REGULAR MEETING MINUTES
Village of Put-in-Bay Council
Thursday, September 3rd, 2026
9:00 AM Village Town Hall

Live streaming of council meetings now available at www.villageofpib.com

---

Mayor Berry called the meeting to order at 9:00 am.
Roll: Cerny, Stephens, Schafer, Koehler, Sulesky, Hahn; all present.

Cerny stated that there was an abundance of materials sent along with the agenda to review for this meeting. Stated it is unacceptable to think that all of it can be read and understood in such a short time frame. Village Admin. stated that the majority of the time she does not obtain documents for approval until the day before. Council discussed different ways to alleviate this issue and receive documents throughout the week instead of all at once.

ORDINANCES:

ORD: 1544-26 **THIRD**

AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE PLANNING COMMISSION AND DENYING THE APPLICATION OF MELINDA MCCANN MYERS TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF PUT-IN-BAY TO CHANGE THE ZONING CLASSIFICATION OF PARCEL NO. 0250565132253001, 404 BAYVIEW AVENUE, FROM RESIDENTIAL TO C-2 GENERAL COMMERCIAL DISTRICT.

Cerny moved the third and final reading of the Ordinance. Second by Sulesky.
Roll: Cerny; yes, Stephens; yes, Schafer; yes, Koehler; abstain, Sulesky; yes, Hahn, yes.
Motion Carries.

ORD: 1548-26 **THIRD**

AN ORDINANCE TO AMEND SECTIONS 636.05 “MENACING” AND 606.14 “OBSTRUCTING OFFICIAL BUSINESS” OF PART SIX OF THE CODIFIED ORDINANCES OF THE VILLAGE OF PUT-IN-BAY AND DECLARING AN EMERGENCY

Sulesky moved the third and final reading of the Ordinance. Second by Stephens.
Roll: Cerny yes, Koehler; yes, Stephens; yes, Hahn; yes, Schafer; yes, Sulesky; yes.
Motion Carries.

ORD: 1549-26 **THIRD**

AN ORDINANCE TO AMEND SECTION 404.02 “RESISTING AN ENFORCING OFFICIAL” OF PART FOUR, TITLE TWO OF THE CODIFIED ORDINANCES OF THE VILLAGE OF PUT-IN-BAY AND DECLARING AN EMERGENCY.

Cerny moved the third and final reading of the ordinance. Second by Stephens.
Roll: Koehler; yes, Sulesky; yes, Hahn; yes, Stephens; yes, Cerny; yes, Schafer; yes.
Motion Carries.

ORD: 1551-26 **INTRO/EMERG**

AN ORDINANCE ACCEPTING THE ANNEXATION OF 12.1399 ACRES, MORE OR LESS, FROM PUT-IN-BAY TOWNSHIP, OTTAWA COUNTY TO THE VILLAGE OF PUT-IN-BAY, PURSUANT TO AN ANNEXATION PETITION FILED WITH AND GRANTED BY THE COUNTY COMMISSIONERS OF OTTAWA COUNTY, OHIO AND DECLARING AN EMERGENCY.

Stephens introduced the ordinance as an emergency.

Stephens moved to waive the three-reading rule. Second by Sulesky.
Roll: Koehler; abstain, Schafer; yes, Stephens; yes, Hahn; yes, Cerny; yes, Sulesky; yes.

Stephens moved for the ordinance to go in effect immediately. Second by Schafer.
Roll: Hahn; yes, Koehler; abstain; Stephens; yes, Cerny; yes, Schafer; yes, Sulesky; yes.

ORD: 1552-26 **INTRO/EMERG**

AN ORDINANCE ACCEPTING THE OHIO DEPARTMENT OF TRANSPORTATION STATE INFRASTRUCTURE BANK LOAN PROGRAM TERM SHEET. DIRECTING THE VILLAGE ADMINISTRATOR TO EXECUTE THE TERM SHEET AND DECLARING AN EMERGENCY.

Cerny moved to table the ordinance until more information can be given and time to review. Second by Hahn.
Roll: Stephens; yes, Cerny; yes, Hahn; yes, Sulesky; yes, Schafer; yes, Koehler; yes.

ORD: 1553-26 **INTRO/EMERG**

AN ORDINANCE LEVYING ASSESSMENTS FOR THE IMPROVEMENT OF EAST POINT BOULEVARD AND IBIS STREET BETWEEN CERTAIN TERMINI, BY CONSTRUCTING AND INSTALLING GRAVITY SANITARY SEWER LINES, TOGETHER WITH NECESSARY APPURTENANCES THERETO AND DECLARING AN EMERGENCY.

