

Agenda for the Regular Council Meeting held on October 10, 2026 at 10:00 am

1.0 Mayor Ehrbar calls council to order –

RC: J.Wolfe____, G. Finger____, C. Kipfer,____ S. Stevenson____, J. Divoll____, M. Gaither____

2.0 All rise for the Pledge of Allegiance to the Flag:

4.0 Discussion and/or amendments to the September 12, 2026 Regular Council Minutes.

Motion to accept/amend the Minutes as presented,

RC: J.Wolfe____, G. Finger____, C. Kipfer,____ S. Stevenson____, J. Divoll____, M. Gaither____

5.0 Discussion of Pay Ordinance No. 1261: Motion to accept the Pay Ordinance as written,

RC: J.Wolfe____, G. Finger____, C. Kipfer,____ S. Stevenson____, J. Divoll____, M. Gaither____

7.0 Committee Reports

7.A. **Police** – James E. Bartus II:

7.B. **Safety Committee** – G. Finger, S. Stevenson

7.C. **EMS** – Russ Maust reports:

7.D. **Fire Dept.-** Chief Skeans:

7.E. **Water Department** – T. Lange:

7.F. **Finance** – C. Kipfer, M. Gaither

7.G. **Lands & Buildings** – M. Gaither, G. Finger:

7.H. **Airport** – J. Wolfe, J. Divoll

7.I. **Planning Commission** – J. Wolfe:

7.J. **Design Review Board** – R. Maust:

7.K. **Board of Zoning Appeals** – Gary Finger reports:

7.L. **Transfer Station** – J. Divoll, J. Wolfe

7.M. **Village Administrator** – Andy Federle:

7.N. **Streets & Sidewalks-** S. Stevenson, C. Kipfer

7.O. **Park Board** – Marvin Robinson

7.P. **Mayor's Financial Report-** Mayor Ehrbar:

7.Q. **Legal-** D. Lambros:

7.R. **Treasurer** - L. Klonaris:

7.S. **Telecommunications Oversight and Development Committee-** J.Wolfe;

(next legislation numbers O – 23 and R - 10)

9.0 First Readings:

9.1 RESOLUTION NO. 2026 – R - _____ : A RESOLUTION DECLARING THAT CERTAIN LANDS KNOWN AS THE GREENE PROJECT SHORE STRUCTURE, KELLEYS ISLAND, OHIO, UNDERLYING LAKE ERIE AND LOCATED WITHIN THE TERRITORIAL LIMITS OF THE VILLAGE OF KELLEYS ISLAND, OHIO, ARE NOT NEEDED FOR DEVELOPMENT OR IMPROVEMENT, AND DECLARING AN EMERGENCY.

(INTRODUCED BY: MAYOR RONALD E EHRBAR)

Motion to suspend the three reading rule,

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

Motion to pass:

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

9.2 RESOLUTION NO. 2026 – R - _____ : A RESOLUTION AUTHORIZING THE CLERK/TREASURER TO ESTABLISH A CAPITAL PROJECTS FUND (WWTP) FUND 4903 TO EARMARK MONIES TO THE WASTEWATER TREATMENT PLANT PROJECT (WWTP)

(INTRODUCED BY: MAYOR RONALD E EHRBAR)

Motion to suspend the three reading rule,

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

Motion to pass:

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

9.3 ORDINANCE NO. 2026 – O - _____ : AN ORDINANCE AUTHORIZING THE CLERK-TREASURER TO INCREASE APPROPRIATIONS TO THE TRANSFER STATION IN THE AMOUNT OF \$40,000.00 AND DECLARING AN EMERGENCY

(INTRODUCED BY: MAYOR RONALD E EHRBAR)

Motion to suspend the three reading rule,

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

Motion to pass:

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

9.4 ORDINANCE NO. 2026 - O - _____: AN ORDINANCE AUTHORIZING THE CLERK-TREASURER TO INCREASE APPROPRIATIONS TO THE GENERAL FUND IN THE AMOUNT OF \$261,770.00 AND DECLARING AN EMERGENCY

(INTRODUCED BY: MAYOR RONALD E. EHRBAR)

Motion to suspend the three reading rule,

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

Motion to pass:

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

10.0 Second Readings:

10.1 ORDINANCE NO. 2026 - O - _____: AN ORDINANCE AMENDING & 95.30 ENTITLED "PERMIT REQUIREMENTS"

(INTRODUCED BY: MAYOR RONALD E. EHRBAR)

Motion to suspend the three reading rule,

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

Motion to pass:

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

10.2 ORDINANCE NO. 2026 - _____: AN ORDINANCE ESTABLISHING A MUNICIPAL SANITARY SEWER COLLECTION SYSTEM AND WASTEWATER TREATMENT PLANT (WWTP); REGULATING CONNECTIONS AND DISCHARGES; SETTING FORTH USER CLASSIFICATIONS; PROVIDING FOR USER CHARGES BY SEPARATE RESOLUTION; AND PRESCRIBING ENFORCEMENT, APPEALS, AND RELATED MATTERS FOR THE VILLAGE OF KELLEYS ISLAND, OHIO.

(INTRODUCED BY: MAYOR RONALD E. EHRBAR)

Motion to suspend the three reading rule,

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

Motion to pass:

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

10.3 RESOLUTION NO. 2026 – _____ : A RESOLUTION ESTABLISHING RATES, FEES, AND CHARGES FOR THE VILLAGE SANITARY SEWER UTILITY; AND DECLARING AN EMERGENCY.

(INTRODUCED BY: MAYOR RONALD E. EHRBAR)

Motion to suspend the three reading rule,

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

Motion to pass:

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

10.4 RESOLUTION NO. 2026 – _____ : A RESOLUTION ESTABLISHING A PROCESS FOR HOMEOWNERS TO REQUEST DEFERRAL OF MANDATORY CONNECTION TO THE VILLAGE SANITARY SEWER SYSTEM AND ACKNOWLEDGING FINANCIAL RESPONSIBILITY FOR FUTURE CONNECTION

(INTRODUCED BY: MAYOR RONALD E. EHRBAR)

Motion to suspend the three reading rule,

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

Motion to pass:

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

11.0 Third Readings & Emergencies:

11.1 ORDINANCE NO. 2026 – O - _____ : AN ORDINANCE AUTHORIZING THE MAYOR ON BEHALF OF THE VILLAGE OF KELLEYS ISLAND, OHIO (VILLAGE) TO ENTER INTO AN AGREEMENT WITH THE STATE OF OHIO, DEPARTMENT OF NATURAL RESOURCES (STATE) TO EXCHANGE LAND ON KELLEYS ISLAND OHIO.

(INTRODUCED BY: MAYOR RONALD E EHRBAR)

Motion to pass:

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

12. Items from the Mayor: Winter Transfer Station Hours: Beginning November 1
Wed-Fri-Sat-Sun from 11:00 am – 3:00 pm

Halloween Trick-or-Treating: Saturday, October 31 from 5 pm – 7 pm

13. Items from Council:

14. Old Business:

15. Public Comment:

16. New Business:

17. Correspondence:

18. Motion to adjourn,

RC: J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____, M. Gaither____

Meeting Adjourned At:

Lisa M Klonaris, Clerk-Treasurer

Mayor Ronald B. Ehrbar

Minutes for the Regular Council Meeting held on September 12, 2026 at 10:00 am

1.0 Mayor Ehrbar calls council to order –

RC: M. Gaither ___Y___, J. Wolfe ___Y___, G. Finger ___Y___, C. Kipfer, ___Y___ S. Stevenson ___Y___,
J. Divoll ___Y___

2.0 All rise for the Pledge of Allegiance to the Flag:

3.0 Discussion and/or amendments to the August 8, 2026 Public Hearing Minutes.
Motion to accept/amend the Minutes as presented,

RC: M. Gaither ___1___, J. Wolfe ___Y___, G. Finger ___Y___, C. Kipfer, ___Y___, S. Stevenson ___2___,
J. Divoll ___Y___

4.0 Discussion and/or amendments to the August 8, 2026 Regular Council Minutes.
Motion to accept/amend the Minutes as presented,

RC: M. Gaither ___2___, J. Wolfe ___Y___, G. Finger ___Y___, C. Kipfer, ___Y___, S. Stevenson ___Y___,
J. Divoll ___1___

5.0 Discussion of Pay Ordinance No. 1260: Motion to accept the Pay Ordinance as written,

RC: M. Gaither ___Y___, J. Wolfe ___Y___, G. Finger ___Y___, C. Kipfer, ___1___, S. Stevenson ___Y___,
J. Divoll ___2___

7.0 Committee Reports

7.A. Police – James E. Bartus II: Activity Report – August 2026

Report(s) = 5	Total Citations Issued = 104
Department Phone Call(s) = 215	House / Business Check(s) = 0
Arrest(s) / Citations = 13	Vehicle Lock-out(s) = 4
Warning(s) = 3	Assist w/other agencies = 31
Accident(s) = 2	
Closed Court Cases YTD = 83	
Current Open Court Cases YTD = 3 (Eric County Court) 15 / Mayors Court/ 1 Juv. Court	
Department Budget YTD = 58%	

Chief Bartus reports that the old jail cell, at the Police Dept., will be moving to the Historical Museum in November.
Chief Bartus has hired a new part-time seasonal officer, D. Yost.
Chief Bartus makes a request for additional handicapped parking spots at the Police Dept.
Mayor Ehrbar refers the request to Safety Committee.

7.B. Safety Committee – G. Finger, S. Stevenson: No Report

7.C. EMS – Russ Maust reports: August 2026 – Activity Report

EMS runs: 31 Clinic calls: 20

This month's EMS training covered burns and traumatic injuries. Cleveland Metro sent over some of their Simulation lab team and they brought their SimLab Dummies. These are very high-end simulation dummies to assist with the reality of the training. Doctor Kohler, a traumatic burn surgeon was also in attendance and assisted with the training. Thanks to Cleveland Metro, this was an amazing opportunity to learn with the best.

The EMS budget is currently at 45%.

This summer, Kelleys Island EMS had the highest run volume since partnering with Cleveland Metro, and I believe it has been the busiest season ever. We had many difficult and challenging incidents. Our volunteers faced these challenges with grace, and I would like to recognize and thank the volunteers of Kelleys Island EMS for their continued dedication, professionalism, and service to our community.

J. Wolfe requests a short update on the Drone program.

R. Maust reports that new contracts have been signed. The date for dock installation is December 14.

7.D. Fire Dept.- Chief Skeans: Runs for August 2026 – 5

We are waiting on the quote for repairs on the new fire truck. As soon as we have it, we can move forward with repairs and get it into service.

As a reminder, I will be leaving the island on Monday and returning on Thursday. Coverage for the Fire Department looks good.

The Fire Department is on track for the 2026 budget.

Mayor Ehrbar asks about the Fire Rating (ISO Rating).

R. Skeans reports that it was due to increase of structures on the island. These were the two big factors.

D. Lambros asks if it is due to change and adoption of new fire codes in 2025.

7.E. Water Department – T. Lange: New water meters have come in. A lot of the prep work has been completed. At the end of this month the tower people will be here to put a plan together for the remote read. A lot of meters being replaced over the next few months.

7.F. Finance – C. Kipfer, M. Gaither: No Meeting

7.G. Lands & Buildings – M. Gaither, G. Finger: No Meeting

7.H. Airport – J. Wolfe, J. Divoll: No Meeting

7.I. Planning Commission – J. Wolfe: No Meeting

7.J. Design Review Board – R. Maust: 3 applications; all 3 approved

7.K. Board of Zoning Appeals – Gary Finger reports: No Meeting

7.L. Transfer Station – J. Divoll, J. Wolfe: J. Divoll reports no meeting. Second scrap metal day next Saturday.

7.M. Village Administrator – Andy Federle: NPDES, PTI, & NOI permits have been submitted through K.E.M. and Bricker Graydon.

EPA's WPCLF funding re-nomination will be submitted by 9/25 deadline.

Village is looking to have the CMAR (Simonson Construction) conduct an early site package for site clearing and site package for entry drive, test hole digging for WWTP rock hardness, and ditch / stormwater work this fall in preparation for construction start.

7.N. Streets & Sidewalks- S. Stevenson, C. Kipfer: No meeting

7.O. Park Board – Marvin Robinson: S. Stevenson reports – Meeting last Monday, general discussion with no decisions made.

C. Kipfer asks if grant money will be used towards new pavilion and such.

A. Federle: Contractors Design has come out with some topographic designs and engineering study that I will present at the Park Board for review.

7.P. Mayor's Financial Report- Mayor Ehrbar:

Mayor's Court report submitted by Rosalyn Ahner September 7, 2026:

For the month of August 2026, the court collected a total of \$.00: 4720.00

\$90.00 Computer Fund, \$90.00 Court Improvement Fund, \$27.00 Library Fund, \$110.0.00 Other Costs.

\$4299.00.00 General Fund.

All funds collected were from payment plans and fines. State was paid \$ 0.00: \$81.00 Victims of Crime, \$320.00 HB1 (state indigent support fund), \$0.00 State Bond Surcharge, \$14.00 Drug Law Enforcement/Justice Program Services.

Erie County Municipal was paid \$6.00 for Indigent Drivers Alcohol Treatment Fund.

Bank / Online payment expenses totaled: \$0.00 (Credit Card & US Bank service fee). Court has paid a total of

\$14158.00 to the Village General Fund in 2026. Court has paid a total of \$16256.00 to the Village General Fund in 2025. Court has paid a total of \$20148.00to the Village General Fund in 2024. Court has paid a total of \$16158.00 to the Village General Fund in 2023.

Court has paid a total of \$7805.00 to the Village General Fund in 2022

Court has paid a total of \$23133.00 to the Village General Fund in 2021

Court has paid a total of \$14352.46 to the Village General Fund in 2020.

Court has paid a total of \$33837.90 to the Village General Fund in 2019.

Court has paid a total of \$31425.03 to the Village General Fund in 2018.

2026 – 107 tickets issued

2025 – 105 tickets issued

2024– 70 tickets issued

2023 - 60 tickets issued

2022 – 49 tickets issued

2021 – 98 tickets issued

2020 – 37 tickets issued

7.Q. **Legal-** D. Lambros: addresses Sanitary Sewer and Water Treatment Ordinances. Council only needs to pass funding Ordinance at this time which authorizes village to submit applications to OPWC, OWDA, and USDA. The legislation dealing with permits is a simple rate increase; the last increase was in 1994. Many of the others are requests to apply and accept grant awards.

7.R. **Treasurer** - L. Klonaris reports: Financials included in Council packets. Council meeting agendas are being posted on website, should be available on Friday afternoon. We are in the process of getting meeting recordings posted on the website. I have been working with First Track technology to complete the Cybersecurity recommendations made to the village by Public Entity Pool. The State Auditor has contracted with Charles E. Harris & Assoc. to conduct the Village of Kelleys Island audits through 2030. The 2025 – 2026 Audit will begin next Spring.

Hydrant flushing being conducted through October.

In regards to the ½% increase to Resort Area Gross Receipts Excise Tax: The Department of Taxation sent out a letter as of August 20, 2026 to inform all businesses that the tax rate will be increasing from 1.5% to 2%. Rate increase will take effect on October 1, 2026.

7.S. **Telecommunications Oversight and Development Committee-** J. Wolfe; No Meeting. Frontier has been out cleaning up their lines and poles.

(next legislation numbers O – 20 and R - 5)

9.0 First Readings:

9.1 **ORDINANCE NO. 2026 – O - _____: AN ORDINANCE AMENDING & 95.30 ENTITLED “PERMIT REQUIREMENTS”**

(INTRODUCED BY: MAYOR RONALD E. EHRBAR)

Motion to suspend the three reading rule,
RC: M. Gaither_____, J. Wolfe_____, G. Finger_____, C. Kipfer,_____, S. Stevenson_____, J. Divoll_____

Motion to pass:
RC: M. Gaither_____, J. Wolfe_____, G. Finger_____, C. Kipfer,_____, S. Stevenson_____, J. Divoll_____

9.2 **RESOLUTION NO. 2026 – R - _____: A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION (OPWC) SMALL GOVERNMENT CAPITAL IMPROVEMENTS PROGRAM FY/2028 ROUND 41 AND TO EXECUTE CONTRACTS AS REQUIRED AND DECLARING AN EMERGENCY**

(INTRODUCED BY: MAYOR RONALD E. EHRBAR)

Motion to suspend the three reading rule,
RC: M. Gaither__Y__, J. Wolfe__Y__, G. Finger__1__, C. Kipfer,__Y__, S. Stevenson__2__,
J. Divoll__Y__

Motion to pass:
RC: M. Gaither__1__, J. Wolfe__Y__, G. Finger__Y__, C. Kipfer,__2__, S. Stevenson__Y__,
J. Divoll__Y__

9.3 ORDINANCE NO. 2026 – _____: AN ORDINANCE ESTABLISHING A MUNICIPAL SANITARY SEWER COLLECTION SYSTEM AND WASTEWATER TREATMENT PLANT (WWTP); REGULATING CONNECTIONS AND DISCHARGES; SETTING FORTH USER CLASSIFICATIONS; PROVIDING FOR USER CHARGES BY SEPARATE RESOLUTION; AND PRESCRIBING ENFORCEMENT, APPEALS, AND RELATED MATTERS FOR THE VILLAGE OF KELLEYS ISLAND, OHIO.

