open. Anyone wish to speak, please step to the podium. Melinda Harp, 7327 Free Avenue, in the great village of Oakwood. And I just need a point of order prior by. For this ordinance 14, this is the third reading, but you are not required to take a vote today. Is that correct? Because you have other ordinances where you have four, five, six, seven, eight readings. You always vote after the third reading? Do you all always vote after the first reading? The third reading. Melinda Harp Yes. Yes, but there's no suspension of rules. Council President Hardin No, what that means is it was tabled, it was table, so it sits on the table until council takes it off. So this was never tabled. Okay, and so is that an option today to table it? And so I think I put most of my objections on the record when I was here on Tuesday on behalf of some of the ward by voters, but just looking at what you're looking at today, the resolution number one, it is not an emergency because we have someone in that place. And that's Mr. Lastery. So we are being represented. It's not an emergency. Number two, at the Tuesday council meeting, you all said you were going to fix that. I am proposing that you fix what you messed up. And then you allow this resolution to go forward, hopefully as a special election. And then the voters, the war-fied voters who are, I'm assuming most of them are, will have an opportunity to choose who we want. To represent them. This goes through January 1st of 2026 to December 31st of 2029 and nobody here has spoken. We've had ten years of nothing. First of all, your process was flawed. I brought that up. I used your own ordinances to tell you how. You stretch them, I would say, for this particular occasion. That was on Tuesday. But the promise that you made to the people on Tuesday was that you were going to fix this. I'm asking that you fix this, and then we proceed with this resolution. It is not an emergency, number one. Number two, it takes away our right to choose who's going to represent us. And at the very least, we are due as the war five voters. A possible resolution to this is to allow Mr. Lastery to continue in the position that he's in because you swore him in. So he is our council person right now and this meeting, Ward 5, he is. And have a special election. You've done that before and you've done it in a hurry before. You passed that ordinance when you found out that The mayor was passing away. But those rules had been on the books for, what, 30 years? That whoever succeeds, the mayor fills out the rest of his term? That's been on those two years. . Such as it may when the Mayor did pass, you all immediately passed an ordinance that said you had to have a special election. And that's what you all did. And we, you know, we went along with it because we had the

## SPECIAL MEETING

FEBRUARY 13, 2026 – PAGE 5

election and we chose who we wanted to represent us and that's the democratic way of doing it. But the way of it doing it now, you've disenfranchised us. We have no vote and we have no say. It is not an emergency. We are represented. And so I'm asking that you table this matter. And that you consider that there should be a special election, just like you have it in a hurry, in the other situation, the emergency, I'm sorry, special election. Let us choose who we want, that's what he said to us. The choice of Mr. Sims, I am not attacking him as an individual. I am not attacking him as an individual. I'm attacking the process by which you chose him. I agree from the last meeting is that you did a service to him and you did a dissimilar to Mr. Lastery too. You all messed it up, fix it. You all messed it up. So thanks, it... You all fixed it up, messed it up. So you said at the beginning that you would fix it, that you will allow the ward 5 voters to choose whom they want. Here we are four days later, five days later. It's a different song. Council President Hardin Okay, we're going to limit the time. Melinda Harp Oh, okay. And so that is what I am proposing, that this matter be tabled. It is not an emergency. We have someone representing the Ward 5 voters to come in. That the process by which Mr. Sims was chosen was against the charter. I have. Council President Hardin 30 seconds, go ahead. Melinda Harp Okay, it was against the Charter because we know that Candice Williams resigned her seat to run for mayor. She doesn't have any residual rights to that seat. She doesn't have an end of the term. She's finished. She ended her term when she resigned. I'm asking you to follow Charter 7.07. and considering this thing. Karen Howse Resident Karen Howse. Good morning, everybody. I do want to say some things as a resident. We have the fortunate opportunity to have Mr. Lastery sit in when Candace Hill stepped down. Candice Hill. When she stepped down, her term ended December 31st for the seat that he was filling in that intro. Ward five had the opportunity to vote who they wanted in and they chose Candice Hill To fulfill that seat if you all recall she was voted in fair square She was on the ballot for Ward five She stepped down so she can run from there and at that point that seat was vacant If you look at your charter, it clearly says that the seat becomes vacant. There's no voting rights on this. I don't even know what's going on here. There's not voting rights at that seat until someone is appointed, which you guys are doing today. Please don't be misinformed. The charter indicates clearly what the steps are. As far as the gentleman that's gonna be appointed today, he was appointed by a point system, by points. The council voted for who they wanted to sit in that seat, as stated in the charter, fair and square. If you read the charter—I've been here for a long time, I'm very familiar on how it works—nobody had any opposition or asked for anybody to step down when Blitz became the council-at-large. You know, no one had any apposition to that, but all of a sudden when this young man has the opportunity, but he was... Voted for by council as required to sit in that seat. It has nothing against this young man here. But it's just going by what you're required to do is what's happening here. So please don't be misinformed by what your hearing. Because if you read the charter, it says it, people are disputing it, they think it's politics. Candace Hill was voted in to sit that seat effective January 1. She resigned because she wanted to run for mayor and that is her right. That seat became open. Look at the charter. Please don't be misinformed. Thank you.

