

VILLAGE OF MANTUA
PUBLIC HEARING & REGULAR COUNCIL MEETING MINUTES
December 19, 2023

Public Hearing relating to Ordinance 2023-54, which proposes the rezoning of multiple parcels of land currently zoned “Village Center” or “Commercial” within the Village of Mantua.

Mayor Clark brought the Public Hearing to order at 6:30 PM. Discussion as follows:

- Blanch Wetherholt (Maple St) asked how this zoning change will change her property taxes.
- Barb Stieblig (Maple St) asked what is driving this change and what does this mean to her property taxes. Michele replied that she cannot guarantee what the county auditor will do, but since the use will remain residential. The county does not take into consideration the village’s zoning designation, the county looks at the use, it should not affect her taxes. Mayor Clark said it was brought before planning by one of the members because the zoning district Village Center has expanded to be large, and there had been spot zoning.
- Rodger Nicholson (representing Jerry Carlton) is concerned because they are thinking about investing \$200,000-\$500,000 into the property that they feel will be worthless when they go to sell it. The bank is telling them they may not want to put in the improvements because of the possible zoning change. He feels this change is bad for them. The mayor stated as long as it continues a business, it will stay allowable, but if the building is vacant for two or more years it reverts to R2.
- Terri Vechery (Mantua-Center Rd), asked when did Village Center start. Michele said that it started in the early 2000’s and it was supposed to be compact. It is not. Terri also asked what triggered this. Mayor Clark said that she did not know of anything. Terri said that this was down zoning, which does not help the growth in the village. She feels it should go street by street, instead of sweeping like this.
- Bill Wetherholt wanted to know what the advantage of this change will be. Mayor explained that these were possible changes. The council would have to vote on it.
- Doug Hershman asked what is the driving force. He said Mantua Drug would be going to R2, and his personal property would be going to Commercial. He still does not know if this is good or bad.
- Jeff Benner said he had the following questions and comments:
 - North End of town, the Carlton property would like to put an addition on the property, would he need a variance if this changes to R2? Michele said that if these changes are made, they would need a variance.
 - He bought property on First St that would go straight thru Second St. to put in a parking lot. But if this changed R2 what would he have to do to make it usable. It would be a thru lane that had the parking access from both sides. Mayor Clark said that he would have to apply for a variance. Jeff asked if this could be made a non-conforming use. Michele said that if it is changed then it could not be made a non-conforming use after the change.
 - He asked if the village reached out to a company and had an overlay done with experts on land use? Mayor replied that they did not.
 - He thinks that it is illegal to change the zoning on the Mill St. property because he has a legal developer’s agreement with the Village of Mantua. Michele said that this would be a more in-depth discussion than we will have at this meeting. She does not believe these agreements preclude the village from changing the zoning.
- Patrick Frost (High St) said he and his wife came to the village because of the Village Center zoning, they have started 3 businesses and have a good feeling about the future, He does not want it to change,
- Nancy Whaly (Main St) asked how this will be affecting Prospect St.
- Rodger Nicholson spoke again and asked where is the village to expand if the village changes the zoning. He feels opportunities are coming to the village in 2023-2024 and it may not be the time to do this.
- Jeff Benner passed out a handout of the possible development on Mill Street.

VILLAGE OF MANTUA
PUBLIC HEARING & REGULAR COUNCIL MEETING MINUTES
December 19, 2023

Mayor invited all attendees to the next Planning meeting and the next Council meeting.
Tammy motioned to adjourn the public hearing at 7:03 PM. Marty second. All ayes.

Regular Council Meeting

Call to Order by Mayor Clark at 7:07 PM.

