

**VILLAGE OF PEMBERVILLE
COUNCIL MEETING
January 6, 2026**

Mayor Bailey opened January 6, 2026, Council meeting at 7:00pm with a prayer and the pledge of allegiance.

Mayor proceeded to officially swear in the incoming Council members. The following individuals took the oath of office: Matt Bohland, Lisa Boyer, Jeffrey Kirkbride, and Ed Wozniak Jr. This marks the beginning of their four-year term as Council members.

Roll Call: Present at the scheduled meeting of the Council were Bohland, Boyer, Kirkbride, Rahe, Rollins, Wozniak, Others present were Chief Vaughn, Eric Campbell, Zach and Jake Frobose, Gene Steele, Denny Henline, Kelli Bohland, Marcia Cousino, Sandy Leuck, Robert Boyer, Sterling & Mary Damron, and the Fiscal Officer.

Minutes: Rollins moved, and Kirkbride seconded to approve the minutes of the December 16, 2025, meeting. Motion passed unanimously.

Treasurer's Report: Rahe moved, and Kirkbride seconded to approve the bills in the amount of \$5,883.99. Motion passed unanimously. (attached)

Monthly Bank Reconciliation: Rahe moved, and Rollins seconded to approve November bank reconciliation as presented. Motion passed unanimously. (attached)

President Pro-Temp: Mayor asked for nominations for the 2026 President Pro-temp. Rahe nominated Ed Wozniak Jr., Kirkbride nominated Pat Rollins. Roll call will consist of the Council members voting for their choice.

Rahe-Wozniak; Kirkbride-Rollins; Bohland-Wozniak; Boyer-Wozniak; Rollins-Rollins; Wozniak-Wozniak. With 4 votes, Ed Wozniak Jr. will serve as the 2026 President Pro-Temp.

ORDINANCE 1703: AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT AND DEVELOPMENT OF DATA CENTERS WITHIN THE VILLAGE OF PEMBERVILLE, WOOD COUNTY, OHIO. 3rd READING

Rollins moved and Kirkbride seconded to approve Ordinance 1703. Motion passed unanimously.

ORDINANCE 1704: AN ORDINANCE AMENDING PERMANENT APPROPRIATION ORDINANCE 1687 FOR FISCAL YEAR 2025 AND DECLARING AN EMERGENCY. 1ST READING (attached)

Fiscal Officer explained that the Ordinance involves reallocating funds within the existing individual funds to the personal services category. This adjustment is necessary to ensure sufficient coverage for the remaining payroll obligations for 2025. Notably, the first payroll for 2026 was scheduled for January 1st; however, due to the holiday, it was processed on December 31st. This early issuance was not accounted for in the original 2025 Permanent Appropriations.

Rahe moved and Rollins seconded to suspend the rules. Motion passed unanimously.

Rahe moved and Wozniak seconded to approve Ordinance 1704. Motion passed unanimously.

ORDINANCE 1705: ORDINANCE AUTHORIZING THE MAYOR OF THE VILLAGE OF PEMBERVILLE TO ENTER INTO A CONTRACT OR CONTRACTS WITH MARTIN AND WOOD APPRAISAL GROUP FOR PURPOSES OF APPRAISAL OF THE REAL ESTATE OWNED BY THE VILLAGE OF PEMBERVILLE, AT 126 WALNUT STREET, PEMBERVILLE, OHIO. 1ST READING (attached)

Mayor asked Council to suspend the rules so that the appraisal process can move forward on the sale of the building.

Kirkbride moved and Rollins seconded to suspend the rules. Motion passed unanimously.

Kirkbride moved and Bohland seconded to approve Ordinance 1705. Motion passed unanimously.

ORDINANCE 1706: AN ORDINANCE AMENDING ORDINANCE 1695 BY REMOVING THE PERPETUAL RESTROOM AGREEMENT ON THE SALE OF REAL ESTATE PROPERTY LOCATED AT 126 WALNUT STREET AND DECLARING AN EMERGENCY. 1ST READING (attached)

The Mayor requested that Council suspend the rules for Ordinance 1706, which proposes to remove the requirement for the Village to maintain public restrooms in connection with the sale of the building at 126 Walnut Street. The Council engaged in a detailed discussion regarding the urgency of this ordinance, concerns about whether the process was being expedited, and the potential impact on the property's value with or without the perpetual restroom agreement.

