

Montville Township Trustees
August 11, 2026 – Regular Trustees Meeting

Present:

Trustee Jeff Brandon, Chairman
Trustee Sally Albrecht
Trustee Rob Skidmore
Fiscal Officer Mary Pawlowski
Police Chief Matt Neil
Planning & Zoning Dir. Paul Jeffers
Service Director Chris Kosman

Also Present:

Attorney Trina Devanney

At 7:46 p.m. Trustee Brandon opened the regular meeting of the Montville Township Trustees. The Pledge of Allegiance was recited. Trustee Brandon welcomed all guests and stated that the meeting is being recorded for transcription purposes only.

APPROVAL OF MINUTES

Trustee Skidmore made a motion approving the minutes for the July 28th regular Trustees meeting. Trustee Albrecht seconded the motion. The motion was passed, 3 ayes, 0 nays and 0 abstentions.

DEPARTMENT REPORTS

ZONING: Attorney Devanney requested that the Trustees consider passing a Resolution to approve a moratorium on any new nursing facilities, assisted living facilities or anything that would qualify in that category in the township. The timetable for the moratorium would be 365 days to allow time for the Zoning Commission to put together language to help protect the township and the taxpayers on costs for emergency services. This Resolution would not apply to any small nursing or assisted living situations for houses that consist of one to five people in a residential district, which is a permitted use in Ohio.

Trustee Albrecht thought that the Resolution made good sense. Attorney Devanney added that, if the zoning language is completed sooner than the one year, there is a statement in the Resolution that it can be rescinded so that the moratorium does not have to be in place for the full year.

Trustee Skidmore asked whether or not this moratorium would violate our JEDD agreement. He did not know whether zoning would tie into that area. Attorney Devanney responded that the JEDD regulation requires us to encourage business in the JEDD area but it does not define the kind of business. The City of Medina is under the same situation as we are when it comes to nursing facilities.

Trustee Skidmore continued that the zoning was integral to what was in the JEDD and if we are required to encourage business, the moratorium discourages

business because it is a whole line of business that is going into that area. He said that he wants to be sure that we are not in violation of the JEDD with this Resolution.

Attorney Devanney said that we have discussed the nursing home situation with the economic development team at the City of Medina, and they are in agreement with the issue regarding the costs and solving it. They are having these same issues, and they suggested that we come up with an operations system that we can then give to the city, the township and economic development for the county so that we are all on the same page to the order of everything that is supposed to go. Attorney Devanney does not believe that Economic Development in the City of Medina would have any concerns with this particular Resolution. She said that they are aware of the contract that Montville Township went into with Wallick.

Fiscal Officer Pawlowski said that the zoning board is already working on it and it does not violate the JEDD in any way. She felt that the JEDD area is Montville Township's property and we should have the first say, not the City or the Commissioners.

Trustee Skidmore expressed concern with moratoriums is that that landowners do not receive notice of it. The public would have no way to know that it is in place. Attorney Devanney responded that this is temporary. It is not a permanent removal so it is delaying a land right, not removing it.

Planning & Zoning Director Jeffers said that the only other time that Montville Township had a moratorium was for medical marijuana a few years ago. That was posted on our web site immediately, underneath our zoning code so people could see that there was a moratorium. Attorney Devanney said that it is only fair to post it.

Discussion ensued on the length of time for this moratorium and the Trustees considered changing the language on the Resolution to read 180 days rather than 365 days. Considering that the Resolution can be rescinded early, the Trustees kept the language as presented.

Trustee Albrecht moved Resolution 081126.01 imposing a moratorium on accepting applications and issuance or granting of permits for congregate care facilities in Montville Township, Ohio, for a period of one year (365 days). Trustee Brandon seconded the Resolution. The Resolution was passed, 2 ayes, 1 naye (Skidmore) and 0 abstentions.

Attorney Devanney requested that the Trustees pass a Resolution approving a moratorium of short-term leases. Currently, our zoning has no provision for short-term rental property. There is the adage that, if it is not in the zoning code, it is not permitted; however, the OTA has been adamant that townships should address the language. The OTA feels that, if it is not addressed, it could create a situation in the future where the township will not have any say if it is not addressed in the zoning code. A moratorium can be in place for just the amount of time needed until we are able to address the concern.