(INTRODUCED BY: MAYOR RONALD E. EHRBAR)

Motion to suspend the three reading rule,

RC: M. Gaither____, J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____

Motion to pass:

RC: M. Gaither____, J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____

9.4 RESOLUTION NO. 2026 – _____: A RESOLUTION ESTABLISHING RATES, FEES, AND CHARGES FOR THE VILLAGE SANITARY SEWER UTILITY; AND DECLARING AN EMERGENCY.

(INTRODUCED BY: MAYOR RONALD E. EHRBAR)

Motion to suspend the three reading rule,

RC: M. Gaither____, J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____

Motion to pass:

RC: M. Gaither____, J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____

9.5 RESOLUTION NO. 2026 – _____: A RESOLUTION ESTABLISHING A PROCESS FOR HOMEOWNERS TO REQUEST DEFERRAL OF MANDATORY CONNECTION TO THE VILLAGE SANITARY SEWER SYSTEM AND ACKNOWLEDGING FINANCIAL RESPONSIBILITY FOR FUTURE CONNECTION

(INTRODUCED BY: MAYOR RONALD E. EHRBAR)

Motion to suspend the three reading rule,

RC: M. Gaither____, J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____

Motion to pass:

RC: M. Gaither____, J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____

9.6 RESOLUTION NO. 2026 – _____ : A RESOLUTION AUTHORIZING TO APPLY, ACCEPT AND ENTER INTO AGREEMENT FOR FINANCIAL ASSISTANCE FROM THE OHIO WATER DEVELOPMENT AUTHORITY (OWDA), OHIO PUBLIC WORKS COMMISSION (OPWC), UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), OHIO ENVIRONMENTAL PROTECTION AGENCY WATER POLLUTION CONTROL LOAN FUND (WPCLF), US ARMY CORPS OF ENGINEERS (USACE) AND OTHER SOURCES; AUTHORIZING THE EXECUTION OF LOAN AND GRANT AGREEMENTS FOR CONSTRUCTION OF WASTEWATER FACILITIES; AND CREATING THE SANITARY SEWER ENTERPRISE FUND AND RELATED SUB FUNDS (DEBT SERVICE, OPERATION, MAINTENANCE AND REPLACEMENT/CAPITAL RESERVE, EMERGENCY RESERVE).

(INTRODUCED BY: MAYOR RONALD E. EHRBAR)

Motion to suspend the three reading rule,

RC: M. Gaither__Y__, J.Wolfe__1__, G. Finger __Y__, C. Kipfer, __2__, S. Stevenson__Y__,
J. Divoll__Y__

Motion to pass:

RC: M. Gaither__Y__, J.Wolfe__, G. Finger __1__, C. Kipfer, __2__, S. Stevenson__Y__,
J. Divoll__Y__

9.7 RESOLUTION NO. 2026 – R - _____ : A RESOLUTION AUTHORIZING THE VILLAGE OF KELLEYS ISLAND, OHIO (VILLAGE) TO ACCEPT A GRANT FROM THE ECONOMIC DEVELOPMENT, PUBLIC INFRASTRUCTURE, AND COMMUNITY CONVENTION AND VISITORS' BUREAU (EPIC) IN THE AMOUNT OF \$ 100,000.00 FOR THE COMMUNITY PAVILION AND PARKING LOT.

(INTRODUCED BY: MAYOR RONALD E EHRBAR)

Motion to suspend the three reading rule,

RC: M. Gaither__2__, J.Wolfe__1__, G. Finger __Y__, C. Kipfer, __Y__, S. Stevenson__Y__,
J. Divoll__Y__

Motion to pass:

RC: M. Gaither__1__, J.Wolfe__Y__, G. Finger __Y__, C. Kipfer, __Y__, S. Stevenson__2__,
J. Divoll__Y__

9.8 RESOLUTION NO. 2026 – R - _____ : A RESOLUTION AUTHORIZING THE VILLAGE OF KELLEYS ISLAND, OHIO (VILLAGE) TO ACCEPT A CAPITAL IMPROVEMENT AWARD APPROPRIATED THROUGH SENATE BILL 450 (S.B.450) IN THE AMOUNT OF \$ 300,000.00 FOR THE KELLEYS ISLAND COMMUNITY PARK IMPROVEMENT PROJECT.

(INTRODUCED BY: MAYOR RONALD E EHRBAR)

Motion to suspend the three reading rule,

RC: M. Gaither__2__, J.Wolfe__Y__, G. Finger __Y__, C. Kipfer, __1__, S. Stevenson__Y__,
J. Divoll__Y__

Motion to pass:

RC: M. Gaither__1__, J.Wolfe__Y__, G. Finger __Y__, C. Kipfer, __Y__, S. Stevenson__Y__,
J. Divoll__2__

9.9 RESOLUTION NO. 2026 – O - _____ : A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION (OPWC) EMERGENCY PROGRAM AND THE MAYOR TO EXECUTE CONTRACTS AS REQUIRED AND DECLARING AN EMERGENCY

(INTRODUCED BY: MAYOR RONALD E. EHRBAR)

Motion to suspend the three reading rule,

RC: M. Gaither ___Y___, J. Wolfe ___1___, G. Finger ___Y___, C. Kipfer, ___Y___, S. Stevenson ___2___,
J. Divoll ___Y___

Motion to pass:

RC: M. Gaither ___Y___, J. Wolfe ___Y___, G. Finger ___1___, C. Kipfer, ___2___, S. Stevenson ___Y___,
J. Divoll ___Y___

Mayor Ehrbar notes that 9.10 is essential to the EPA Grant that needs to be sent in by the end of this month. Request to Council to pass.

9.10 ORDINANCE NO. 2026 – O - _____ : AN ORDINANCE AUTHORIZING THE CLERK-TREASURER TO EARMARK 0.5 PERCENT OF RESORT TAX RECEIVED BY THE VILLAGE OF KELLEYS ISLAND, OHIO (VILLAGE) TO SUPPORT ESTABLISHING A MUNICIPAL SANITARY SEWER COLLECTION SYSTEM AND WASTEWATER TREATMENT PLANT (WWTP)

(INTRODUCED BY: MAYOR RONALD E EHRBAR)

C. Kipfer asks if this should or should have been presented to Finance Committee.

Mayor Ehrbar responds that this is second time around that we are applying for this EPA grant, you are right but, it just came up last week and is time sensitive.

D. Lambros explains that it is linked to the application; they want the village to be able to show that there is a revenue stream so that if there is a batching plant and if there is a loan.....

C. Kipfer states that he has questions as to if 0.5% is the right amount? Is this a temporary or permanent thing?

A. Federle suggests that if he wants to discuss in a Finance meeting should be early next week and then will need a special meeting to approve.

J. Divoll asks for deadline.

A. Federle responds September 28.

Mayor Ehrbar adds that this can be changed going forward.

C. Kipfer agrees to move forward as not to miss deadline.

A. Federle notes that this grant opportunity is over 4 million.

Motion to suspend the three reading rule,

RC: M. Gaither ___Y___, J. Wolfe ___2___, G. Finger ___Y___, C. Kipfer, ___1___, S. Stevenson ___Y___,
J. Divoll ___Y___

Motion to pass:

RC: M. Gaither ___Y___, J. Wolfe ___1___, G. Finger ___Y___, C. Kipfer, ___Y___, S. Stevenson ___Y___,
J. Divoll ___2___

10.0 Second Readings:

10.1 ORDINANCE NO. 2026 – O - _____: AN ORDINANCE AUTHORIZING THE MAYOR ON BEHALF OF THE VILLAGE OF KELLEYS ISLAND, OHIO (VILLAGE) TO ENTER INTO AN AGREEMENT WITH THE STATE OF OHIO, DEPARTMENT OF NATURAL RESOURCES (STATE) TO EXCHANGE LAND ON KELLEYS ISLAND OHIO.

(INTRODUCED BY: MAYOR RONALD E EHRBAR)

Motion to suspend the three reading rule,

RC: M. Gaither____, J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____

Motion to pass:

RC: M. Gaither____, J.Wolfe____, G. Finger____, C. Kipfer,____, S. Stevenson____, J. Divoll____

11.0 Third Readings & Emergencies:

**11.1 ORDINANCE NO. 2026 – O - _____: AN ORDINANCE AMENDING & 152.031 (D) (1) ENTITLED R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL ZONING DISTRICT; AREA REGULATIONS
(TABLED 8/8/26)**

(INTRODUCED BY: COUNCILMAN JOE WOLFE)

Motion made by J. Wolfe to untable 11.1; second by S. Stevenson

RC: M. Gaither__Y__, J.Wolfe__Y__, G. Finger __Y__, C. Kipfer, __NO__, S. Stevenson__Y__,
J. Divoll__Y__

Motion to pass:

RC: M. Gaither__Y__, J.Wolfe__1__, G. Finger __Y__, C. Kipfer, __NO__, S. Stevenson__2__,
J. Divoll__Y__

11.2 ORDINANCE NO. 2026 – O - _____: AN ORDINANCE AMENDING & 152.032 (D) (1) ENTITLED R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL ZONING DISTRICT; AREA REGULATIONS

(TABLED 8/8/26)

(INTRODUCED BY: COUNCILMAN JOE WOLFE)

Motion made by J. Wolfe to untable 11.2; second by S. Stevenson

RC: M. Gaither__Y__, J.Wolfe__Y__, G. Finger __Y__, C. Kipfer, _NO__, S. Stevenson__Y__,
J. Divoll____Y__

Motion to pass:

RC: M. Gaither__Y__, J.Wolfe__1__, G. Finger __2__, C. Kipfer, __NO__, S. Stevenson__Y__,
J. Divoll__Y__

12. **Items from the Mayor:** Reminds Council that they were going to form a group to help rewrite the personnel manual.

J. Wolfe and M. Gaither both agreed to set a meeting date and work on updating the manual.

13. **Items from Council:** C. Kipfer clarifies his objection to passing 11.1 and 11.2. C. Kipfer states that he is not against the Ordinance but, notes that both were tabled due to questions posed by the public. Those questions were never answered, no review.

14. **Old Business:**

15. **Public Comment:**

Marcie Mielke: Thank you to the KIPD and Jamie for handling my problem regarding chemical driftings.

Will there be any public meetings about sewer system in the near future?

Mayor Ehrbar: Yes, within the next month to month in a half.

L. Korenko: A few meetings ago, the names of 4 streets were changed. People are not using them. I had asked that maybe you should notify property owners on those streets so they can start using new names. My concern is that if you have a land line or Amplex, you are still using your original address. You have changed the names but, gave no advice.

D. Lambros: All companies need to be contacted individually. We need to get that done.

D. Hazard: Told that R-1 & R-2 legislation was tabled. Not hearing any answers to questions is what led to the tabling at the last meeting. Is there an obligation to answer those questions to the public before passing?

17. **Correspondence:**

18. **Motion to adjourn,**

RC: M. Gaither __Y__, J.Wolfe __Y__, G. Finger __1__, C. Kipfer, __Y__, S. Stevenson __2__,
J. Divoll __Y__

Meeting Adjourned At: 10:34

Lisa M Klonaris, Clerk-Treasurer

Mayor Ronald E. Ehrbar

An Ordinance to Pay Certain Claims Therein Mentioned:

Be it Ordained by the Council of the Village of Kelleys Island Ohio, as follows:

Sec. 1. That the following described claims be allowed, and paid from the respective funds designated below:

[illegible]

And the Clerk is hereby authorized and directed to draw his Warrant on the Treasurer for the several amounts designated above, upon receipt of proper Vouchers for the same.

Sec. 2. This ordinance shall take effect and be in force from and after its passage.

Passed the.....day of.....19.....

.....
Clerk

President of Council

Payment Listing

9/9/2026 to 10/2/2026

UAN v2026.3

5.0

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
735-2026	09/09/2026	09/01/2026	EP	Megan M Ahner	\$676.38	O
736-2026	09/09/2026	09/01/2026	EP	Rosalyn L Ahner	\$223.24	O
737-2026	09/09/2026	09/01/2026	EP	James E Bartus II	\$2,648.90	O
738-2026	09/09/2026	09/01/2026	EP	Peggy Ann Bradburn	\$1,009.59	O
739-2026	09/09/2026	09/01/2026	EP	Anthony G Dailey	\$545.73	O
740-2026	09/09/2026	09/01/2026	EP	Donna L Divoll	\$487.06	O
741-2026	09/09/2026	09/01/2026	EP	Ronald E Ehrbar	\$1,003.19	O
742-2026	09/09/2026	09/01/2026	EP	Richard A Federle	\$1,101.72	O
743-2026	09/09/2026	09/01/2026	EP	Kevin B Foley	\$334.69	O
744-2026	09/09/2026	09/01/2026	EP	James J Givens	\$445.19	O
745-2026	09/09/2026	09/01/2026	EP	Lisa M Klonaris	\$1,797.87	O
746-2026	09/09/2026	09/01/2026	EP	David A Lambros	\$1,536.25	O
747-2026	09/09/2026	09/01/2026	EP	Thomas J Lange	\$2,042.93	O
748-2026	09/09/2026	09/01/2026	EP	Nataliya Y Makarova-Skeans	\$1,537.32	O
749-2026	09/09/2026	09/01/2026	EP	Russell Maust	\$2,379.92	O
750-2026	09/09/2026	09/01/2026	EP	Carmen V Messina	\$2,428.39	O
751-2026	09/09/2026	09/01/2026	EP	Marlana H Monak	\$536.99	O
752-2026	09/09/2026	09/01/2026	EP	Jason A Pavlovic	\$1,368.72	O
753-2026	09/09/2026	09/01/2026	EP	Jason A Pavlovic	\$15.97	O
754-2026	09/09/2026	09/01/2026	EP	Andrew N Pickworth	\$514.19	O
755-2026	09/09/2026	09/01/2026	EP	Robert J Quinn	\$66.88	O
756-2026	09/09/2026	09/01/2026	EP	Robert J Quinn	\$252.41	O
757-2026	09/09/2026	09/01/2026	EP	Robert J Quinn	\$578.30	O
758-2026	09/09/2026	09/01/2026	EP	Edwin Rodriguez	\$2,439.15	O
759-2026	09/09/2026	09/01/2026	EP	Samuel A.J. Sidoti	\$602.75	O
760-2026	09/09/2026	09/01/2026	EP	Robert W Skeans	\$1,597.32	O
761-2026	09/09/2026	09/01/2026	EP	Susan E Taylor	\$862.19	O
762-2026	09/09/2026	09/01/2026	EP	Michael T Terry	\$1,638.08	O
763-2026	09/09/2026	09/01/2026	EP	Janet Wermuth	\$550.76	O
765-2026	09/09/2026	09/02/2026	EW	Ohio Deferred Compensation	\$950.00	O
766-2026	09/09/2026	09/02/2026	EW	Mellon Bank	\$100.00	O
771-2026	09/09/2026	09/04/2026	EW	U.S. Treasury	\$4,529.13	O
772-2026	09/09/2026	09/04/2026	EW	Ohio Police & Fire Pension Fund	\$6,760.71	O
773-2026	09/09/2026	09/06/2026	EW	Ohio Public Employees Retirement System	\$14,514.27	O
775-2026	09/09/2026	09/09/2026	CH	Ohio EPA	\$15,100.00	O
776-2026	09/09/2026	09/09/2026	CH	DeLage Landen Financial Services Inc	\$106.00	O
779-2026	09/23/2026	09/15/2026	EP	Megan M Ahner	\$660.22	O
780-2026	09/23/2026	09/15/2026	EP	Rosalyn L Ahner	\$267.89	O
781-2026	09/23/2026	09/15/2026	EP	James E Bartus II	\$2,648.90	O
782-2026	09/23/2026	09/15/2026	EP	Peggy Ann Bradburn	\$1,009.59	O
783-2026	09/23/2026	09/15/2026	EP	Anthony G Dailey	\$577.89	O
784-2026	09/23/2026	09/15/2026	EP	Donna L Divoll	\$487.06	O
785-2026	09/23/2026	09/15/2026	EP	Charles J Ehrbar	\$522.13	O
786-2026	09/23/2026	09/15/2026	EP	Ronald E Ehrbar	\$1,003.19	O
787-2026	09/23/2026	09/15/2026	EP	Richard A Federle	\$1,101.72	O
788-2026	09/23/2026	09/15/2026	EP	James J Givens	\$897.94	O