Cerny introduced the ordinance as an emergency.

Koehler moved to waive the three-reading rule. Second by Cerny.
Roll: Hahn; yes, Sulesky; abstain, Koehler; yes, Stephens; yes, Schafer; yes, Cerny; yes.

Cerny moved for the ordinance to go in effect immediately. Second by Stephens.
Roll: Schafer; yes, Cerny; yes, Stephens; yes, Hahn; yes, Koehler; yes, Sulesky; abstain.

RES: 3-26 **SECOND**

A RESOLUTION APPROVING THE NAMING OF THE VILLAGE OF PUT-IN-BAY PROMENADE WALKWAY AS “PAT DAILEY MEMORIAL WALKWAY.”

Mayor stated more information is needed before this can be approved. Two different plans were submitted To the Village and DeRivera Park. The park will also need to agree on the matter.
Cerny moved the second reading. Second by Stephens.
Roll: Cerny; yes, Koehler; yes, Stephens; yes, Hahn; yes, Schafer; yes, Sulesky; yes.

ACTION OF COUNCIL NEEDED:

Stephens moved to approve the August 13th, 2026 Regular Meeting Minutes. Second by Cerny.
Roll: Koehler; yes, Sulesky; yes, Hahn; yes, Stephens; yes, Cerny; yes, Schafer; yes.

Cerny moved to approve the Special Meeting Minutes from July 23rd, 2026 9:00 am meeting. Second by Koehler.
Roll: Stephens; yes, Hahn; yes, Sulesky; abstain, Cerny; yes, Schafer; yes, Koehler; yes.

Stephens moved to approve the Special Meeting Minutes from July 23rd, 2026 9:30 am appeal meeting. Seconded by Cerny.
Roll: Hahn; yes, Sulesky; abstain, Stephens; yes, Cerny; yes, Koehler; yes, Schafer; yes.

Cerny moved to approve the July Financial Report (including supplemental appropriations, purchase orders, and (Mayors Court, and payroll reports). Second by Sulesky.
Roll: Koehler; yes, Sulesky; yes, Hahn; yes, Stephens; yes, Cerny; yes, Schafer; yes.

Cerny moved to approve the August Financial Report (including supplemental appropriations, purchase orders, and (Mayors Court, and payroll reports). Second by Hahn.
Roll: Koehler; yes, Sulesky; yes, Hahn; no, Stephens; yes, Cerny; yes, Schafer; yes.

Cerny moved to approve the Ottawa County Sheriff invoices based on the Law Enforcement Foundations recommendation to expend the money from Fund 2904 in the amount of $ 4,319.00. Second by Stephens.
Roll: Cerny; yes, Koehler; yes, Stephens; yes, Hahn; yes, Schafer; yes, Sulesky; yes.

Chief Dillon end of 6-month probation as of August 1st, 2026
Mayor Beery explained that certain documents needed for the background check have not been received. Suggested that council either extend the approval, or approved contingent on a favorable background Check.

Stephens moved to approve Chief Dillon's end of 6-month probationary period and hire full time contingent on a favorable background check. Second by Sulesky.
Roll: Koehler; yes, Stephens; yes, Schafer; yes, Cerny; yes, Hahn; yes, Sulesky; yes.

Stephens moved to table the approval of the Ford Credit – Municipal Finance Invoice $11,893.43 for PD Expedition until an amortization schedule has been reviewed. Second by Cerny.
Roll: Koehler; yes, Cerny; yes, Stephens; yes, Sulesky; yes, Schafer; yes, Hahn; yes.

DGL Invoice #5 for Promenade final engineering, bidding and funding assistance in the amount of $15,292.00
Village Administrator stated that this is a pay request; the second invoice for design, bidding, and help with financing.
Stephens moved to approve. Second by Sulesky.
Roll: Cerny; yes, Koehler; yes, Stephens; yes, Hahn; yes, Schafer; yes, Sulesky; yes.

Stephens moved to approve the Visa Credit Card purchase in the amount of $1,498.08 for three humidifiers to be put in the Triplex units on Erie Street. Second by Sulesky.
Roll: Hahn; yes, Sulesky; yes, Schafer; yes, Stephens; yes, Cerny; no, Koehler; yes.

Cerny moved to approve the Advanced Rehabilitation Technology invoice in the amount of $30,886.49 for Wet Well lining for Ibis/East Point Sanitary Sewer Improvements; already included in assessment. Second by Sulesky.
Roll: Koehler; yes, Sulesky; yes, Hahn; yes, Stephens; yes, Cerny; yes, Schafer; yes.

