

**OTTAWA HILLS VILLAGE COUNCIL
SPECIAL MEETING MINUTES**

August 3, 2026 7:00 PM

Call to Order – Mayor Thompson

7:00 PM

Village Representatives in Attendance

Mayor Thompson
Councilman Darren Moore
Councilman Mark Mockensturm
Councilman Edward Shimborske III
Councilwoman Heather Phillips

Councilwoman Wendy Greeley
Village Administrator April McDonald
Solicitor Kati Tharp

Citizen Attendees

Nasrin Afjeh
Kevin Merrill
Chad Carter
Kyle Andrews
Matthew Gutchess
Brandon Elliott

Yarko Kuk
Tim Cummins
Alaa Kassem
Sarah Andrews
Lina Gutchess

Acting Clerk

A motion was made by Mr. Shimborske and seconded by Mr. Mockensturm to appoint Ms. McDonald as acting clerk for the meeting. The motion passed unanimously.

Swearing In

Mayor Thompson introduced Jim Darling and David Bowman and administered the Oath of Office, officially swearing them in as new officers with the Ottawa Hills Police Department.

Minutes

A motion was made by Ms. Phillips and seconded by Mr. Mockensturm to approve the minutes as amended from July 6, 2026, Council meeting. The motion passed unanimously.

Mayor's Report

Mayor Thompson stated that the first reading of the proposed short-term rental legislation was held at the previous meeting. Since that time, the Village has received several emails and phone calls regarding the proposed legislation, including comments and questions that warrant further consideration.

Mayor Thompson recommended deferring the second reading to allow additional discussion and review of the proposed legislation. He noted that the Village has been working on the legislation for some time and wants to ensure that it is in the best interest of the community. He further stated that the feedback received from residents, including those known to have short-term rentals, may provide opportunities to improve or further consider the proposed legislation.

**OTTAWA HILLS VILLAGE COUNCIL
SPECIAL MEETING MINUTES**

August 3, 2026 7:00 PM

Mayor Thompson noted that the three-reading process provides an opportunity for discussion and public comment before legislation is adopted. Residents were encouraged to provide comments and feedback as the Village continues to review the proposed legislation.

Mayor Thompson read Ordinance 2026-7:

Ordinance 2026-7:
(Second Reading)

An ordinance amending ordinance
No. 2002-8, as amended, the Zoning Code
of the Village of Ottawa Hills, by adopting
Article XVI regarding short-term and
mid-term rental regulations.

A motion was made by Mr. Shimborske, seconded by Mr. Mockensturm, to table Ordinance 2026-7 and refer it back to the Zoning Commission for further discussion.

Mayor Thompson stated that the Zoning Commission will hold a question-and-answer session to provide residents with an opportunity to ask questions and share their concerns.

Mayor Thompson stated that he understood Resolution 2026-14 would receive three readings and noted that Council had waived the three-reading requirement. He continued on by reading the resolution in its entirety and invited Council members to comment. Ms. Phillips stated that she misunderstood the discussion regarding waiving the three readings and seconded the motion based on that understanding. Mr. Mockensturm stated that he was caught off guard by waiving the readings and would have preferred additional discussion to address concerns raised by residents.

Mr. Moore stated that he supported waiving the three readings, noting that the resolution would not change the Village's existing practices and that Council should remain focused on municipal matters. Mrs. Greeley stated that Council had heard differing opinions from residents and that not all community members shared the same position. Ms. Phillips stated that the resolution acknowledged a community concern and affirmed the Village's existing practices. Mr. Shimborske stated that he believed the matter would have been more appropriately addressed by a proclamation rather than resolution.

Mayor Thompson stated that, regardless of the resolution, the Village will continue to provide services to residents without regard to immigration status, consistent with applicable law.

Mr. Moore stated that he agreed with the Village continuing to provide services without regard to immigration status. He clarified that his concern was whether the resolution was necessary and whether it could create unnecessary risks or draw unwanted attention to the Village. Mr. Moore stated that the Village is already providing these services and that he did not agree with bringing national political issues into the Village.