Payment Listing

UAN v2026.3

9/9/2026 to 10/2/2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
789-2026	09/23/2026	09/15/2026	EP	Lisa M Klonaris	\$1,797.87	0
790-2026	09/23/2026	09/15/2026	EP	David A Lambros	\$1,536.25	0
791-2026	09/23/2026	09/15/2026	EP	Thomas J Lange	\$2,042.93	0
792-2026	09/23/2026	09/15/2026	EP	Nataliya Y Makarova-Skeans	\$1,918.81	0
793-2026	09/23/2026	09/15/2026	EP	Russell Maust	\$2,379.92	0
794-2026	09/23/2026	09/15/2026	EP	Carmen V Messina	\$2,373.29	0
795-2026	09/23/2026	09/15/2026	EP	Marlana H Monak	\$545.92	0
796-2026	09/23/2026	09/15/2026	EP	Jason A Pavlovic	\$1,368.72	0
797-2026	09/23/2026	09/15/2026	EP	Jason A Pavlovic	\$15.97	0
798-2026	09/23/2026	09/15/2026	EP	Andrew N Pickworth	\$649.70	0
799-2026	09/23/2026	09/15/2026	EP	Robert J Quinn	\$66.88	0
800-2026	09/23/2026	09/15/2026	EP	Robert J Quinn	\$252.33	0
801-2026	09/23/2026	09/15/2026	EP	Robert J Quinn	\$578.30	0
802-2026	09/23/2026	09/15/2026	EP	Edwin Rodriguez	\$2,808.17	0
803-2026	09/23/2026	09/15/2026	EP	Samuel A.J. Sidoti	\$602.75	0
804-2026	09/23/2026	09/15/2026	EP	Robert W Skeans	\$1,597.32	0
805-2026	09/23/2026	09/15/2026	EP	Susan E Taylor	\$883.90	0
806-2026	09/23/2026	09/15/2026	EP	Michael T Terry	\$1,981.68	0
807-2026	09/23/2026	09/15/2026	EP	Janet Wermuth	\$383.38	0
809-2026	09/15/2026	09/15/2026	CH	Hancock-Wood	\$3,859.02	0
810-2026	09/23/2026	09/15/2026	EW	Ohio Deferred Compensation	\$950.00	0
811-2026	09/23/2026	09/15/2026	EW	Mellon Bank	\$100.00	0
812-2026	09/23/2026	09/15/2026	EW	State Tax Payee	\$2,164.68	0
813-2026	09/23/2026	09/15/2026	EW	U.S. Treasury	\$4,852.07	0
814-2026	09/21/2026	09/21/2026	CH	DeLage Landen Financial Services Inc	\$312.00	0
844-2026	10/01/2026	10/01/2026	CH	Treasurer State of Ohio	\$43.00	0
846-2026	09/21/2026	10/01/2026	CH	VSP	\$162.89	0
851-2026	10/01/2026	10/01/2026	CH	First Track Technology	\$814.89	0
33337	09/09/2026	09/09/2026	AW	Safeguard Fire Services	\$353.00	0
33338	09/09/2026	09/09/2026	AW	MASI	\$463.25	0
33339	09/09/2026	09/09/2026	AW	Wolff Bros. Supply Inc	\$877.47	0
33340	09/10/2026	09/10/2026	AW	CDA	\$49.50	0
33341	09/10/2026	09/10/2026	AW	Frontier	\$116.42	0
33342	09/10/2026	09/10/2026	AW	OE Meyer	\$52.74	0
33343	09/10/2026	09/10/2026	AW	Erie County Landfill	\$390.76	0
33344	09/10/2026	09/10/2026	AW	Treasurer, State of Ohio	\$250.00	0
33345	09/10/2026	09/10/2026	AW	Public Entities Pool	\$87,428.00	0
33346	09/10/2026	09/10/2026	AW	Island Market	\$24.00	0
33347	09/10/2026	09/10/2026	AW	MASI	\$44.00	0
33348	09/14/2026	09/14/2026	AW	Endress+Hauser	\$1,622.58	0
33349	09/14/2026	09/14/2026	AW	OE Meyer	\$71.96	0
33350	09/15/2026	09/15/2026	AW	NECO	\$3,520.00	0
33351	09/15/2026	09/15/2026	AW	Bricker Graydon	\$1,233.50	0
33352	09/15/2026	09/15/2026	AW	MASI	\$458.50	0
33353	09/15/2026	09/15/2026	AW	Griffing Flying Service	\$60.00	0
33354	09/15/2026	09/15/2026	AW	Polar Pure	\$8.00	0

Payment Listing

UAN v2026.3

9/9/2026 to 10/2/2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
33355	09/16/2026	09/16/2026	AW	USA Bluebook	\$235.68	O
33356	09/16/2026	09/16/2026	AW	Lake Breeze	\$8,010.00	O
33357	09/17/2026	09/17/2026	AW	American Legal Publishing Corporation	\$648.65	O
33358	09/17/2026	09/17/2026	AW	Atlantic Emergency Systems	\$1,292.74	O
33359	09/17/2026	09/17/2026	AW	Kelleys Island Ferry Boat Lines Inc	\$3,058.00	O
33360	09/17/2026	09/17/2026	AW	Edwards Tree Service, Inc	\$52,000.00	O
33361	09/17/2026	09/17/2026	AW	Quill	\$84.46	O
33362	09/17/2026	09/17/2026	AW	MASI	\$223.10	O
33363	09/22/2026	09/22/2026	AW	Quill	\$37.99	O
33364	09/22/2026	09/22/2026	AW	Ohio Bulk Transfer	\$7,200.00	O
33365	09/22/2026	09/22/2026	AW	Safeguard Fire Services	\$125.00	O
33366	09/22/2026	09/22/2026	AW	Erie County Emergency Management Agency	\$248.32	O
33367	09/22/2026	09/22/2026	AW	USA Bluebook	\$423.14	O
33368	09/23/2026	09/23/2026	AW	MASI	\$326.20	O
33369	09/23/2026	09/23/2026	AW	AT&T	\$444.72	O
33370	09/23/2026	09/23/2026	AW	USA Bluebook	\$23.85	O
33371	09/24/2026	09/24/2026	AW	Core & Main	\$4,023.29	O
33372	09/26/2026	09/26/2026	AW	American Legal Publishing Corporation	\$52.65	O
33373	09/29/2026	09/29/2026	AW	MASI	\$44.00	O
33374	09/29/2026	09/29/2026	AW	AT&T	\$145.56	O
33375	09/29/2026	09/29/2026	AW	USA Bluebook	\$22.32	O
33376	09/30/2026	09/30/2026	AW	Erie County General Health District	\$100.00	O
33377	09/30/2026	09/30/2026	AW	Franklin Sanitation LLC	\$15,875.88	O
33378	09/30/2026	09/30/2026	AW	Ray Schaefer	\$21,003.28	O
33379	09/30/2026	09/30/2026	AW	Amplex	\$1,713.45	O
33380	09/30/2026	09/30/2026	AW	Steinemann-Hafner Insurance Services	\$185.00	O
33381	09/30/2026	09/30/2026	AW	MASI	\$118.80	O
33382	10/01/2026	10/01/2026	AW	Cosgrove Jonhenry LLC	\$2,500.00	O
33383	10/01/2026	10/01/2026	AW	Lucky Stone Promotions	\$697.00	O
33384	10/01/2026	10/01/2026	AW	Stryker Medical	\$2,529.26	O
33385	10/01/2026	10/01/2026	AW	Treasurer, State of Ohio	\$250.00	O
33386	10/01/2026	10/01/2026	AW	Ohio EPA	\$42.34	O
33387	10/01/2026	10/01/2026	AW	NAPA	\$246.93	O
33388	10/02/2026	10/02/2026	AW	Griffing Flying Service	\$105.00	O
Total Payments:					\$340,561.65	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$340,561.65	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for

Payment Listing

UAN v2026.3

9/9/2026 to 10/2/2026

reference.



Kelleys Island Police Department

James E. Bartus II, Chief of Police

122 Division Street / P.O. Box 466 * Kelleys Island, Ohio 43438 (419) 746-2735 * (419) 746-2473 Facsimile
E-Mail: policechief@kelleyisland.us

Mayor Ron Ehrbar

Village Council

Chief Jamie Bartus

Re: *October Meeting*

Month(s) of: *September*

Report(s) = 6

Department Phone Call(s) = 190

Arrest/ Citation(s) = 6

Warning(s) = 3

Accident(s) = 2

Total Citations Issued YTD =113

Closed Court Cases YTD = Not available at time of the report

Current Open Court Cases YTD = 2 / Erie County Court / 5 Mayors Court /

House/Business Check(s) = 0

Vehicle Lock-out(s) = 3

Assist w/other agencies = 11

Budget YTD = 67 %



7.6

Russell Maust, EMS Director

September EMS Activity Report

October 10th, 2026

- **EMS runs: 11**
- **Clinic calls: 15**

This month's EMS training covered Advanced Cardiac Emergencies. Next months training will be on pediatrics and run review.

The EMS budget is at 55% as of October 7th.

We are on track for the installation of the drone system in December.

As always, I would like to recognize and thank the volunteers of Kelleys Island EMS for their continued dedication, professionalism, and service to our community.

Thank you,

Russell Maust
EMS Director
Kelleys Island, Ohio

September 26, 2026 Finance Committee Meeting

Agenda:

- 1). Heart monitor grant
- 2). Possibility of making the Assistant Clerk position Full-Time.
- 3). Increase of pay for Clerk Treasurer for next term
- 4). Funding earmark strategy for STP (related to resolution 9.10 at last week's meeting).
- 5). Appropriations plan for fiscal year ending Dec. 31, 2027.

Attendees:

Chris Kipfer – Village Council Member, Finance Committee Chair

Mary Gainther – Village Council Member, Finance Committee

Ron Ehrbar – Kelleys Island Mayor

Bobby Skeans – Kelleys Island Fire Chief

Jamie Bartus – Kelleys Island Police Chief

Russ Maust – Kelleys Island EMS Director

Andy Federle – Kelleys Island Village Administrator

Lisa Klonaris - Kelleys Island Clerk

Jason Divoll – Village Council Member

Mike Terry

Discussion Summary

1. **Cardiac monitor grant.** EMS Director Russ Maust reported that the Village received an Assistance to Firefighters Grant award of \$47,619.04 for a new cardiac monitor. The Village share is \$2,380.96 and is within the current budget. The award must be accepted by October 22, 2026. Council approval to accept the grant will be requested at the next Council meeting.
2. **Assistant Clerk position.** Clerk Lisa Klonaris proposed converting the Assistant Clerk position to full-time to address office workload and extend office coverage. The change would include medical benefits; OPERS participation is already provided. Hours, duties, job description, and the additional cost remain to be determined. Lisa will prepare this information for further review.
3. **Clerk-Treasurer compensation.** Lisa requested consideration of a pay increase for the Clerk-Treasurer position for the next term, noting that compensation must be established before the election-related deadline and would apply to whoever holds the office. The committee requested supporting detail, including workload, responsibilities, and comparisons with similar communities and other islands. Lisa

will compile the information, with additional research opportunities noted through the GLIA conference.

4. **STP funding earmark strategy.** The committee discussed funding for the treatment plant and the half-percent revenue set-aside referenced in Resolution 9.10. Andy Federle reported that \$2 million of the anticipated \$16.5 million has been received or secured, with the remaining federal earmark still pending. The temporary fund is intended to demonstrate solvency and the ability to meet financing requirements for the WPCLF application. Based on prior collections, one-half percent was estimated to generate approximately \$200,000 annually. The committee discussed retaining the set-aside only as long as needed and later redirecting funds to other capital needs once requirements are satisfied. A clearer funding picture is expected by year-end or spring.
5. **2027 appropriations process.** The committee discussed whether to adopt temporary appropriations by year-end and permanent appropriations by the statutory spring deadline, or to complete permanent appropriations in December. Participants noted that permanent appropriations could reduce duplicate administrative work, although amendments would still be needed as conditions change. Department heads are expected to prepare draft budgets in mid-October, with detailed Finance Committee review of operating and capital requests. Multiple meetings may be scheduled to allow adequate time for each department.

7.P

KELLEYS ISLAND MAYORS COURT

121 ADDISON STREET
P.O. BOX 469
KELLEYS ISLAND, OH 43438

Magistrate: Dean DePiero

Clerk of Court: Rosalyn Ahner

October 7, 2026

Dear Mayor and Members of Council;

For the month August 2026 the court collected \$4410.00

\$ 85.00 for the computer fund
\$ 80.00 for the Court improvement fund
\$ 24.00 the Library fund
\$ 105.00 for other costs
\$ 3093.00 *for General Fund*

All funds collected this month were from payment plans and fines

The State was paid \$356.00:

\$ 72.00 Victims of Crime,
\$ 270.00 for the state indigent support fund (HB1)
\$ 14.00 for Drug Law Enforcement/Justice Program Services

Erie County Municipal Court was paid \$6.00

for Indigent Drivers' Alcohol Treatment fund.

The Court has paid a total of \$17251.00 to the Village General Fund in 2026
The Court has paid a total of \$16256.00 to the Village General Fund in 2025
The Court has paid a total of \$20148.00 to the Village General Fund in 2024
The Court has paid a total of \$16158.00 to the Village General Fund in 2023
The Court has paid a total of \$ 7805.00 to the Village General Fund in 2022
The Court has paid a total of \$23133.00 to the Village General Fund in 2021
The Court has paid a total of \$14352.46 to the Village General Fund in 2020
The Court has paid a total of \$33837.90 to the Village General Fund in 2019.

For 2026 There have been 124 tickets issued
For 2025 There have been 105 tickets issued/
For 2024 There have been 70 tickets issued
For 2023 There have been 60 tickets issued
For 2022 There have been 49 tickets issued
For 2021 There has been 98 tickets issued
For 2020 There were 37 tickets issued
For 2019 There were 120 tickets issued

Submitted by;
Rosalyn Ahner,
Clerk of CourtsKelleys Island Mayors Court

7.R

Treasurer Report

Regular Council Meeting October 10, 2026

Financials included in Council packets.

Council meeting agendas are being posted on website, should be available on Friday afternoon.

Legislation to appropriate \$261,770.00 to the General Fund for payment to NECO Water for meters. Fund disbursement, from OWDA loan, has been filed and monies should be received in a timely manner.

