

BRUNSWICK HILLS TOWNSHIP TRUSTEES
REGULAR MEETING
March 25, 2025

The Brunswick Hills Township Board of Trustees met in regular session on Tuesday, March 25, 2025 at Brunswick Hills Township Town Hall.

Board of Trustees Chair Christina Kusnerak, Trustee Vice-Chair Ryan Nixon, Trustee Patrica Murphy, Fiscal Officer Barb Thomas, Zoning Inspector Daryl Lucien, and Assistant Fire Chief Tim Haas present.

Kusnerak called the meeting to order at 7:00 PM, noting that the meeting was properly advertised.

PRESENTATION:

None.

MINUTES:

None.

DEPARTMENT REPORTS:

Zoning Department:

Zoning inspector Daryl Lucien presented the zoning report for March.

10 permits.

9 Violation files pending since January 1st, one of the nine is close to being mitigated.

12 Violations opened for the month.

Police Department:

None.

Kusnerak noted that Police Chief Sopkovich is working on the MCDAC Grant. This grant will help pay the salary of the school resource officer. The Board will need to sign the grant and send a letter stating the Boards support of the funds.

Fire Department:

Assistant Fire Chief Tim Haas presented a request for Fire Inspector Spape to attend the Northeast Ohio Fire Prevention Association Annual Fall Training Conference September 8th – 10th, Cost is \$649 which includes the conference, lodging and meals to be paid out of BC #65 Training. Murphy moved to approve the request for the training for \$649 from BC #65. Nixon seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Thank you to FF Eberl and FF Crider for their work in transitioning to the Cleveland Clinic for our medical direction. They have handled the drug exchanges, equipment moves and updating and the transition went smooth.

Also like to congratulate FF Guy Storch on his retirement from the City of Brunswick Fire Department with 28 years of service. He will still be working part-time for Brunswick Hills Township Fire Department.

Service Department:

Trustee Nixon presented the reports for the service department.

Request to purchase crack seal material from Crafcro in the amount of \$5,460.00 from line item #2011-330-360-0000. Nixon noted that typically we buy 3 pallets at \$5,400, which includes the rental cost of the machine needed to do the crack sealing. Now that we bought our own machine we will receive an extra pallet at the same cost. Given that our investment in the crack seal machine was only \$750, it has already paid for itself. Nixon moved to approve the purchase of 4 pallets of Plexi Melt from Crafcro in the amount of \$5,460.00 from line #2011-330-360-0000 and for a purchase order for Crafcro in the amount of \$5,460.00 Kusnerak seconded. Nixon – yes. Murphy – yes. Kusnerak – yes. Motion carried.

Nixon presented a letter to the Medina County Highway Engineer asking that Brunswick Hills Township be considered for OPWC funding for the year 2026. The Township has received several complaints about the condition of Catherines Overlook Drive from Sleepy Hollow Road to the Cul De Sac. Service Foreman Cory Schultz advised the Board that the repairs need to be made. Therefore, we are seeking funds to make the necessary repairs to Catherines Overlook Drive from Sleepy Hollow Road to the Cul De Sac. Murphy moved for the trustees to approve the letter to the Medina County Highway Engineers for the OPWC funding for the year 2026 and signed by all members of the Board. Kusnerak seconded. Kusnerak – yes. Nixon – yes. Murphy – yes. Motion carried.

TRUSTEE REPORTS:

Christina Kusnerak:

The Board needs to sign the trash collection contract and the opt-out forms need to be approved. Murphy pointed out that the Board was advised that the opt-outs needed to be done yearly per the contract but the Opt-Out Form is for 5 years and she was wondering why that is and when it was discussed at a public meeting. Nixon stated he will look back into the minutes and see where it was discussed.

Kusnerak stated that she received a call from an elderly resident that could not come in to sign the document to opt out of trash collection. She never leaves her house. Discussion was made on how to handle the situation. The Board decided to approve her opt out and then Nixon will take the form to her house so that she can sign it.

Kusnerak moved to approve the opt outs for one year. Noted that the Board will check on the 5-year contract. Murphy seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Ryan Nixon:

As everyone knows we switched trash collection providers to Kimble, we have received 30 some phone calls a day regarding the changeover. For anyone watching or in the audience, if you have questions the

process is very simple, you are going to put your trash out this week like you normally would. You will leave your republic cans at the street and they will be picked up by republic. The new provider, Kimble has already started dropping off bins. The new contract with Kimble will commence on April 1, 2025. 99% of the Township will have a pickup day of Friday, but it was noted on all of the personalized letters sent out by Kimble what your exact pickup day will be. If anyone has not gotten a letter, please let me know. You can email me or talk to me after the meeting. As far as billing, there is nothing you have to do. The rate was advertised; it is \$21.37/month billed on a quarterly basis. The last page will give you the information needed to set up automatic billing and where to send your checks. You truly do not need to do anything except set your bins out on your pickup day.