During the discussion, Henline expressed his belief that the Village should consider using a local realtor for the sale. He noted that with the Frobose family expressing interest in purchasing the building, the Village should determine alternative locations for public restrooms before proceeding with the sale. Henline cautioned that involving outside buyers or bidders could potentially drive up the purchase price, making it more difficult for local businesses to acquire the property. He also stated his opposition to making the buyer responsible for maintaining the public restrooms after the sale.

In response, the Mayor explained that the Village is legally required to follow a bidding process according to Ohio law and cannot sell the building outright as suggested. The decision to use Don Rose was made previously, following a recommendation by Rahe and subsequent Council discussion. The Mayor also clarified that the sale process has not been rushed; in fact, it has been under discussion since early 2025.

Jake and Zach Frobose addressed the Council, reiterating their interest in purchasing the building. They indicated that they have a price in mind should the Village decide to move forward with the sale. The Frobose's previously shared their intended use for the building, explaining that while they do not require the property, acquiring it would be beneficial for storage purposes. They further mentioned that they have no objections to continued public access to the restrooms, noting that their employees currently use the facilities frequently.

Following the discussion, Rollins moved to suspend the rules on Ordinance 1706. However, with no second motion, the ordinance remained at its first reading.

Police Activity Report: Activity report provided. (attached) Boyer asked how many police officers the Village has. Chief stated there is one full-time and approximately four part-time officers.

Mayor:

The Mayor began by welcoming the new Council members, expressing her hope that personal allegiances can be set aside so that everyone can work collaboratively for the betterment of the Village. She announced that she has updated all contact information to ensure that the new Council members can be reached as needed.

In her update on village infrastructure, the Mayor reported that the old Bridge Street bridge has been completely removed. She noted that demolition and related work are progressing according to the established schedule.

The Mayor informed Council that at the beginning of the next meeting, the Board of Public Affairs will be present to provide updates. This will allow Council members to receive important information and ask questions directly to the BPA.

Additionally, the Mayor emphasized the importance of following the established chain of command in the event of emergency calls. She reminded Council members that all such calls should be directed through the village office. If the office is closed, calls will be automatically transferred to the Wood County Sheriff's Office, which will then contact the appropriate village employee to address the emergency.

Council Reports:

Bohland: Nothing to report.

Boyer: Lisa expressed her gratitude for the opportunity to serve the Village, noting her pride as a lifelong resident. She shared her enthusiasm about collaborating with fellow Council members and emphasized her commitment to fostering continued progress within the community.

Kirkbride:

Tree Committee: Kirkbride stated that the Tree Committee will be meeting Monday, January 12th at 7:00pm

Rahe:

Streets, Sidewalks, Lands & Building: Rahe reported that, given the ongoing budget discussions, she has been researching the costs associated with outsourcing mowing services compared to maintaining the work in-house or hiring a part-time employee. Rahe provided a report on the projected mowing costs for 2025, including a review of the Village's mower trade-in history. She informed Council that she is in the process of collecting additional quotes from landscaping companies to ensure a comprehensive comparison of options.

During the discussion, the Fiscal Officer inquired about the methodology Rahe used to calculate her figures, noting that Rahe had not consulted with her directly. Rahe explained that her calculations were based on the wage ordinance. The Fiscal Officer expressed concerns that the data presented was incomplete, highlighting that certain costs had not been factored in. She further remarked that if there was an intention to make significant changes to the Village's mowing procedures for 2026, these considerations should have been addressed in the previous year.

Bohland sought clarification on whether, if mowing services were outsourced, current Village employees would continue to work their standard 40-hour schedules. The Mayor confirmed that employees would indeed maintain their regular hours, even if external companies assumed responsibility for mowing.