Pledge of Allegiance moment of silence for Butch Schultz and Paul Janson

Roll Call: Steve Thorn, Marty Hura, Tammy Meyer, Chuck Peterson

Absent: Kevin Maloney and Nina Schroeder

Others present: Mayor Linda Clark, Solicitor Michele Stuck, Police Chief Joe Urso, Fiscal Officer Maryann Fabian, Village Administrator Ryan Klemm

Citizens present: Phil Rath, Terri Vechery, Patrick Fojas, Rodger Nicholson, Linda Zoller, Bill Wetherholt, Blanch Wetherholt, David Pifer, Amy Turos, Vickie Wilcox, Michelle Sweet, Nancy Whaly, Miranda Brothers, Dan Wilke, Linda Wilke, Barbara Stieblig, Jeff Benner, Rimseel Beltet, Patrick Frost, Doug Hershman, Pam Holiday, Bill Fosnight

Mayor's Report

Mayor Clark wished everyone a Merry Christmas and thanked everyone for having her serve for 12 years as their mayor.

Citizens

Mayor Clark introduced Michelle Sweet the new PT Dispatcher for the police department to Village Council.

Phil Rath from the DMRC appreciated the letter of support the mayor wrote for the state capital grant. The DMRC has encumbered 30% of what they are asking for, \$15,498 (match).

Harry Buchert thanked the mayor for her years of service and support for the citizens of the village and the police department. Being a citizen now he really appreciates what she has done, and wishes her the best of luck in the future.

Financial Reports

Maryann went over the Financial Reports.

- ❖ Steve made a motion to approve the financial reports. Marty second. All ayes.

Correspondence – none.

Approval of previous Minutes – 11.21.2023

- ❖ Tammy made a motion to approve 11.21.2023 minutes. Marty second. All ayes.

Legislation:

RES 2023-45 A RESOLUTION AUTHORIZING PEARSON SURVEYING, LLC TO CONDUCT A SURVEY OF THE EASTERN PORTION OF MATS ROAD, AND DECLARING AN EMERGENCY. Tabled on 2nd reading.

ORD 2023-47 AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE VILLAGE OF MANTUA EMPLOYEE HANDBOOK RELATING TO EMPLOYEE COMPENSATION. Tabled on 2nd reading.

- ❖ Tammy made a motion to take this off the table. Steve second. All ayes.

Michele read the amendments as follows:

VILLAGE OF MANTUA
PUBLIC HEARING & REGULAR COUNCIL MEETING MINUTES
December 19, 2023

Section 2 amend “and sick time taken” to “sick time, and call-ins”. In section 3 replace “The maximum that can be paid out within any given year is 80 banked hours.” with “The maximum that can be accumulated is 80 banked hours; once that threshold is reached, additional hours or compensatory time earned will be paid out as overtime.”

- ❖ Tammy made a motion to approve the amendments. Steve second. All ayes.
- ❖ Tammy made a motion to approve as amended Ord. 2023-47. Steve second. All ayes.

ORD 2023-54 AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF MANTUA, PORTAGE COUNTY, OHIO. Tabled on 1st reading.

- ❖ Tammy made a motion to take off the table. Chuck voted no. Tammy voted yes. Steve voted yes. Marty voted yes. Motion passed.

ORD 2023-57 AN ORDINANCE ESTABLISHING PAY SCALES AND POSITIONS OF FULL AND PART TIME EMPLOYEES OF THE VILLAGE OF MANTUA, REPEALING PRIOR INCONSISTENT ORDINANCES, AND DECLARING AN EMERGENCY. 2nd reading. No discussion.

ORD 2023-58 AN ORDINANCE ESTABLISHING MEETING DATES AND TIMES FOR VILLAGE COUNCIL AND THE VARIOUS COMMITTEES AND COMMISSIONS OF THE VILLAGE OF MANTUA, AND DECLARING AN EMERGENCY. 1st reading. No discussion.

RES 2023-59 A RESOLUTION EXPRESSING THE INTENT OF THE COUNCIL OF THE VILLAGE OF MANTUA, OHIO TO DISPOSE OF PROPERTY OWNED BY THE VILLAGE WHICH IS NO LONGER NEEDED FOR PUBLIC USE, OR IS OBSOLETE OR UNFIT FOR THE USE FOR WHICH IT WAS ORIGINALLY ACQUIRED, BY INTERNET AUCTION FOR THE YEAR 2024, AND DECLARING AN EMERGENCY. 1st reading. No discussion.

