

MINUTES FOR THE REGULAR CITY COUNCIL MEETING

August 24, 2026

Bellevue City Council met on Monday, August 24, 2026, at 7:30 p.m. Following the Pledge of Allegiance, a prayer was offered by Councilman, Mr. Wynbissinger. Council members present: MR. BAKER, MR. DANIEL, MR. HILL, MR. MORRISON, MS. MUNIZ, MR. SHEPHERD, and MR. WYNBISSINGER.

The minutes of the regular City Council meeting of August 10, 2026, were presented for approval. A motion was made by Ms. Muniz to approve the minutes as written. It was seconded by Mr. Wynbissinger. The minutes are approved as written.

REPORTS AND COMMUNICATIONS FROM CITY OFFICIALS:

Mayor Strecker stated that for Halloween this year there will be a new and exciting event for children. On October 27, 2026, there will be the first annual Kids Candy Walk from 5:00 p.m. to 7:00 p.m. This will take the place of the Halloween parade. Regular Trick or Treating will be on Halloween night, October 31, 2026, from 5:30 p.m. to 7:30 p.m.

Safety-Service Director, Mr. Brugnone, turned his time over to Robert Sutherland, Street Department Superintendent. Mr. Sutherland listed streets that will be worked on: Center Street, Brinker Street, Decker Street, East Ohio off Center Street, the alley off Ohio, Euclid, Union, York, and Roth Court. He has a map of all the streets that have been worked on in the last few years, and it is pretty impressive.

Route 20 has just a few more manholes and basins to work on as they are working their way east. They are doing the inside lanes. Striping should be done this week. The bike trail will be striped. Everything is moving along nicely. They will be putting up camera systems on the intersections of 308 and 302.

They are just finishing up some catch basins and have a few more things to do before fall.

REPORTS FROM CITY COUNCIL MEMBERS:

Mr. Shepherd mentioned that with regards to Mrs. Meyers' comments last month regarding the changes at Wendy's and how she wasn't aware of the zoning meeting previous to the changes, he inquired if Council should publish a notice when meetings are being held by the Zoning Commission. Safety-Service Director, Mr. Brugnone, stated that the dates and times of these meetings are published in the Sandusky Register.

Mr. Baker stated that a few citizens talked with him about repairs needing to be done to commercial properties in the downtown area. He assured them that repairs to commercial properties will not be looked at any differently than residential properties.

Mr. Hill stated that he has been approached by a couple of citizens regarding parking in the downtown area. John Miller is doing some great things on his properties in the City. He does have some equipment sitting in parking areas that blocks parking for citizens when they go downtown. Perhaps he could park the equipment in a different area.

COMMITTEE REPORTS:

President Pro Tempore, Mr. Baker stated that a Committee of the Whole work session was held tonight to discuss proposed Ordinances No. 19-26, 20-26, and 21-26. It was voted to take Ordinances No. 19-26 and 21-26 out of committee and add them to tonight's agenda by motion during the regular Council meeting. Ordinance No. 20-26 will go on hold for now.

CITIZEN COMMENTS:

Heather Pollick, Sandusky County Land Bank Executive Director, stated that the property on 150 Ashford Avenue has many serious issues and she has had several neighbors contact her. She has seen various police and fire reports on the property. She is wondering if there is anything that can be done to declare the property a nuisance. If it is declared inhabitable, they can help demolish it. She knows it takes time. It is really affecting the neighbors there. There are piles of garbage in the back yard and it may be an issue for the health department. Mr. Brugnone stated that there have been many conversations with City personnel regarding this property. Mr. Leal stated that many code violations have been filed. The most recent one was posted on the door and states if the property is not cleaned up within 30 days of the date it was posted, the City will clean it up and it will be added to their tax bill. It has not been declared inhabitable. As dirty as it is, it is declared sound and inhabitable. The biggest issue is the owner has passed and no one has probated his estate. If someone in the community would probate his estate, it would help. His son cannot probate the will. His brother may be able to. Law Director, Mr. Leal, stated that anyone can open a probate case. After it is opened, they can evict everyone in the house. He checked with Sandusky County, and the property has been entered into a foreclosure list. Ms. Pollick stated that if anyone knows a family member who could open a probate case, let her know. That would get the process going.

Kurt Kull, 662 CR 94, Helena, Ohio, introduced himself and stated that he is running for Sandusky County Commissioner. He lives in Jackson Township. He has attended several of our City Council meetings to observe and learn how he can be effective as a commissioner in assisting Bellevue.