**OTTAWA HILLS VILLAGE COUNCIL
SPECIAL MEETING MINUTES**

August 3, 2026 7:00 PM

Citizen Comments

Mr. Gutchess introduced himself and commented on the proposed resolution, questioning its necessity and whether the Village has any means of determining an individual's immigration status. He also addressed the proposed short-term rental ordinance, expressing concern that it could affect his month-to-month apartment leases and result in significant fines. He stated that his properties are zoned multi-family and that he would pursue legal action if necessary.

Mr. and Mrs. Andrews addressed the proposed short-term rental ordinance. Mr. Andrews stated his support for tabling the ordinance and indicated they would participate in future Zoning Commission meetings.

Mrs. Afjeh expressed personal criticism of the Mayor.

Council Action

Ms. McDonald stated that the Ottawa Hills School Foundation has approximately \$200,000 available for the Hardman Field project. She reported that the engineering plans were approximately 90% complete and requested authorization to proceed with the sod portion of the project to allow for fall planting. The Foundation would be responsible for the engineering, contractor costs, and donor plaque. Council would later be asked to formally accept the donation.

Mayor Thompson noted that bidding may not be required depending on the engineer's estimate; if bidding is required, it could add approximately three weeks to the process.

A motion was made by Mr. Shimborske and seconded by Mrs. Greeley to accept bids for the 2026 Hardman Field Project. The motion passed unanimously.

Finance & Future Planning – Mr. Mockensturm

Mr. Mockensturm reported approximately \$350,000 in income tax collections, with year-to-date collections of approximately \$3,087,000 against the 2026 revenue budget of \$4,543,000. He stated that revenues remain on track, with additional collections expected after extension season. Approximately 44% of the operating budget and 31% of the overall budget have been expended.

Ms. McDonald reported that the Village has not yet received its first invoice for the Edgevale project but expects significant costs within the next 30 days. Mayor Thompson noted that the project is expected to cost approximately \$2 million after shared costs with the County.

Human Resources – Ms. Phillips

No Report

Safety – Mr. Moore

No Report

**OTTAWA HILLS VILLAGE COUNCIL
SPECIAL MEETING MINUTES**

August 3, 2026 7:00 PM

Services & Environment – Mrs. Greeley

Mrs. Greeley reported on the recent committee meeting regarding the deer cull for the upcoming hunting season. A longtime Village hunter provided information regarding the deer population and reported signs of a healthier herd.

Statistics from August 13, 2025, through July 14, 2026, included approximately 13 deer-related police calls, 8 deer dead on arrival, and 7 vehicle-deer crashes. Last year, 30 deer were authorized for the cull.

The Committee discussed authorizing 10 hunters to cull up to four deer each, for a total of 40 deer. Mr. Shimborske stated that the Committee continues to evaluate the effectiveness of the deer cull and noted the hunter's comments regarding the health of the ecosystem.

Ms. Phillips asked about the floristic study. Ms. McDonald stated that it had been received and would be distributed. The hunter also recommended that an aerial deer count would not be beneficial.

Ms. Phillips suggested collecting the deer-related statistics annually to establish a trend. Mr. Shimborske suggested inviting the hunter to provide an annual update.

A motion was made by Mrs. Greeley to authorize the deer cull with a limit of 40 deer, and Mr. Mockensturm seconded the motion. The motion passed unanimously.

Streets & Bridges – Mr. Shimborske

Mr. Shimborske reported that the Street and Finance Committee is working to finalize a date to discuss a 10-year financial plan.

Ms. McDonald reported that the Edgevale project is progressing on schedule. A few traffic concerns were addressed, including issues related to an estate sale and contractor-related trash. She stated that the concerns were promptly resolved and that a full-time inspector is monitoring the project. Progress meetings are held every few weeks with the engineers, contractor, and subcontractors.

Mayor Thompson noted that this is a large project with a contractor the Village has not previously worked with and stated that the project appears to be progressing well.

Equipment, Utilities, Building & Grounds – Mr. Wimmers

No report

Solicitors Report – Mrs. Tharp

Mrs. Tharp stated that much of her time in July was spent developing the short-term rental regulations. She emphasized the importance of citizen input and stated that the regulations were developed in coordination with the Zoning Commission. She clarified that it was not the Village's intent to impose substantial fines on a landlord and that the Village appreciates the feedback

**OTTAWA HILLS VILLAGE COUNCIL
SPECIAL MEETING MINUTES**

August 3, 2026 7:00 PM

received. She stated that the Village will continue working to develop regulations that address the issue without unnecessary legal challenges.

