

**VILLAGE OF PEMBERVILLE  
COUNCIL MEETING  
December 2, 2025**

Mayor Bailey opened December 2, 2025, Council meeting at 7:00pm with a prayer and the pledge of allegiance.

**Roll Call:** Present at the scheduled meeting of the Council were Kirkbride, Mazur, Rahe, Titkemeier, Others present were Chief Vaughn, Eric Campbell, Ed Wozniak, Matt Bohland, Lisa Boyer, and the Clerk.

**Minutes:** Titkemeier moved, and Kirkbride seconded to approve the minutes of the November 18, 2025, meeting. Motion passed unanimously.

**Treasurer's Report:** Rahe moved, and Mazur seconded to approve the bills in the amount of \$4,048.74. Motion passed unanimously. (attached)

**ORDINANCE 1696:** ORDINANCE TO MAKE TEMPORARY APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF PEMBERVILLE, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2026. 3<sup>rd</sup> READING.

Titkemeier moved and Kirkbride seconded to approve Ordinance 1696. Motion passed unanimously.

**ORDINANCE 1697:** AN ORDINANCE ESTABLISHING FUND NO. 2051 FOR THE ODOT MUNICIPAL BRIDGE GRANT AND DECLARING AN EMERGENCY. 3<sup>rd</sup> READING

Mazur moved and Titkemeier seconded to approve Ordinance 1697. Motion passed unanimously.

**ORDINANCE 1699:** 2026 ORDINANCE ESTABLISHING MUNICIPAL EMPLOYMENT POSITIONS, DEFINING DUTIES AND PROVIDING FOR THE COMPENSATION THEREOF. 2<sup>nd</sup> READING

**ORDINANCE 1700:** AN ORDINANCE ADOPTING A CYBERSECURITY INCIDENT REPORTING POLICY AND A RANSOMWARE PAYMENT POLICY FOR THE VILLAGE OF PEMBERVILLE, WOOD COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE §9.64, AND DECLARING AN EMERGENCY. 2<sup>nd</sup> READING

**ORDINANCE 1701:** AN ORDINANCE AUTHORIZING THE MAYOR OF THE VILLAGE OF PEMBERVILLE TO ENTER INTO A CONTRACT OR CONTRACTS WITH DON ROSE AUCTION & REALTY, LLC, FOR THE PURPOSES OF SELLING THE REAL ESTATE OWNED BY THE VILLAGE OF PEMBERVILLE AT 126 WALNUT STREET, PEMBERVILLE, OHIO. 2<sup>nd</sup> READING

The Mayor addressed the Council, requesting that the procedural rules be suspended to expedite the process for selling the Village-owned property located at 126 Walnut Street. During the discussion, Council member Rahe inquired about the necessity of passing the ordinance as an emergency measure. The Council then engaged in a conversation regarding whether the building was still needed by the Village and the importance of obtaining an official appraisal to determine its value.

Rahe expressed her opinion that if the property's appraised value was \$20,000 or less, she would prefer that the Village retain ownership of the building. After additional deliberation, Rahe stated that, regardless of the appraisal outcome, she would not support the passage of the ordinance or the sale of the Walnut Street garage.

**ORDINANCE 1702:** AN ORDINANCE OF THE COUNCIL OF THE VILLAGE OF PEMBERVILLE AMENDING ORDINANCE NUMBER 1613 WITH RESPECT TO MONTHLY CHARGES FOR MAINTENANCE, OPERATION, IMPROVEMENTS, AND REPAIRS TO THE MUNICIPAL SEWER SYSTEM AND DECLARING AN EMERGENCY. 2<sup>nd</sup> READING

**ORDINANCE 1703:** AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT AND DEVELOPMENT OF DATA CENTERS WITHIN THE VILLAGE OF PEMBERVILLE, WOOD COUNTY, OHIO. 1<sup>ST</sup> READING (attached)

The Mayor informed the Council that she had distributed an email to all members, as well as a separate communication specifically addressing the property on Kahler. During the meeting, Council member Rahe expressed her desire to table the Ordinance until after the beginning of the year. Rahe explained that postponing consideration would allow the newly elected Council members to become more familiar with the specifics of the Ordinance.

Rahe further voiced concerns about the limited amount of information currently available regarding the Ordinance. She noted that the ordinance, as drafted, would remain in effect for five years. In response, Angel clarified that the Ordinance also contains a provision permitting the Council to either extend or terminate it earlier if necessary.

Mayor stated that the new incoming Council members were all in attendance tonight and she will provide them with all the pertinent information regarding the Ordinance.