Trica Murphy:

Transient vendor form approved at the last meeting. The Fire Chief had some comments about why the notary was not needed. The Fire Chief is not present this evening so Murphy would like to hold off on discussing it until he is present.

FISCAL OFFICER:

Kusnerak announced that we do have a new Fiscal Officer, Barbara Thomas, and introduced her to the audience

Kusnerak moved to approve the payroll dated 3/28/2025. Murphy asked if we have a listing. Kusnerak stated no, we haven't gotten that far in the training yet. Nixon stated he felt we should have a listing before we approve and Murphy agreed. Murphy stated we also do not have a warrant listing. Nixon stated we could tally them as we sign them and Murphy stated we should hold off on approving them until we have all looked at them. All members of the Board agreed.

OLD BUSINESS:

Murphy raised a question regarding the life insurance. On 11/12/2024, we passed resolution #35-2024 setting who will get what life insurance, everyone should be either \$25,000 or \$50,000. Per the police union contract, everyone was changed to \$50,000 life insurance. Murphy stated that it was her understanding that Linda Kuenzer worked with the life insurance company and had that all taken care of. Nixon stated he didn't think it waivered back and forth. Murphy stated she spoke with Kuenzer and that it was fixed back to \$25,000 per the service contracts with Teamsters. Nixon stated he thought it was set at only \$50,000. Murphy stated she was unclear who approved changing it to \$50,000. Nixon stated that it is something the Board will have to look into. Murphy stated the service contract talks about a face value of \$25,000 and a few other people have \$25,000 also. Murphy stated we need to get it resolved as far as who gets what exactly. Murphy also stated that if the current company doesn't offer \$25,000 then we need to shop around for a new company. Nixon agreed.

Murphy stated she would like to ask the Board how this Board plans to proceed regarding the comments or complaints by the Fiscal Officer. What are we planning to do? Kusnerak stated we are still in discussion. Nixon agreed. Murphy stated she believes there is still a lot that needs to be discussed on this.

NEW BUSINESS:

None.

MISCELLANEOUS & CORRESPONDENCE:

None.

UPCOMING MEETINGS:

Trustees:	4/8/2025
BZA:	Cancelled
Zoning Commission:	4/3/2025

PUBLIC INPUT:

Katherine Esber 4728 Forest Grove Dr. First, I would like to say thank you for taking the time to redo the contract for the trash. Now let's see if you want to redo the contract for the medical insurance. The last time bids were done for the medical insurance was 18 years ago when my husband Michael was a trustee and brought in 3 insurance companies to bid on the insurance. As you know, the insurance costs have gone up considerably and I put together a spreadsheet of what the costs are for the medical insurance, life insurance, vision and dental, which we give to all the full-time employees. Medical insurance we pay roughly \$60,000 per month for approximately 29 employees. The employee pays 15% that leaves the Township paying roughly \$50,000 per month. If you do the math and multiply it by 12 months, we pay about \$720,000 a year for medical insurance, which does not include the deductible that we also pay. The deductible amount comes out to about \$160,650 a year just for deductions. The total cost for medical insurance, that we pay for our employees, does not include life insurance, vision or dental, is \$770,650. When you add everything in it comes to over \$800,000 a year just for medical for roughly 29 employees and their families. That comes out to approximately \$27,800 per employee per year. I encourage you to do some research and either find another insurance company that can do it cheaper. Or you have options to not pay deductibles for employees or make employees pay more than 15%. Paying almost a million dollars a year to cover 29 employees and their families is a bit much.

The second thing I would like to bring out is the article that was in the newspaper about the Fiscal Officer resigning. Obviously, the transient vendor is a problem. Katherine asked Ryan about his statement that there is an ongoing investigation regarding the transient vendor permit. Nixon stated it is still ongoing and has not been closed out. I have a public records request also. 15 permits were issued in 2024 and only two of them were charged for. Interestingly, in 2022 the Board of Trustees did a resolution, mostly because the police department was not charging transient vendors. The resolution done in 2022, was to charge transient vendors a \$75 fee. In 2024, out of 15 permits, which I believe is low, only 2 deposits were made for that \$75. Which means 13 were not charged. Katherine stated that Nixon had said that they were faith based 501(C)3's. Nixon stated yes that was the explanation they were given. Katherine asked if he had the permits showing that they were faith based 501(C)3's because it's easy to say something but harder to come up with proof. In all the years I have lived in the Township I have never seen a vendor that was faith based, unless they were on their own church property which is completely different. Nixon stated it was his understanding that they are not technically faith-based vendors, as they are walking the township property spreading the word about their church. Katherine stated she is not talking about people walking, she is talking about people at the Red Onion selling flowers for Mother's Day, or T-shirts for the Browns games, etc. Red Onion has people there all year

and in the 8 years that I have been the Fiscal Officer I have never seen any vendor permits for anyone at the Red Onion and never seen any deposits for permits at the Red Onion.

