

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held

August 5

20 24

The Village of Weston  
Council Meeting Minutes

August 5, 2024

Council Meeting was called to order by Mayor Jeremy Schroeder at 6:00PM, followed by the Pledge of Allegiance and presentation of the agenda. A roll call was taken: Mr. Craig Warner, Mr. Dean Babcock, Mr. Rob Myerholtz, Ms. Jessica Susor, Mr. Rick Easterwood, Ms. Brittney Klockowski. A motion to approve July 15, 2024 council meeting minutes as written was made by Mr. Easterwood, seconded by Ms. Klockowski; Approved unanimously.

Old Business

An ordinance making supplemental appropriations for the fiscal year ending December 31, 2024, to cover the cost of salary increases as specified in Ordinance 2024-8, received a second reading.

Ordinance 2024-12 received an emergency reading: realigning appropriations for the fiscal year ending December 31, 2024; to provide for current expenditures of road projects. This ordinance is only realigning appropriations from what was already budgeted. A motion to suspend the rules for emergency reading of Ordinance 2024-12 was made by Mr. Easterwood, seconded by Mr. Warner; Roll Call Vote: Mr. Warner - Yes, Mr. Babcock - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mr. Easterwood - Yes, Ms. Klockowski - Yes. A motion for passage of Ordinance 2024-12 was made by Mr. Easterwood, seconded by Ms. Klockowski; Approved unanimously.

Ordinance 2024-15 received an emergency reading: awarding project contract, authorizing the Mayor and/or Village Administrator to sign an agreement. This ordinance is accepting the lowest bid of \$122,067.20 from Morlock Asphalt, Ltd. A motion to suspend the rules for emergency reading of Ordinance 2024-15 was made by Mr. Easterwood, seconded by Mr. Warner; Roll Call Vote: Mr. Warner - Yes, Mr. Babcock - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mr. Easterwood - Yes, Ms. Klockowski - Yes. A motion for passage of Ordinance 2024-15 was made by Mr. Easterwood, seconded by Mr. Babcock; Approved unanimously.

Resolution 2024-12 received an emergency reading: approving the Weston Silver Street Improvement Project, authorizing the Mayor and Village Administrator to sign the agreement. The project quote is \$17,482 from Morlock Asphalt, Ltd. A motion to suspend the rules for emergency reading of Resolution 2024-12 was made by Mr. Easterwood, seconded by Mr. Babcock; Roll Call Vote: Mr. Warner - Yes, Mr. Babcock - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mr. Easterwood - Yes, Ms. Klockowski - Yes. A motion for passage of Resolution 2024-12 was made by Mr. Easterwood, seconded by Mr. Babcock; Approved unanimously.

Reports

Attendance: Stephanie Monts (Fiscal Officer), Harold Boggs (Village Administrator), Ken Taylor (Code Enforcement)

Mayor: The Ribbon Cutting for the Walking Path was a fantastic event, with lots of positive feedback from people utilizing the path. The Mayor reminded everyone to provide input on other potential projects displayed on boards around the path. Stickers for rating these projects are available at the Village Hall. The Parks & Rec Bike Wash event was a great success, with plans for more such events in the future. The Mayor also met with Habitat for Humanity, which is considering several possible projects for the town, and was invited to the project blessing for a house being rehabilitated on Brooke Lane. The second meeting of the Weston Historical Society was successful, and they are working toward establishing a 501(c)(3) nonprofit to support projects that align with both Weston and its history.

Fiscal Officer: The ADT cameras were installed, and it was discovered that they are CCTV, meaning they capture video only and do not include audio. ADT explained that this is due to legal restrictions and wiretapping laws. The original quote was unclear, and during discussions with the salesperson, it was never clarified that the cameras would be video-only. ADT has since provided an updated quote for motion-activated cameras that record for two minutes after detecting motion. This quote is for an additional service, as ADT does not offer an exchange of services. Mr. Warner inquired about the necessity of audio, to which the Mayor responded that it was implied there would be audio and that audio is important for the safety of the building. Mr. Myerholtz mentioned that the school and courthouse have cameras, but the Clerk was unsure and believed this was incorrect, thinking that they also have video-only cameras. The Safety Committee was tasked with conducting further research and follow-up if there is a concern.

Administrator/Maintenance: CSX will be performing railroad work that will impact Walnut Street, with the closure anticipated toward the end of the month. D&D Landscaping will revisit the reservoir seeding later in the season to complete the work. Concrete repairs for the catch basin are scheduled for August 8th.