Lisa Boyer, an incoming Council member, stated her preference for moving forward with the Ordinance as originally planned. She shared that, based on her research, a data center could potentially utilize utilities equivalent to the consumption of approximately 2,000 homes.

**Police Activity Report:** Activity report provided. (attached)

Chief stated that the department is still collecting toys and can be dropped off at the police station or the Village townhall until December 7th. Chief stated they will deliver the toys to the Ohio Department of Job & Family Services on the morning of December 8<sup>th</sup>.

Chief stated that the department logged 365.75 hours of CPT Training. Chief stated that training consisted of 14 part-time and auxiliary officers.

**Mayor:**

Mayor stated that there is a Zoning Board of Appeals meeting on Thursday at 6:00pm.

Mayor stated that the water tower demolition went fantastic with no issues. Mayor wanted to commend Nathan Schultze for seeing the project from the beginning to the end.

Mayor stated that she does have approximately 300 pictures from Mr. Walston and will find a way to get them printed. Mayor also commended the Police Chief for keeping the construction area flowing and sage.

Chief stated that the construction crew was very easy to work with.

Mayor thanked Pat Rollins for securing greenery for the planters downtown.

**Council Reports:**

**Rollins: Absent**

Personnel & Finance Committee:

Records/Retention Committee:

**Titkemeier:**

Planning Commission: Titkemeier stated that due to no business the meeting was cancelled.

BPA: Titkemeier stated that the BPA discussed the demolition of the water tower. Titkemeier stated that cost for demolition was approximately \$150,000 and was figured into the total project cost. Titkemeier stated that the only thing left to do at the old water tower site is the removal of 4 cement bases and restoration of the area when there is warmer weather.

Titkemeier stated that BPA discussed the need for a new valve at the sewer plant. It was discussed about paying for it out of next year's budget.

Titkemeier stated that BPA briefly discussed data centers and someone enquiring about land village owns on Kahler Rd.

**Rahe:**

Streets, Sidewalks, Lands & Building: Rahe stated that the committee met and had a unproductive meeting

**Mazur:**

Park and Rec: Mazur stated that she has the open and closing list for the pool.

Mazur stated that there have been continued conversations regarding the Buckeye trail and noted that hikers are permitted to camp at the Black Swamp Nature Preserve. Mazur stated that she will complete the application and stated that they only select 4 towns a year.

Mazur pointed out that there are several picnic tables currently located behind the fire department that require refurbishment. She proposed that, after restoration, these picnic tables be relocated to the park for public use.

Mazur also shared updates on her communications with Sandy Leuck concerning Fair Board equipment stored in the park restroom building. The Fair Board has requested to retain two fryers and continue storing them at the current location. However, after further discussion, it was confirmed that the original plan to have all items removed by the end of the year remains in effect.

Mazur stated there is no meeting in December.

**Kirkbride:**

Tree Committee: Kirkbride stated there has been no meeting to report on. Kirkbride stated their next meeting is January 12, 2026.

**Angel:** No report

**Eric Campbell:**

Nothing to report

**Guests:**

Mayor Bailey adjourned the meeting at 7:42 P.M.

\*Audio recording of the meetings is available upon Public Records request.

# VILLAGE OF PEMBERVILLE

115 Main Street PO Box 109 Pemberville, OH 43450

Phone No. (419)287-3832

Carol Bailey, Mayor

FAX: (419)287-3738

Sarah C. Abbott, Fiscal Officer

December 2, 2025

## GENERAL POLICE (1000-110)

CARDMEMBER SERVICES	MISC OFFICE SUPPLIES & MATERIALS	\$	283.02
FROBOSE MARKET IGA	GASOLINE	\$	382.41
COUNTYLINE CO-OP	OIL CHANGE	\$	89.54
JENNIFER KUHLMAN	FINAL CASE FOR VILLAGE & CLOSED	\$	100.00
		<b>\$</b>	<b>854.97</b>

## GENERAL GOVERNMENT (1000-710,715,725)

PITNEY BOWES	MAILSTATION LEASE & SUPPLIES	\$	21.93
COMDOC INC	COPIER METERING	\$	61.15
TREASURER, STATE OF OHIO	UAN FEES & 2023-2024 AUDIT	\$	337.80
CARDMEMBER SERVICES	VARIOUS SUPPLIES & MATERIALS	\$	1,216.57
		<b>\$</b>	<b>1,637.45</b>