Sean Rohrbacher, 158 Ashford Avenue, stated that he lives right next to the house on Ashford Avenue with all the issues. He has called the police and fire department many times because of the unsafe issues there. He cannot open his windows because of the terrible smell. With all the garbage in the yard, there are rodents and insects. Someone in the area is going to get hurt. This has been going on for four or five years. He has gone to the Health Department, who then sends him to the City. The City sends him to the County. Mr. Leal stated that citations have been given wherein they have thirty days to clean up the trash and debris. Once the 30 days pass, the City will come in and do the job. It has been a couple of weeks since the citation was posted. Mr. Rohrbacher stated that this is probably why they have recently been burning garbage in the back yard which is illegal. A month ago, the utilities and water were turned off. They have recently been turned back on. Mr. Leal stated that the City cannot open a probate case but anyone else can open one which can get the process started. The Fire Department and the Health Department have been there and neither has declared it uninhabitable.

Nicholas S. Bradley, 154 Ashford Avenue, stated that he recently moved to Bellevue because he lost his home in a fire. He stated that he loves projects and wants to revitalize his property. His mother and stepfather have been trying to help him but they don't feel safe working next to the problem property. He wants them to feel safe. Mr. Leal stated again that a probate case needs to be opened. Nothing can be done with the property until that is done. Whoever is going to do it will need an attorney to assist him. They can then evict anyone living there. Then he can clean up the property and sell it. They would be entitled to be reimbursed for their out-of-pocket costs from the proceeds of the sale. He stated he may want to contact an attorney in Fremont as that is where the probate court is.

Cheryl Meyers, 412 West Main Street, inquired about what procedures you follow and what rules apply regarding neighbors with garbage in their yard. She has a neighbor with refrigerators and garbage all over their yard. What is a reasonable amount of time for them to take care of the issues? She made a complaint in the spring regarding a her neighbor. The problem is getting worse. There are dumpsters there twice a month and they are free, but the neighbor hasn't used them. Mr. Leal stated they are given a violation and if it isn't remedied within a certain amount of time, they will receive a fine. Only in the worse cases will the City take care of it and then attach the costs to the property owner's tax bill. It is up to the City's code enforcement.

PRESIDENT'S REPORT:

President Pro Tempore, Mr. Baker, stated that Council President, Ronald Smith, and Treasurer, Mr. Freitag, are both excused tonight.

He turned the time over to Law Director, Mr. Leal, for tonight's legislation.

Mr. Daniel made a motion to add Ordinances No. 19-26, and 21-26 to tonight's agenda. It was seconded by Mr. Shepherd. All were in favor. These two ordinances are added to tonight's agenda.

LEGISLATION:

Ordinance No. 19-26 was given its first reading: AN ORDINANCE AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR TO CONTRACT WITH A2B PERMITS, LLC TO PROVIDE HAULING PERMIT RELATED SERVICES WITHOUT BID UNDER OHIO REVISED CODE SECTION 735.051, AND DECLARING AN EMERGENCY.

A motion was made by Mr. Hill to suspend the rules and give Ordinance No. 19-26 its second and third readings by title only and as an emergency. It was seconded by Mr. Wynbissinger. A vote was taken and passed by a vote of 7-0.

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A motion was made by Mr. Hill to adopt Ordinance No. 19-26 and as an emergency. It was seconded by Mr. Wynbissinger. A vote was taken and passed by a vote of 7-0.

Ordinance No. 21-26 was given its first reading: AN ORDINANCE IN THE MATTER OF BELLEVUE'S PROPOSED PURCHASE OF LAND ADJOINING LAND OWNED BY THE CITY OF BELLEVUE, AND DECLARING AN EMERGENCY.

Resolution No. R-8-26 was given its second reading by title only: A RESOLUTION ADOPTING THE ERIE COUNTY NATURAL HAZARDS MITIGATION PLAN.

CLOSING REMARKS:

Mr. Shepherd thanked everyone who attended to discuss issues with the property on Ashford Street.

ADJOURNMENT:

Mr. Baker, thanked everyone for attending and requested a motion to adjourn. A motion to adjourn was made by Mr. Wynbissinger. It was seconded by Mr. Daniel. Everyone was in favor.

Respectfully submitted,

Ronald Smith
President of Council

Rhonda R. Soper
City Council Clerk