RECORD OF PROCEEDINGS

Minutes of New Russia Township Regular Trustee Meeting

HELD **September 16, 2025**

Vice-Chairman, Scott Justin called the September 16, 2025 Regular Trustee Meeting to order @ 6:00 pm, followed by the Pledge of Allegiance.

Trustees: Scott Justin, Michelle Tyner were present, as well as Fiscal Officer, Lisa Akers. Chairperson Patricia Brubaker, was absent. Staff and Public: Deputy Plemons, Cynthia Breda, Richard Polen, Rob Duncan, Dan Polen, Greg Anderson, Aaron Grimm, Ron Zaleha.

Motion to Approve September 2, 2025 Special Meeting Minutes

Motion was made by Michelle Tyner to approve the September 2, 2025 Special Meeting Minutes, seconded by Scott Justin. RCV: Michelle Tyner—aye; Scott Justin—aye.
MOTION CARRIED **2025-09-163**

Motion to Approve September 2, 2025 Regular Meeting Minutes

Motion was made by Michelle Tyner to approve the September 2, 2025 Regular Meeting Minutes, seconded by Scott Justin. RCV: Michelle Tyner—aye; Scott Justin—aye.
MOTION CARRIED **2025-09-164**

Motion to Approve September 10, 2025 Special Meeting Minutes

Motion was made by Michelle Tyner to approve the September 10, 2025 Special Meeting Minutes, seconded by Scott Justin. RCV: Michelle Tyner—aye; Scott Justin—aye.
MOTION CARRIED **2025-09-165**

FISCAL OFFER'S REPORT

Motion to Approve MOU for CodeRED Emergency Notification System

Motion was made by Michelle Tyner to approve the Memorandum of Understanding for the CodeRED Emergency Notification System with Lorain County Commissioners from April 1, 2025 to March 30, 2026, seconded by Scott Justin. RCV: Michelle Tyner—aye; Scott Justin—aye. **MOTION CARRIED** **2025-09-166**

Motion to Approve Warrants

Motion was made by Michelle Tyner to approve Warrants totaling $50,273.03, seconded by Scott Justin. RCV: Michelle Tyner—aye; Scott Justin—aye.
MOTION CARRIED **2025-09-167**

RECORD OF PROCEEDINGS

Minutes of New Russia Township Regular Trustee Meeting

HELD **September 16, 2025**

PUBLIC CONCERNS AND REQUESTS

Richard Polen: -In regards to noxious weeds, he has 25 acres next to his property that hasn't been plowed for quite some time, currently only 3 laps around perimeter is currently mowed, he has concerns about noxious weeds. ***-Trustee Justin stated the LC Commissioners own that property and he will contact to mow.***

Greg Anderson: -44919 Albrecht Road Resident, he is the neighbor who complained about Gretchen Dutko's property regarding noxious weeds. When he mows he is getting chiggers on him and her noxious weeds has caused extra weeds to grow on his property and additional rodents have appeared. Ms. Dutko originally approached his wife when she asked if they have an issue with her lack of mowing, his wife stated "no" since she doesn't like confrontation, but after last Trustee Meeting he himself told Mr. Dutko it was him that has the issue. He wanted clarification of what Trustees told her and how to comply. He feels her yard is causing his property value to decline. ***Trustee Justin stated Ms. Dutko has till the end of October 2025 to comply, in which the noxious weeds need removed but she is allowed to keep native plants.*** Richard Polen inquired how do you get rid of noxious weeds? ***Trustee Justin stated possibly the frost will get rid of them.***

Aaron Grimm, South Amherst Fire Chief: -Recently purchased a used ambulance from Margaretta Township for $20,000.00, in which they plan on using as back-up for CLCJAD. Requesting $5,000.00 contribution to help pay cost. Also, requesting funding from Henrietta and Brownhelm Townships. SA Village will be responsible for maintenance of vehicle. ***Fiscal Officer asked if they discussed with CLCJAD Board before purchasing, in which Mr. Grimm said yes but could not provide name. FO inquired if they have paramedics on staff, Mr. Grimm stated 2 paramedics, 5/6 EMT's. FO stated she believes discussion needs to happen with Chairperson Brubaker first before deciding since she is on CLCJAD Board. Trustee Tyner requested Mr. Grimm send NRT a proposal.***