Council President Hardin Thank you. For those that are interested, we do have a copy of the charter that's referred to in this ordinance. For those who are interested in understanding this process. So I just want to make certain that this is available to everyone. And it's online as well. Thank you. There's someone else. Candace Hill Thank you. I know this is early on Saturday morning, so good morning. Council President Hardin Would you state your name? Candace Hill I'm Candace Hill, Oakwood Village

resident, Ward 5. I'm the former councilwoman for Ward 5 for nine years. I wanted to just clarify some things that I've heard about the charter. The charter is very clear. It's written, it does not change according to politics or who feels a certain way. Right now, what is written in the charter is because it went to council, the legislation had to pass. And then when it passes, it has to go to the ballot. And the voters of Oakwood Village have to vote. In 2024, I believe. The charter amendment went to the voters to vote on do you want your mayor to fulfill the remainder of the term or do you want a special election to choose your mayor. That charter amendment was approved by 85% that people wanted a special election. So there keeps being this misinformation about council just changed this charter, it just happened after the mayor passed. That is not and it passed by 85%. That is how all charter amendments happen. You have to legislate it as a council. It has to go to the Board of Elections. It has to get on the ballot. Then the entire community that wants to invoke their rights to vote, get to vote. That doesn't change. And so I hear the politics. I hear my name being smeared. I hear a whole lot of nonsense. The mayor passed in September. None of us knew that the mayor was going to pass. Did we know he was ill? Yes. None None of us knew when that it was going to happen, and also none of us were prepared for all the transition that happened afterwards. We just had to make decisions as things were coming. So I'm a little tired of hearing my name smeared. I'm okay with it. It's been happening for a very long time, but I just appalled you all for continuing to try to follow the charter despite the politics. Council President Hardin Thank you, there's no more comments. We're going to close the floor for public comment. And we will start the vote. I will not reread it, the provisions are very clear in this ordinance and so at this point I'd like to take the vote on resolution number 2026 14.

This is the third read. May I have a motion to pass for passage?

Motion to open pass Ord 2026-14, made by Warren seconded by Scruggs

YES VOTE: Scruggs, Davis, Lastery, Hardin, Evans-Warren, Matlock

ABSTAINED: Lastery

MOTION PASSED

Councilwoman Davis Roll call. One second, please. I'm sorry. This is not my normal. Okay. Ms. Warren, made the motion. Okay. Ms. Scruggs seconded. Okay, thank you. Yes, ma'am. Okay. I'm trying to write fast. Okay. Ms. Scruggs. Yes. Ms. Evans. Warren. Yes. Ms. Matlock. Yes. Ms. Hardin. Yes. Mr. Lastery. Abstain Ms. Davis, yes.

Council President Hardin Motion passed. The motion has passed and this motion is now in effect and again, where is it, Mr. Sims? just want to say thank you. And I also want to go on record to say, thank you to him. This is not the end for you. You have been a great colleague. Thank you so much. Thank you. All right. Any other questions? There's nothing else. And we're finished for today with the legislation. And you're welcome to stay. Is there a question? Is there question? You're welcome stay. I understand Mr. Sims would like to be sworn in.

Malcolm Sims Yes, ma'am.

Is that true? All right. Do you have a motion to adjourn? Second, please. A motion to a adjourn. We have one on our floor.

Councilwoman Davis t need a second. I second. Roll call. Matlock? Yes. Evans? Yes Scruggs? Yes Hardin? Yes Mr. Lastery? Yes

Councilwoman Davis Ms. Davis? Yes. Motion passed. Adjourned. At 12 O'clock, look at that.

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 Invalidation. 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:

\_\_\_\_\_



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 (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](mailto: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](mailto: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
<b>TOTAL ESTIMATED PROJECT COST</b>				<b>\$22,500.00</b>

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.

Oakwood Village  
January 8, 2024  
Page 4

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

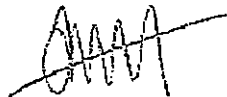
#### SCHEDULE

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.



