

March 27, 2025

City of Northwood
Regular City Council Meeting Minutes

CALL TO ORDER

The Regular meeting of the Northwood City Council was called to order by Mayor Schimmel at 07:00 PM on March 27, 2025 in the Council Chambers and via Live Stream.

PLEDGE OF ALLEGIANCE Mayor Schimmel

Pledge of Allegiance was given.

ROLL CALL

The roll was called by Clerk of Council Popovitch and those in attendance were as follows: Mayor Schimmel, Councilor Fahrbach, Councilor Edwards, Councilor Melnyk, Councilor Barton, Council President Kozina, Councilor Stoner City Administrator Kevin Laughlin, City Attorney Brian Ballenger and City Engineer Dave Kuhn.

MOTION: Councilor Edwards made a motion to **excuse Councilor Huntermark**; seconded by Councilor Melnyk.

ROLL CALL: **Yes:** Councilor Fahrbach, Councilor Edwards, Councilor Melnyk, Councilor Barton, Council President Kozina, Councilor Stoner; **No:** None; **Abstain:** None

Result: Passed

APPROVAL OF MINUTES

March 13, 2025 Regular Council meeting minutes.

MOTION: Councilor Stoner made a motion to approve; seconded by Councilor Edwards. **ROLL CALL:** **Yes:** Councilor Fahrbach, Councilor Edwards, Councilor Melnyk, Councilor Barton, Council President Kozina, Councilor Stoner; **No:** None; **Abstain:** None

Result: Passed

PRESENTATION

PUBLIC COMMENT

1. Linda Alvarado-Arce 6847 Morning Dew Blvd, Maumee - spoke on behalf of FLOC, Farm Labor Organizing Committee, with a message from the president of the organization urging council to vote against resolution 2025-03 stating it contributes to the existing negative narrative from top ICE and Boarder Patrol officials and further deepens division among local law enforcement and honorable members of our local community. There are already laws in place where immigrants and native citizens can be detained for serious criminal activity. The letter went on to state that more troublesome is Section 2. which can be translated as "spying on your neighbor" without specifying what kind of information to share, and a list of additional consequences, including: financial obligations for training, potential lawsuits from false arrests with reference to 2019 raid near Sandusky Ohio. The letter recommended council consider endorsing FLOC's current call for meaningful immigration reform (document attached to meeting minutes).

2. Susan Kuehn of Toledo - Stated she is co-chair of Northwest Ohio Peace Coalition and a member of Ohio Immigrant Alliance. Requested council vote "no" on Resolution 2025-03. She stated that Section 1. is the most concerning part of the Resolution because it uses the strongest language, and she interprets it as making it mandatory to share information and honor detainer requests. She stated continued concern that adoption of the resolution would directly result in a green light for the city to enter into a 287G agreement with ICE which delegates local police officers federal authority to carry out certain immigration enforcement activity. Furthermore, she stated, these agreements have a history of eroding public safety, imposing heavy financial burdens on localities and leading to civil rights violations. She shared two studies on ICE detainers with council electronically and referenced Section 3. of the Resolution, detainer requests, stating there are important facts regarding ICE detainers that ICE neglects to mention including: ICE detainer requests have no legal requirement for local police departments to comply and no legal consequences for them not to comply. The federal government has no legal right to force the department to hold anyone beyond the time they are eligible to release from state or local custody. ICE detainers are not a warrant. ICE issuing a detainer request does not mean the individual is actually a non-citizen subject to deportation. Holding people at the request of ICE is expensive for local communities. Additionally, she cited the potential crippling effects of cooperation with ICE on community and local policing.

3. Josie S. 918 Cleveland Ave. Fremont - She stated she is a member of Northwest Ohio Peace Coalition and on the organizing team of People for Peace and Justice Sandusky Co. Referenced a video of an ICE arrest of a graduate student, Rumeysa Ozturk, at Tufts University, which showed ICE agents surrounding her on the street and pulling up masks on their faces before approaching her. Josie questioned the reason the agents felt the need to have a mask if the work they were doing was such a good thing. She shared concerns over the potential for local law enforcement to be involved in something that needs masks and the practice spreading to other communities in NW Ohio.

4. Cody Dunbar 175 W. Andrus - Stated a year ago, he looked up the Northwood Ordinance on raising chickens and checked with neighbors before getting chickens, and recently someone called the police and filed a complaint. He stated he did not know it was a criminal ordinance. Cody stated he started a petition and received 100 signatures to request city council review and change the ordinance to allow people with shorter distances from property lines with permission from neighbors to have chickens. He referenced neighboring communities like

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Toledo, allowing up to 6 chickens and requested the city look into modifying the current restrictions. A copy of the petition and signatures will be attached to the meeting minutes.