Lisa M Klonaris

Clerk-Treasurer, Kelleys Island

Cash Summary by Fund

9/9/2026 to 10/2/2026

7.2
10/3/2026 2:18:25 PM
UAN v2026.3

Fund #	Fund Name	Fund Balance 9/9/2026	Fund Balance Adjustments	Revenue (excluding transfers and advances in)	Transfers In	Advances In	Total Fund & Adjustments & Revenue	Expenditures (excluding transfers and advances out)	Transfers Out	Advances Out	Fund Balance 10/2/2026	Non-Pooled Balance	Pooled Balance
1000	General	\$1,558,979.57	\$0.00	\$15,466.27	\$0.00	\$0.00	\$1,574,445.84	\$204,956.90	\$0.00	\$0.00	\$1,369,488.94	\$0.00	\$1,369,488.94
2011	Street Construction, Maint. and Repa	\$170,603.75	\$0.00	\$72.53	\$0.00	\$0.00	\$171,176.28	\$13,505.75	\$0.00	\$0.00	\$157,670.53	\$0.00	\$157,670.53
2021	State Highway	\$38,791.82	\$0.00	\$0.00	\$0.00	\$0.00	\$38,791.82	\$0.00	\$0.00	\$0.00	\$38,791.82	\$0.00	\$38,791.82
2031	Cemetery	\$88,011.60	\$0.00	\$0.00	\$0.00	\$0.00	\$88,011.60	\$1,577.35	\$0.00	\$0.00	\$86,434.25	\$0.00	\$86,434.25
2041	Parks and Recreation	\$73,803.84	\$0.00	\$0.00	\$0.00	\$0.00	\$73,803.84	\$0.00	\$0.00	\$0.00	\$73,803.84	\$0.00	\$73,803.84
2081	Drug Law Enforcement	\$1,916.13	\$0.00	\$0.00	\$0.00	\$0.00	\$1,916.13	\$0.00	\$0.00	\$0.00	\$1,916.13	\$0.00	\$1,916.13
2082	Drug Law Enforcement-DUI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2089	Law Enforcement Trust	\$402.87	\$0.00	\$0.00	\$0.00	\$0.00	\$402.87	\$0.00	\$0.00	\$0.00	\$402.87	\$0.00	\$402.87
2101	Permissive Motor Vehicle License Ta	\$41,932.95	\$0.00	\$0.00	\$0.00	\$0.00	\$41,932.95	\$0.00	\$0.00	\$0.00	\$41,932.95	\$0.00	\$41,932.95
2151	Coronavirus Relief Fund	\$2,240.73	\$0.00	\$0.00	\$0.00	\$0.00	\$2,240.73	\$0.00	\$0.00	\$0.00	\$2,240.73	\$0.00	\$2,240.73
2152	ARP (American Rescue Plan)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2271	Enforcement and Education	\$1,277.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,277.00	\$0.00	\$0.00	\$0.00	\$1,277.00	\$0.00	\$1,277.00
2901	Mayors Court Computer	\$5,182.42	\$0.00	\$220.00	\$0.00	\$0.00	\$5,402.42	\$0.00	\$0.00	\$0.00	\$5,402.42	\$0.00	\$5,402.42
2902	Mayors Court Improvement	\$6,367.82	\$0.00	\$220.00	\$0.00	\$0.00	\$6,587.82	\$0.00	\$0.00	\$0.00	\$6,587.82	\$0.00	\$6,587.82
2903	Mayors Court Library Research	\$1,899.00	\$0.00	\$66.00	\$0.00	\$0.00	\$1,965.00	\$0.00	\$0.00	\$0.00	\$1,965.00	\$0.00	\$1,965.00
2904	Police Education	\$4,044.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,044.00	\$0.00	\$0.00	\$0.00	\$4,044.00	\$0.00	\$4,044.00
2905	Road Construction Levy	\$255,787.33	\$0.00	\$0.00	\$0.00	\$0.00	\$255,787.33	\$409.32	\$0.00	\$0.00	\$255,378.01	\$0.00	\$255,378.01
2906	Airport	\$14,245.65	\$0.00	\$380.00	\$0.00	\$0.00	\$14,625.65	\$392.98	\$0.00	\$0.00	\$14,232.67	\$0.00	\$14,232.67
2907	Fire Levy	\$274,302.55	\$0.00	\$0.00	\$0.00	\$0.00	\$274,302.55	\$15,593.35	\$0.00	\$0.00	\$258,709.20	\$0.00	\$258,709.20
2908	EMS Levy	\$170,604.34	\$0.00	\$2,339.00	\$0.00	\$0.00	\$172,943.34	\$17,053.70	\$0.00	\$0.00	\$155,889.64	\$0.00	\$155,889.64
2909	Runway Levy	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2910	Police Donation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2911	Transient Rental (TRP)	\$100,354.94	\$0.00	\$600.00	\$0.00	\$0.00	\$100,954.94	\$3,059.18	\$0.00	\$0.00	\$97,895.76	\$0.00	\$97,895.76
3301	Sweetbriar Assessments	\$1,654.29	\$0.00	\$0.00	\$0.00	\$0.00	\$1,654.29	\$0.00	\$0.00	\$0.00	\$1,654.29	\$0.00	\$1,654.29
3901	Gollas Debt Service	\$8,874.89	\$0.00	\$0.00	\$0.00	\$0.00	\$8,874.89	\$0.00	\$0.00	\$0.00	\$8,874.89	\$0.00	\$8,874.89
3902	Water Intake Debt Service	\$72,554.08	\$0.00	\$0.00	\$0.00	\$0.00	\$72,554.08	\$0.00	\$0.00	\$0.00	\$72,554.08	\$0.00	\$72,554.08
3903	Huntington Lane Waterline	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4201	Airport Improvement-FAA	-\$37,470.53	\$0.00	\$0.00	\$0.00	\$0.00	-\$37,470.53	\$0.00	\$0.00	\$0.00	-\$37,470.53	\$0.00	-\$37,470.53
4202	Sanitary Sewer Project	-\$174,107.59	\$0.00	\$0.00	\$0.00	\$0.00	-\$174,107.59	\$16,333.50	\$0.00	\$0.00	-\$190,441.09	\$0.00	-\$190,441.09
4501	MFM Assessment Fund	\$45,649.73	\$0.00	\$0.00	\$0.00	\$0.00	\$45,649.73	\$0.00	\$0.00	\$0.00	\$45,649.73	\$0.00	\$45,649.73
4502	LCF Road Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4503	LakeCourt Road Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Cash Summary by Fund

9/9/2026 to 10/2/2026

Fund #	Fund Name	Fund Balance 9/9/2026	Fund Balance Adjustments	Revenue (excluding transfers and advances in)	Transfers In	Advances In	Total Fund & Adjustments & Revenue	Expenditures (excluding transfers and advances out)	Transfers Out	Advances Out	Fund Balance 10/2/2026	Non-Pooled Balance	Pooled Balance
4901	Boker Land Grant \$ (FAA use)	\$69,971.58	\$0.00	\$0.00	\$0.00	\$0.00	\$69,971.58	\$0.00	\$0.00	\$0.00	\$69,971.58	\$0.00	\$69,971.58
4902	Shoreline Project	\$381,879.00	\$0.00	\$0.00	\$0.00	\$0.00	\$381,879.00	\$0.00	\$0.00	\$0.00	\$381,879.00	\$0.00	\$381,879.00
4951	Cemetery Trust	\$100,407.28	\$0.00	\$0.00	\$0.00	\$0.00	\$100,407.28	\$5,273.00	\$0.00	\$0.00	\$95,134.28	\$0.00	\$95,134.28
5101	Water Operating	\$240,381.57	\$0.00	\$87,234.88	\$0.00	\$0.00	\$327,616.45	\$50,191.95	\$0.00	\$0.00	\$277,424.50	\$0.00	\$277,424.50
5102	Water Operating (WDCIF)	\$298,044.56	\$0.00	\$0.00	\$0.00	\$0.00	\$298,044.56	\$0.00	\$0.00	\$0.00	\$298,044.56	\$0.00	\$298,044.56
5601	Transfer Station	\$64,283.30	\$0.00	\$2,356.43	\$0.00	\$0.00	\$66,639.73	\$12,214.67	\$0.00	\$0.00	\$54,425.06	\$0.00	\$54,425.06
5721	1st Mortgage Debt Service	\$17,625.70	\$0.00	\$0.00	\$0.00	\$0.00	\$17,625.70	\$0.00	\$0.00	\$0.00	\$17,625.70	\$0.00	\$17,625.70
5741	Enterprise Debt Service Reserve	\$25,117.81	\$0.00	\$0.00	\$0.00	\$0.00	\$25,117.81	\$0.00	\$0.00	\$0.00	\$25,117.81	\$0.00	\$25,117.81
9901	Agency-Mayors Court	\$56,859.60	\$0.00	\$0.00	\$0.00	\$0.00	\$56,859.60	\$0.00	\$0.00	\$0.00	\$56,859.60	\$0.00	\$56,859.60
Report Total:		\$3,982,473.58	\$0.00	\$109,455.11	\$0.00	\$0.00	\$4,091,928.69	\$340,561.65	\$0.00	\$0.00	\$3,751,367.04	\$0.00	\$3,751,367.04

Last reconciled to bank: 03/31/2026 – Total other adjusting factors: \$5.29
It is good practice to reconcile account balances with the bank every month. A current reconciliation should be posted for your financial records and for auditing purposes.

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KELLEYS ISLAND VILLAGE, ERIE COUNTY
Cash Summary by Fund
Year 2026

Fund #	Fund Name	Fund Balance 1/1/2026	Fund Balance Adjustments	Revenue (excluding transfers and advances in)	Transfers In	Advances In	Total Fund & Adjustments & Revenue	Expenditures (excluding transfers and advances out)	Transfers Out	Advances Out	Fund Balance 12/31/2026	Non-Pooled Balance	Pooled Balance
1000	General	\$1,479,937.13	\$0.00	\$923,165.66	\$0.00	\$0.00	\$2,403,102.79	\$1,048,066.87	\$16,571.76	\$0.00	\$1,338,464.16	\$0.00	\$1,338,464.16
2011	Street Construction, Maint. and Repa	\$92,680.80	\$79,214.33	\$70,469.64	\$0.00	\$0.00	\$242,364.77	\$86,092.04	\$0.00	\$0.00	\$156,272.73	\$0.00	\$156,272.73
2021	State Highway	\$114,229.64	-\$79,214.33	\$3,776.51	\$0.00	\$0.00	\$38,791.82	\$0.00	\$0.00	\$0.00	\$38,791.82	\$0.00	\$38,791.82
2031	Cemetery	\$90,651.62	\$0.00	\$16,420.00	\$0.00	\$0.00	\$107,071.62	\$24,490.47	\$0.00	\$0.00	\$82,581.15	\$0.00	\$82,581.15
2041	Parks and Recreation	\$72,803.84	\$0.00	\$1,000.00	\$0.00	\$0.00	\$73,803.84	\$0.00	\$0.00	\$0.00	\$73,803.84	\$0.00	\$73,803.84
2081	Drug Law Enforcement	\$1,916.13	\$0.00	\$0.00	\$0.00	\$0.00	\$1,916.13	\$0.00	\$0.00	\$0.00	\$1,916.13	\$0.00	\$1,916.13
2082	Drug Law Enforcement-DUI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2089	Law Enforcement Trust	\$402.87	\$0.00	\$0.00	\$0.00	\$0.00	\$402.87	\$0.00	\$0.00	\$0.00	\$402.87	\$0.00	\$402.87
2101	Permissive Motor Vehicle License T	\$40,614.85	\$0.00	\$1,318.10	\$0.00	\$0.00	\$41,932.95	\$0.00	\$0.00	\$0.00	\$41,932.95	\$0.00	\$41,932.95
2151	Coronavirus Relief Fund	\$2,240.73	\$0.00	\$0.00	\$0.00	\$0.00	\$2,240.73	\$0.00	\$0.00	\$0.00	\$2,240.73	\$0.00	\$2,240.73
2152	ARP (American Rescue Plan)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2271	Enforcement and Education	\$1,277.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,277.00	\$0.00	\$0.00	\$0.00	\$1,277.00	\$0.00	\$1,277.00
2901	Mayors Court Computer	\$4,922.42	\$0.00	\$480.00	\$0.00	\$0.00	\$5,402.42	\$0.00	\$0.00	\$0.00	\$5,402.42	\$0.00	\$5,402.42
2902	Mayors Court Improvement	\$6,107.82	\$0.00	\$480.00	\$0.00	\$0.00	\$6,587.82	\$0.00	\$0.00	\$0.00	\$6,587.82	\$0.00	\$6,587.82
2903	Mayors Court Library Research	\$1,821.00	\$0.00	\$144.00	\$0.00	\$0.00	\$1,965.00	\$0.00	\$0.00	\$0.00	\$1,965.00	\$0.00	\$1,965.00
2904	Police Education	\$4,044.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,044.00	\$0.00	\$0.00	\$0.00	\$4,044.00	\$0.00	\$4,044.00
2905	Road Construction Levy	\$236,553.55	\$0.00	\$449,134.70	\$0.00	\$0.00	\$685,688.25	\$431,185.00	\$0.00	\$0.00	\$254,503.25	\$0.00	\$254,503.25
2906	Airport	\$12,797.31	\$0.00	\$10,936.00	\$0.00	\$0.00	\$23,733.31	\$9,778.65	\$0.00	\$0.00	\$13,954.66	\$0.00	\$13,954.66
2907	Fire Levy	\$180,293.65	\$0.00	\$149,718.86	\$0.00	\$0.00	\$330,012.51	\$71,303.31	\$0.00	\$0.00	\$258,709.20	\$0.00	\$258,709.20
2908	EMS Levy	\$109,165.52	\$0.00	\$158,342.85	\$0.00	\$0.00	\$267,508.37	\$116,100.52	\$0.00	\$0.00	\$151,407.85	\$0.00	\$151,407.85
2909	Runway Levy	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2910	Police Donation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2911	Transient Rental (TRP)	\$52,871.31	\$0.00	\$69,600.00	\$0.00	\$0.00	\$122,471.31	\$26,351.14	\$0.00	\$0.00	\$96,120.17	\$0.00	\$96,120.17
3301	Sweetbriar Assessments	\$1,654.29	\$0.00	\$0.00	\$0.00	\$0.00	\$1,654.29	\$0.00	\$0.00	\$0.00	\$1,654.29	\$0.00	\$1,654.29
3901	Gollas Debt Service	\$8,874.89	\$0.00	\$0.00	\$16,571.76	\$0.00	\$25,446.65	\$16,571.76	\$0.00	\$0.00	\$8,874.89	\$0.00	\$8,874.89
3902	Water Intake Debt Service	\$72,554.08	\$0.00	\$0.00	\$0.00	\$0.00	\$72,554.08	\$0.00	\$0.00	\$0.00	\$72,554.08	\$0.00	\$72,554.08
3903	Huntington Lane Waterline	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4201	Airport Improvement-FAA	-\$17,370.89	\$0.00	\$155,043.65	\$0.00	\$0.00	\$137,672.76	\$175,143.29	\$0.00	\$0.00	-\$37,470.53	\$0.00	-\$37,470.53
4202	Sanitary Sewer Project	-\$141,469.98	\$0.00	\$876,819.89	\$0.00	\$0.00	\$735,349.91	\$925,791.00	\$0.00	\$0.00	-\$190,441.09	\$0.00	-\$190,441.09
4501	MFM Assessment Fund	\$36,744.39	\$0.00	\$15,840.41	\$0.00	\$0.00	\$52,584.80	\$6,935.07	\$0.00	\$0.00	\$45,649.73	\$0.00	\$45,649.73
4502	LCF Road Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4503	LakeCourt Road Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Cash Summary by Fund

Year 2026

Fund #	Fund Name	Fund Balance 1/1/2026	Fund Balance Adjustments	Revenue (excluding transfers and advances in)	Transfers In	Advances In	Total Fund & Adjustments & Revenue	Expenditures (excluding transfers and advances out)	Transfers Out	Advances Out	Fund Balance 12/31/2026	Non-Pooled Balance	Pooled Balance
4901	Boker Land Grant \$ (FAA use)	\$75,443.13	\$0.00	\$0.00	\$0.00	\$0.00	\$75,443.13	\$5,471.55	\$0.00	\$0.00	\$69,971.58	\$0.00	\$69,971.58
4902	Shoreline Project	\$381,879.00	\$0.00	\$0.00	\$0.00	\$0.00	\$381,879.00	\$0.00	\$0.00	\$0.00	\$381,879.00	\$0.00	\$381,879.00
4951	Cemetery Trust	\$105,109.65	\$0.00	\$2,497.63	\$0.00	\$0.00	\$107,607.28	\$12,473.00	\$0.00	\$0.00	\$95,134.28	\$0.00	\$95,134.28
5101	Water Operating	\$536,932.53	\$0.00	\$320,043.84	\$0.00	\$0.00	\$856,976.37	\$578,056.69	\$14,788.25	\$0.00	\$264,121.43	\$0.00	\$264,121.43
5102	Water Operating (WDCIF)	\$298,044.56	\$0.00	\$0.00	\$0.00	\$0.00	\$298,044.56	\$0.00	\$0.00	\$0.00	\$298,044.56	\$0.00	\$298,044.56
5601	Transfer Station	\$50,616.27	\$0.00	\$78,635.61	\$0.00	\$0.00	\$129,251.88	\$76,767.33	\$0.00	\$0.00	\$52,484.55	\$0.00	\$52,484.55
5721	1st Mortgage Debt Service	\$2,827.45	\$0.00	\$0.00	\$14,798.25	\$0.00	\$17,625.70	\$0.00	\$0.00	\$0.00	\$17,625.70	\$0.00	\$17,625.70
5741	Enterprise Debt Service Reserve	\$25,117.81	\$0.00	\$0.00	\$0.00	\$0.00	\$25,117.81	\$0.00	\$0.00	\$0.00	\$25,117.81	\$0.00	\$25,117.81
9901	Agency-Mayors Court	\$53,775.60	\$0.00	\$3,084.00	\$0.00	\$0.00	\$56,859.60	\$0.00	\$0.00	\$0.00	\$56,859.60	\$0.00	\$56,859.60
Report Total:		\$3,996,063.97	\$0.00	\$3,306,951.35	\$31,370.01	\$0.00	\$7,334,385.33	\$3,610,577.69	\$31,370.01	\$0.00	\$3,692,437.63	\$0.00	\$3,692,437.63

Last reconciled to bank: 03/31/2026 – Total other adjusting factors: \$5.29
It is good practice to reconcile account balances with the bank every month. A current reconciliation should be posted for your financial records and for auditing purposes.

9.1

COUNCIL CHAMBER

VILLAGE OF KELLEYS ISLAND, OHIO

RESOLUTION NO. 2026 – R - _____

INTRODUCED BY: MAYOR RONALD E EHRBAR

A RESOLUTION DECLARING THAT CERTAIN LANDS KNOWN AS
THE GREENE PROJECT SHORE STRUCTURE, KELLEYS ISLAND,
OHIO, UNDERLYING LAKE ERIE AND LOCATED WITHIN THE
TERRITORIAL LIMITS OF THE VILLAGE OF KELLEYS ISLAND,
OHIO, ARE NOT NEEDED FOR DEVELOPMENT OR IMPROVEMENT,
AND DECLARING AN EMERGENCY.