STAFF REPORTS

Cynthia Breda: -Does not agree with Mr. Griner's Observations Noted #1 from September 2, 2025 Regular Trustee Meeting Minutes regarding Land Use Plan, in which Mr. Griner stated "We need to be careful relying too heavily on survey results, as person with bias are probably overrepresented." Ms. Breda feels that everyone in Township had an opportunity to complete survey and if they chose not to complete, then those same people should not be represented. Also, disagrees with Mr. Griner's Observations Noted #4, in which Mr. Griner stated "Currently committee is going in many different directions, without a clear path forward or schedule to complete the document". Ms. Breda stated there was a clear path after first Land Use Plan Meeting but after when additional members were added to the Board, that's when the Land Use Plan went awry, and those same people had their own agenda. ***Fiscal Officer stated she would reiterate in minutes that those statements communicated in 9/16/2025 Meeting Minutes were Mr. Griner's opinions and not Ms. Breda's.***

RECORD OF PROCEEDINGS

Minutes of New Russia Township Regular Trustee Meeting

HELD **September 16, 2025**

Deputy Plemons: Calls for Service

-August 14th, 45000 block of Russia Rd., deputies assisted EMS on a medical call.
-August 16th, 45000 block of E. Hamilton St. deputies assisted a home owner who couldn't find his dog. The dog was located under a bed in the home.
-August 16th, 45000 block of Butternut Ridge Rd., deputies assisted EMS with a patient.
-August 19th, 12000 block of Oberlin Rd.,, reference a protection order violation complaint.
-August 20th, 44000 block of Russia Rd., a theft complaint was taken from a local business.
-August 20th. 48000 block of Russia Rd., reference an online fraud complaint.
-August 26th, 45000 block of E. Hamilton St., reference a trespassing complaint. A drifter of some sort was seen on video sleeping in the home owners dog house.
-August 29th, 44000 block of Parsons Rd., reference a welfare check of the home owner.

John Honoshofsky*: (Vice-Chairman Justin read report in his absence)*

-Daily road checks continue, chipped brush, finished mowing road ditches, dirt, seed, straw at the Cemetery.
-Transfer case in F550 needs replaced, reviewed estimates from Harrison Ford $5,054.54, and Authorized Transmission $3,500.00 (2 year-24,000 mile warranty) *FYI...Cost for new truck would be $108,000 with trade-in.*
-Reviewed estimates from Environmental Restoration $10,595.00 (Route 511 only) and Blake's Sanitation $7,200.00 (Route 511, 2 sites E Hamilton) to clean tile on Route 511 property owned by Republic Services to help with Clark Lane flooding. Environmental Restoration gave verbal estimation for all three areas over $20,000.00.

Motion to Approve F550 Transfer Case Repair

Motion was made by Scott Justin to approve F550 transfer case repair from Authorized Transmissions at a cost not-to-exceed $3,500.00, seconded by Michelle Tyner. RCV: Scott Justin—aye; Michelle Tyner—aye. **MOTION CARRIED** **2025-09-168**

Motion to Approve Jet Clean Three Sites

Motion was made by Scott Justin to approve Blake's Sanitation Ltd to jet clean three sites: Route 511 near Clark Lane, East Hamilton/Parsons Road, East Hamilton at a cost not-to-exceed $7,200.00, seconded by Michelle Tyner. RCV: Scott Justin—aye; Michelle Tyner—aye. **MOTION CARRIED** **2025-09-169**

TRUSTEE BUSINESS

Correspondence were reviewed and found in order.

