

Minutes of Regular Meeting October 1, 2025

3:30 p.m. Call to order by Mr. Mack

Roll Call: Mr. Britten, Mr. Schaller, Mr. Mack, Mr. Eckel, Ms. Welch

Mr. Mack – Motion to enter Executive Session to consider the appointment, employment, and compensation of a public employee or official. Mr. Britten for approval. Mr. Schaller. All yes. Motion approved.

4:00 p.m.: Mr. Mack – Re-enter regular meeting. Mr. Schaller moved for approval. Mr. Britten seconded. All yes. Motion approved.

Pledge of Allegiance

Mr. Mack asked about any changes or additions to the agenda:

DC Rodriguez – resignation

Mr. Mack – under trustees, update on comprehensive plan and Fort Meigs Cemetery appointment.

Mr. Schaller moved for approval. Mr. Britten seconded. All yes. Motion approved.

Approval of meeting minutes:

September 17, 2025

Mr. Schaller moved for approval. Mr. Britten seconded. All yes. Motion approved.

Special Presentation

Swearing in ceremony:

DC Rodriguez: Thank you, Mr. Chairman. We have Mr. Caleb Tobias here tonight. You guys have a chance to be in an executive session. It is the fire department's recommendation that we would like to hire Caleb as a part-time firefighter EMT basic with a start date of October 12th and a starting rate of \$22.78 per hour with your permission. **Mr. Britten moved for approval. Mr. Schaller seconded. All yes. Motion approved.**

Fire/EMS:

John Yard, part-time hire, who started back in February. He got a full-time position at Sandusky County EMS. **Mr. Britten moved for approval. Mr. Schaller seconded. All yes. Motion approved.**

Presented STATS for August and September and the year to date. We're about 190 down from last year, our busiest year.

Maintenance:

Only thing I have today is just an update on brush. We were running a little behind for the first section, but we got that all finished up, and we started the second section today. So hopefully we'll be all done by next Friday, but we always seem to have some stragglers. That's all I have, unless you have anything for me.

Mr. Mack: Well, we were just commenting the last meeting, how renewed is taking some of the pressure off your pickup, but then as I drive around, I think people are being pretty generous with their amount of brush out there.

Mr. Conner: Yes.

Mr. Britten: it makes it a lot easier, though, with the machine.

Mr. Eckel: Mr. Chairman, I get letters of praise for all our departments on a regular basis, and I don't want to bring it up all the time because I guess I don't want it to get old. But it is nice to get old when they get put up on the bulletin board and sit on the desk. And I hear so many good things about our police, fire, and service. And I just got a letter. I'm not going to say what the address is, but Dear Perrysburg

Township Maintenance Department, particularly Mr. Mark Connor and Mr. Matt Hoffman. Thank you for helping me with finding the storm drain or at least figuring out its probable location. Thanks also for following up a day or two later to make sure the job is being handled properly. Thank you for your kindness. Your work makes me very much appreciate the value of Perrysburg Township. This is Kathy Ralston. I just want the trustees to realize that these are commonplace and appreciate the professionalism of our crews.

Police:

We didn't really have anything. We just want to pass along over the last seven or eight days. We had two issues with frauds and scams. The first one was started as a Federal Trades Commission phone call, and then the second one started as an Amazon call. I guess it had a lengthy line to it per our detectives, but these both involved the delivery of actual cash. I don't know the exact, I know yesterdays was about 35 grand. She drove to the Arlington area in Columbus, and the one prior to that was a little less. It appears it may be kind of like a Lyft or an Uber driver. I don't know if you guys are aware of that, but they will pick items up now. You have somebody come to your house and say, I need this delivered to a neighbor or somebody down the street, and they'll pick it up and take it down. But they got some good information on the vehicles and stuff like that, but they're just figuring out who, if it's a Lyft guy or if he's involved. The conclusion of it was she was meeting 2 DEA agents. We just want to make sure everybody knows that no DEA agent, no federal agent, or local law enforcement is going to be collecting cash from a person. So, we just wanted to bring that to everybody's attention.

Recreation & Recycling:

Resolution 2025-053: authorizing preparation for submission of application for participation in the Wood County Park District local park improvement grant. **Mr. Britten moved for approval. Mr. Schaller seconded. All yes. Motion approved.** I'm going to submit our park grant tomorrow at Wood County Park. I need resolution 2025-053 authorizing preparation for submission of application for participation in the Wood County Park District local park improvement grant. This is a resolution we must do we talked about it before, but that's the official resolution.

What I submitted this year is over at Starbright Park, we got a walkway, which isn't very wide and needs a lot of work. With the help of maintenance, we figured out the best way to do it. We're putting in a about an 8-foot wide like drive up there in blacktop. I got a quote from Bowers Asphalt for \$6,000. So hopefully we get that put in that it will really make that entranceway look very nice. The other thing with the new dog box with the bags is really working. People are using it. So, we might have to put a second one in over there, but we noticed they are using it quite a bit. Recycling's going good so far. Waiting for my money from the county. We will have some money to work with when we get it.