WHEREAS, David Greene by and through his engineers, to wit; Engineered Technical Solutions, is making application to the Ohio Department of Natural Resources for a permit to perform certain construction in certain territory being a parcel of land in Lake Erie, known as 705 E. Lakeshore Drive, Kelleys Island, Ohio, underlying Lake Erie and more fully described hereinafter; and

WHEREAS, the aforesaid David Greene is making application to the Ohio Department of Natural Resources for a lease of certain Lake Erie submerged land contained within the property hereinafter described; and

WHEREAS, pursuant to Ohio Revised Code 1506.11, the Council of the Village of Kelleys Island, Ohio, has determined that the lands underlying the waters of Lake Erie contained within the property hereinafter described are not necessary or required by the Village of Kelleys Island, Ohio, for the construction, maintenance, or operation by the Village of Kelleys Island, Ohio, of breakwaters, piers, docks, wharfs, bulkheads, connecting ways, water terminal facilities, and improvements and marginal highways in aid of navigation water commerce; and

WHEREAS, it is deemed necessary for the immediate preservation of public health, safety, convenience, comfort, and general welfare of the community, the Village Council finds that an emergency now exists regarding the aforesaid and that it is deemed advisable to declare this Resolution to be an emergency measure to take effect immediately upon its adoption and due authentication by the Mayor and Clerk respectively.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF KELLEYS ISLAND, COUNTY OF ERIE AND STATE OF OHIO AS FOLLOWS:

SECTION 1. That it is hereby found and determined that the submerged lake land underlying Lake Erie within the territorial jurisdiction of the Village of Kelleys Island, Ohio, known as the Greene Project Shore Structure, Kelleys Island, Ohio, which is contained in the description on Exhibit "A", attached hereto and made a part hereof, is not needed or required by the Village of Kelley Island, Ohio, for construction, maintenance, or operation by the Village of Kelleys Island, Ohio, of breakwaters, piers, docks, wharves, bulkheads, connecting ways, water terminal facilities, and improvements and marginal highways in aid of navigation and water commerce.

SECTION 2. That the Village of Kelleys, Ohio, does currently have in effect a Shoreline Ordinance regulating land uses along the water, including docks, the proposed structure to be constructed herein. Therefore, it is hereby found that the construction of a dock, relative to the submerged lands known as 705 E, Lakeshore Drive, Kelleys Island, Ohio, as more specifically described herein, does not conflict with said Shoreline Zoning Ordinance.

SECTION 3. That it is found and determined that all formal actions of the Council of Kelleys Island concerning and relating to the adoption of this Resolution were adopted in an open meeting of such body, and that all deliberations of the Council of the Village of Kelleys Island and 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 4. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and welfare of the inhabitants of Kelleys Island and for the further reason that construction can begin immediately, this Resolution shall be in effect from and after the earliest period allowed by law.

DATED THIS ____ DAY OF _____, 2026.

MAYOR RONALD E EHRBAR

ATTEST:

LISA M. KLONARIS, Clerk-Treasurer

9.2

COUNCIL CHAMBER

VILLAGE OF KELLEYS ISLAND, OHIO

RESOLUTION NO. 2026 – R - _____

INTRODUCED BY: MAYOR RONALD E EHRBAR

**A RESOLUTION AUTHORIZING THE CLERK/TREASURER TO
ESTABLISH A CAPITAL PROJECTS FUND (WWTP) FUND 4903 TO
EARMARK MONIES TO THE WASTEWATER TREATMENT PLANT
PROJECT (WWTP)**

WHEREAS, Council has authorized the Clerk/Treasurer to earmark 0.5 percent of the Village Resort Tax collected to the WWTP project; and

WHEREAS, a resolution is required by the State Auditor establishing said fund in order to request fund approval from the Auditor of State.

NOW THEREFORE, BE RESOLVED BY THE COUNCIL OF THE VILLAGE OF KELLEYS ISLAND, COUNTY OF ERIE AND STATE OF OHIO AS FOLLOWS:

SECTION 1. That the Clerk/Treasurer is hereby authorized to establish Capital Projects Fund (WWTP) Fund 4903, and earmark 0.5 percent of the Village Resort Tax collected to the WWTP project.

SECTION 2. That it is found and determined that all formal actions of the Council of Kelleys Island concerning and relating to the adoption of this Resolution were adopted in an open meeting of such body, and that all deliberations of the Council of the Village of Kelleys Island and 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. That this Resolution shall be in effect from and after the earliest period allowed by law.

DATED THIS _____ DAY OF _____, 2026

MAYOR RONALD E EHRBAR

ATTEST:

LISA M. KLONARIS, Clerk-Treasurer

COUNCIL CHAMBER**VILLAGE OF KELLEYS ISLAND, OHIO****ORDINANCE NO. 2026 – O - _____****INTRODUCED BY: MAYOR RONALD E EHRBAR****AN ORDINANCE AUTHORIZING THE CLERK-TREASURER TO INCREASE
APPROPRIATIONS TO THE TRANSFER STATION IN THE AMOUNT OF \$40,000.00
AND DECLARING AN EMERGENCY**

WHEREAS, it is necessary to increase appropriations to the transfer station to pay or present and future expenditures for the police department, maintenance department and Village Administrator.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE
VILLAGE OF KELLEYS ISLAND, COUNTY OF ERIE AND STATE OF OHIO AS
FOLLOWS:**

SECTION 1. That the Council of the Village of Kelleys Island, Ohio does hereby authorize the Clerk /Treasurer to increase appropriations for the transfer station in the amount of \$ 40,000.00

SECTION 2. That the funds needed for this transaction are hereby appropriated or will be appropriated.

SECTION 3. That it is found and determined that all formal actions of the Council of the Village of Kelleys Island concerning and relating to the adoption of this Ordinance were adopted in an open meeting of such body, and that all deliberations of the Council of the Village of Kelleys Island and 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 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and welfare of the inhabitants of the Village of Kelleys Island, and for the further reason pay for present and future expenditures, and County Auditor needs to amend the official certificate of estimated resources, therefore, this Ordinance shall be in effect from and after the earliest period allowed by law.

DATED THIS _____ OF _____, 2026.

MAYOR RONALD E EHRBAR

ATTEST:

LISA M. KLONARIS, CLERK-TREASURER

9.4

COUNCIL CHAMBER

VILLAGE OF KELLEYS ISLAND, OHIO

ORDINANCE NO. 2026 - O - _____

INTRODUCED BY: MAYOR RONALD E EHRBAR

**AN ORDINANCE AUTHORIZING THE CLERK-TREASURER TO INCREASE
APPROPRIATIONS TO THE GENERAL FUND IN THE AMOUNT OF \$261,770.00
AND DECLARING AN EMERGENCY**

WHEREAS, it is necessary to increase appropriations to the general fund to allow payment of \$261,770.00 to NECO Water for the purchase of water meters and accessories.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF KELLEYS ISLAND, COUNTY OF ERIE AND STATE OF OHIO AS FOLLOWS:

SECTION 1. That the Council of the Village of Kelleys Island, Ohio does hereby authorize the Clerk /Treasurer to increase appropriations to the General Fund in the amount of \$ 261,770.00

SECTION 2. That the funds needed for this transaction are hereby appropriated or will be appropriated.

SECTION 3. That it is found and determined that all formal actions of the Council of the Village of Kelleys Island concerning and relating to the adoption of this Ordinance were adopted in an open meeting of such body, and that all deliberations of the Council of the Village of Kelleys Island and 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 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and welfare of the inhabitants of the Village of Kelleys Island, and for the further reason pay for present and future expenditures, and County Auditor needs to amend the official certificate of estimated resources, therefore, this Ordinance shall be in effect from and after the earliest period allowed by law.

DATED THIS _____ OF _____, 2026.

MAYOR RONALD E EHRBAR

ATTEST:

LISA M. KLONARIS, CLERK-TREASURER

10.1

COUNCIL CHAMBER

VILLAGE OF KELLEYS ISLAND, OHIO

ORDINANCE NO. 2026 – O - _____

INTRODUCED BY: MAYOR RONALD E. EHRBAR

AN ORDINANCE AMENDING & 95.30 ENTITLED “PERMIT REQUIREMENTS”

WHEREAS, the purpose of this amendment is to updated the rental fee section by adding a required security deposit fee.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF KELLEYS ISLAND, COUNTY OF ERIE AND STATE OF OHIO AS FOLLOWS:

SECTION 1. That section 95.30 which states as follows:

§ 95.30 PERMIT REQUIREMENTS.

(A) A permit shall be required for any excavation or structure placed on the road right-of-way including, but not limited to, the rebuilding of a driveway or apron to a driveway. The application and permit fee shall be \$50 plus any inspection costs. Permit applications shall be available at the Office of the Clerk, 121 Addison Street.

(B) No permit is needed for re-grading a stone driveway, or sealing a blacktop driveway, but the safety requirements as set forth above shall be followed as if a permit is needed. Road Crossing shall be stated in a current State of Ohio, Department of Transportation Construction and Materials Specifications Manual.

(C) A project without a permit will be stopped immediately by the Village Inspector or the Police Chief. The permit fee will then be double the normal fee. A project will also be stopped immediately by the Village Inspector or the Police Chief and the permit revoked if either the orders of the Village Inspector or the Police Chief are not followed. A new permit will be required, along with the \$50 fee. Two or more stakes shall be set to show the Village Inspector the location of the proposed driveway.

Is hereby amended as follows:

§ 95.30 PERMIT REQUIREMENTS.

(A) A permit shall be required for any excavation or structure placed on the road right-of-way including, but not limited to, the rebuilding of a driveway or apron to a driveway. **The application and permit fee shall be \$ 75.00 plus any inspection costs.** Permit applications shall be available at the Office of the Clerk, 121 Addison Street.

(B) No permit is needed for re-grading a stone driveway, or sealing a blacktop driveway, but the safety requirements as set forth above shall be followed as if a permit is needed. Road Crossing shall be stated in a current State of Ohio, Department of Transportation Construction and Materials Specifications Manual.

(C) A project without a permit will be stopped immediately by the Village Inspector or the Police Chief. The permit fee will then be double the normal fee. A project will also be stopped immediately by the Village Inspector or the Police Chief and the permit revoked if either the orders of the Village Inspector or the Police Chief are not followed. **A new permit will be required, along with the \$75.00 fee.** Two or more stakes shall be set to show the Village Inspector the location of the proposed driveway.

SECTION 2. That it is found and determined that all formal actions of the Council of the Village of Kelleys Island concerning and relating to the adoption of this Ordinance were adopted in an open meeting of such body, and that all deliberations of the Council of the Village of Kelleys Island and 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. That this Ordinance shall be in effect from and after the earliest period allowed by law

DATED THIS ____ OF _____, 2026.

MAYOR RONALD E EHRBAR

ATTEST:

LISA M. KLONARIS, CLERK-TREASURER

10.2

COUNCIL CHAMBER

VILLAGE OF KELLEYS ISLAND, OHIO

ORDINANCE NO. 2026 – O- _____

INTRODUCED BY: MAYOR RONALD E. EHRBAR

AN ORDINANCE ESTABLISHING A MUNICIPAL SANITARY SEWER COLLECTION SYSTEM AND WASTEWATER TREATMENT PLANT (WWTP); REGULATING CONNECTIONS AND DISCHARGES; SETTING FORTH USER CLASSIFICATIONS; PROVIDING FOR USER CHARGES BY SEPARATE RESOLUTION; AND PRESCRIBING ENFORCEMENT, APPEALS, AND RELATED MATTERS FOR THE VILLAGE OF KELLEYS ISLAND, OHIO.

SECTION 1. Purpose.

The purpose of creating this ordinance is to protect public health and Lake Erie; comply with state and federal water pollution control requirements; and to operate a sustainable public utility to collect and treat wastewater generated within the Village.

SECTION 2. Authority.

This Ordinance is adopted pursuant to Article XVIII, Ohio Constitution; Ohio Revised Code (ORC) Chapters 715 (general municipal powers), 727 (special assessments), and 729 (sewers), including ORC 729.49–729.52 (rates, management, bylaws, and sewer fund); and applicable Ohio EPA rules for NPDES permitting (OAC 3745-33; 3745-38). Rates and fees shall be established by separate Council ordinance(s).

SECTION 3. Definitions.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

- ***Village***: The Village of Kelleys Island, Ohio.
- ***WWTP***: The Village's wastewater treatment plant.
- ***Collection System***: All publicly owned gravity mains, force mains, manholes, lift stations, valves, grinder pumps (if publicly owned), and appurtenances located within existing Village easements or rights of way.
- ***Building Sewer/Lateral***: The privately owned pipe from a building to the public rights of way or grinder pump connection point.
- ***Owner***: The record owner of real property.
- ***User***: Any person, entity, or premises discharging to the Village system.
- ***Sanitary Sewer***: A sewer intended to carry domestic and permitted industrial wastewater.
- ***Inflow/Infiltration (I/I)***: Unintended stormwater, surface water, or groundwater entering the sanitary system.
- ***FOG***: Fats, oils, and grease.
- ***Prohibited Discharge***: Any discharge banned by this Ordinance or the Village's permits.
- ***Director***: The Village Administrator or designee responsible for sewer operations.

SECTION 4. Establishment of System; Ownership; Operation.

- A. The Village hereby establishes and owns the sanitary sewer collection system and WWTP as a public utility.
- B. The Director shall manage, operate, repair, and maintain the system and may promulgate rules consistent with this Ordinance.
- C. The Director may adopt technical standards (design criteria for laterals, grinder pumps, backflow prevention, clean-outs, inspections) and require permits and inspections.

SECTION 5. Mandatory Connection.

- A. Properties within the service area shown on Exhibit A ("Services Area") that abut or are accessible to a public sewer shall connect.
- B. Owners shall connect within 180 days of written notice of availability or by the date specified

in the notice.

C. Upon connection, Owners shall properly abandon existing septic systems per Ohio EPA/local health standards (pump, crush/cap, backfill).

D. Failure to connect is a violation subject to penalties and may be enforced via civil action and/or special assessments in accordance with ORC Chapter 727 and Section 729.06.

E. The Village has established a process for homeowners to request deferral of mandatory connection to the Village Sanitary Sewer System via Resolution No. 2026 (Request to Not Connect).

F. Pursuant to ORC 6117.51 properties from which sewage or other waste originates that are two hundred feet from the nearest boundary of the right-of-way within which the public sewer is located are exempt from mandatory connection, subject to the Director's discretion.

SECTION 6. Building Sewers and Grinder Pumps.

A. Permit required for installation or modification of a building sewer/lateral or grinder pump.

B. Construction shall comply with Erie County and Village standards, plumbing code, and manufacturer specifications.

C. Ownership: (1) Publicly owned grinder pumps, if utilized, shall be maintained by the Village; Owners shall provide access and power; (2) Privately owned laterals are the Owner's responsibility to the point of connection, including clean-outs/backflow protection.

D. Inspection: The Village may inspect laterals, clean-outs, and pumps at reasonable times; where entry is refused, lawful administrative inspection processes shall be followed.

E. I/I Prevention: Owners shall prevent inflow and infiltration and promptly correct defects identified by the Village.

SECTION 7. Prohibited Discharges.

No person shall discharge to the system: (1) Stormwater, surface water, groundwater, roof downspouts, footing/foundation drains, sump pumps, yard drains, or cooling water; (2) Hazardous/toxic, flammable, or explosive substances; strong acids/alkalis; petroleum products; pesticides; (3) Excessive FOG, sludge, screenings, or obstructive materials; (4) High-strength waste beyond Village limits without written authorization; (5) Any discharge violating the Village's NPDES permit, Ohio EPA rules, or federal pretreatment standards.

SECTION 8. User Classes; Non-Domestic User Controls.

A. Residential and typical commercial users may discharge domestic wastewater consistent with this Ordinance.

B. Non-domestic users (e.g., restaurants, laundries, labs, light industry) may be required to obtain a Sewer Use Permit, install pretreatment, provide sampling points, and report flows/loads.

C. The Village may adopt a Pretreatment Program if required by Ohio EPA.

SECTION 9. FOG Controls.

A. Food service establishments shall install and maintain grease interceptors sized per Ohio Plumbing Code (OPC), Erie County Sewer District Rules & Regulations and its FOG management program and Village standards; maintain manifests for three years; and comply with BMPs. Chemical emulsifiers allowing FOG to pass interceptors are prohibited.

B. Owners are legally responsible to: Keep traps in continuous efficient operation; Clean regularly; Provide maintenance documentation when requested. Wastewater discharged to the sewer system must contain < 100 mg/L of FOG.

C. Exterior grease interceptors are typically required, with a minimum standard of 750-gallon capacity for commercial systems. Small indoor traps alone are not acceptable for protecting the public sewer system.

D. The Village may require corrective actions, issue compliance orders, and recover costs for damages or cleanup. Violations may escalate to industrial pretreatment enforcement and Ohio EPA enforcement if environmental discharge occurs. Any operation that produces grease must control it, limit its discharge, and maintain equipment or face enforcement action.

SECTION 10. User Charges; Fees; Assessments.

- A. A sewer utility is established; rates/fees adopted by Resolution or Ordinance.
- B. Connection/Tap fees shall be paid prior to permit issuance.
- C. Delinquencies are subject to penalties and may be certified for collection as permitted by law.