Attorney Devanney suggested that it may be a good idea for the Trustees to consider whether they want short-term rentals, where to permit them, and the conditions such as the owner has to be on-site or in the area to be able to respond if an issue arises. They would be subject to the township and county lodging tax.

Attorney Devanney advised that this is something that needs to be addressed, as it is not in our code and it is not in our Comprehensive Plan.

Trustee Brandon asked whether there are any short-term rentals presently happening in our township. Attorney Devanney responded that there currently are some but they are not legally in place; if it is not in the zoning code, it is not permitted.

Trustee Skidmore said that zoning code does not dictate whether or not a resident can rent their property. He asked Chief Neil and Zoning Inspector Jeffers whether we have had any complaints related to short-term rentals. They both stated we have not. The Trustees did not ask for a moratorium to be prepared.

Trustee Skidmore said he doesn't believe that zoning code can dictate whether or not a resident can rent their property. Trustee Skidmore discussed whether the township had a right to limit someone's ability to rent their property, as a constitutional matter. Also, there is House Bill 109 pending about this; he does not know where it is at or whether it will pass this year. He does not think that we have a problem in our township and was opposed to the moratorium.

Discussion ensued. Attorney Devanney's personal opinion was that the township should regulate but not prohibit short term rentals. OTA is recommending that townships have the language in place, and not necessarily have a moratorium. Trustee Skidmore said that he would likely go along with a moratorium on data centers as he sees no benefit to the community. Attorney Devanney is happy to do research and come up with language for a moratorium on data centers.

The Trustees tabled the Resolution for a moratorium on short term rentals until next meeting. At 8:25, Attorney Devanney left the Trustees meeting.

Mr. Jeffers requested, and **Trustee Albrecht made a motion approving Hawks Ridge Subdivision Replat No. 2 creating Block D-4 and Block D-5 inclusive, being part of Block D-3 of Hawks Ridge Subdivision Replat No. 1 dated August 7, 2026. Trustee Skidmore seconded the motion. The motion was passed, 3 ayes, 0 nays and 0 abstentions.**

In his zoning report, Mr. Jeffers reported that Hillsong Phase 1 has sold out and Phase 2 is going before the Zoning Commission tomorrow. The Crossing at Cobblestone Phase 1 is also on the agenda for tomorrow. Ashford at Cobblestone has submitted their paperwork and they will be able to start work on their building as soon as their zoning fee is paid.

The Board of Zoning Appeals has a variance request for an accessory building that exceeds the 2,500 square feet maximum allowable size by 200 square feet. This will be before the Board at the end of this month.

Mr. Jeffers mentioned that the ribbon cutting for the Retreat at Cobblestone will be on September 15th at their model home. Please reply; it is RSVP only.

Davey Resource Group is hosting their 8th annual open house on September 15th at their Sharon location; RSVP is not necessary.

COMMUNITY EVENTS: Trustee Albrecht reported the August issue of the *Montville Living magazine* had an article about our Montville Township Halloween event with photos. For the September issue of the *Montville Living magazine*, Chief Neil has an article about our safe room and Mrs. Barone wrote an updated Halloween article.

Trustee Albrecht said they will be meeting next week to decide what they will be using this year from our storage barn at Cobblestone Park for this year's Halloween event. Plans for Halloween are moving along.

UTILITIES: Trustee Albrecht said that we received a response from Andy Conrad where he noted the Trustees' decision to let the wrongly placed fiber remain instead of tearing up residents' lawns again. Mr. Conrad stated that his office could only permit and inspect the installation of utilities in the public right-of-way. He is not able to address anything outside of the right-of-way. He is also unable to require a bond for work by a private company on private property. Mr. Conrad asked Frontier for a plan of action and he will send it to us once it is received.

Trustee Albrecht asked the Trustees whether they wanted to reply to Mr. Conrad. She didn't think it is necessary until we get Frontier's plan. She believes that Frontier is developing a plan of correction due to the many complaints.