Cerny moved to approve the Account "A-06" credit in the amount of $1,752.92 for Rollover Reading Error. Second by Hahn.
Roll: Hahn; yes, Sulesky; yes, Schafer; yes, Stephens; yes, Cerny; yes, Koehler; yes.

Petrarca estimate for tree-trimming at Ground Storage $3,830.97; Water Treatment Plant Tree Pruning $12,739.35 or $15,899.13 Tree Removal
Cerny asked if a second quote was obtained; Village Administrator stated she did speak with a different vendor, but They were not equipped with the proper equipment to do the job. Was directed to reach out to All American Tree for a quote on the project.
Cerny moved to table until a second quote from All American Tree has been obtained. Second by Hahn.
Roll: Cerny; yes, Koehler; yes, Stephens; yes, Schafer; yes, Hahn; yes, Sulesky; yes.

COMMITTEE REPORTS:
Councilman Koehler stated that the impound lot owned by the Historical Society needs to be emptied. Chief stated there is a vehicle that needs to be moved.

PLANNING COMMISSION:
Mr. Hahn reported that RJM Holdings (198 Delaware) has dismissed the appeal on the first permit. The remining permit is active for 18 months.

President of Council:
Suggested establishing a fund that collects revenue based on the influx in property tax due to the annexation of additional properties. This could be put towards costs accrued for the annexation process. Laura Fogg stated she has a cost breakdown and can share.

DEPARTMENTS:
Chief of Police:
Looking forward to Labor Day. Although the department has lost a few seasonal officers, staffing is still good and within budget.

Administrator:
See Report.
Hahn requested a staff update; Village Administrator will provide at the next September meeting. There was an update to the Rules and Regulations.

Hahn also stated that he is working on asset management; requests a list from each department head of all of their equipment; vehicles; tables/chairs, technology.

LEGAL COUNSEL:
Explained to council that they can amend the council rules to reflect the timeline of receiving documents and agenda.

MAYOR REPORT:
Requests that the town hall add two more government official parking spots to the back lot.
Spoke on the construction of the Promenade and traffic. Additional parking spots may be needed for construction vehicles. The plan is to keep Bayview open. Reached out to the school and the school treasurer if they can float loans; the Townhall project was discussed and the potential of teaming up for a funding source. Asked Cerny if he would be able to speak with David Tiggett regarding the Townhall project after the Structure Point meeting next Thursday. Reported that a levy cannot be on the ballot for this fall, the ORC needs to be revived to include Township residents being able to vote on Village ballot.
A letter of intent should be sent to the Township regarding policing contract; as well as published.

A streets and Safety Committee Meeting will be held September 9th, 2026 at 2:00 pm at the Village Townhall; for the discussion of future policing services.

PUBLIC PARTICIPATION:
Bob Gatewood; AB Carts (Toledo Ave): Thanked council for their hard work. Also has ideas on how to keep the streets safe and less alcohol on golf carts.

Jessica (?); Chapman Rd: Questioned the possibility of paving Chapman, and if the Village can work with the Township. Also asked about the future of water on Chapman; Village Administrator stated that nothing has been discussed.

Sherman Wentz; Village Dock Manager:
Gave report and update regarding the docks. Hahn asked him about the handling of money at the end of the day. Sherman explained the money collection and deposit procedures. Sherman also stated he would like to discuss the possibility of increasing day rates for boats.

Hahn moved for council to enter executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official. Second by Cerny.
Roll: Koehler; yes, Cerny; yes, Schafer; yes, Stephens; yes, Sulesky; yes, Hahn; yes.

Council entered into executive session at 10:24am.

Hahn moved for council to exit executive session. Second by Cerny.
Roll: Koehler; yes, Cerny yes, Stephens; yes, Hahn; yes, Sulesky; yes, Schafer; yes.

Council exit at 10:55 am.

Additional Business:
Stephens asked legal if the contract that Village Carts signed was official considering it was signed “under duress”. Legal stated that yes, it is official. Also asked the status of eBike and scooter regulations. Mayor agreed that it needs to be looked at and implemented sooner than later.

Mayor also provided an update on transient rentals and the letters that were sent out. Will need to meet with legal and discuss repercussions for not being compliant.

Hahn moved to adjourn the meeting. Second by Stephens.
Roll: Voice Vote; all yes.
Meeting Adjourned at 11:00 am.

_____ _____
Approved: Date:

_____ _____
Attest: Date:

Council may enter Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official; and for the discussion of pending and imminent litigation; and for the sale of property.
Council may enter Executive Session for any items listed in R.C. 121.22