SECTION 11. Access; Easements; Interference.

- A. Owners shall grant reasonable access to Village personnel for public equipment on private property.
- B. No person shall obstruct, damage, or tamper with the public system.
- C. The Village may enter upon public easements and rights-of-way to perform work.

SECTION 12. Enforcement; Inspections; Notices.

- A. The Director may issue Notices of Violation, orders to correct, and administrative penalties.
- B. The Village may suspend service for imminent threats, illegal connections, or hazardous discharges.
- C. The Village may seek injunctive relief, civil penalties, and recovery of costs (including attorney's fees).
- D. Each day of violation is a separate offense.

SECTION 13. Penalties.

Administrative fines up to \$500 per violation per day, in addition to actual damages and costs. Criminal penalties as authorized by Village code and state law. Service restoration may require proof of correction, payment, and inspection.

SECTION 14. Emergency and Operational Authority.

The Director may take immediate actions necessary during emergencies (e.g., power failures, overflows, flooding, lake surge events) to protect public health, the WWTP, and the environment.

SECTION 15. Appeals.

Aggrieved persons may appeal to Village Council within 30 days. Village Council may affirm, modify, or reverse following a hearing.

SECTION 16. Rules and Technical Standards.

The Director may issue Sewer Use Rules and Technical Standards (design criteria; grinder pumps; inspections; pretreatment; FOG; I/I reduction). Rules shall be filed with the clerk and posted for public access.

SECTION 17. Severability.

If any provision is invalidated, the remainder remains in full force and effect.

SECTION 18. Effective Date.

This Ordinance shall be in effect from and after the earliest period allowed by law.

DATED THIS ____ DAY OF _____, 2026.

MAYOR

ATTEST:

CLERK-TREASURER

EXHIBIT "A" - MANDATORY SERVICE AREA



Exhibit B - Request for Deferral of Mandatory Sewer Connection

Instructions: Complete this form to request consideration by the Village Review Board for deferral of mandatory sewer connection. Submit to the Village Administrator with supporting documentation.

Homeowner Name: _____

Property Address: _____

Parcel Number: _____

Date of Septic Installation/Update: _____

Reason for Request (attach additional sheets if needed):

Acknowledgment: I understand that if this request is approved, all future costs to connect to the Village sanitary sewer system will be 100% my responsibility. If I connect now, the Village will cover the cost to connect and abandon my private septic system as part of the project.

Homeowner Signature: _____ Date: _____

Review Board Decision: ☐ Approved ☐ Denied

Conditions (if any): _____

Review Board Chair Signature: _____ Date: _____

10.3

COUNCIL CHAMBER

VILLAGE OF KELLEYS ISLAND, OHIO

RESOLUTION NO. 2026 – R - _____

INTRODUCED BY: MAYOR RONALD E. EHRBAR

**A RESOLUTION ESTABLISHING RATES, FEES, AND CHARGES FOR THE VILLAGE
SANITARY SEWER UTILITY; AND DECLARING AN EMERGENCY.**

SECTIONS 1–13. (Summary).

- Definitions consistent with the Ordinance. Equivalent Residential Unit (ERU); 1 ERU = 250 gpd water usage unless otherwise assigned.
- Rate objectives to cover Operation and Maintenance (O&M), debt service, capital and emergency reserves, and compliance.
- Initial Rate Schedule (effective with first billing):
 - Residential: Base 1 ERU @ \$80.00/month minimum; Volumetric \$10.67/1,000 gal/month for anything over the minimum usage; Seasonal minimums as stated.
 - Commercial: Base 2 ERUs + 10.67/1000 gal/month minimum.
 - Grinder Pump Area Surcharge: \$12.00/month per account (if publicly owned/maintained).
- Tap in Fees: Property owners who decline or are otherwise not included in the initial Village sanitary sewer improvement project shall, upon any future connection to the system, be subject to a tap-in fee of \$5,000, payable prior to connection.
- Billing, due dates, penalties; certification of delinquencies as permitted by law.
- Leak adjustment and hardship provisions.
- Non-domestic user monitoring and surcharges; default billing rules.
- Deposits for renter-occupied premises.
- Rates shall be reviewed annually during budget adoption. Beginning January 1 2028, base and volumetric rates shall automatically adjust each year by the Midwest CPI-U, capped at 3% unless Council acts otherwise by resolution.
- Director authorized to issue administrative rules consistent with this Resolution.

DATED THIS ____ DAY OF _____, 2026.

MAYOR _____

ATTEST:

_____, CLERK-TREASURER

10.4

COUNCIL CHAMBER

VILLAGE OF KELLEYS ISLAND, OHIO

RESOLUTION NO. 2026 – R - _____

INTRODUCED BY: MAYOR RONALD E. EHRBAR

A RESOLUTION ESTABLISHING A PROCESS FOR HOMEOWNERS TO REQUEST DEFERRAL OF MANDATORY CONNECTION TO THE VILLAGE SANITARY SEWER SYSTEM AND ACKNOWLEDGING FINANCIAL RESPONSIBILITY FOR FUTURE CONNECTION

WHEREAS, the Village of Kelleys Island has constructed or is in the process of constructing a public sanitary sewer system intended to protect public health, safety, and the environment;

WHEREAS, the Village requires properties within the service area of the sanitary sewer system to connect thereto, subject to conditions established by the Village;

WHEREAS, the Village recognizes that certain homeowners may have private septic systems that have been recently installed or upgraded and are currently functioning in compliance with applicable health and environmental standards;

WHEREAS, the Village desires to establish a formal process by which homeowners may request consideration for a deferral from mandatory connection to the Village sanitary sewer system; and

WHEREAS, the Village Review Board is authorized to review such requests and determine whether a deferral is appropriate under the circumstances;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE VILLAGE OF KELLEYS ISLAND, COUNTY OF ERIE AND STATE OF OHIO AS FOLLOWS:

SECTION 1. Deferral Request Process

Homeowners seeking a deferral from mandatory connection to the Village sanitary sewer system shall submit a written request using the form entitled “Request for Deferral of Mandatory Sewer Connection” which shall include, at a minimum:

- Homeowner name
- Property address
- Parcel number
- Date of septic system installation or most recent update
- Reason(s) for requesting deferral
- Supporting documentation, as applicable

SECTION 2. Acknowledgment of Financial Responsibility

As a condition of any approved deferral, the homeowner shall acknowledge in writing that:

- If the request for deferral is approved, all future costs associated with connecting the property to the Village sanitary sewer system—including connection, abandonment of the private septic system, permits, and related expenses—shall be 100% the responsibility of the homeowner; and
- If the homeowner elects to connect to the sanitary sewer system during the Village’s original project period, the Village will cover the cost to connect and abandon the private

septic system as part of the overall project, subject to Village policies and funding availability.

SECTION 3. Review Board Decision

The Village Review Board shall review each request and render a decision to approve or deny the deferral. The Review Board may impose reasonable conditions upon approval, including but not limited to:

- Periodic inspection of the private septic system
- Compliance with health department requirements
- Mandatory connection upon system failure or transfer of property ownership

The decision shall be documented on the request form and signed by the Review Board Chair.

SECTION 4. No Permanent Exemption

Approval of a deferral request under this Resolution shall not constitute a permanent exemption from connection to the Village sanitary sewer system. The Village reserves the right to require connection at a later date as necessary to protect public health, safety, or welfare.

SECTION 5. Effective Date

This Resolution shall be in effect from and after the earliest period allowed by law.

DATED THIS ____ DAY OF ____, 2026.

ATTEST:

MAYOR _____

_____, **CLERK-TREASURER**

//.

COUNCIL CHAMBER

VILLAGE OF KELLEYS ISLAND, OHIO

ORDINANCE NO. 2026 – O - _____

INTRODUCED BY: MAYOR RONALD E EHRBAR

AN ORDINANCE AUTHORIZING THE MAYOR ON BEHALF OF THE VILLAGE OF KELLEYS ISLAND, OHIO (VILLAGE) TO ENTER INTO AN AGREEMENT WITH THE STATE OF OHIO, DEPARTMENT OF NATURAL RESOURCES (STATE) TO EXCHANGE LAND ON KELLEYS ISLAND OHIO.

WHEREAS, the State has agreed to exchange, give and grant over to the Village its equity and interest in certain parcels situated in Erie County also known as Erie County Auditor Parcel Nos. 54-01899.000 and 54-61023.000. consisting of 4.50 acres of land, more or less, as described in the attached Exhibit A ; and

WHEREAS, the Village of Kelleys Island has agreed to exchange, give and grant over to the State its equity and interest in certain property situated in Erie County also known as Erie County Auditor Parcel No 54-60121.001. consisting of 5.20 acres of land, more or less, as described in the attached Exhibit B; and

WHEREAS, this exchange is in the public interest of both the Village of Kelleys Island and the State of Ohio.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF KELLEYS ISLAND, COUNTY OF ERIE AND STATE OF OHIO AS FOLLOWS:

SECTION 1. That the Mayor is hereby authorized on behalf of the Village to enter into an agreement with the State for the exchange and mutual conveyance of said lands as described in in attached Exhibits A and B.

SECTION 2. That the State and the Village hereby agree unto each other to give good and sufficient deeds and clear title to said premises.

SECTION 3. That it is found and determined that all formal actions of the Council of the Village of Kelleys Island concerning and relating to the adoption of this Ordinance were adopted in an open meeting of such body, and that all deliberations of the Council of the Village of Kelleys Island and 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 4. That this Ordinance shall be in effect from and after the earliest period allowed by law.

DATED THIS _____ OF _____, 2026.

MAYOR RONALD E EHRBAR

ATTEST:

LISA M. KLONARIS, CLERK-TREASURER

AGREEMENT FOR EXCHANGE OF LAND

This **AGREEMENT** (hereinafter the "Agreement") is made and entered into by and between the State of Ohio, Department of Natural Resources (hereinafter "State"), acting by and through the Director of the Department of Natural Resources pursuant to Section 1501.01 of the Ohio Revised Code, and the Village of Kelleys Island (hereinafter "Village"), whose mailing address is 121 Addison Street, Kelleys Island, OH 43438.

WITNESSETH,

WHEREAS, The State does hereby agree to exchange, give and grant over unto the Village its equity and interest in certain premises situated in Erie County also known as portions of Erie County Auditor Parcel Nos. 54-01899.000 and 54-61023.000, consisting of 4.50 acres of land, more or less, as described in the attached Exhibit A; and

WHEREAS, the Village does hereby agree to exchange, give and grant over unto the State its equity and interest in certain premises, situated in Erie County also known as Erie County Auditor Parcel No. 54-60121.001 and consisting of 5.20 acres of land, more or less, as described in the attached Exhibit B; and

WHEREAS, the State and the Village acknowledge they are mutually desirous of the above exchange and conveyance unto each other of said lands and premises, as described in attached Exhibits; and

WHEREAS, the Director of the Ohio Department of Natural Resources, State of Ohio, has deemed the above exchange beneficial to the citizens of the State of Ohio; and

WHEREAS, this exchange is in the public interest and advantageous to the management of the Kelleys Island State Park;

NOW THEREFORE, IN CONSIDERATION OF the above exchange and mutual conveyance of said lands as described above in attached Exhibits A and B, the State and the Village hereto agree unto each other to give good and sufficient deeds and clear title, including mineral rights, to said premises. The Village shall, at closing tender a General Warranty Deed for the premises described in Exhibit B. The State shall tender a Governor's Deed for the premises described in attached Exhibit A. The State and the Village hereby further agree as follows:

1. The Village hereby agrees to pay all taxes and assessments on the premises described in Exhibit B to the date of closing. Also, the State and the Village both agree to pay their own conveyance, transfer and recording expenses.
2. The Village, by signature on this document, certifies that it: (1) has reviewed and understands the Ohio ethics and conflict of interest laws as found in Ohio Revised Code Chapter 102 and in Ohio Revised Code Sections 2921.42 and 2921.43, and (2) will take no action inconsistent with those laws. The Village understands that failure to comply with Ohio's ethics and conflict of interest laws is, in itself, grounds for termination of this Agreement and may result in the loss of other contracts or grants with the State of Ohio.

3. The Village affirms that, as applicable to it, no party listed in Division (I) or (J) of R. C. Section 3517.13 of the Ohio Revised Code or spouse of such party has made, as an individual, within the two previous calendar years, one or more contributions totaling in excess of \$1,000.00 to the Governor or to his campaign committees.
4. Obligations of the State are subject to the provisions of Section 126.07 of the Ohio Revised Code.
5. This Agreement states the entire agreement between the parties, and supersedes and replaces all oral and written representations, agreements, memoranda, and correspondence between, by or for the parties relating to the lands, and shall be construed in accordance with and governed by the laws of Ohio. No amendment or modification of this Agreement shall be binding unless made by written instrument of equal formality signed by both parties. Waiver by either party of performance by the other party of any of the provisions of the Agreement shall not be construed as a waiver of any further right to insist upon full performance of the terms hereof.
6. If any one or more of the provisions, sections, words, clauses, phrases, or sentences contained in this Agreement, or the application thereof in any circumstance, is held invalid, illegal, or unenforceable in any respect for any reason, the validity, legality, and enforceability of any such provision, section, word, clause, phrase, or sentence in every other respect and of the remaining provisions, sections, words, clauses, phrases, or sentences of this Agreement shall not be in any way impaired, it being the intention of the parties that this Agreement shall be enforceable to the fullest extent permitted by law.
7. This Agreement may be executed in any number of counterparts, each of which is considered an original. This Agreement may be executed by each party upon a separate copy and attached to another copy to form one or more counterparts.

Intentionally Left Blank

IN WITNESS WHEREOF, both said parties have hereunto set their names on this _____
day of _____, 2026.

VILLAGE OF KELLEYS ISLAND:

Ron Ehrbar, Village Mayor

Date

STATE OF OHIO
COUNTY OF ERIE§

Before me, a notary public in and for said County and State, personally appeared the above-named Ron Ehrbar, Mayor, Village of Kelleys Island, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at _____,
Ohio, this _____ day of _____, 2026.

Notary

My Commission Expires: _____

FOR THE STATE OF OHIO:

Glen Cobb, Chief of Parks and Watercraft
As Designee for Mary Mertz, Director
Ohio Department of Natural Resources

Date

STATE OF OHIO
COUNTY OF FRANKLIN§

Before me, a notary public in and for said County and State, personally appeared the above-named Glen Cobb, Chief of Parks and Watercraft, as designee for Mary Mertz, Director, Ohio Department of Natural Resources, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at _____,
Ohio, this _____ day of _____, 2026.