## GENERAL LANDS & BUILDINGS (1000-730)

HOME DEPOT CREDIT SERVICES	DOWNTOWN BUSINESS DISTRICT PARKING LOT PAINT	\$	349.20
BOB'S PLUMBING & HEATING	MAINTENACE TO HEATER AT SHERMAN GARAGE	\$	64.16
UNIFIRST UNIFORM	RENTAL - UNIFORMS, MATS & TOWELS	\$	60.92
CARDMEMBER SERVICES	MISC SUPPLIES & MATERIALS (RESTROOM SIGNS)	\$	25.09
COUNTYLINE CO-OP	GASOLINE & MISC SUPPLIES	\$	322.88
		<b>\$</b>	<b>822.25</b>

## S.C.M. & R. (2011-620)

BOB'S PLUMBING & HEATING	MAINTENACE TO HEATER AT SHERMAN GARAGE	\$	64.17
UNIFIRST UNIFORM	RENTAL - UNIFORMS, MATS & TOWELS	\$	48.40
TREASURER, STATE OF OHIO	2023-2024 AUDIT	\$	8.40
COUNTYLINE CO-OP	GASOLINE & MISC SUPPLIES	\$	485.01
		<b>\$</b>	<b>605.98</b>

## INCOME TAX (2071)

CARDMEMBER SERVICES	MISC SUPPLIES & MATERIALS	\$	103.00
		<b>\$</b>	<b>103.00</b>

## POOL

CARDMEMBER SERVICES	MISC SUPPLIES & MATERIALS (RESTROOM SIGNS)	\$	25.09
		<b>\$</b>	<b>25.09</b>

**TOTAL**

**\$ 4,048.74**

**Board Of Public Affairs**  
**Bills being submitted for payment**

**1-Dec-25**

**Electric 5301**

HOME DEPOT CREDIT SVCS	BUSINESS DISTRICT PARKING LOT SUPPLIES	\$ 349.20
JOHN COURTNEY	MONTHLY RETAINER SERVICE FEE	\$ 100.00
KEY CABLE & SUPPLY	CONDUCTOR & FITTINGS	\$ 612.00
BOB'S PLUMBING & HEATING	HEATER AT MUNICIPAL GARAGE	\$ 64.17
UNIFIRST CORP	UNIFORMS	\$ 76.88
PITNEY BOWES	MAILSTATION LEASE & SUPPLIES	\$ 21.92
COMDOC INC.	COPIER METERING	\$ 61.15
TREASURER, STATE OF OHIO	UAN FEES	\$ 237.00
CARDMEMBER SERVICES	POSTAGE/MISC OFFICE SUPPLIES	\$ 181.28
<b>Total Electric</b>		<b>\$ 1,703.60</b>

**Sewer 5201**

OHIO RURAL WATER ASSOC.	MEMBERSHIP DUES	\$ 181.25
CUMMINS SALES & SVC.	MAINTENANCE ON CUMMINS EQUIPMENT	\$ 818.81
HOME DEPOT CREDIT SVCS	MISC SUPPLIES	\$ 21.96
UNIFIRST CORP	UNIFORMS	\$ 60.04
PITNEY BOWES	MAILSTATION LEASE & SUPPLIES	\$ 21.92
COMDOC INC.	COPIER METERING	\$ 61.15
TREASURER, STATE OF OHIO	UAN FEES/2023-2024 AUDIT COST	\$ 291.17
CARDMEMBER SERVICES	POSTAGE/MISC OFFICE SUPPLIES	\$ 181.28
<b>Total Sewer</b>		<b>\$ 1,637.58</b>

**Storm Sewer 5202**

**Total Storm Sewer** \$ -

**Water 5101**

TONKA WATER	CONTROL UPGRADES @ NORTH PLANT	\$ 14,188.75
MASI	LAB TESTING	\$ 1,576.20
MID-AMERICAN SALT	BULK WATER CONDITIONING SALT	\$ 3,352.20
CONTROL ASSOCIATES	FLOW METER	\$ 700.00
TREASURER, STATE OF OHIO	2026 DDAGW PW LICENSE TO OPERATE	\$ 1,248.00
OHIO RURAL WATER ASSOC.	MEMBERSHIP DUES	\$ 181.25
UNIFIRST CORP	UNIFORMS	\$ 62.96
PITNEY BOWES	MAILSTATION LEASE & SUPPLIES	\$ 21.92
COMDOC INC.	COPIER METERING	\$ 61.15
TREASURER, STATE OF OHIO	UAN FEES/ 2023-2024 AUDIT COST	\$ 241.63
CARDMEMBER SERVICES	POSTAGE/MISC OFFICE SUPPLIES/FLOW METER	\$ 266.67
<b>Total Water</b>		<b>\$ 21,900.73</b>