Council then discussed the status of the Village's mowers. A question was raised regarding whether the purchase of new mowers had already been authorized. The Fiscal Officer clarified that purchase orders had been issued, and the new mowers had already been delivered. There was some debate regarding the authority to sign the purchases. While it was stated that Council did not approve the Fiscal Officer to sign, the Fiscal Officer clarified that she has routinely signed and submitted the necessary documentation each year as part of the Village's annual maintenance process, and that a formal Council motion had not historically been required for those approvals.

Wozniak asked what steps would be needed to prevent the Fiscal Officer from signing for the mowers in the future. As the discussion became increasingly tense, the Fiscal Officer chose to leave the meeting.

Rollins:

Personnel & Finance Committee: Rollins stated that there are several employees that will be retiring this year. Rollins stated that the committee is working on updating the job description for the street department. Rollins stated that with the recent notification that the Deputy Fiscal Officer will be retiring in June, the committee will be looking at either hiring a replacement or outsourcing to the Regional Income Tax Agency (RITA).

Rollins stated that last year's goal forms were completed by the employees for 2025 and will be requesting employees complete a new goal form for 2026. Rollins will be providing the forms to the employees soon.

Rollins took a moment to express her appreciation for the Fiscal Officer's efforts in preparing the new Council booklet. She remarked that the booklet was exceptionally informative and anticipated it would serve as a valuable resource for Council members. Rollins further reflected on her own experience as a new Council member, noting that she would have greatly benefited from having a similar resource during her initial term.

Records/Retention Committee: Rollins stated that no meeting has been scheduled at this time.

Eric Campbell:

No report

Guests:

Gene Steele: Gene stated that the issue regarding the electrical box at the new water tower has been secured.

Steele wanted to know why the Village Solicitors were not present. Mayor explained that they are out with the flu.

Steele discussed scammers regarding homes being taken through loans that do not require you to be present to sign. Steele was looking for something that could help prevent others from being scammed.

Steele learned there is a protection program run by Conner Rose that flags title transfers and will not allow them to go through until the borrower is present. The number Steele shared for Rose is 419-354-9140.

Gene also stated that the snow removal around town needs attention, indicating residents are not removing snow in an appropriate timeframe.

Denny Henline: Denny stated that the last minutes published were well written. He proceeded to discuss the sale of the Walnut Street building, emphasizing the key points raised earlier in the meeting. In particular, Denny highlighted the process of selling the property without utilizing a sealed bid approach, as previously mentioned.

Denny also addressed the new Council members directly, encouraging them to thoroughly research the details surrounding the real estate transaction involving the Police station. Additionally, he advised them to review information regarding the attorneys currently retained and compensated by the Village.

Mayor Bailey adjourned the meeting at 8:04 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

January 6, 2026

GENERAL POLICE (1000-110)

AMPLEX	FAX, FIBER & TELEPHONE SERVICES	\$	106.36
FROBOSE MARKET IGA	DECEMBER GASOLINE PURCHASES	\$	399.92
COUNTYLINE CO-OP	DECEMBER GASOLINE & SUPPLIES	\$	40.85
		\$	547.13

GENERAL GOVERNMENT (1000-710,715,725)

COMDOC, INC.	USAGE & SUPPLIES	\$	57.43
AMPLEX	FAX, FIBER & TELEPHONE SERVICES	\$	38.92
CARDMEMBER SERVICES	MISC OPERATING SUPPLIES & MATERIALS	\$	123.96
PEMBERVILLE UNION CEMETERY	2025 ANNUAL SUPPORT	\$	2,500.00
		\$	2,720.31

GENERAL LANDS & BUILDINGS (1000-730)

UNIFIRST CORPORATION	RENTAL - UNIFORMS, TOWELS & MATS	\$	183.00
EASTWOOD BAND BOOSTERS	2025 PER CAPITAL FOR RECYCLING AREA	\$	1,326.00
COUNTYLINE CO-OP	DECEMBER GASOLINE & SUPPLIES	\$	163.37
		\$	1,672.37

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

UNIFIRST CORPORATION	RENTAL - UNIFORMS, TOWELS & MATS	\$	59.90
AMPLEX	FIBER & TELEPHONE SERVICES	\$	66.41
FROBOSE MARKET IGA	DECEMBER GASOLINE PURCHASE	\$	36.03
COUNTYLINE CO-OP	DECEMBER GASOLINE & SUPPLIES	\$	320.92
		\$	483.26