The next thing is the Life Insurance. Katherine questioned Nixon on his statement that the lower amount of \$25,000 was no longer available. Nixon stated that was his understanding at the time. Katherine stated that is not true, the \$25,000 value is available. Katherine then stated that she does not know how the insurance got changed but it did get changed to \$50,000 for everyone with the exception of a few employees. Linda Kuenzer worked hard to get it back to \$25,000. Katherine questions Nixon on his statement that he didn't see how over insuring is an issue. Katherine stated it is an issue because it cost residents another \$2,000. That's taxpayer dollars. Nixon stated he understands that but at the time it was his understanding that the lower amount of \$25,000 was not available. Katherine then stated that she didn't think he should be commenting to the press if he didn't know the facts.

Katherine stated that Linda Kuenzer the Fiscal Officer had stated that she was repeatedly given invoices late that resulted in late fees and some services were cancelled because of that. Katherine questioned Nixon about his comment that Linda's claim was blatantly false. Katherine stated that as the Fiscal Officer prior to Linda for eight years, I complained repeatedly, at that time to my husband that was a trustee, about the Police Department. I got some invoices that were over a year old. Nixon stated he could only comment on what he sees here now. Katherine says he could have come to her and asked if she seen anything. Katherine stated that her husband that was a trustee for 16 years told her that the two Fiscal Officers before her had also complained about the Police Department. Nixon stated he finds it interesting that he has only started hearing about late invoices now and that when he first came in it was not an issue. Katherine stated that during her whole 8 years it was an issue that never got corrected.

Katherine stated she does have a list of all the public record requests she is asking for and that does include all the transient vendor information for the Police Department. Thank you.

Daryl Fuller 1959 South Carpenter Road. About two years ago they put in a culvert just north of my driveway, the asphalt is sinking and it has created quite a bump. We get a lot of trucks and trailers on our road and it makes a heck of a racket. If they could get some asphalt there and smooth it out a bit, I would appreciate it. Nixon stated he would talk to the road department. Last question, who picks up the garbage in the ditches? There is garbage everywhere, mostly from when the garbage trucks dump their large bins on the front of the truck into the back. Garbage blows and then it's everywhere. Maybe the road crew could help a little bit by cleaning up the ditches one day a week or something.

Nicholas Hanek 4236 Cherryshire Dr. in the city of Brunswick. I live right across the street from here. I am here tonight hoping for a productive time about serious issues for the area I represent. I represent ward 2 which is the southern half of the City of Brunswick south of 303. I'm also the council president of Brunswick City Council. So, I know this is a rare occurrence and I hope it's a productive and positive one. As many residents may not know, we work together on all kinds of fronts. Including on the TV station that we are all appearing on right now, dispatch, and the Plum Creek trail project. I also want to thank you, and I apologize Trustee Nixon for the resolution against the forced interchange both of you participated in, it was very helpful and critical and I hope it puts us past that. I truly and sincerely thank you for that because that became very meaningful in the Ohio Senate in terms of what communities felt, both Hinckley and Brunswick Hills Township. There are two things I want to talk about and I hoping to

start a conversation that is a broader conversation about something that I think is necessary and I'm here in what I believe is a show of good faith. A few months ago, members involved in your Comprehensive Land Use Plan come to a Brunswick City Council meeting and they mentioned there are areas we should look at and how to approach things productively and proactively. I think that was an important thought and there are things we should think through. There are two things I want to really focus on. First, a particular concern to me and when I say me, I mean from my house for my neighborhood, I live in proximity to Market 42. I have been informed, and I have not yet seen any plans and I do not yet know all the details, that across the street from the Market 42, somewhere near Herman's, there is going to be a Truck Parking Depot. I do not think that is going to be a good or positive use. I think the City and Township should work together to determine what might or might not make sense there. Pearl is thriving in different areas. For example, Mapleside is both in the Township and the City. There is another winery going next to the winery at Mapleside. We have a very positive northern corridor and I'd like to see the same for the southern corridor. I do not think heavy truck traffic is wanted or warranted by either the township or the city. I'm hoping there are further discussions and possibilities that we can effectively represent our constituents. I'm in an interesting spot because I might be the last house before the Township. I know it affects me and my neighbors and I know it affects Ridgeline Chase also I know it will affect the market highlands and I know it will be impactful to a lot of Brunswick residents. I hope we can find a way to have that there.