**Water Preventive 5701**

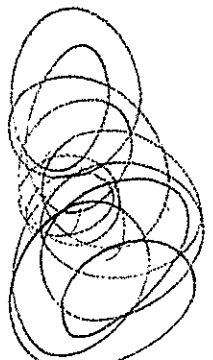
TONKA WATER	BADGE METER	\$ 1,044.00
<b>Total Water Preventative</b>		<b>\$ 1,044.00</b>

**Water Tower 5703**

TD ENGINEERING LLC	CONSTRUCTION ENGINEERING/RES. REP/ BIDDING	7380.93
<b>Total Water Tower</b>		<b>\$ 7,380.93</b>

**Sewer 5704**

**Total Sewer**  
**Total for all Utilities** \$ 33,666.84





**John Vaughn, Jr.**  
Chief of Police

**Pemberville Police Department**  
117 E. Front St. PO Box 109  
Pemberville, Ohio 43450  
Phone: (419) 287-3250 or Fax: (419) 287-3738



**Jason Kwapich**  
Sergeant

**Mayor Bailey & Village Council,**

**12/02/2025**

**ASSIST FIRE / EMS**

**2**

**KEEP THE PEACE**

**1**

**TRAFFIC VIOLATION**

**6**

**(Citation issued for a school bus violation)**

**The department is doing our toy drive. The toys will be delivered to Wood County Job & Family Services on 12/08/2025.**

**All members of the police department have completed their CPT hours (Continuing Professional Training) as required by the State of Ohio. A combined total of 365.75 hours of training was submitted to OPOTA.**

**Respectfully submitted,  
Police Chief John Vaughn**

**AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE  
ESTABLISHMENT AND DEVELOPMENT OF DATA CENTERS WITHIN THE  
VILLAGE OF PEMBERVILLE, WOOD COUNTY, OHIO**

**WHEREAS**, the Village of Pemberville, Wood County, Ohio recognizes the rapid growth of large-scale data centers and their potential impacts on land use, infrastructure, environmental resources, and community character; and

**WHEREAS**, the municipality requires additional time to study, evaluate, and develop appropriate zoning, environmental, and infrastructure regulations to address such impacts; and

**WHEREAS**, the Village of Pemberville, Wood County, Ohio finds it necessary to temporarily pause the acceptance, processing, and approval of applications related to data center development to protect the public health, safety, and welfare; and

**WHEREAS**, pursuant to Ohio Revised Code §121.22, all deliberations and actions of this Council have been conducted in open meetings, with proper notice and opportunity for public attendance, except as otherwise lawfully permitted.

**NOW, THEREFORE**, be it ordained by the Village Council of the Village of Pemberville, Wood County, Ohio as follows:

**SECTION 1. PURPOSE**

The purpose of this ordinance is to establish a temporary moratorium on the establishment, permitting, construction, or expansion of data centers to allow time for comprehensive review and potential amendment of applicable regulations.

**SECTION 2. DEFINITIONS**

For the purposes of this ordinance:

- **Data Center:** A facility used primarily for housing computer systems, servers, and associated components, including storage and networking equipment, with infrastructure for power supply, cooling, and security.
- **Expansion:** Any increase in floor area, equipment capacity, or utility demand beyond existing permitted levels.

**SECTION 3. MORATORIUM IMPOSED**

A moratorium is hereby imposed on:

1. Acceptance of new applications for site plans, zoning changes, building permits, or other approvals for data centers.
2. Issuance of permits for construction, expansion, or operation of data centers.

**SECTION 4. DURATION**

This moratorium shall remain in effect for five (5) years from the effective date of this ordinance, unless extended or terminated earlier by the Village of Pemberville, Wood County, Ohio.

**SECTION 5. EXEMPTIONS**

This moratorium shall not apply to:

- Routine maintenance or repairs to existing, legally established data centers that do not increase capacity or utility demand.
- Projects with fully executed development agreements prior to the effective date of this ordinance.

**SECTION 6. SEVERABILITY**

If any section, clause, or provision of this ordinance is found invalid, such invalidity shall not affect the remaining provisions.

**SECTION 7. EFFECTIVE DATE**

This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Village of Pemberville, to ensure timely implementation of this moratorium. Therefore, this Ordinance shall take effect at the earliest time permitted by law. This ordinance shall take effect immediately upon adoption.

Passed: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Fiscal Officer