INCOME TAX (2071)

CARDMEMBER SERVICES	MISC OPERATING SUPPLIES & MATERIALS	\$	449.46
		\$	449.46

POOL

AMPLEX	FIBER & TELEPHONE SERVICES	\$	11.46
		\$	11.46

TOTAL	\$	5,883.99
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Bank Reconciliation

UAN v2026.1

Reconciled Date 11/28/2025

Posted 12/22/2025 2:40:01 PM

Prior UAN Balance:		\$3,969,468.55
Receipts:	+	\$341,051.86
Payments:	-	\$198,896.98
Adjustments:	+	\$0.00
Current UAN Balance as of 11/28/2025:		\$4,111,623.43
Other Adjusting Factors:	+	\$0.00
Adjusted UAN Balance as of 11/28/2025:		\$4,111,623.43
Entered Bank Balances as of 11/28/2025:		\$4,119,472.07
Deposits in Transit:	+	\$0.00
Outstanding Payments:	-	\$7,723.96
Outstanding Adjustments:	+	\$0.00
Other Adjusting Factors:	+	-\$124.68
Adjusted Bank Balances as of 11/28/2025:		\$4,111,623.43

Balances Reconciled

Reconciliation Notes

Deflating Bank Errors:		
TRANSFER TO INTRAFI		\$6.59
Inflating Bank Errors:		
TRANSFER TO INTRAFI		\$131.27

Governing Board Signatures

There are no outstanding receipts as of 11/28/2025.

There are no outstanding adjustments as of 11/28/2025.

Bank Balances

Reconciled Date 11/28/2025

Posted 12/22/2025 2:40:01 PM

Type	Name	Number	Prior Bank Balance	Calculated Bank Balance	Entered Bank Balance	Difference
Primary	PRIMARY		\$250,000.00	\$395,605.61	\$250,000.00	-\$145,605.61
Investment	F00207		\$204,922.25	\$204,922.25	\$204,922.25	\$0.00
Investment	F25742		\$25,000.00	\$25,000.00	\$25,000.00	\$0.00
Investment	F73916		\$100,000.00	\$100,000.00	\$100,000.00	\$0.00
Investment	GENOA4613		\$200,000.00	\$200,000.00	\$200,000.00	\$0.00
Investment	KEY PSA 2A		\$714,009.63	\$714,009.63	\$714,009.63	\$0.00
Investment	UB19902356		\$100,000.00	\$100,000.00	\$100,000.00	\$0.00
Investment	UB903620		\$125,000.00	\$125,000.00	\$125,000.00	\$0.00
Investment	UBCDARS118		\$0.00	\$0.00	\$0.00	\$0.00
Investment	UBICS43		\$2,163,283.70	\$2,164,167.99	\$2,200,540.19	\$36,372.20
Investment	UNB903619		\$125,000.00	\$125,000.00	\$125,000.00	\$0.00
Investment	UNION03646		\$75,000.00	\$75,000.00	\$75,000.00	\$0.00
Total:			<u>\$4,082,215.58</u>	<u>\$4,228,705.48</u>	<u>\$4,119,472.07</u>	<u>-\$109,233.41</u>