Notary

My Commission Expires: _____

APPROVED AND PREPARED BY:
D. ANDREW WILSON
OHIO ATTORNEY GENERAL

By: _____

Title: _____

Printed Name: _____

Date: _____

Exhibit A

3 acres of parcel 54-61023.000

State Property

1.5 acres of parcel 54-01899.000

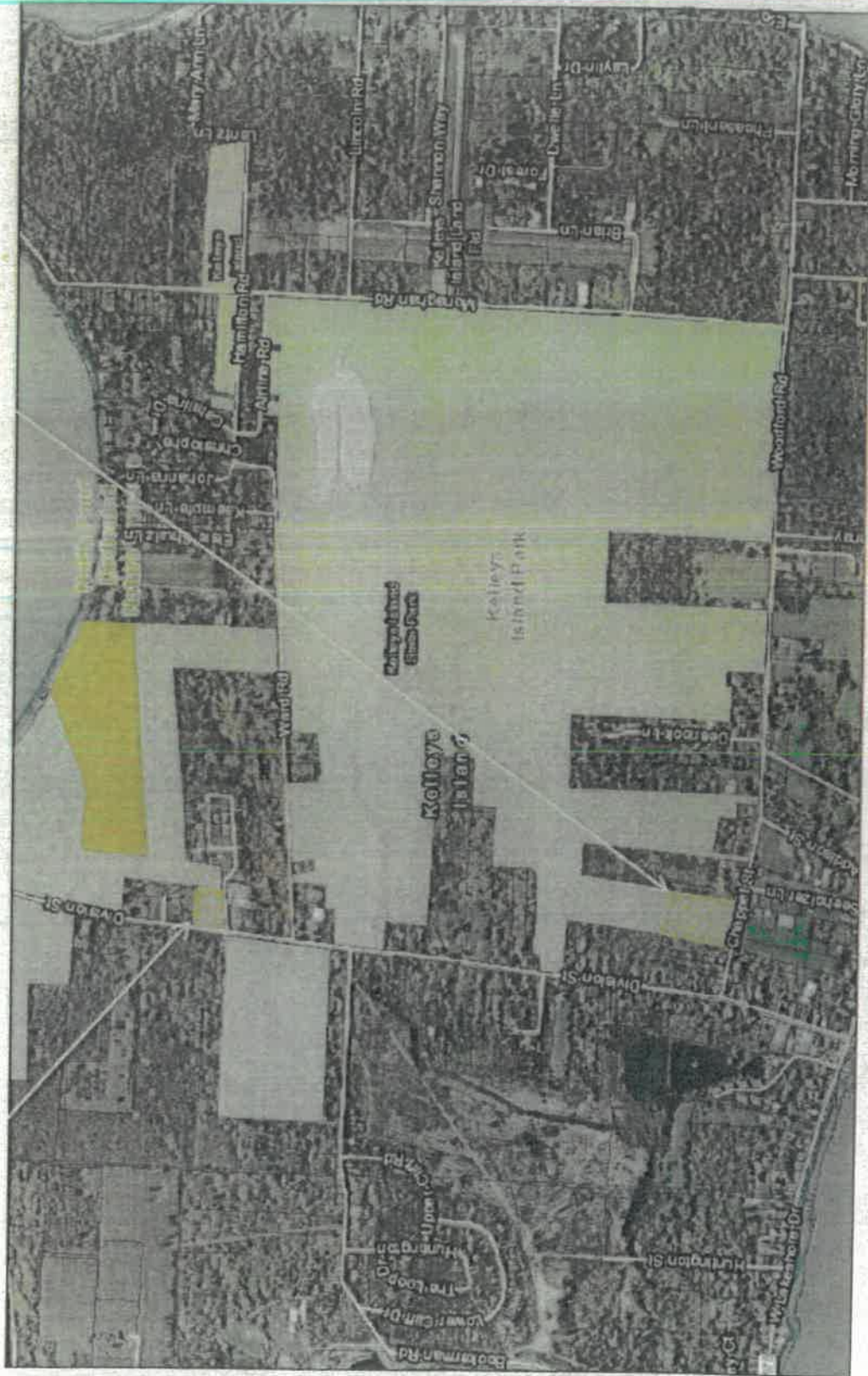
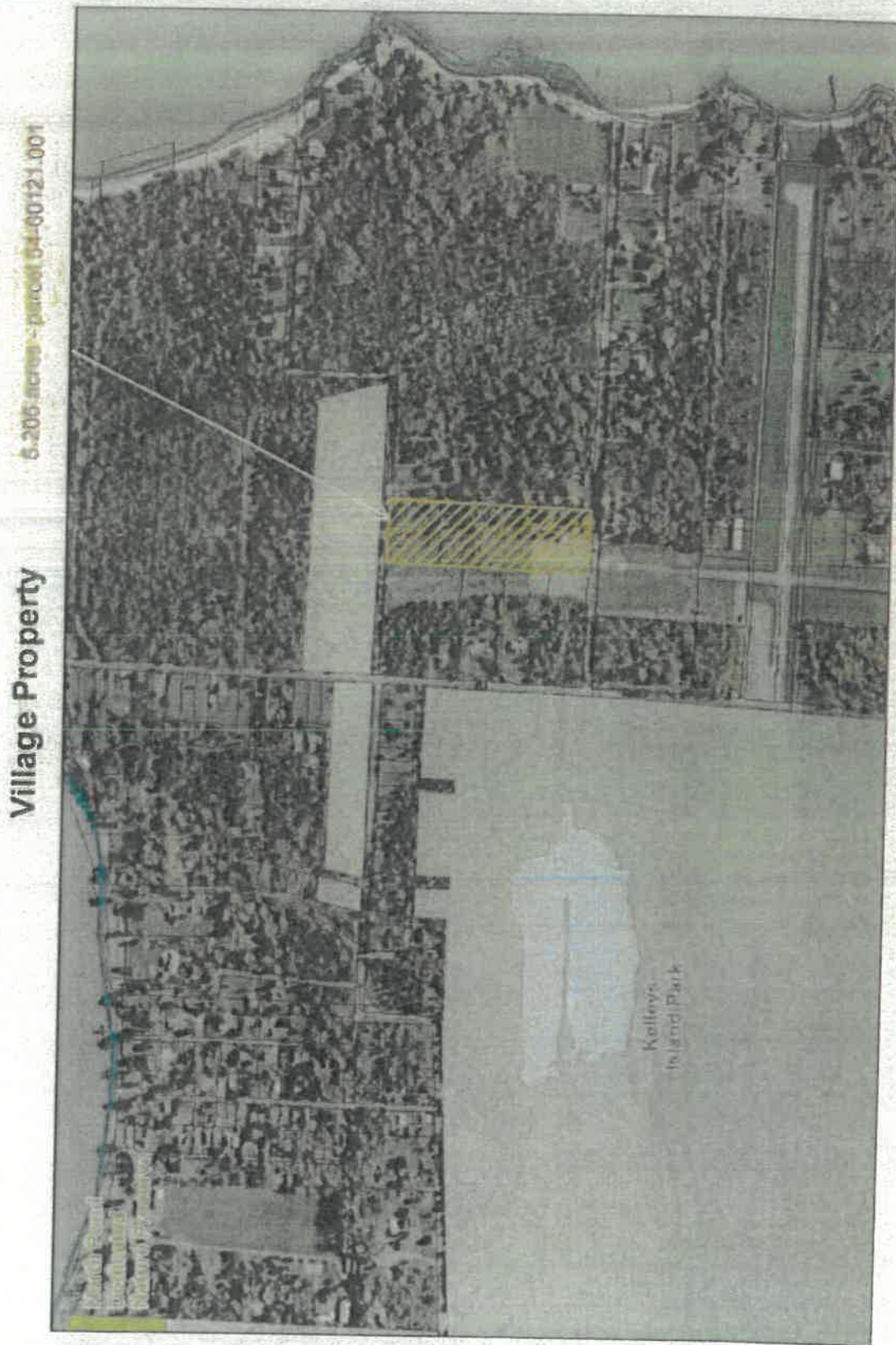


Exhibit B



Land Acquisition and Exhibit "A" Development Services Scope of Work

Version 1.0

September 8, 2026

Village of Kelleys Island Land Field Airport (89D)

Village of Kelleys Island, Ohio

Prepared by RS&H Ohio, Inc at the
direction of Village of Kelleys Island
Land Field Airport, Ohio

I PROJECT DESCRIPTION

The mission of The Village of Kelleys Island Land Field Airport (89D) is to provide safe, efficient, environmentally sensitive, and economically self-sustaining air transportation facilities responsive to regional needs.

The Village of Kelleys Island has identified the need to acquire land from three (3) existing land parcels to maintain safe airport operations. Currently, two non-airport owned parcels lay adjacent to the Runway 09 end (PPN 54-61053.000 & 54-61055.000). The airport does not currently own these parcels, even though a portion of each of them lies within the Runway Protection Zone (RPZ). The acquisition will include 4-acres of PPN 54-61055.000 and 1.3-acres of PPN 54-61053.000. The parcels are currently owned by the Ohio Department of Natural Resources (ODNR). This project will include appraisal, negotiation, survey, lot split, and acquisition of the necessary portions of these parcels to ensure the airport has ownership of this portion of the RPZ. This will benefit maintenance efforts and mitigation of any potential obstructions.

In addition to the partial acquisition of these two parcels, the Village will need to acquire an additional 7.55-acre parcel, just north of the airport (PPN 54-00121.002). This land will ultimately become the property of Ohio Department of Natural Resources.

The Village of Kelleys Island is required to maintain a current "Exhibit A" property map to ensure compliance with FAA SOP 3.0. Under this scope of work, RS&H will develop an Exhibit "A" property map for the airport to serve as a record of the airports property interests and will be associated with the Airport Layout Plan (ALP). This will include the above-mentioned newly acquired parcels in addition to approximately 11 existing and 11 proposed parcels in proximity to the airport. An up to date "Exhibit A" will ensure that 89D stays in compliance with FAA.

Figure 1: Project Area(s)



II PROJECT TASKS

TASK 1 LAND ACQUISITION

Task 1.1 Kick-off Meeting

RS&H will coordinate and attend one kickoff meeting with the Airport's authorized representative(s) and FAA to establish project goals and methods, and schedule. Meeting minutes will be developed following the meeting and distributed to all attendees.

Task 1.2 Parcel Appraisal

RS&H will procure detailed real property appraisals for PPN 54-00121.002 (7.55 acres of undeveloped land north of the airport), the 4-acre portion of PPN 54-61055.000, and the 1.3-acre portion of PPN 54-61053.000 to be acquired. Each appraisal will be prepared by a qualified appraiser in accordance with FAA Advisory Circular 150/5100-17, the Uniform Relocation Assistance and Real Property Acquisition Policies Act, and 49 CFR Part 24, and will be consistent with applicable Uniform Standards of Professional Appraisal Practice.

A qualified review appraiser, independent of the original appraisal assignment, will review each appraisal for compliance with FAA and 49 CFR Part 24 requirements, adequacy of the market data and valuation analysis, and support for the appraiser's opinion of value. Final deliverables will include the completed appraisal reports and corresponding review appraisal reports.

Task 1.3 Data Collection

RS&H will review, compile, and summarize available background information relevant to the project. The Village of Kelleys Island will provide any existing information, including survey data, GIS mapping, utility information, and parcel data within the project limits. RS&H will review these materials and identify any additional information needed from the Village.

As part of the background data collection effort, RS&H will perform a parcel ownership and property records search utilizing information available through the Erie County Auditor's Office and other publicly available databases. This effort will include identifying parcels located within and adjacent to the project limits, compiling parcel ownership information, reviewing property boundaries and right-of-way impacts, and developing a parcel inventory summary to support project planning and coordination. Parcel information obtained through this review will be incorporated into the project base mapping and used to identify potential stakeholder coordination needs, property access considerations, and right-of-way constraints.

RS&H will document relevant findings from its review and summarize key information, data gaps, and constraints that may affect the completion of the Exhibit "A" Property Map project.

Task 1.4 Boundary Survey

RS&H will complete field survey for the project in accordance with FAA requirements. RS&H will perform limited on-the-ground boundary survey at select locations. This work will include establishing existing roadway centerlines to aid in locating PPN 54-00121.002, 54-61053.000, and 54-61055.000. Boundaries and a legal description will be established for PPN 54-00121.002 for recording purposes and property appraiser use. To enable the lot split of PPN 54-61053.000 and 54-61055.000, existing boundaries will be surveyed, and lot split documents will be prepared along with legal descriptions and property exhibits. Property corner pins will be placed for the split parcels.

Task 1.5 Environmental Site Assessment Phase 1

RS&H proposes to complete separate Phase I Environmental Site Assessments (ESAs) of the following two "Subject Properties" located on Kelly's Island, Erie County, Ohio in general conformance with the scope and limitations of the ASTM Standard Practice E1527-21, "Environmental Site Assessments: Phase I Environmental Site Assessment Process," which complies with the federal appropriate inquiries (AAI) rule codified in 40 CFR Part 312 of the Federal Register:

- Parcel Number 54-00121.002 – addressed as Hamilton Street and consisting of 7.55 acres of undeveloped residential land.
- The southeastern approximately 4.0-acre portion of Parcel Number 54-61055.000 and northeastern approximately 1.3-acre portion of Parcel Number 54-61053.000 located on the west side of Monaghan Street and consisting of a combined approximately 5.3 acres of undeveloped commercial land.

The goal of the process established by the ASTM E1527-21 practice is to identify recognized environmental conditions (RECs), historical RECs (HRECs), controlled RECs (CRECs), and de minimis conditions in connection with the Subject Properties. Additionally, these Phase I ESAs will permit the user, whom we understand to be Village of Kelleys Island to satisfy the requirements necessary to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defenses, as defined within the Small Business Liability Relief and Brownfields Revitalization Act amendments to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

RS&H will provide separate electronic (portable document format, PDF) copies of the final Phase I ESA reports for each Subject Property, prepared under the supervision of a qualified Environmental Professional, to Village of Kellys Island for your use. RS&H and our subconsultants will consider all work, reports, drawings, and results confidential. RS&H and our subconsultants will not release information or discuss with any third party without prior approval from you.

Task 1.6 Negotiation

RS&H will, on the Village of Kelleys Island's behalf, assist in closing the sales of PPN 54-00121.002 and portions of 54-61053.000 and 54-61055.000.

Task 1.7 Project Management

RS&H will manage the Project in a professional manner, assign and manage qualified individuals or subconsultants to the Project, and complete the efforts within the proposed time frame. This task will include scheduling, resource allocation, monitoring, oversight, direction, and control for the aspects of the team's efforts including assembly and coordination of all documentation.

RS&H will complete meeting preparation activities, prepare and distribute meeting minutes, and assign appropriate follow-up activities. RS&H will make monthly progress reports to the Airport during the entire duration of the project. Project management also includes monthly project and budget reporting to senior leadership to provide regular updates and to confirm RS&H Standard Operating Procedures (SOPs) are incorporated.

TASK 2 EXHIBIT 'A'

An Airport Exhibit "A" Property Map will be generated consistent with the master plan development as depicted on the updated ALP Drawings. The Exhibit "A" database file and drawing set will reflect past Airport land acquisition interests, if any, including fee-simple and easement tracts, and summarize the property data to reflect recorded documentation on how these tracts have been acquired. The Exhibit "A" property boundary will be transferred to the ALP Drawings as the official perimeter to delineate existing and ultimate Airport property interests.

Task 2.1 Preparation of Exhibit 'A'

An Exhibit "A" property map will be developed in accordance with AC 150/5100-17C and FAA ARP SOP No. 3.0. A full property boundary survey is included as part of this task with the following items:

- » Verify a title search of each of the parcels currently and previously owned by the Airport has been completed.
- » Identify and perform a boundary survey of the airport property. This includes research of records at the County offices, all field work necessary to tie survey corners, find or set exterior boundary corners, tie and depict any encroachments along the exterior boundary of the property. All boundary survey work will be completed according to state law as it pertains to surveying and under direct supervision of a Licensed Surveyor.
- » Depict each of the airport property parcels using designations as provided on the previous Airport Property Map drawing. Parcels previously but no longer owned by the Airport will be shown and labeled accordingly.
- » Write a description including each segment of the airport property boundary.
- » Update a table denoting Grantor, type of interest, acreage, type of conveyance and Liber and Page of each parcel.

- » Denote in table format or on drawing the FAA grant number, including year, Surplus Property Transfer, Government Land Transfer, other statutory federal agreements/conditions, type of easement, date of easement, date and type of release/land use change approval, date of property disposal, public land references and any known encumbrances on the property.
- » Label exterior property lines with bearing and distance.
- » Depict and label any rights of way of record including all field work necessary to research records and tie any found monumentation related to the rights of way.
- » Property survey work shall be tied to the same datum as other survey work under this contract.

Task 2.2 Exhibit "A" Approval

Once the Exhibit "A" is approved and signed by the Airport and other applicable parties will be submitted to the FAA for review and acceptance. Once approved by the FAA, the Exhibit "A" property boundary will be transferred electronically to the ALP Drawings as the official perimeter to delineate existing obligated property interests and ultimate Airport land acquisition interests. The property boundary depicted on the ALP will provide sufficient information to meet requirements per FAA SOP No. 3.00

Task 2.3 Airport Layout Plan update

RS&H will complete the current FAA Airport Layout Plan Review Checklist in accordance with FAA ARP SOP No. 2.00 and applicable FAA advisory circulars for the revised ALP drawing set. Each checklist item will be identified as Yes, No, or Not Applicable, as appropriate, and the completed checklist will include consultant quality-control and Sponsor review information. RS&H will provide the revised ALP drawings, a concise narrative describing the proposed changes and their planning and design basis, and supporting documentation needed for FAA review. RS&H will coordinate the Sponsor's review and signature, submit the package to FAA, respond to review comments, and revise the drawings and supporting materials as necessary. FAA review, concurrence, acceptance, or approval will be obtained as applicable based on FAA's authority for the specific ALP changes. The final deliverable will include the completed checklist, comment-response documentation, supporting attachments, and the final Sponsor-signed and FAA-reviewed ALP drawing set.

III DELIVERABLES

Village of Kelleys Island Deliverables:

- » Titles to parcels currently and previously owned by the Airport.
- » FAA grant numbers for parcels, including year if acquired under a grant
- » PFC Project Numbers if acquired with Passenger Facility Charge funds (PFC)
- » Surplus Property Transfer, Government Land Transfer or other statutory federal agreements/conditions

- » Type of easement (clearing, avigation, utility, right of way, expiration date, easement held by others, subordination agreement)
- » Date and type of release/land use change approval (aeronautical use, interim use, concurrent use, etc).
- » Date of property disposal
- » Public land references, if applicable
- » Any known encumbrances on the property
- » All existing ALP CAD Files

RS&H Team Deliverables

- » Final Appraisal Reports as listed above.
- » Lot split documents for PPN 54-61053.000 and 54-61055.000, including legal descriptions and accompanying exhibits.
- » Property corner pins placed for split parcels.
- » PPN 54-00121.002 property negotiation documents, legal description, and exhibit showing property boundaries.
- » Phase 1 Environmental Assessment Report for each parcel
- » Exhibit "A" Property Map

IV PROJECT SCHEDULE

RS&H will provide the above referenced services within the following schedule (or as mutually agreed, upon by the Airport and RS&H). This schedule is developed based on RS&H receiving a NTP on October 19th, 2026

	Date
NTP	October 19 th , 2026
Parcel Appraisal	November 16 th , 2026
Boundary Survey	November 20 th , 2026
Appraisal Review	December 4 th , 2026
Environmental Site Assessment	December 14 th , 2026
Property Sale/Close	August 27 th , 2027
Exhibit "A" Update	November 13 th , 2027

IV ASSUMPTIONS AND EXCLUSIONS

The following assumptions have been made regarding this scope of work.