Administrator's Report

Ms. McDonald reported that the Village audit is ongoing and commended Mrs. Hoffman for her work, noting positive feedback regarding the timely submission of requested information.

Ms. McDonald reported continued pumping issues on Indian Road and stated that pumping may need to resume within the next two days. She noted that two 5K events are scheduled on Indian Road in the coming weeks and that backup plans may be necessary. Mayor Thompson stated that the Indian Road sanitary sewer issue is a Lucas County responsibility and that the work area is approximately 40 feet deep, making the repair complex.

Ms. McDonald asked for ideas for an Eagle Scout project. Ms. Phillips suggested bat housing, noting that the idea was discussed during a Nature Conservancy invasive species series regarding bats in the area.

Old Business

Ms. Phillips asked how many baseball games were contracted out. Ms. McDonald stated that approximately six games were contracted and paid in full prior to the games. Ms. McDonald stated that no additional costs were incurred because police presence was not required and Mr. Hardman handled the cleaning.

Ms. Phillips asked whether proclamations should be posted on the Village website. Ms. McDonald stated that the Village does not have copies of the signed proclamations but may have drafts of the originals.

New Business

A motion was made by Mr. Mockensturm and seconded by Ms. Phillips to approve the payment to Kati Tharp in the amount of \$1,526.50 for the period of June 2026. The motion passed unanimously.

Resolutions and Ordinances

Mayor Thompson read Ordinance 2026-15:

Ordinance 2026-15:

Resolution declaring the official intent and reasonable expectation of the Village of Ottawa Hills on behalf of the State of Ohio to Reimburse its capital grant fund and/or road Levy fund for the Evergreen Road Bridge Project, OPWC application/project ID CL26AD/CL27AD, with the proceeds of tax exempt debt from the State of Ohio.

Motion to waive three readings:

Motion – Mr. Shimborske

**OTTAWA HILLS VILLAGE COUNCIL
SPECIAL MEETING MINUTES**

August 3, 2026 7:00 PM

Motion to adopt legislation:	Second – Mrs. Greeley Unanimous Approval
	Motion – Mr. Shimborske Second – Mr. Mockensturm Unanimous Approval
Yeas (5) –	Mr. Mockensturm, Mr. Shimborske Mr. Moore, Ms. Phillips, Mrs. Greeley
Nays (0) –	

Mayor Thompson read Resolution 2026-16:

Ordinance 2026-16:	Authorizing a contract for annual tree pruning services for the Village of Ottawa Hills, and declaring an emergency.
--------------------	--

Motion to waive three readings:	Motion – Mr. Shimborske Second – Mr. Mockensturm Unanimous Approval
---------------------------------	---

Motion to declare an emergency:	Motion – Mr. Shimborske Second – Mr. Mockensturm Unanimous Approval
---------------------------------	---

Motion to adopt legislation:	Motion – Mr. Shimborske Second – Mr. Mockensturm Unanimous Approval
------------------------------	---

Yeas (5) –	Mr. Mockensturm, Mr. Shimborske Mr. Moore, Ms. Phillips, Mrs. Greeley
Nays (0) –	

Citizen Comments

Ms. McCullough introduced herself and thanked the Mayor for addressing the proposed resolution that was defeated at the previous meeting. She thanked the Council members who supported the resolution and stated that the group had spent significant time meeting with the Mayor, Police Chief, Village Administrator, and Solicitor regarding the proposed resolution.

Ms. McCullough stated that the meetings were intended to provide information regarding federal immigration enforcement and community safety. She commended Police Chief Reuther's leadership and referenced his participation in the discussions. She expressed concern that the proposed resolution's defeat reflected a lack of consideration for the safety and concerns of diverse

**OTTAWA HILLS VILLAGE COUNCIL
SPECIAL MEETING MINUTES**

August 3, 2026 7:00 PM

members of the community. Ms. McCullough also questioned the Safety Committee's lack of recent updates and referenced the discussion regarding E-Bikes.

Next Meeting Date
August 31, 2026

Adjournment
8:09 PM

A handwritten signature in black ink, appearing to read "M. J. Thompson", is written above a horizontal line.

Mayor Thompson