Trustee Brandon updated the Trustees about his neighbor whose electric line had been severed. The resident had put a claim in with Frontier and was finally reimbursed. Along with the check, the neighbor received a letter from Frontier which said that they were not taking any responsibility for the severed line but rather blamed their subcontractor that put the flags down to mark the utilities. Trustee Brandon thought that was curious since the flags only go into the ground about an inch or so.

POLICE: Chief Neil requested, and **Trustee Skidmore made a motion accepting part-time Officer Brett Robertson's resignation, effective Monday, August 10, 2026. Trustee Albrecht seconded the motion. The motion was passed, 3 ayes, 0 nays and 0 abstentions.**

Trustee Albrecht made a motion paying expenses for Officer Denton and Officer Sheers to attend the 2026 Ohio Public Safety Unmanned Aerial Systems (drone) conference at the Ohio Fire Academy in Reynoldsburg on September 28-30, 2026. Trustee Skidmore seconded the motion. In discussion, Chief Neil said that there will not be lodging expenses since there are dorms at the Fire Academy. He said that there should only be mileage and food expenses. The motion was passed, 3 ayes, 0 nays and 0 abstentions.

Trustee Skidmore made a motion accepting a GovDeals check for \$670.63 for the sale of the 400-gallon water trailer that was authorized to be sold during the May 26, 2026, Trustees meeting. Trustee Albrecht seconded the motion. The motion was passed, 3 ayes, 0 nays and 0 abstentions.

Trustee Albrecht made a motion accepting \$14,473.50 funding for the 2025 Office of Criminal Justice Services JAG (Justice Administrative Grant) grant for five new MDT's. Trustee Skidmore seconded the motion. In discussion, Chief Neil said that this is Federal money that the State distributes. We have not yet made the purchase since we just learned what the approved amount was until this week. We will send it back, then complete the project and turn the receipts in so that we will be reimbursed. **The motion was passed, 3 ayes, 0 nays and 0 abstentions.**

Trustee Skidmore made a motion applying for the 2026 Office of Criminal Justice Services JAG (Justice Administrative Grant) grant for 16 new in car dash cameras totaling \$127,818.08 with 25% match. Trustee Albrecht seconded the motion. In discussion, Chief Neil said that we are applying for this year's grant and he does not expect to be approved for 16 cameras. He said that they average receiving about \$10-20,000 per year from this grant, and funding continues to be cut. Chief Neil is happy to take whatever we are awarded. Chief Neil said that he will continue this request for the next 3 or 4 years as they purchase about 5 cameras a year with the grant. The current cameras continue to operate; however, the software will stop being supported and we won't be able to get the video off the cars. **The motion was passed, 3 ayes, 0 nays and 0 abstentions.**

Chief Neil reported a fatal crash on Route 57 south of River Styx. It is still under investigation but it seems that a driver fell asleep at the wheel, went left of center and struck another vehicle. This past weekend, we also had a serious motorcycle crash on Wadsworth Road south of Lexington Ridge. This accident appeared on social media as an injury at the Fair, which was incorrect. Neither of these two accidents were intersection related.

Chief Neil said that the police have been fielding several complaints about e-bikes. Kids are driving electric dirt-bikes that do not have pedals that move very fast; these are considered motorcycles. They can travel at 50-60 m.p.h. and require a driver's license, insurance and registration. Chief Neil requested approval for his working with Attorney Devanney to see whether we can pass a Resolution for e-bikes. He is concerned for public safety and said that it is likely that someone will be hurt or killed before the law changes in Ohio, and he hopes that it does not happen in Montville. Discussion ensued. The Trustees agreed for Chief Neil to investigate working towards e-bike regulation.

LST/FIRE: Trustee Brandon reported receipt and read the July fire report from Chief Walters. During the month, Montville Township had 33 calls for fire: 19 fire alarms; 2 motor vehicle accidents; 3 EMS assists; 2 electrical hazards; 1 leaks/spills; 2 smoke odor investigations; and 4 public service.

Trustee Brandon said that the quarterly LST meeting is scheduled for Thursday, August 13th.

Trustee Brandon said that our LST contract renewal will be taking place at the end of the year. Any revisions/recommendations are requested to be received by September 1st.