RECORD OF PROCEEDINGS

Minutes of New Russia Township Regular Trustee Meeting

HELD **September 16, 2025**

Motion to Accept Daniel Jarven's Resignation

Motion was made by Michelle Tyner to accept Daniel Jarven's resignation as Zoning Inspector, effective December 1, 2025, seconded by Scott Justin. RCV: Michelle Tyner—aye; Scott Justin—aye. **MOTION CARRIED** **2025-09-170**

Motion to Approve Revised Rental Contract

Motion was made by Scott Justin to approve the revised Rental Contract effective immediately, seconded by Michelle Tyner. RCV: Scott Justin—aye; Michelle Tyner—aye.
MOTION CARRIED **2025-09-171**

-Fiscal Officer inquired if Trustees would like to continue holiday decorating, last year's cost was $900.00. Trustees requested current cost before deciding.

-Trustee Tyner stated she had a meeting with Team NEO which included: Jeff Armbruster-Lorain County Administrator, Rich Polen—Resident, Christine Nelson—Team NEO, Kendra Cundiff—Team NEO. Stated this meeting was held as an informational tool to pass along to public. Passed out presentation packet from Team NEO which is given to end users who may be interested in developing area. Inquired why NRT hasn't been contacted about "mega-site" and Trustee Tyner was surprised to hear that Team NEO did contact NRT back in 2021. Team NEO promotes jobs for North East Ohio but there is no indication of what industry is interested in mega-site. Wisdom Tree is in the process of purchasing Ceres Partners, who owns majority of land that encompasses mega-site. Also, stated Jobs Ohio does not want a Data Center in that area. Rob Duncan from Lorain County stated that certain zoning is needed for mega-site and NRT should work with developer while we can still have a say of what we want and where we want it as far as industry and housing. If developers don't get desired zoning, Wisdom Tree has deep pockets and will tie-up in courts until NRT funds are drained or gives up, then Developers will get what they want anyway. Mr. Duncan encourages NRT to use this time wisely while we still have a say. Trustee Tyner stated the survey indicates people want to live in NRT not just work here. Mr. Duncan stated the majority of survey responses (which are limited in number) are from individuals 60 years and older and that is not reality any longer. Trustee Tyner stated the mega-site will be a "hard-sell" to residents, more information is needed but a referendum may happen if residents are against. Trustee Tyner stated more information is needed and that's why the Land Use Plan Board will take their time to root-out issues until real information is available. Mr. Duncan again encouraged NRT to work with Team NEO and Jobs Ohio while NRT still has a say in zoning instead of being sued in the long-run and they'll end-up putting things where they want. Trustee Tyner stated NRT needs an attorney that has development knowledge not just an attorney for creating JEDDs. Trustee Tyner stated the next Special Meeting for attorney discussion with Benesch Law will be September 22 or September 24, 2025. Trustee Tyner inquired with Team NEO if there are grants available for Townships to help bare cost of attorney fees. Fiscal Officer inquired why the other two Trustees weren't included in this meeting, a Special Meeting could have been held for all to hear? Trustee Tyner stated that Andrew Cooper from Jobs Ohio who set-up meeting, said Team NEO wanted to keep it simple.

-Dan Polen stated why ruin 2,000 acres of farmland for development?
-Richard Polen stated that over 1/3 of farmland in the State of Ohio is gone. How will people eat if no more farmland?

RECORD OF PROCEEDINGS

Minutes of New Russia Township Regular Trustee Meeting

HELD **September 16, 2025**

Motion to Adjourn

Motion was made by Michelle Tyner to adjourn meeting at 6:50 pm, seconded by Scott Justin. RCV: Michelle Tyner—aye; Scott Justin—aye.

MOTION CARRIED **2025-09-172**

AFFIRMED by Scott Justin at October 7, 2025 Regular Meeting

ATTESTED Lisa Akers at October 7, 2025 Regular Meeting

RECORD OF PROCEEDINGS

Minutes of New Russia Township Regular Trustee Meeting

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