5. Gary Dunbar 3929 Eisenhower, Northwood - Requested council pass Resolution 2025-03 stated Northwood is a safe city and would like it to remain a safe city.

FLOC Letter

COMMUNICATIONS

None.

COUNCIL COMMITTEE REPORTS

Economic Development Councilor Jim Barton - Meeting on 3/27/25 @ 6PM

Meeting held at 6PM. Glenn gave a progress report of projects in the City. Reviewed the TIRC report and Dalling estimates for the TID grant application. There was a recommendation from the Economic Development committee to authorize the City Administrator to apply for the TID grant for Dalling Drive.

MOTION: Councilor Melnyk made a motion to **authorize the City Administrator to apply for the TID grant ;** seconded by Councilor Barton. **ROLL CALL:** **Yes:** Councilor Fahrbach, Councilor Edwards, Councilor Melnyk, Councilor Barton, Council President Kozina, Councilor Stoner; **No:** None; **Abstain:** None

Result: Passed

Lastly it was noted that Jeep Federal Credit Union closed on the property at the Enclave today, 3/27.

Finance Councilor Louis Fahrbach

No Report.

Recreation Board Councilor Jim Barton

No Report.

Safety Councilor Mark Stoner

No Report.

Tree Commission Councilor Michael Melnyk

Meeting held on 3/18. Set the date for the Arbor Day celebration for Friday, April 25th at noon at the NCC near the splash pad, rain date of May 2nd. The Service Director brought attention to 4 oak trees planted in close proximity to the front of the NCC. They are not a problem now but could be in the future, so they will need to be moved. Additionally, there are 4 trees on the west side of the building near the patio that were recommended to move out by the bridge near the entrance of the Enclave. The City Engineer is going to follow up with the landscaper about the location/relocation of the trees before the city moves any of them. In the development stages of starting a memorial tree program. Discussed coordinating with the school or scout programs to help the city with different projects which would help the city get credit towards the growth award.

Service Councilor Dean Edwards

No Report. Next Meeting: April 10th at 6:30PM to discuss:

- Chicken Ordinance
- Street Department PT\Seasonal help
- Brentwood Basketball Court and Hoops
- Road Paving Projects (Anderson, Oregon & Tracy in coordination with NWWSD project)

Parks, Rec & NCC Councilor Pat Huntermark

No Report.

Committee of the Whole Council President Kozina

No Report.

CEREMONIAL ITEMS

Proclamation - Treu House of Munch

Mayor Schimmel read proclamation honoring Treu House of Munch for 150 years in business.

NEW RESOLUTION

PENDING RESOLUTION

RESOLUTION 2025-03 A RESOLUTION AUTHORIZING THE CITY OF NORTHWOOD TO COOPERATE WITH U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT (ICE) AND ESTABLISHING GUIDELINES FOR SUCH COOPERATION.

Councilor Fahrbach made a motion to move on final adoption raised a point of order. Councilor Fahrbach addressed a couple of statements made throughout the last couple of weeks stating this Resolution is not an administrative directive, it's a policy statement affirming the city's support for cooperating with ICE. He stated this is exactly the kind of empowerment city council is directed and in his opinion, obligated to take. There was a question as to whether this is in the realm of council authority and section 3.10 gives council the authority.

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Councilor Fahrbach stated council action is essential because leadership changes and will change; right now we do fully cooperate with federal and state law enforcement but without a resolution in place, nothing prevents future leadership from shifting away from ICE cooperation. Lastly, he stated resolution 2025-03 ensures Northwood's policy is codified, public and enduring.

MOTION: Councilor Fahrbach made a motion to **Move on Final Adoption**; seconded by Council President Kozina. **ROLL CALL:** **Yes:** Councilor Fahrbach, Councilor Barton, Council President Kozina; **No:** Councilor Edwards, Councilor Melnyk, Councilor Stoner; **Abstain:** None

Result: *3/3 tie; Mayor Schimmel voted as tiebreaker*

Mayor Schimmel, no

Motion Failed

NEW LEGISLATION

PENDING LEGISLATON

ORDINANCE 2025-07 AN ORDINANCE AMENDING SECTION 208.06 OF THE NORTHWOOD CODIFIED ORDINANCES TITLED FEES IN THE PLANNING AND ZONING CODE.

2nd Reading - Kozina

ORDINANCE 2025-06 AN ORDINANCE APPROVING THE JOB DESCRIPTION FOR A LEGAL SECRETARY/RECEPTIONIST; AND DECLARING AN EMERGENCY.