ROADS: Service Director Kosman requested, and **Trustee Albrecht moved Resolution 081126.02 adopting a Service Department CDL employment agreement policy. Trustee Skidmore seconded the Resolution.** In discussion, Trustee Skidmore said that it makes sense as the reality of the employment market that we need to have the ability to assist with their obtaining their CDL in order to get good, quality people. Trustee Albrecht wondered why the Career Center has not developed a CDL program. Mr. Kosman responded that they are trying to see what the demand is and the State requirements; he sees some type of adult program happening in the future. **The Resolution was passed, 3 ayes, 0 nays and 0 abstentions.**

Trustee Skidmore made a motion hiring Luke Kurt part-time at \$20/hour effective August 12, 2026, under the Service Department CDL Employment Agreement Policy. Trustee Albrecht seconded the motion. The motion was passed, 3 ayes, 0 nays and 0 abstentions.

Trustee Albrecht made a motion accepting Erik Steidl's resignation as a full-time employee effective August 13, 2026, and classify him as a part-time seasonal employee at his current rate with no benefits offered or implied. Trustee Skidmore seconded the motion. In discussion, Mr. Kosman said that Mr. Steidl offered to be on payroll as part-time, especially in the winter if needed since he knows he has a CDL and because of our shortage of help. Mr. Steidl is very grateful for all the experience and opportunities he has had here. **The motion was passed, 3 ayes, 0 nays and 0 abstentions.**

Trustee Albrecht noticed that weeds are down on the roundabout. She thought that our new landscaper for the roundabout may have sprayed something on the weedy roundabout. He will probably do more maintenance as soon as he gets his permit from ODOT.

Mr. Kosman said that it was talked about at the recent roundabout meeting that the maintenance is ODOT's responsibility. However, they won't do any maintenance unless we call it in, and then we have to wait for them to get around to it.

Trustee Skidmore said that some of the Montville Trustees attended the recent roundabout meeting. There was very good dialog at the meeting, but it appears that townships don't have the right to say that they don't want more roundabouts, but that they then have the issue of maintaining them. It seems that ODOT prefers to put in roundabouts to slow the traffic rather than simply lowering the speed limit. This new one will be within a half mile of the one that was recently put in. And sooner than later, roundabouts will be everywhere. If the roads go through our community and if we don't like the many roundabouts, maybe we can find a way to stop them.

Trustee Albrecht said that roundabouts have been shown to reduce accidents. They are supposed to also increase the flow of traffic. If they are designed well, they can be very effective. She is not against roundabouts but she does not think that is a good location for one.

Trustee Brandon did not have a strong opinion for or against roundabouts; they do not bother him. However, he believes that the roundabouts need to be maintained.

If it is ODOT's responsibility to maintain the roundabouts, then they should maintain them.

Trustee Skidmore said that he expressed his opinion and left his comments at the meeting regarding the proposed roundabout, and he also contacted State Rep. Sharon Ray's office to voice his opinion that Ohio law should change to unincorporated townships within a mile or two of a city should have a right to a say on the speed limit.

Trustee Skidmore thought that a large number of people at the meeting were not in favor of another roundabout. He felt that communities ought to have the ability to say that they don't want more roundabouts. Discussion ensued.

Trustee Albrecht reminded everyone that, just a couple of years ago, a grassroots group of neighbors did not want the proposed roundabout for Route 162 and River Styx. They did their homework and were able to validate that the statistics that ODOT was using were erroneous.

Fiscal Officer Pawlowski is concerned about school buses on a second roundabout near the school. She wondered whether ODOT realizes the many projects happening in that area, including turn lanes. She suggested the Trustees reach out Vicki Kania who led the group opposing the River Styx roundabout. She recommended they ask Vicki to take a look at the statistics and see whether ODOT is doing the very same thing that they tried to do for a roundabout at River Styx.

Trustee Skidmore agreed. He said a lot of economic activity is happening in that area. We already have the school; there is a \$10+ million-dollar church being built across the street. There will be more pedestrians, which is a nightmare on a roundabout. Trustee Skidmore will try and have a draft letter for the Trustees to consider signing expressing opposition to the proposed roundabout by the next Trustees meeting.