Mr. Easterwood has requested an updated quote for streetlights to be discussed at the next Public Works meeting.

Code Enforcement/Zoning: One permit issued for a fence. Sent a letter to a property owner on Maple Street regarding keeping ducks. Several properties were sent letters for grass and misc. items in the boulevard. Received calls from several property owners regarding Violation Notices and provided clarification on the steps needed for resolution. Additionally, a property owner on Center Street inquired about an attached property on Washington Street, asking if it could be considered a buildable lot, which would require splitting to accommodate the construction of a second structure. Working on checking on progress of properties that previously received letters.

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Mr. Myerholtz inquired about any updates on the house that caught fire. The Mayor responded that the property owner has been in contact and is actively working on demolishing the house while awaiting insurance proceeds for their vehicles. Mr. Myerholtz noted that there are still many vehicles on the property. The Mayor mentioned the desire to meet with Ken to review code enforcement.

### Committee Reports

**Community Development & Public Affairs:** Put together details for a prairie proposal: The prairie will have an oval-like shape and take 2-3 years to fully develop. The grass will be eliminated starting in August and finishing by mid-October, with hand sowing of seeds planned for January or February. The prairie will include native plants, not grasses, and some wildflower mixes, which will return every year and won't require replanting. Mr. Babcock is collaborating with several entities on best practices. The design includes a labyrinth path within the prairie, 3-6 feet wide, made of natural dirt or mulch from brush pickup clippings. Wildlife prevention will be achieved by avoiding tall, dominating grasses and using short to medium height plants for most of the mix. The path within the prairie will also help deter wildlife. Harold mentioned that LifeFlight has a landing area with the volleyball net in its current location and suggested purchasing a windsock for the area. NatureWorks, previously approved, now has a new due date of August 15th. The future planting of trees and the possibility of Tree City designation were also discussed. It is recommended to council that the subdivision code be moved to the Planning Commission.

Mr. Myerholtz requested a delay on the Subdivision Code to allow time for a discussion, as he has another idea to consider before adding subdivision zoning. The Mayor asked Mr. Myerholtz to present his plan at the Community Development meeting on August 15th.

Another actionable item from Community Development & Public Affairs was the approval to promote the prairie project proposal and gather feedback from now until the next Community Development meeting. This will allow the committee to finalize the proposal before seeking project approval from the council. The Mayor reviewed the project timeline, which includes the following steps: Project Proposal Presentation to Council, Project Review by Community and Council, Community Development Finalization of the Project Proposal, Prospective Project Approval, Mowing of the Current Prairie Area, Clearing of the Prairie Area, Roping Off the Prairie Area, Interior Path Vote, Community Seeding Event, and Further Seeding. A digital drawing of the proposed prairie was shared showing an approximately 110 ft x 255 ft area. The estimated cost is under \$500, covering only the chemicals and roping off the area. Visitors inquired whether labor costs were included, and it was clarified that paid labor is not part of the project, and the Administrator's work would fall under regular daily duties. Mr. Myerholtz expressed doubts about the accuracy of the cost estimate, calculating that 50 gallons of Roundup would be needed from Home Depot, while Harold expects only 5 gallons with 3-4 applications. Further research on the chemical cost will be conducted. The labyrinth path is anticipated to be a natural path made of dirt or mulch from brush pickup clippings. Concerns were raised about weeds and maintenance costs, but it was stated that native plants would likely dominate other growth. Concerns about wildlife were also discussed, with the expectation that the prairie would reach 12-24 inches in height and that the interior labyrinth path would discourage wildlife. Mr. Myerholtz suggested making this topic the focus of a community forum. Jigar Patel asked for council members' opinions, and Ms. Susor explained that when the timeline was developed, the goal was to have an official discussion on August 19th, allowing time for council meeting participation. At this stage, the project is only being introduced for feedback. Mr. Easterwood asked about the threshold for public input, and it was clarified that a council vote would be required. There was concern that two weeks is insufficient for public input, with Jigar Patel pointing out that 30 days is not being allowed for feedback. *A motion was made by Mr. Warner to approve to put the project proposal out to the public for feedback, seconded by Mr. Babcock; Approved - 5, Opposed - 1; Mr. Myerholtz*

**Safety:** There have been 201 runs year-to-date. Kathy will attend the Milton Township meeting on 7/23 to provide an update on the current status of EMS. A proposed new payment system for on-call EMS personnel was discussed, including determining whether to pay 2 or 3 people on call and shifting payment from quarterly to monthly. Efforts to finalize this new payment program have faced challenges in coordinating with all necessary personnel. Current billing information is being submitted twice monthly to Medicount. There are still concerns about the volleyball net's placement near the life flight landing zone due to potential issues with prop wash. Mr. Myerholtz and Kathy will also attend the Weston Township meeting to update them on the current state of EMS.