VILLAGE OF PEMBERVILLE, WOOD COUNTY

12/22/2025 2:40:03 PM

Outstanding Payments

UAN v2026.1

Reconciled Date 11/28/2025

Posted 12/22/2025 2:40:01 PM

Account	Type	Payment #	Post Date	Vendor / Payee	Amount
PRIMARY	Warrant	60511	02/05/2025	MONICA HUMMEL	\$245.60
PRIMARY	Warrant	60908	07/07/2025	BIJOU UNIONS LLC	\$211.11
PRIMARY	Warrant	61068	09/04/2025	CHARLETTE HORNYAK	\$34.79
PRIMARY	Warrant	61170	10/22/2025	KELSEY ROLLINS	\$59.75
PRIMARY	Warrant	61188	11/05/2025	GREAT LAKES WATER & WASTE SYSTEMS, LLC	\$500.00
PRIMARY	Warrant	61214	11/19/2025	WATER SOLUTIONS UNLIMITED	\$926.69
PRIMARY	Warrant	61218	11/19/2025	LAKE ERIE TREE SERVICE LLC	\$3,250.00
PRIMARY	Warrant	61220	11/19/2025	POWER LINE SUPPLY CO.	\$1,293.12
PRIMARY	Warrant	61230	11/19/2025	GOVERNMENT ACCOUNTING SOLUTIONS, INC.	\$575.00
PRIMARY	Warrant	61231	11/19/2025	BEEKER TREE SERVICE LLC	\$625.00
PRIMARY	Warrant	61239	11/20/2025	E.B.M.C.	\$2.90
					<hr/>
					\$7,723.96



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,

01/06/2026

ALARM

1

ANIMAL COMPLAINT

1

ASSIST CITIZEN

1

ASSIST FIRE / EMS

1

ASSIST OTHER AGENCY

2

MISSING PERSON

1

TRAFFIC DETAIL

1

TRAFFIC VIOLATION

3

These are the calls for service totals to finish out December 2025. The year end total for 2025 was 321 total calls for service.

Respectfully submitted,
Police Chief John Vaughn



Pemberville Police Department

Calls by Nature of Call - Summary

Date: 01/06/2026

Page 1 of 2

Selection Criteria **Calls Received Date From: 01/01/2025 Calls Received Date To: 12/31/2025 Nature of Call: All**

Nature Code	Nature Description	Total Calls Received
20A	Neighbor Complaint	3
92	Vehicle Unlock	4
C-10	Assist Fire / EMS	60
2	Property Damage Crash OH-1	6
19	Contact by phone	2
86	Traffic Violation	116
80	Roadway Obstruction	2
C-24	Scam Report	4
C-27	Identity Fraud	2
34	Juvenile Complaint	4
38	Missing person	2
C-7	Assist Other Agency	12
C-14	Property Damage	3
C-28	Parking Complaint	1
C-6	Welfare Check	8
18A	Animal complaint	7
63	Investigation / Followup	2
78	Alarm	9
62	Traffic Detail	3
20	Domestic Complaint	4
C-1	Private Property Crash	4
C-29	Check Property	3
84	Open Door/Window Business/Residence	4
C-30	Open Burning	3
C-3	Mental Health Emergency	8
C-19	Suspicious Incident	5
60	Suspicious Person	2
C-31	Downed Utility Lines	1
82	Disabled Vehicle	2
C-32	Paper / Notice Services	5
9	Investigate complaint	1
C-17	Information Reporting	3
C-21	Criminal Trespass	1
C-25	Disturbance	1
C-16	Criminal Mischief	1



Pemberville Police Department

Date: 01/06/2026

Calls by Nature of Call - Summary

Page 2 of 2

Selection Criteria

Calls Received Date From: 01/01/2025 Calls Received Date To: 12/31/2025 Nature of Call: All

60A	Suspicious Vehicle	1
C-4	Assist Citizen	1
58A	Suicide attempt	1
C-33	Check Safety	3
C-2	Unauthorized Use of a Motor Vehicle (UUMV)	2
48	Sexual Assault / Rape	1
C-34	Credit Card Fraud	1
8	Assault	1
16	DOA	1
47	Get report	1
C-35	Protection Order Violation	1
C-13	Harassment	1
C-9	Keep The Peace	1
72	Threats or Harassment	1
93	Dispute	1
15M	Misdemeanor warrant	1
C-36	Abuse Investigation	1