ADMINISTRATION BUILDING: Mr. Kosman said, with the time changing and becoming darker earlier, a light check was completed for this time of year. The light over the sign over the building facing Route 57 that says, "Montville Township Administration Building" had a few bulbs out. However, something has shorted the light. Mr. Kosman sees evidence that we may have been struck by lightning. We found other fixtures and parking lot lights out with burnt wires. The fixtures we have are no longer available. Mr. Kosman asked the Trustees whether they would like to replace the fixture to illuminate the sign.

Trustee Skidmore asked whether the air conditioning/HVAC issue is tied into this and if insurance could take care of all of it. Mr. Kosman said that he will call our insurance to discuss it with them. He said that the circuit boards are not communicating although they look fine. It may have been a static thing that went through to cause the issue, but he is not made a conclusion at this point. The insurance company may have a professional resource to help us.

Trustee Brandon thought that the sign should be illuminated and to repair or replace the fixture. Trustee Albrecht agreed.

CEMETERY: Trustee Albrecht had no updates to report.

Mr. Kosman said that a resident is once again troubled with brown/bare spots near section F where the roads connect in the cemetery. The bare spots were addressed and repaired several times. Discussion ensued. Trustee Albrecht thanked Mr. Kosman for all their efforts in the past, as they had gone above and beyond to fix the issue.

PARKS: Trustee Skidmore presented his drafted policy for gifting for trees to the township parks and said that it is probably premature to do this type of program. Trustee Albrecht would like to consider adding park benches for the program. Mr. Kosman thought we could work on the policy more over the winter. Trustee Skidmore would like further discussion at another time.

ECONOMIC DEVELOPMENT: Trustee Brandon reported that Medina County Economic Development has scheduled their next meeting for August 20th. There will be a legislative update with Congressman Max Miller. Discussion will be on taxes, trade, infrastructure, energy, workforce policies, how all of this impacts Northeast Ohio's business climate and economic development.

Trustee Brandon said that NOACA's annual meeting is set for October 16th at the Cleveland Public Auditorium. The topic will be the geography of opportunity; advancing the region's economic prosperity through transportation, infrastructure, environmental stewardship and community development. Trustee Brandon will be attending this meeting.

Trustee Brandon reported receipt of a letter from the county commissioners regarding solid waste management plan, which is 211 pages. There will be a public hearing on the draft on October 7th. Anticipated ratification by the policy committee will be in November. The updated 15-year plan will begin in 2027.

Mr. Jeffers commented that Montville Township is not in the chart on page 19-20. He thought that it seems like we should be in the chart, as it talks about recycling and curbside pick-up.

Trustee Brandon said that we are receiving reservations for the MCTA annual steak roast that Montville Township will be hosting on August 20th.

OTHER BUSINESS

Fiscal Officer Pawlowski reviewed the July bank reconciliation and financial reports and credit card statements. Copies of the prior month reports provided for each Trustee: Fund Summary & Status; Appropriation Status, Revenue Summary, Payment Listing, and the current Fund Status report.

Fiscal Officer Pawlowski requested, and **Trustee Albrecht moved Resolution 081126.03 approving supplemental appropriations as presented. Trustee Skidmore seconded the Resolution. The Resolution was passed, 3 ayes, 0 nays and 0 abstentions.**

Trustee Albrecht moved Resolution 081126.04 approving contract, bond and securities and awarding deposit of monies to Huntington Bank and First Financial Bank. Trustee Skidmore seconded the Resolution. The Resolution was passed, 3 ayes, 0 nays and 0 abstentions.

Trustee Albrecht made a motion approving BC and POs and to pay bills totaling \$76,357.02. Trustee Skidmore seconded the motion. The motion was passed, 3 ayes, 0 nays and 0 abstentions.

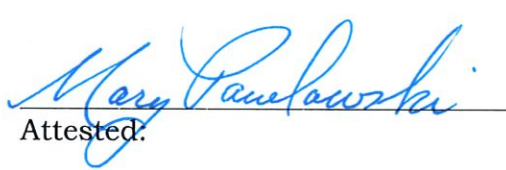
At 9:50 p.m. Trustee Brandon adjourned the meeting.

Respectfully submitted,


Elaine Klafczynski

Approved By: 

Date: 8-25-26

Attested: 

Date: 8-25-2026