**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. 2026-WS-18

INTRODUCED BY COUNCIL AS A WHOLE

**AN ORDINANCE CONFIRMING THE APPOINTMENT OF RAYMOND McDANIEL AS FINANCE DIRECTOR AND DECLARING AN EMERGENCY**

**WHEREAS**, a vacancy exists in the office of Finance Director given the recent departure of Brian Thompson; and,

**WHEREAS**, the Mayor has appointed Raymond McDaniel to the position of Finance Director of the Village pursuant to Charter Sec. 9.03; and,

**WHEREAS**, Raymond McDaniel has provided a listing of his credentials as set forth in Exhibit "A" attached hereto and incorporated herein; and,

**WHEREAS**, Council finds that Raymond McDaniel's education and experience meet the qualifications for the office of Finance Director set forth in Charter Sec. 9.06;

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

**SECTION 1.** The appointment of Raymond McDaniel as Finance Director of the Village be and hereby is confirmed.

**SECTION 2.** Raymond McDaniel shall serve in the position of Finance Director full-time to carry out the duties of said office as provided in the Charter and Ordinances of the Village and the laws of the State of Ohio.

**SECTION 3.** Raymond McDaniel shall be compensated at the rate of Ninety-two thousand and 00/100 Dollars (\$92,000.00) per year and shall be afforded all other benefits provided to full-time employees of the Village.

**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, 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: \_\_\_\_\_

\_\_\_\_\_  
Eloise Hardin, President of Council

\_\_\_\_\_  
Carol Jackson, Clerk of Council

Presented to the Mayor: \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
Erica Nikolic, Mayor

I, Carol Jackson, Clerk of Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio, do hereby certify that the foregoing Ordinance No. 2026- was duly and regularly passed by this Council at the meeting held on \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Carol Jackson, Clerk of Council

**POSTING CERTIFICATE**

I, Carol Jackson, Clerk of Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio, do hereby certify that Ordinance No. 2026- was duly posted on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and will remain posted in accordance with the Oakwood Village Charter.

\_\_\_\_\_  
Carol Jackson, Clerk of Council

DATED: \_\_\_\_\_

Resolution NO. 2026-WS.19

**A RESOLUTION SUPPORTING AN APPLICATION FOR THE 2026 CUYAHOGA COUNTY COMMUNITY PLANNING SERVICES PROGRAM (CPSP) MASTER PLAN GRANT AND DECLARING AN EMERGENCY**

**WHEREAS** ,The Cuyahoga County Planning Commission is accepting applications from communities to participate in its 2026 CPSP Master Plan Grant for purposes of developing a master plan for participating communities at reduced costs 50% pr less; and,

**WHEREAS**, Oakwood does not presently have master development plan, and Council has determined that such a plan would be beneficial in guiding future growth and development in the Village;

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

**SECTION 1.** that the Council and Administration of the Village support the submission of an application to participate in the 2026 CPSP Master Plan Grant which is more fully described in Exhibit A attached hereto and incorporated herein.

**SECTION 2.** This Resolution 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 application for the foregoing program is due no later than May 20, 2026 requiring that work to complete the application to be commenced immediately, therefore, provided it receives two-thirds (2/3) of the vote of all members of Council elected thereto, said Resolution 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: \_\_\_\_\_

\_\_\_\_\_  
Eloise Hardin, President of Council

\_\_\_\_\_  
Clerk of Council Carol Jackson/Asst Clerk Nina Curry

\_\_\_\_\_  
Clerk of Council Carol Jackson/ Asst Nina Curry

Presented to the Mayor: \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
Erica Nikolic, Mayor

I, Carol Jackson, Clerk of Council and Nina Curry Asst Clerk of the Village of Oakwood, County of Cuyahoga, and State of Ohio, do hereby certify that the foregoing Ordinance No.2026- was duly and regularly passed by this Council at the meeting of held on \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Clerk of Council Carol Jackson/Asst Nina Curry

**POSTING CERTIFICATE**

I, Carol Jackson, Clerk of Council and Asst Nina Curry of the Village of Oakwood, County of Cuyahoga, and State of Ohio, do hereby certify that Ordinance No. 2026- was duly posted on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and will remain posted in accordance with the Oakwood Village Charter.

\_\_\_\_\_  
Carol Jackson, Clerk of Council/ Nina Curry, Asst Clerk

DATED:\_\_\_\_\_

RESOLUTION NO: 2026-WS-20

INTRODUCED BY COUNCIL AS A WHOLE

**A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE ENGINEER TO MAKE APPLICATION TO THE CUYAHOGA COUNTY DEPARTMENT OF DEVELOPMENT FOR FUNDING UNDER THE 2026 SPECIAL MUNICIPAL GRANT PROGRAM (CDBG) AND AUTHORIZING THE SIGNING OF CONTRACTS AND OTHER DOCUMENTS RELEVANT THERETO AND DECLARING AN EMERGENCY.**

**WHEREAS**, Cuyahoga County, as an Urban County designated by the Department of Housing and Urban Development (“HUD”), receives and administers an annual entitlement from the Community Development Block Grant (“CDBG”) program through the Cuyahoga County Department of Development; and