Councilor Kozina made a motion to adopt; seconded by Councilor Melnyk.**MOTION:** Council President Kozina made a motion to **amend** ; seconded by Councilor Melnyk. **ROLL CALL:** **Yes:** Councilor Fahrbach, Councilor Edwards, Councilor Melnyk, Council President Kozina, Councilor Stoner; **No:** Councilor Barton; **Abstain:** None

MOTION: Council President Kozina made a motion to **Adopt as Amended** ; seconded by Councilor Melnyk.**ROLL CALL:** **Yes:** Councilor Fahrbach, Councilor Melnyk, Council President Kozina, Councilor Stoner; **No:** Councilor Edwards, Councilor Barton; **Abstain:** None

Result: *Passed*

MAYOR Mayor Schimmel

No Report.

CITY ADMINISTRATOR Kevin Laughlin

City Administrator's Report

TOPIC/ ITEM	DISCUSSION
Set Public Hearing for recommended Zoning amendments.	At their March 10, 2025 meeting, the City Planning Commission made the following recommendations for Council consideration. Zoning Text Amendments: Add "Substantially Alter" to the list of definitions in 1240.06, Part 12 Planning & Zoning, Title 4 – Zoning Modify the definition of "Manufactured Home Park" in 1240.06 (114) Add to limitations and Development standards in Chapter 1270 MHP Manufactured Home Park District Update the Zoning map and Re-zone the City’s two existing Mobile Home Parks to MHP, Manufactured Home Park District to eliminate the non-conforming land use.
	Addresses/Parcels to be re-zone include: 1905 Tracy Road (parcel M50-812-300000014000), and 0 Andrus Road (parcels M50-812-300000013000 and M50-812-300000011000, vacant parcel of land East of Oak St.). 550 East Florence Avenue (parcel M50-812-300000007000) and 0 Andrus Road, (parcel M50-812-300000006001).
	Request a motion to set a Public Hearing for the recommended Zoning amendments on April 24, 2025 at 7pm in the Council Chambers MOTION: Council President Kozina made a motion to Set a Public Hearing for the reccomended Zoning amendments for April 25, 2025 at 7pm in the Council Chambers ; seconded by Councilor Stoner. ROLL CALL: Yes: Councilor Fahrbach, Councilor Edwards, Councilor Melnyk, Councilor Barton, Council President Kozina, Councilor Stoner; No: None; Abstain: None Result: <i>Passed</i>
Recommendations for Service Committees Meeting	Request to schedule a meeting for April 10th to discuss the following items: - Chicken Ordinance - Street Department PT\Seasonal help - Brentwood Basketball Court and Hoops Meeting Scheduled for April 10 at 6:30PM

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Replacing 2025 repaving project in coordination with NWWSD water main replacement project

Recommendation to postpone repaving of Anderson Street to 2026 and perform work on Oregon Road and Tracy Road in conjunction with NWWSD.

- NWWSD will be doing a waterline replacement and has committed to replacement paving of sections removed as part of the project.
- Working with NWWSD we can completely repave Oregon Road from Wales Road to W. Andrus Road, and Tracy Road from McNerney Drive to Wales Road for \$113,263.50.
- Anderson Street estimate was for \$195,300.00, which saves Northwood \$80,000.00.

Mayor Schimmel asked council to consider NOT bumping Anderson since it would continue postponing projects down the line. Councilor Kozina asked about installing a sidewalk on one side of Oregon rd.

Topic is going to be discussed at the Service Committee.

Lot 15 at the corner of East Plaza, owned by Kurfess

Mark Kurfess approached the city requesting permission to sell Lot 15 to a potential buyer who is a home builder that would be building his own house. The city would need to release the deed restriction. There was discussion regarding the sale price of the lots sold to Mr. Kurfess vs what he would be selling the lot for now. Mr. Kurfess was in attendance and came to the podium to speak.

1. Mark Kurfess 10220 Brint Road Sylvania - Developer of the land on East Plaza. The lot in reference is lot 15. Mr. Kurfess stated a house is going to be built on the property, the only difference is the buyer is going to build the house. Mr. Kurfess stated he is involved as a consultant and the end result will be the same. The potential buyer, Brian from Rise and Shine Builders, spoke and stated has been in the home-building business since 1996 and plans to build the house for himself. He expects the project to be completed in 6 months. Mayor Schimmel asked about the two other empty lots. Mr. Kurfess explained that two homes are currently for sale, and as soon as one sells, he will begin building on one of those lots, just as he has done with previous homes; with the exception of the lot that was previously released by the city. There were concerns raised by Councilors Fahrbach and Kozina about Kurfess potentially profiting too much from the sale of the land, given that he had originally purchased the lots at a good price. Kurfess clarified that he wasn't trying to take advantage of the city and outlined that he had significant costs, including a \$17,500 obligation, closing costs, and other fees. He estimated he would make around \$18,000 on the sale of Lot 15, with the sale price set at \$39,900.