Mr. Myerholtz highlighted the need for council approval to proceed with actions required for addressing the residence that burned on Walnut Street. Ms. Klockowski, who is on that committee, inquired about when this was discussed, as she was not aware of that discussion taking place during the meeting. Mr. Myerholtz clarified that the discussion took place prior to the meeting, and added that there was no open discussion during the meeting itself.

**Public Works:** Discussion began on the Feller & Finch estimate and bid process. According to Feller & Finch, the project would need to go back out to bid because it exceeds the 10% threshold allowed by the process. However, Bob Desmond from Kleinfelder believes the state has raised that threshold to 20%, citing ORC 153.12. Legal counsel and Feller & Finch will need to clarify this matter. If the 20% threshold is confirmed, there is a preference for Morlock to complete the job as originally bid. The Main Street and Taylor Street project, with Bob Desmond from Kleinfelder present, was discussed as follows: the cost for milling and overlaying Downtown Main from the tracks to Cherry Street would be \$131,590. A complete rebuild of Downtown Main from the tracks to Taylor Street would cost \$1,107,460.33. Taylor Street, from Main to 235, would cost \$256,600.00. Together, these costs exceed the threshold for the OPWC grant process. The discussion concluded with a plan to

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proceed with the Main Street section from the tracks to Cherry and Taylor Street under the OPWC grant. Instead of fully rebuilding the rest of Main Street, the plan is to grind and repave. There was also consideration of paving Cherry to Oak Street or possibly Mill Street within the state's allowable grant limit. Further updates will follow. The most recent records for these projects are needed, along with any existing records from our files on the Main Street paving. These documents should be provided to Bob Desmond. Additionally, Council will need to pass a resolution for Kleinfelder to proceed with the OPWC grant application. Would like the Administrative Process committee to coordinate with the grant writer to explore grant opportunities for a complete rebuild of Downtown Main Street from the tracks to Taylor. There was discussion about a couple of grants we may qualify for. If successful in securing the OPWC grant and another grant, we might still utilize SIB financing. Further updates will follow. The light project is in progress, with Harold tasked to obtain estimates for new lighting in the areas of Orange, Poplar, Beech, and now Washington and Brooke Lane. Additional information will be provided later. Need to follow up with JPX on the completion of the manhole project. Council will need to pass a resolution for Silver Street and Residential Main Street. For the next meeting, topics will include crack sealing street projects and sidewalk improvements adjacent to roadways. Legal counsel will be consulted on the simplest approach for parking regulations.

Legal confirmed and shared with Feller & Finch that the threshold for engineers' estimates and the lowest bid is 20%. The parking policy has faced challenges, with the current interest focusing on tracking rather than collecting fees. The proposed solution involves a no-fee permit system aimed at identifying vehicle owners to address issues such as flat tires. Paul Skaff raised concerns that without fees, the parking area might become a storage facility, with people using it for long-term parking of campers and other vehicles. He also noted that ticketing would necessitate a Parking Violations Bureau, which would be complex and unnecessary. It was suggested that a simple registration process without enforcement might be more practical. Towing signs are applicable only to private parking, not public property. The parking policy will be reviewed again by Public Works.

**Upcoming Meetings:** Cemetery 8/8 at 6PM, Administrative Process 8/12 at 6PM, a correction was made to WSIB meeting the date is 8/13 not 8/6 at 5:30PM, Parks & Rec 8/14 at 6:30PM, Community Development & Public Affairs 8/15 at 6PM, next Council Meeting moved to 8/20 at 6PM due to Otsego School Open House, a Special Ball Committee meeting was scheduled for 8/29 at 6PM

**New Business**

Ordinance 2024-13 received an emergency reading: to provide for the cost and expense of the lighting of the streets, alleyways, and other public places in the Village of Weston, Ohio, and confirming inclusion therein of new and/or improved lighting projects. This ordinance is designated as an emergency due to the deadline for submitting the \$21,000 assessment to the Wood County Auditor, which does not allow for the standard three readings. *A motion to suspend the rules for emergency reading of Ordinance 2024-13 was made by Mr. Easterwood, seconded by Mr. Myerholtz; Roll Call Vote: Mr. Warner - Yes, Mr. Babcock - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mr. Easterwood - Yes, Ms. Klockowski - Yes. A motion for passage of Ordinance 2024-13 was made by Mr. Easterwood, seconded by Mr. Babcock; Approved unanimously.*