Mr. Britten: Seems like the dumpsters out here really cleaned up since the cardboard and gone away there hasn't been any issues.

Zoning:

Good afternoon. We have a couple of things where zoning is continuing to be very, very busy. Before you, you have a packet. I'm requesting a declaration of a nuisance property at 12301 Wilson Street. And my two years here, this is probably the worst property I've investigated. Contained in the packet is a case file that noticed a violation of the sentence and photographs of the property as evidence in making your decision for a declaration. On this property, there's a lot of skunks, possum snakes, raccoons, dead trees that are ready to fall. Apparently, the previous owner died around 2007, and the property was deeded to his son. According to the neighbors, they have not seen anybody there in 18 years. So, the poison ivy, poison sumac, the vegetation has grown up the walls of the mobile home, over the rooftop. Same thing with the garage and the other outbuildings. So, it is-- to get to the front door, you need a machete. I am requesting a declaration of nuisance property at 12301 Wilson Street. **Mr. Britten moved to declare it a nuisance property. Mr. Schaller seconded. All yes. Motion approved.**

Mr. Britten: It's amazing, you wouldn't even know there's anything back in there.

Mr. Justus: I've driven by that for two years and thought it was a woods. And I was doing enforcement action on one of the neighbors and another fellow had beehive with a pole while he was out there. He was trying to cut the vegetation, and he was trying to move his fireboard and cut the vegetation and trees

that are growing from this property over onto their properties. And he also told me that half of Wilson Street was impassable from the trees growing onto Wilson Street, and he personally went out there and cut those trees off the roadway, where cars could pass in both directions. So, I had no idea there was a mobile home. There are other structures back there. There's a garage. There's apparently dog kennels. One guy went in there to give us an estimate, and he said there were a lot of kennels in there. Apparently, this gentleman, before he passed away, raised dogs and sold dogs. There's a junk motor vehicle that's in there that's just swamped. I mean, it's an unbelievable property to go and try to look at. We are not allowed by law to walk around the rear and all that as a zoning inspector. We go to the front door and to the side door. The estimator walked up to the front door. It's the worst I've seen in the township.

Ms. Welch: Have you received the estimates yet?

Mr. Justus: I've received two of three.

There's a lot of, in the order, the first letter we sent, it's also the debris and junk. There's metal in there, plaster. The cages are metal and are rusting. It's something else. And you get a better vision of it if you go behind the property on the street behind it and take a look. I mean, you may see, I don't know if I included one of those pictures or not, but the structures are completely taken over by vegetation.

Administrator:

Resolution 2025-052: Cybersecurity Policy. **Mr. Schaller moved for approval. Mr. Britten seconded.**

All yes. Motion approved.

I'm asking for approval of resolution 2025-052, adopting a cybersecurity policy in accordance with Ohio Revised Code 9.64, House Bill 96. This policy will go into effect immediately upon approval tonight and has to be totally implemented by June 30th of 2026. The major provisions of our cybersecurity policy are governance and risk management, incident response, employee training, technical safeguards, vendor oversight, confidentiality, and compliance. We will be establishing baselines for the cybersecurity practices providing ongoing cybersecurity awareness training, preparing for detection, response, and recovery from incidents, and reviewing and updating cybersecurity policies annually. And I certainly would like to thank Sarah Brewer, our Finance Director, and Gary Kleinfelter, our IT Director, for helping get this in on us.

The other thing I might add is I believe they're actually going to break ground on Monday next door. They've got all the silk fencing and safeguards in place, so we're pretty excited to see what happens. That's the end of my report.

Fiscal Officer:

I just wanted to touch on one thing about that cybersecurity policy. Also, the state auditor wants us to not allow ransom payments. There's been a lot of local governments, large governments that have paid ransom payments. So, this policy would prohibit that unless we have a formal resolution to do so. So that's the reason named for the state auditor dictating this policy is because of recent events with security threats.

Mr. Britten: Wood County.

Ms. Welch: Wood County, I know the city of Columbus had a rather large one also, they said in the training.

I know there's been a lot of buzz about the real estate tax movement that's going on, and I just wanted to kind of state the facts and numbers of what the real estate taxes that we bring in, if they were eliminated, what would do to us. For 2025, our total budgeted revenue is about 11.9 million, and 9.3 million comes from real estate taxes. So, 80% of our funding is real estate taxes if they were to be eliminated. So, our estimated appropriations expenditure for the year is 15 million. So, as we are right now, we're operating in a deficit, so if that went away, it'd be even more detrimental to us, so it sounds good, but the local governments would be really impacted by this movement. I don't know if anybody else wants to touch on that, but I thought it would be nice to have some numbers.