Total Calls Received

321

Board Of Public Affairs
Bills being submitted for payment

5-Jan-26

WATER - 5101

NATHAN SCHULTZE	2025 WINTER GEAR	\$ 150.37
MID-AMERICAN SALT	BULK CONDITIONING SALT	\$ 2,779.65
BOB'S PLUMBING & HEATING	REPAIR TO COPPER LINE	\$ 221.86
MASI	LAB TESTING	\$ 358.20
CITY OF TOLEDO	WATER SAMPLE TESTING	\$ 50.00
BROWN SUPPLY	MISC SUPPLIES & MATERIALS	\$ 15.60
UNIFIRST CORPORATION	RENTAL - UNIFORMS, MATS & TOWELS	\$ 87.14
COMDOC, INC	COPIER USAGE & SUPPLIES	\$ 57.44
AMPLEX	FAX, FIBER & TELEPHONE SERVICES	\$ 38.93
CARDMEMBER SERVICES	MISC SUPPLIES & MATERIALS	\$ 248.29
Total Water		\$ 3,575.68

SEWER - 5201

GREAT LAKES WATER & WASTEWATER	FLOAT SWITCH	\$ 612.00
FRONTIER	TELEPHONE SERVICE - MONITOR WWTP	\$ 162.46
UNIFIRST CORPORATION	RENTAL - UNIFORMS, MATS & TOWELS	\$ 83.44
COMDOC, INC	COPIER USAGE & SUPPLIES	\$ 57.44
AMPLEX	FAX, FIBER & TELEPHONE SERVICES	\$ 38.93
CARDMEMBER SERVICES	MISC SUPPLIES & MATERIALS	\$ 248.28
Total Sewer		\$ 774.46

ELECTRIC - 5301

KENNETH RAHE	REIMBURSEMENT (GRASS SEED & ROLLING)	\$ 139.97
HOME DEPOT CREDIT SERVICES	CHRISTMAS LIGHTS	\$ 59.80
GROSS ELECTRIC	FLOOD LED	\$ 449.24
POWER LINE SUPPLY CO.	MISC SUPPLIES & MATERIALS	\$ 6,565.55
UNIFIRST CORPORATION	RENTAL - UNIFORMS, MATS & TOWELS	\$ 104.55
COMDOC, INC	COPIER USAGE & SUPPLIES	\$ 57.44
AMPLEX	FAX, FIBER & TELEPHONE SERVICES	\$ 38.93
CARDMEMBER SERVICES	MISC SUPPLIES & MATERIALS	\$ 248.30
Total Water		\$ 7,663.78

WATER CAPITAL IMPROVEMENT - 5703

TD ENGINEERING LLC	ENGINEERING (WATERTOWER & ALLEY WL)	\$ 1,684.23
Total Water		\$ 1,684.23

Total for all Utilities \$ 13,698.15

**AN ORDINANCE AMENDING PERMANENT APPROPRIATIONS
ORDINANCE 1687 FOR FISCAL YEAR 2025 AND DECLARING AN
EMERGENCY**

WHEREAS, The Village Council of the Village of Pemberville, Ohio, previously adopted annual appropriations for the fiscal year 2025 in accordance with Ohio Revised Code §5705.38; and,

WHEREAS, it is now necessary to amend certain line-item appropriations within existing funds pursuant to Ohio Revised Code §5705.40, without increasing the total appropriations for those funds; and,

WHEREAS, these amendments are required to ensure proper allocation of wages and operating expenditures and to maintain compliance with payroll, audit, and financial reporting requirements.

NOW, THEREFOR, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF PEMBERVILLE, COUNTY OF WOOD, AND STATE OF OHIO:

SECTION 1: That the following amendments to the 2025 annual permanent appropriations are hereby authorized:

<i>Tax – 2071</i>				
770-[190]	Other – Personal Services	Increase	\$1,700.00	
770-[400}	Benefits, Contractual Services, Supplies, & Capital Outlay	Decrease		\$1,700.00
<i>Water – 5101</i>				
533-[190]	Other – Personal Services	Increase	\$5,000.00	
533-[500]	Capital Outlay	Decrease		\$5,000.00
<i>Sewer – 5201</i>				
543-[190]	Other – Personal Services	Increase	\$2,800.00	
543-[400]	Benefits, Contractual Services, Supplies, & Capital Outlay	Decrease		\$2,800.00

SECTION 2: These amendments do not change the total appropriations for any of the above funds. All other appropriations previously adopted shall remain in full force and effect.