Secondly, I want to commend you for going through comprehensive land use planning. We have had Brunswick Hills participate in our (the city of Brunswick's) comprehensive planning. At our last comprehensive plan update we did seek and plan and put into it what we highly recommend. When you go through a comprehensive planning process you should look to see if you can put a moratorium on uses that you maybe can't put back. We are going through a zoning code review right now. We have put moratoriums and/or various functions on different types of land use that we can't go back on. I'm not listing them out here for a reason, I'm happy to have our administration, or economic development or our council members have discussions that would obviously be public and appropriate. But I think those discussions are worth having. I think you can look at our CG district and other some other districts to see how we zone, particularly in the 303/42 corridor to get some ideas of what potentially may or may not make sense. I looked at your zoning ordinances last week. When I don't wear this hat, I'm also an attorney. I know a thing or two about the law and planning. I know you have adequate representation in the Medina County Prosecutors Office. I think you can have the discussions quickly and productively.

So, my two things are: 1 - I have a concern what will happen with the truck depot parking across from Market 42 near Hermann's in my neighborhood. 2 - I ask you to take a look and think really closely and carefully about the 303 and 42 corridors, are there uses that we may want to a pause on while we think of the best and brightest use for both communities. So, I want to be clear I'm here, maybe we should have had conversations before, I want to do it publicly. And I want to say we should look productively and proactively to the future. I've talked to the City Manager today; I know that is something we are willing to do. I know it's something we are interested in as a council and I look forward to seeing how we can make the 303 and Pearl corridor the best for our residents. Thank you.

Billy Hudson 314 Pearl Rd. Stated that before you start building everything you are building on 303 and Pearl, widen the road so everyone has room to get in and out. Thank you.

Dennis Bailey 1447 Easton Way. If that man wants to build a truck depot on 42, let me know I'd be

happy to help him dig it. Brunswick leave the Township alone; you don't need to be here. That's Hills property, we want to build a truck depot. Guess what that truck brings your Home Depot, your Lowe's and everything else that goes down on 303. That's brought by a truck. Those guys need a place to park, they need a place to sleep. I was one.

Thomas 358 Topaz Lane. As the planning commission Chair, I want to let our residents know that each month at our meeting we are currently discussing what our commercial uses are around the Township. So, I would like to encourage everyone to attend our next meeting. Please read our resolutions. We are evaluating each and every one of them to understand what we have and where we are at how to streamline it and make it more efficient for our businesses. But also have conversations about what we want in the future with our comprehensive plan. The planning commission meetings are public. There is public comment. We try to keep everyone informed about what we are doing. So please encourage everyone to come there so we can have those necessary conversations about what the future will look like with our commercial districts. Currently, I will state that, our zoning resolutions does allow for the storage of large equipment. However, if that is a business use that any land in our commercial districts require, they will have to go before the BZA to get that conditional permit. So, there is a process in place to which the community can still continue to voice concerns and be active in through that BZA conditional process about what any commercial district is when its regarding storage or any conditional permitted activities within our resolutions. I do want to emphasize that we are actively working to update those because they were updated in 2021 but most of them go way back. I definitely encourage strong communications with the city of Brunswick and the Township not only regarding 303 and Pearl but any intersection that we have between the two. Maybe even, if the city is open to it, more public meetings together so that both parties can be together in the same spot and have those conversations as a joint community instead of separate planning districts. Why not build a unified planning district. If that is something the city is actually interested in understanding how we can work together, instead of inviting 2 individuals that are no longer active in our Township from the 2020 update, can not speak for our Township now 5 years later. I definitely encourage active public joint meetings if the city is interested in that. But I want to let everyone know to please come to the zoning commission meetings we are talking about better commercial districts, what the updates look like and where we want our future to be with that.

OFF CAMERA:

Kusnerak moves to go off camera at 7:52 PM for the purpose adding the warrants for a total, signing warrants and purchase orders and any other business brought before the Board. There will also be an Executive Session to discuss a complaint against a public employee. Nixon seconded. Murphy – yes. Nixon - yes. Kusnerak – yes. Motion carried.

Nixon moved to approve the following purchase orders:

Then and Now Purchase Order to Lighthouse in the amount of \$2,280.00.

Then and Now Purchase Order to AutoZone in the amount of \$19.77.

Purchase order to Crown Cleaning in the amount of \$1,150.00

Kusnerak seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Kusnerak moved to approve the warrants dated March 25, 2025 in the amount of \$51,221.05. Nixon seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Kusnerak moved to go into Executive Session at 9:14 PM to discuss a complaint against a public employee. Nixon seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Murphy moved to come out of Executive Session at 9:34 PM. Kusnerak seconded. Nixon – yes. Murphy – yes. Kusnerak – yes. Motion carried.

Kusnerak noted that no action will be taken at this time.

Murphy moved to adjourn at 9:34 PM. Kusnerak seconded. Murphy – yes. Kusnerak – yes. Nixon – yes. Motion carried.

Christina Kusnerak, Trustee Chair

Ryan Nixon, Trustee Vice-Chair

Patrica Murphy, Trustee

Barbara Thomas, Fiscal Officer