Mr. Mack: I know it's being debated very heavily in Columbus right now, the legislators, they're trying to figure out a way to fix the problem, and I spoke with Haraz as recent as yesterday. They were having a caucus meeting, and I think they were trying to come to some form of resolution. I'm sure it's not quite that easy, but it's a little bit outside of our control at the moment.

Mr. Britten: I just hope it's not too late. I hope what they're working on is a fix, that if these go away, because they were at the fairgrounds, pretty sure they'll have enough signatures to get it. I hate to see the outcome. I mean, Gretchen stated the numbers there, and that's pretty obvious how dependent we are.

Ms. Welch: We get about 2.5 million in other income that comes to us, but in order to run a police department, it's about 5 million, to run EMS, it's about 6 million. Those are services we have along with roads and zoning. So, I thought I'd just bring that up to state the facts and figures in a public meeting.

Trustees:

I just want to shout out to the folks, we have citizens that are involved in the comprehensive plan update and to those of you that are serving on that committee, the most recent meeting seemed like it involved a lot of listening, but it's good that we're doing this and it's kind of a chance to look in the mirror after the past 12 or 13 years since it's been redone and really see where this township is headed. There are surveys that have been distributed to people if they wish to provide input and if anybody wants to come a little late in the game and get involved, I'm sure they'd be welcome.

And then next, there's been the ongoing saga of the Fort Meigs Cemetery board rep, and I met with Tim McCarthy, who's on Perrysburg City Council. He's been on council for 30 or so years, I believe. He's a rep to Fort Meigs, and I told him that I'd be willing to be the township rep, but before we do that, the joint boards would need to meet, township trustees and the Perrysburg City Council, they need to have a formal meeting to actually accept the resignation of Gary, and then at that point, I would be willing to continue as the township's trustee rep. Those are the only two items I have.

Mr. Britten: Yeah, and just an update on Fort Meigs. We have a special meeting tomorrow. I will continue to serve on the board until we have a joint meeting.

Mr., Britten: I do want to remind everybody that we have the open house on the 11th of October, 11am-2pm.

Mr. Mack: I have a letter from the Perrysburg Heights Community Association. To all members of the Perrysburg Township Trustees, on behalf of the Perrysburg Heights Community Association, we would like to thank you for your generous donation of \$20,000. The township's consistent annual support has made an enormous difference in our ability to provide services to the many at-risk children and adults who participate in and benefit from our programs and services. Your support has made a big difference in many people's lives. We extend an open invitation to any of your members to visit us and see how your donation benefits members of our community and especially the kids in our programs. We start after school, enrichment and reading programs in early October. Please come and visit us and we think you will be impressed with the enthusiasm, kindness, and enjoyment you'll see in these young people. Contact us anytime at 874-4529. In addition, we are having a donor recognition dinner on Wednesday, October 12, 2025. Please save the date, and the invitations will go up in late October. Thank you again for your donation. Sincerely, James Harder, Brittany Hagalu, and Paul Belazas. I normally just stop in unannounced. I don't call. I like to kind of check in, but I'm always impressed when I go there.

We received a letter from Richard and Carla Brenda, and I just saw it for the first time today. The purpose of this letter is to offer reference parcel to the township for the purpose of establishing a common space for the community. My wife and I are the trustees for the property that is held in the Richard A. Brundrick Living Trust. Presently, this is an undeveloped 3.47 acres of land that has no building or roads on it. This property was previously a farm field with a farmhouse on it. The farmhouse has been demolished and removed. Connections to utility service have not been reestablished. We wish to explore the idea of having this parcel developed into a community park, dog park, community garden, or nature preserve as a family memorial. We are open to other ideas on how this acreage could best serve our community. In addition, we are offering \$25,000 to assist in the development of the property. The conditions that accompany this offer are as follows. That the township or future government entity through annexation remain the sole owner of the property perpetually. The property to be open to all in the community and not parceled or leased out. property to be maintained in a safe and accommodating manner for the public. That the property be developed within five years per an agreed upon manner. The name and any signage to be approved by the present trustees. This action is one we are immediately ready to pursue. Carla and

I look forward to communicating with the township and further exploring ideas on how we can make this wish come to fruition. Sincerely, Richard Brunderett.

Mr. Eckel: Mr. Mack, I do know Regent Carlott is from my days with the city, and I did e-mail them back immediately and thank them for the letter that we would consider their offer and respond to it down the road.

Public Comments:

Mr. Warnimont: I just want to report on Route 20. All the lights are on, except one that's blinking a little bit, but it looks very good down through there. It's 11 of them out for X number of months, and now they are on that we got a clear shot down the road for me.

Mr. Mack: Well, help from the local president of Toledo Edison come to our meeting.

Mr. Eckel: The lights are also back on Buck Road

Mr. Mack entertained the motion to adjourn. Mr. Schaller moved for approval. Mr. Britten seconded. All yes. Motion approved.

Meeting adjourned at 16:32

Gretchen Welch – Fiscal Officer

Robert Mack -Chairman