

Village of Thornville Special Council Minutes
1 South Main Street
Thornville, Ohio
September 30th 2025

Council Members:

Aaron Hoppel
Lynn Snider
Dale Brussee
Tasia Savage

Other Village Officials:

Amanda Lackey – Mayor
Melissa Brofford – Village Administrator
Tonya Thurston – Clerk of Council

Guests: None

Call to Order/Pledge of allegiance:

The mayor called the Village of Thornville Council Meeting to order at 7:00pm by reciting the Pledge of Allegiance.

Roll Call:

Roll call was taken with Council Member Tasia Savage, Council President Dale Brussee, Council member Lynn Snider and Council Member Aaron Hoppel all present.

Roll Call:

Tasia Savage – aye
Dale Brussee – aye
Lynne Snider – aye
Aaron Hoppel- aye

New Business:

1. DISCUSSION OF BUYING PROPERTY IN VILLAGE

Council discussed potentially purchasing the old PNC building is being considered for purchase. This property goes up for auction 10-15-2025 and bid starts at \$1.00. Some Council members argue it could be a good move if purchased cheaply (e.g., \$150,000 to \$200,000), as its open layout might simplify renovations. Council members who oppose see this decision as "trading one used car for another," and believe renovation costs would be too high, potentially \$100 per square foot. A range of potential bid prices were discussed, from a lowball offer of \$150,000 to concerns that the final cost with fees could approach \$400,000 or \$500,000. This building would also require significant renovation, including creating three additional offices to meet the need for five. The Council acknowledged the need for due diligence, as they cannot make an informed bid without first inspecting the building to assess its actual condition.

2. CONDITION AND FUTURE OF CURRENT BUILDING

The building requires extensive repairs, with a new roof alone estimated to cost a minimum of \$200,000. It has significant structural issues, including a failing roof structure (despite a good top membrane), falling bricks, and an inward-moving wall. Even with repairs, fundamental structural issues would not be resolved, making it a "money pit" and a "rehab building" that will never be fully finished. Several options for the current building were proposed:

- Invest around \$200,000 to fix it, which one speaker argued is better than buying a new, unknown problem.
- Tear down the second story to remove weight and structural issues, then re-roof it as a one-story building.
- Demolish the building entirely and rebuild on the same site, which could cost around half a million dollars.

3. **POTENTIAL CONSTRUCTION OF A NEW FACILITY**

Building a new facility was proposed as a viable alternative. Some Council members noted that a new build would allow the village to create a facility tailored to its specific needs, including more storage space. - A new build would allow the village to create a facility tailored to its specific needs, including more storage space. Two potential locations were identified for new construction: The site of the old pool, which could be paved over for a 60 by 80 building or the sewer plant property, where an extra acre of land is available.

Mayor Lackey asked for a motion to enter Executive Session pursuant to RC121.22(G)(2) to consider the purchase of property of a property for public purposes because premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal private interest is averse to the general public.

NO Motion made.

4. **REGISTERING TO BID ON PROPERTY**

Administrator Brofford asked for a motion to register to bid during the action. Council President Dale Brussee made the motion and was seconded by Council Member Tasia Savage. A roll call vote was taken with three members voting aye and one member voting nay.

Roll Call:

Aaron Hoppel – nay
Tasia Savage – aye
Lynne Snider – aye
Dale Brussee – aye

Motion Passed: 3-1

Adjournment

Mayor Lackey asked for a motion to adjourn the meeting at 7:49pm. Council member Aaron Hoppel made the motion and was seconded by Council President Dale Brussee. A roll call vote was taken with all members voting aye

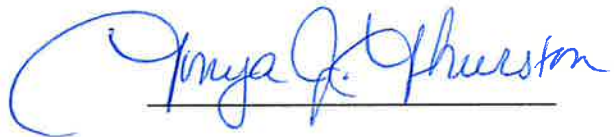
Roll Call:

Lynne Snider – aye
Dale Brussee – aye
Aaron Hoppel – aye
Tasia Savage – aye

Motion Passed: 4-0



Amanda Lackey, Mayor



Tonya Thurston, Clerk of Council