SECTION 3: This ordinance shall be deemed effective as of December 1, 2025, for accounting, payroll, and audit purposes, and the Fiscal Officer is authorized to record these amendments retroactively in the Village’s financial records

SECTION 4: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the Village, to ensure timely payroll processing and uninterrupted utility operations; wherefore, the Ordinance shall take effect immediately upon passage.

Passed: _____

Mayor

Attest:

Fiscal Officer

**ORDINANCE AUTHORIZING THE MAYOR OF THE VILLAGE OF PEMBERVILLE
TO ENTER INTO A CONTRACT OR CONTRACTS WITH MARTIN AND WOOD
APPRAISAL GROUP FOR PURPOSES OF APPRAISAL OF THE REAL ESTATE
OWNED BY THE VILLAGE OF PEMBERVILLE AT 126 WALNUT STREET,
PEMBERVILLE, OH**

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF
PEMBERVILLE, COUNTY OF WOOD, STATE OF OHIO:

SECTION 1: That the Village of Pemberville, by and through its Mayor, is authorized to enter into a contract or contracts with the Martin and Wood Appraisal Group, for purposes of appraising village owned real estate. The real estate being sold is located at 126 Walnut Street, Pemberville, OH, parcel number D16-512-100203005000. The legal description for said property is as follows: Lot Number Sixty-One (61) less the north Thirty-Nine Feet, in the Village of Pemberville, Wood County, Ohio.

SECTION 2: This Ordinance shall take effect as an emergency measure. The reason for the emergency is entering into said contract is imperative in order to meet the deadline of said auction and public posting notices.

Passed: _____

Mayor

Attest:

Fiscal Officer

**AN ORDINANCE AMENDING ORDINANCE 1695 BY REMOVING THE
PERPETUAL RESTROOM AGREEMENT, ON THE SALE OF REAL PROPERTY
LOCATED AT 126 WALNUT STREET AND DECLARING AN EMERGENCY**

WHEREAS, Ordinance 1695 included the following provisions:

- *“WHEREAS, the Council of the Village of Pemberville desires to lease in perpetuity the front portion of the building where the public restrooms are in order to maintain open, public restrooms for the downtown area from the winning bidder,” and*
- *“WHEREAS, the Council of the Village of Pemberville retains total control over the restrooms for the downtown area from the winning bidder.”*

WHEREAS, Council now finds it necessary to remove and repeal these provisions in their entirety, and

WHEREAS, the Council of the Village of Pemberville has determined that the real property known as 126 Walnut Street in said Village, with a permanent parcel number of D16-512-100203005000 is no longer needed for storage purposes, and

WHEREAS, the Council of the Village of Pemberville has determined that it is in the best interest to sell the property,

WHEREAS, the Buyer of the Real Estate agrees to maintain restrooms for Village of Pemberville usage as public facilities,

NOW THEREFORE, be it hereby ordained real estate belonging to the Village of Pemberville, Ohio, two thirds of all members elected thereto concurring:

SECTION 1: The two *WHEREAS* clauses quoted above from Ordinance 1695, which required Village to retain a perpetual leasehold interest in the public restroom portion of the building are hereby repealed and removed in their entirety. This amendment replaces the perpetual lease requirement with the condition that the Buyer maintains restroom facilities for public use.

SECTION 2: That the following described real estate belonging to the Village of Pemberville, Ohio is not needed for any municipal purpose, other than the restroom facilities, to wit:

- Situated in the county of Wood, in the State of Ohio and in the Village of Pemberville;
- Being a parcel of land legal descriptions attached;
- Parcel No.: D16-512-100203005000

SECTION 3: That the Mayor and Fiscal Officer of the Village of Pemberville, Ohio be and hereby are authorized to sell said real estate to the highest bidder according to law, upon payment in cash or cashier’s check, and the said Mayor and Fiscal Officer are hereby authorized to convey said real estate by Quit Claim Deed to the highest bidder, subject to the condition that the Buyer maintain restrooms facilities for public use to the highest bidder.

SECTION 4: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety, to facilitate the timely sale of the property it shall therefore take effect immediately upon passage.

Passed this ____ day of _____, 2026

Carol A. Bailey, Mayor

Attest:

Sarah Dyer, Fiscal Officer