- » The Village of Kelleys Island will provide the deliverable listed above referred to as "Village of Kelleys Island Deliverables."

The following items are excluded from this scope of work.

- » Additional meetings other than those listed in section II
- » Aerial Survey
- » Geotechnical Investigation
- » Drainage Study
- » Topographic Survey
- » Consolation Plat of any existing properties

V PROFESSIONAL SERVICES FEE AND FEE TYPE

RS&H will provide the above referenced services for a Fixed Lump Sum Fee of 146,784.00. See Attachment A for a breakdown of costs.

ATTACHMENT A FOR A BREAKDOWN OF COSTS.



Village Kelleys Island Land Field Airport
Land Acquisition and Exhibit "A" Development Services
Attachment A - Project Costs

SUMMARY

BASIC SERVICES

Task 1: Land Acquisition	\$10,007	6.82%
Task 2: Exhibit "A"	\$11,126	7.58%
OTHER DIRECT NON-SALARY COSTS	\$125,651	85.60%
TOTAL BASIC SERVICES NTE FEE	\$146,784	

DISTRIBUTION OF PROJECT FEE

<u>Firm</u>	<u>Fee</u>	
RS&H Ohio, Inc	\$21,133	14.40%
G&T Associates, Inc	\$95,901	65.33%
O.R. Colon Associates	\$20,750	14.14%
Mannik Smith	\$9,000	6.13%
SBE PARTICIPATION	\$95,901	65.33%

1

O.R. COLAN

O.R. Colan Associates

Phone: (440) 827-6116 x 205

Email: jalmady@orcolan.com

Website: www.orcolan.com

Date: August 10, 2026

Client Name: David Alberts

Client Title: Senior Principal Environmental Consultant

Client Organization: RS&H

Client Email: dalberts@rsandh.com

Address: 10748 Deerwood Park Blvd. South, Jacksonville, FL 32256

Subject: Modification Request #1 – Kelley's Island Airport Land Swap (OH1963.000)

Dear Mr. Alberts,

Thank you for the opportunity to support RS&H ("Client") on the Kelleys Island Airport Land Swap Project. This letter serves as a request to modify our current agreement under which O.R. Colan Associates ("ORC") is providing real estate services.

ORC is currently under contract with the Client in the amount of **\$34,550** to provide appraisal, review appraisal, and title research services. In addition, ORC previously submitted a fee proposal of **\$13,250** to perform negotiations, project management/swap coordination, and additional title research; however, this portion of the work has not yet been authorized. This totaled **\$47,800**.

As the project has progressed, the scope of services has evolved, resulting in additional work beyond that originally anticipated. Accordingly, ORC requests an increase of **\$7,500** to our proposed services. This adjustment brings the combined contract value to **\$55,300**.

The requested increase reflects higher-than-anticipated costs for the appraisal and review appraisal services, as well as additional project coordination, planning efforts, and meetings required to successfully support the land swap process.

We appreciate your consideration of this request and look forward to continuing our support of this important project. If you have any questions or need additional information, please do not hesitate to contact me directly.

If you have any questions or need further details, don't hesitate to reach out directly.

Sincerely,



Joseph Almady

Project Manager, O.R. Colan Associates

Attachments: N/A

G&T ASSOCIATES PARCEL BOUNDARY SURVEY

G & T Associates, Inc.
Consulting Engineers

11925 Pearl Road, Suite 401
Cleveland, Ohio 44136-3343
Tel: 440-572-0555
Fax: 440-572-0320

August 20, 2026

Mr. Paul Strack
RS&H
670 Morrison Rd, Ste 220
Gahanna, OH 43230

Re: Kelleys Island Airport Property Survey and Lot Split Services
Parcel Boundary Surveys and Lot Split Documentation

Dear Mr. Strack:

G & T Associates, Inc. (G&T) appreciates this opportunity to submit a proposal to RS&H for our services on the above referenced project. Based on your e-mail dated 8/13/2026 the following are our proposed scope of services and associated fee.

Scope of Services: Parcel Boundary Survey and Lot Split

Survey Limits: Village of Kelleys Island, Erie County,
Parcel Numbers: 54-00121.002, 54-61053.000 and 54-61055.000

1. Project Coordination with RS&H, Erie County and the Village of Kelleys Island.
2. Gather and review existing record information.
3. Establish existing Lincoln Road, Monagan Road and Hamilton Road Right-of-Way centerlines to aid in locating parcels identified above.
4. Establish existing PPN 54-00121.002 boundaries and write legal description (and exhibit, if needed) for recording purposes and property appraiser's use.
5. Establish existing PPN 54-61053.000 and 54-61055.000 boundaries to enable splitting of parcels per Kellys Island Airport needs.
6. Prepare Lot Split documents (legal descriptions and accompanying exhibits) in connection with PPN 54-61053.000 and 54-61055.000 for recording purposes.
7. Set property corner pins for split parcels.

Exclusions:

Consolidation Plat of any existing properties.

Mr. Paul Strack

G & T Associates, Inc.

RS&H

Re: Kelleys Island Airport Property Survey and Lot Split

August 20, 2026

Fee:

G & T's Lump Sum Fee for the above services: **all three parcels**.....\$31,125

G & T's Lump Sum Fee for the above services: **parcel 54-00121.002 only**.....\$7,225

G & T's Lump Sum Fee for the above services: **parcels 54-61053.000 & 54-61055.000 only**.....\$27,900

Based on G & T's current workload, and weather permitting, we can start work on this project within two (2) weeks of receiving our written Notice to Proceed, and complete all the work within two (2) months thereafter.

If you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

G & T Associates, Inc.



Mariusz Mitkowski, P.E.

G&T ASSOCIATES EXHIBIT "A"

G & T Associates, Inc.
Consulting Engineers

11925 Pearl Road, Suite 401
Cleveland, Ohio 44136-3343
Tel. 440-572-0555
Fax. 440-572-0320

April 17, 2026

Mr. Paul W. Strack
Senior Project Manager, Aviation
RS&H, Ohio, Inc.
670 Morrison Road, Suite 220
Gahanna, Ohio 43230

Re: Kellys Island Land Field Airport (89D)
Exhibit "A"

Dear Mr. Strack:

G & T Associates, Inc. (G & T) is pleased to submit this proposal to RS&H for our engineering and surveying services in connection with the preparation of an Exhibit "A" for Kellys Island Land Field Airport in accordance with current FAA requirements. Following are G & T's proposed scope of services and associated fees in connection with your request on this project:

Scope of Services

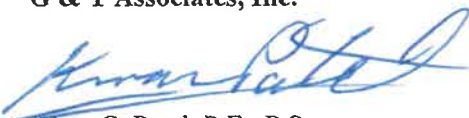
1. Project coordination and meetings with various team members and Airport Operator.
2. Gather and review record deeds/property maps for approximately 11 existing and 11 proposed airport parcels from the Erie County Recorder's Office and airport archives.
3. Perform limited on-the-ground boundary surveys of select airport parcels to adjust/reconcile boundary discrepancies due to "gaps" and/or "overlaps" between surveyed parcels.
4. Prepare/update Exhibit "A" Property Map per FAA SOP 3.0 requirements (including depiction of existing rights-of-way, RWY's, TWYs, RPZs, RSAs, OFAs, airport facilities etc. on airport property for inclusion with final document submittal to FAA "by Others".
5. Prepare/update Exhibit "A" Parcel Information table per FAA SOP 3.0 requirements.

Fee

Prepare/Update Exhibit "A" per above scope of services \$64,776

If you have any questions, please do not hesitate to contact the undersigned at your convenience.

Sincerely,
G & T Associates, Inc.



Kiran C. Patel, P.E., P.S.

MANNIK & SMITH



1800 Indian Wood Circle, Maumee, Ohio 43537
Tel: 419.891.2222 Fax: 419.891.1595
www.MannikSmithGroup.com

AGREEMENT FOR PROFESSIONAL SERVICES

MSG Proposal No: 401.R1030004.000
Date: September 22, 2026

CLIENT: **RS&H Ohio, Inc.**

CLIENT CONTACT: **David E. Alberts, Senior Project Manager – Aviation Environmental**

ADDRESS: **10748 Deerwood Park Blvd. S.** CITY, STATE ZIP: **Jacksonville, FL 32256**

PHONE: **(094) 307-7049** EMAIL: **David.Alberts@rsandh.com**

PROJECT NAME: **Kellys Island Airport, Kellys Island, OH – Phase I ESA**

SCOPE OF WORK FOR MSG:

The Mannik & Smith Group, Inc. (MSG) has been assisting RS&H Ohio, Inc. (RS&H) with environmental assessments, reporting and coordination for the proposed expansion of the Kellys Island Airport runway on Kellys Island, Ohio. Based on the development of the project and Section 6(f) Coordination, MSG has been requested to Phase Environmental Site Assessments (ESA) for two parcels.

MSG proposes to complete separate Phase I Environmental Site Assessments (ESAs) of the following two "Subject Properties" located on Kelly's Island, Erie County, Ohio in general conformance with the scope and limitations of the **ASTM Standard Practice E1527-21, "Environmental Site Assessments: Phase I Environmental Site Assessment Process,"** which complies with the federal *All Appropriate Inquiries* (AAI) rule codified in 40 CFR Part 312 of the Federal Register:

- Parcel Number 54-00121.002 – addressed as Hamilton Street and consisting of 7.55 acres of undeveloped residential land.
- The southeastern approximately 4.0-acre portion of Parcel Number 54-61055.000 and northeastern approximately 1.3-acre portion of Parcel Number 54-61053.000 located on the west side of Monaghan Street and consisting of a combined approximately 5.3 acres of undeveloped commercial land.

The goal of the process established by the ASTM E1527-21 practice is to identify recognized environmental conditions (RECs), historical RECs (HRECs), controlled RECs (CRECs), and *de minimis* conditions in connection with the Subject Properties. Additionally, these Phase I ESAs will permit the user, whom we understand to be RS&H/Village of Kellys Island to satisfy the requirements necessary to qualify for the innocent landowner, contiguous property owner, or *bona fide* prospective purchaser defenses, as defined within the Small Business Liability Relief and Brownfields Revitalization Act amendments to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

MSG will provide separate electronic (*portable document format, PDF*) copies of the final Phase I ESA reports for each Subject Property, prepared under the supervision of a qualified *Environmental Professional*, to Reynolds, Smith, & Hill/Village of Kellys Island for your use. MSG will consider all work, reports, drawings, and results confidential. MSG will not release information or discuss with any third party without prior approval from you.

Schedule = Four weeks from receipt of authorization to proceed

Fee = \$4,500 per Subject Property (\$9,000 total)

FEE SCHEDULE:



1800 Indian Wood Circle, Maumee, Ohio 43537
Tel: 419.891.2222 Fax: 419.891.1595
www.MannikSmithGroup.com

AGREEMENT FOR PROFESSIONAL SERVICES

MSG Proposal No: 401.R1030004.000
Date: September 22, 2026

☒ TIME AND MATERIALS

☐ LUMP SUM

PROJECT FEE \$ \$4,500 per Subject Property (\$9,000 total)
RETAINER \$ 0.00 (to be applied to final invoice)

SCHEDULE: Four weeks from receipt of authorization to proceed

AGREEMENT:

By execution of this Agreement, the Client authorizes The Mannik & Smith Group, Inc. to provide the services described above according to the Terms and Conditions previously established on November 1, 2021 between RS&H Ohio, Inc. and The Mannik & Smith Group, Inc.

RS&H OHIO, INC.

THE MANNIK & SMITH GROUP, INC.

SIGNED: _____

SIGNED: _____

PRINTED: _____

PRINTED: Christopher B. Owen

TITLE: _____

TITLE: Senior Project Manager \ Senior Associate

DATE: _____

DATE: September 22, 2026

Kelley's Island Clerk

From: Philstrba <philstrba@aol.com>
Sent: Thursday, October 8, 2026 12:58 PM
To: Kelley's Island Clerk
Subject: Fw: Complaint Documents And Public Police Phone Call Copy, KIPD Hang Up Incident, 9-05-26

Dear council members,

By your reading the mayor's letter attached below, I am updating you on the latest dereliction of duty by the village and it is a serious omission and abandonment of professional and moral responsibilities which now includes a KIPD police officer hanging up and ignoring a police phone call he had a duty to handle. We have written you all summer about our perceived "special attention" by KIPD of our property on private, Mary Ann Lane, and the criminal activity next to our property in the Scheele Preserve and regarding zoning violations and illegal camping trailers in our private Sunrise Shores subdivision. We will be contacting the police chief this month to discover what his surveillance reports are from his officers following our appeals to police by phone made on 1) Memorial Day weekend, 2) July 4th weekend, 3) Island Fest weekend, and 4) Labor Day weekend to observe that someone has done something illegal or wrong in both locations that are owned by CMNH and seeking information that the police will be charging CMNH as a nuisance property owner if so (3 police calls with violations observed in a 12 month period). That is not the end of the story however. CMNH will be required to end violations to it's unsupervised public park or face further consequences such as being shutdown to public access that violates the peace and security of the community in the Sunrise Shores housing development area next door to the preserve. How the village handles this nuisance property owner will determine whether we need to sue the village for it's own negligence numerous times over years to the present regarding all of these criminal and other factors. The village will also forcefully and immediately request in the future that CMNH presses charges against all criminal trespassers in the Scheele Preserve and supports and encourages the KIPD to supervise the area and make arrests for prosecutions. This is how you end the problem in the preserve.

Phil Strba
125 Mary Ann Lane
K.I., OH

c: Maguire Schneider Hassay, LLP

----- Forwarded Message -----

From: Philstrba <philstrba@aol.com>
To: Kelley's Island Mayor <mayor@kelleysisland.us>
Sent: Monday, September 28, 2026 at 11:30:28 AM EDT
Subject: Complaint Documents And Public Police Phone Call Copy, KIPD Hang Up Incident, 9-05-26

Ron (mayor),

I'm writing you to request instructions on how you file a formal complaint on a KIPD officer or if writing you, the mayor, is received as a legal formal complaint to the village. I have already written to you and that should be enough to begin an investigation into the matter, it's that serious. I emailed the chief the day of the incident and he has not replied to me. It is obvious by now that the offending officer is not going to call me, this life long, Kelleys Island, resident and Cleveland Police Officer's son, to apologize for his improper actions. Therefore, a formal written complaint will have to be made on the officer in the incident. We can't have this happening on Kelleys Island in the police department. I do not have the officer's name, you will have to investigate (I assume that you have). I have not written the chief again as he has not even replied to his email from the day of the incident. I guess he doesn't think it's important what happened. There's other things that are important to him. I'm in this till the officer is fired and the chief has a complaint on him for not taking charge of the incident and contacting me, a member of the public and a taxpaying resident who made contact with him over the incident, and he has not responded in anyway to me. The chief hasn't reached out to me at all. That's a chief? Unless he's waiting for you to handle it.

1) Incident: On, 9-05-26, while I was making a legitimate, genuine, and valid appeal on the police office phone for the KIPD to come into my PRIVATE subdivision and drive on my PRIVATE lane, Mary Ann Lane, to do surveillance for criminal activity in the property next to my house (Scheele Preserve, CMNH) and to do surveillance to observe illegal camping trailers in my private subdivision for further future use by KIPD to charge the property owner (CMNH) as a nuisance property owner and begin to clean up the area of these many violations, I was hung up on the police office phone by the unknown KIPD officer taking my call. I immediately called back and with 2 officers in the police office (I believe one officer's name was, Rodríguez) no one would answer the police phone. I have already wrote you the verbal exchange:

Unknown officer: "Sir, I'm not going to get into an argument with you about it." i.e., patrolling my private lane.

Me: "You're damned right you're not going to get into an argument about it."

Unknown officer with virgin ears: "Sir, you don't have to use language like that." (CLICK) HUNG UP ON ME.

I immediately called back and the police phone paid for by taxpayers was intentionally not picked up by 2 officers who were in the office. That's real bad.

2) I request a CD copy of my public phone call on that date at approximately, 11:00am. I will pay any copying fees.

And if the officer's intentional careless action and failure to act directly caused my property from being properly police inspected as I was appealing for it to be on that date I will be forced to legally act accordingly. I wish to hear from you promptly as I'd like to formally file my public complaint quickly and move on from this latest negligence by the village or an officer failing to do something he had a legal duty to do.

Thank you,

Phil Strba

c: Maguire Schneider Hassay, LLP