ORD 2023-60 AN ORDINANCE APPROPRIATING FUNDS TO RUN THE VILLAGE OF MANTUA DURING THE FISCAL YEAR ENDING DECEMBER 31, 2024, AND DECLARING AN EMERGENCY. 1st reading. No discussion.

RES 2023-61 A RESOLUTION ACCEPTING THE LOW BID OF \$404,199.60 FROM WOODFORD EXCAVATING LLC FOR THE WEST FRANKLIN STREET ROADWAY AND DRAINAGE IMPROVEMENTS PHASE I, AUTHORIZING THE MAYOR AND FISCAL OFFICER OF THE VILLAGE OF MANTUA TO ENTER INTO A CONTRACT FOR SAID IMPROVEMENTS, AND DECLARING AN EMERGENCY. 1st reading. No discussion.

ORD 2023-62 AN ORDINANCE AMENDING SECTION 121.03 OF THE MANTUA VILLAGE CODIFIED ORDINANCES CONCERNING THE RULES OF COUNCIL OF THE VILLAGE OF MANTUA, AND DECLARING AN EMERGENCY. 1st reading. No discussion.

RES 2023-63 A RESOLUTION HONORING AND THANKING LINDA CLARK FOR HER YEARS OF OUTSTANDING SERVICE TO THE VILLAGE OF MANTUA. 1st reading. Tammy read the resolution.

Department Heads:

Police Chief Joe Urso summarized what the police department has been doing and the Safety Committee Meeting. He thanked the mayor for supporting the police department and her years of service. Flowers, an edible arrangement and a card were given to the mayor from the employees of the Village of Mantua.

VILLAGE OF MANTUA
PUBLIC HEARING & REGULAR COUNCIL MEETING MINUTES
December 19, 2023

Chief asked for a motion to accept \$1250 in donations for the PR Event Fill-a-Cruiser. \$1000 of this money is from the Lions Club, and the rest from anonymous donors.

- Tammy made a motion to accept the donation. Chuck second. All ayes.

Chief asked for a motion to spend up to \$14,000 for a server for the records management system, the TAC server for the police department.

- Tammy made the motion. Marty second. All ayes.

The mayor thanked the village employees for the card and gifts and the council for the proclamation. She hopes everyone will work for the best interest of the village.

Village Administrator Ryan Klemm summarized what the service department has been doing.

Committees:

Tammy Meyer was absent for the Service meeting but the service committee members said they had nothing to report. Tammy reported on the RFQ's for the W. Franklin Roadway and Drainage Improvements Phase 2, and East Prospect projects. There were only two bids. The committee interviewed CESO and GPD Group. After reviewing both firms, the committee recommends CESO. Tammy requested a motion for council to approve receiving only two bids.

- Chuck made the motion. Marty second. All ayes.

Tammy requested a motion to approve to move forward with negotiations with CESO for the W. Franklin Roadway and Drainage Improvements Phase 2, and East Prospect projects.

- Chuck made the motion. Marty second. All ayes.

Mayor Clark reported for the Planning Commission. They are working on regulations for short-term rentals.

Tammy turned in the minutes from PCRCP

Steve Thorn reported for Fire Board. He said they have a full-time employee starting January 1st. They have a new pumper truck scheduled to come in March.

Mayor Clark reported that Parks or Shade Tree did not have a meeting in November or December, but Shade Tree will be meeting in conjunction with the Service Meeting in January. The improvements for the cemetery were discussed at the Service meeting. Nothing for BZA.

Steve Thorn reported for Finance. Maryann arranged for Local Government Services to come January 16th at 5:45 PM to give a presentation. They discussed investment policies and have a rough draft.

Any Other Business

Set up Special Council Meeting for 12.27.2023 at 6 PM.

Set up 2024 organizational Council Meeting for 1.2.2024 at 6 PM.

Adjournment

Steve made a motion to adjourn at 7:46 PM. Marty second. All ayes.