MOTION: Councilor Edwards made a motion to **release the requirement from the deed restriction on lot 15 at the corner of East Plaza** ; seconded by Councilor Melnyk. **ROLL CALL:** **Yes:** Councilor Fahrbach, Councilor Edwards, Councilor Melnyk, Councilor Barton, Council President Kozina, Councilor Stoner; **No:** None; **Abstain:** None

Result: Passed

CITY FINANCIAL REPORT(S)

LIST OF EXPENDITURES OVER \$10,000

INVOICE	DESCRIPTION	AMOUNT
INTELLITECH CORPORATION	ALERT PRODUCT SOFTWARE- CAD/RMS	\$21,042.90
AETNA	APRIL 2025 EMPLOYEE HEALTHCARE	\$75,363.79

MOTION: Councilor Stoner made a motion to **approve**; seconded by Council President Kozina. **ROLL CALL:** **Yes:** Councilor Fahrbach, Councilor Edwards, Councilor Melnyk, Councilor Barton, Council President Kozina, Councilor Stoner; **No:** None; **Abstain:** None

Result: Passed

CITY ATTORNEY’S REPORT/DISCUSSION Brian Ballenger

No Report.

CITY ENGINEER’S REPORT/DISCUSSION Dave Kuhn

- 1) The Enclave – Contract A: Contractor is working on one final punch list items. The final few trees that have been marked will be planted as the weather permits.
- 2) Curtice Rd. over I-280 new curb installation and resurfacing: We are finishing plans and will submit to ODOT for approval. Once we receive ODOT approval we will bid the project.
- 3) Dry Creek Aquatic and Riparian Restoration project: This project is located on Waste Management property and being 100% funded by a US EPA grant. The design-built team has started the design of the improvements. We have completed the review of the 60% plans. We are waiting for a 100% plan submittal. Project should start spring of 2025.
- 4) We are also getting estimates from the splash pad vender on in the water recycling system and possible well pump system. We are also working at throttling down the water usage on the splash pad to save water usage.
- 5) The Enclave Ditch Enclosure contractor has completed all storm sewer installation and filling the ditch. The

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contractor will begin final grading and seeding in the next few weeks as the weather permits.

6) ODOT is working to get the traffic signals sequenced along Woodville Road and Curtice Road to prevent all the stop and go along Woodville Rd.

7) ODOT has completed the safety study and recommended a roundabout be installed at the intersection at the Fostoria Rd. and Williston Rd. (SR 579) intersection. ODOT will be in the near future applying for grant funds for construction. This project will be 100% funded by ODOT. ODOT will also perform a safety study later this year at the Bradner Rd. and Williston Rd. intersection to see what additional safety features are warranted.

8) We have finished the topographic survey of W. Andrus Rd. resurfacing project. We are beginning design of the improvements. Planning to bid by the end of April.

9) We have finished the topographic survey of Wolf Creek Ct. storm sewer and pavement project and are beginning design phase. Planning to bid by end of April.

Councilor Stoner pointed out cracked concrete near the entrance of the NCC. The Recreation Director has already notified Lahrop and they are looking into it.

NEW BUSINESS

None.

OLD BUSINESS

Councilor Fahrbach brought up Resolution 2025-03 to share an important point that was not included in his statement earlier; He shared that the police chief did endorse the resolution and asked if there was a reconsideration now knowing that information. No motions were made to reconsider.

Mayor Schimmel requested reconsideration of a prior resolution regarding the Woodville/Lemoyne roundabout. He explained that council had passed a motion to apply for \$500,000 in TID grant funding to extend Dalling Road, and if approved at the county level, it would still need to go through ODOT again. Since the city did not sign the LPA agreement for the roundabout, it could negatively impact the city's chances of securing the grant. Mayor Schimmel highlighted that not proceeding with the roundabout project would put the city at a disadvantage for future grant applications, as TMACOG, which controls transportation project funding, would view the decision unfavorably. He also noted that both the school board (which voted 5-0 in support) and city department heads had voiced their backing for the roundabout. In conclusion, Mayor Schimmel emphasized that if the city loses out on the \$500,000 in TID funds due to not following through with the roundabout project, the city would have to find those funds elsewhere. He asked council to reconsider a resolution to enter into the LPA agreement with ODOT and noted that if it is not passed at this meeting the money is going back to the next round of projects. No action taken.

PERSONS APPEARING BEFORE THE MAYOR AND COUNCIL

EXECUTIVE SESSION

NA

ADJOURNMENT

08:08 PM

ATTEST: _____
Council Clerk

APPROVED: _____
Mayor