**WHEREAS**, the Department of Development carries out various housing and community development activities with Community Development Block Grant (“CDBG”) funds including funding eligible activities carried out by other units of local government through the County’s Municipal Grant Program, which eligible activities include: a) community master plans; b) housing and commercial demolition; c) infrastructure; d) public safety; e) streetscapes; f) parks and playgrounds; or g) community and senior centers; and

**WHEREAS**, the Village of Oakwood is a local government eligible to receive CDBG funding for an eligible activity through the Municipal Grant Program; and

**WHEREAS**, The Mayor and Village Engineer have advised Council that CDBG funds may be available through the 2026 Special Municipal Grant CDBG program through the Cuyahoga County Department of Development in an amount not exceeding Two Hundred Thousand Dollars and Zero Cents (\$200,000.00), to fund road improvements in the Village of Oakwood.

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

**Section 1.** The Mayor and Village Engineer are hereby authorized and directed to make application, sign and file all necessary contracts and documents with the Cuyahoga County Department of Development for CDBG funding through the 2026 Special Municipal Grant CDBG program for the following project:

Blackburn Road and Weber Park Drive Improvements Project

**Section 2.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting on the date indicated below, and that all deliberations of this Council and of any of its Committees that resulted in such

formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution constitutes an emergency measure necessary for the health, safety and general welfare of the residents of the Village, and to timely submit the grant application, and provided it receives the affirmative vote of two-thirds (2/3) of the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise it shall take effect and be in force from and after the earliest period allowed by law

PASSED: \_\_\_\_\_  
Eloise Hardin, President of Council

\_\_\_\_\_  
Clerk of Council

Presented to the  
Mayor \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor, Erica L. Nikolic

I, \_\_\_\_\_, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that the foregoing Resolution No. 2026-WS-20 was duly and regularly passed by this Council at the meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Clerk of Council

**POSTING CERTIFICATE**

I, \_\_\_\_\_, Clerk of Council of the Village of Oakwood, County of Cuyahoga and State of Ohio, do hereby certify that Resolution No. 2026 -WS-20 was duly posted on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and will remain posted for a period of fifteen (15) days thereafter in the Council Chambers and in not less than five (5) of the most public places in the municipality as determined by the Council of the said Village.

\_\_\_\_\_  
Clerk of Council

DATED: \_\_\_\_\_

ORDINANCE NO. 2026-WS-21

INTRODUCED BY COUNCIL AS A WHOLE

**A PAY ORDINANCE CONCERNING THE EMPLOYMENT OF DIONNA HAMMETT AS SECRETARY OF OAKWOOD'S BOARDS AND COMMISSIONS AND SETTING FORTH THE DUTIES AND COMPENSATION FOR THE POSITION AND DECLARING AN EMERGENCY**

**WHEREAS**, the Mayor has appointed Dionna Hammett to the position of Secretary for Oakwood's Boards and Commissions; and,

**WHEREAS**, the attached Exhibit A sets forth the a job description of the employment position for which the position 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.** Funds were previously appropriated for the payment of salary and benefits for the position of Secretary of Oakwood's Boards and Commissions to be filled by Dionna Hammett as set forth in said 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 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: \_\_\_\_\_

\_\_\_\_\_  
Eloise Hardin, President of Council

\_\_\_\_\_  
Carol Jackson, Clerk of Council

Presented to the Mayor: \_\_\_\_\_

Approved: \_\_\_\_\_  
Erica Nikolic, Mayor (Date)

I, Carol Jackson, Interim Clerk of Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio, do hereby certify that the foregoing Ordinance No. 2026- was duly and regularly passed by this Council at the meeting held on \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Carol Jackson, Clerk of Council

**POSTING CERTIFICATE**

I, Carol Jackson, Clerk of Council of the Village of Oakwood, County of Cuyahoga, and State of Ohio, do hereby certify that Ordinance No. 2026- was duly posted on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and will remain posted in accordance with the Oakwood Village Charter.

\_\_\_\_\_  
Carol Jackson, Clerk of Council

DATED: \_\_\_\_\_



## Job Description – Exhibit A

Position Title: Clerk of Oakwood Boards and Commissions  
Employee Name: Dionna Hammett  
Scheduled Work Hours/Days: Parttime as needed to fulfill duties  
Reports To: Mayor and Chairpersons of Boards and Commissions  
Location: Village Hall and remote  
Pay Scale: \$20  
Special Requirements: N/A

### Roles and Responsibilities:

Work with Building and Law Departments as well as Recreation Director to organize and prepare agendas for the Planning Commission, Zoning Board of Appeals, Architectural Review Board and Recreation Commission. Attend and record meetings and promptly prepare and post minutes for said meetings. Such other tasks are assigned in connection with those duties.

### Qualifications:

High school degree or more. Good reading, writing and planning skills and organization and communication abilities. Clean background check. Ability to work evenings and weekends as needed.

*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.*