Ordinance 2024-14 was anticipated to receive an emergency reading due to the deadlines for submitting the assessment to the Wood County Auditor: authorizing the special short-term assessment on certain parcels of real estate in the Village of Weston for benefits received as a result of cutting noxious weeds/grasses; certification to the Wood County Auditor for placement of charges on the tax duplicate. This ordinance received its first reading to give Ken Smith, one of the property owners affected by the assessment, the opportunity to address the council. Mr. Easterwood emphasized that the Village has adhered to the established process and has a clear procedure in place.

Resolution 2024-13 received an emergency reading: authorizing the Village Administrator of the Village of Weston to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program(s) and to execute contracts as required for improvements to Taylor Street and Main Street. *A motion to suspend the rules for emergency reading of Resolution 2024-13 was made by Mr. Easterwood, seconded by Mr. Warner; Roll Call Vote: Mr. Warner - Yes, Mr. Babcock - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mr. Easterwood - Yes, Ms. Klockowski - Yes. A motion for passage of Resolution 2024-13 was made by Mr. Easterwood, seconded by Ms. Klockowski; Approved unanimously.*

Resolution 2024-11 received an emergency reading: determining to proceed with the submission to the electors of the question of levying a tax in excess of the ten-mill limitation pursuant to ORC sections 5707.19, 5705.191, 5705.25, and 5705.26. This resolution is an amendment due to the Wood County Board of Elections informing us that the Secretary of State returned the Cemetery Resolution to Proceed because it lacked the specific dollar amount per \$100,000. Paul Skaff commented that he spoke to Terry Burton at the Wood County Board of Elections, and it seems not to be a major concern since their office approved the language and advised that the resolution be amended to include the required information for the Board of Elections records. *A motion to suspend the rules for emergency reading of Resolution 2024-11 was made by Mr. Easterwood, seconded by Mr. Babcock; Roll Call Vote: Mr. Warner - Yes, Mr. Babcock - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mr. Easterwood - Yes, Ms. Klockowski - Yes. A motion for passage of Resolution 2024-11 was made by Mr. Easterwood, seconded by Ms. Klockowski; Approved unanimously.*

**Approval of Expenditures**

Council reviewed a summary of the bills (\$40,882.16) and outstanding invoices (\$23,371.39). A motion to approve the summary of the bills and payment of outstanding invoices was made by Mr. Easterwood, seconded

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by Mr. Myerholtz; Approved unanimously.

### Miscellaneous Business

Mr. Myerholtz requested a discussion on Toledo Edison's understanding of logistics following concerns raised at a business meeting. Ongoing power issues with Edison have become a major concern for local business owners, who have experienced frequent outages causing significant disruptions. Stephanie had previously contacted the Toledo Edison representative for information and to arrange for their attendance at this meeting, but no formal response has been received. Residents and business owners are frustrated with Edison's apparent lack of oversight of its subcontractors, which has led to significant financial losses for both homeowners and businesses. For example, Doug Marion reported damages exceeding \$70,000 due to these power issues and expressed reluctance to file an insurance claim due to past issues and increasing rates. There is also dissatisfaction with Edison's failure to provide advance notice of outages and road closures, which has led to roadblocks that hinder emergency access. To address these concerns, it was suggested that obtaining formal letters or emails from affected individuals could help pressure Edison to improve communication and find solutions. The Council discussed the possibility of collecting data on damages and disruptions and using social media and other channels to gather evidence and engage with the community. The objective is to ensure that Edison and other utility companies enhance their planning and notification processes to prevent future disruptions and protect public safety.

The grant writer has started, so it's now crucial to begin communicating with her about the needs identified by the committees. For example, the main section of Main Street, which has a high price tag, may qualify for a different type of grant. Committees need to document all identified projects, even if there isn't a specific grant in mind yet. A document put together by Mr. Warner was submitted to the council, categorized into infrastructure, economic development, and community development. The approach should be broad, covering all potential projects so the grant writer can find suitable grants. The suggestion was made to extend discussions to various boards and commissions to ensure that no grant opportunities are missed. Stephanie will communicate the meeting times with the grant writer, seeking ideas from all involved. The focus will be on identifying and grading projects to determine their importance. The grant writer will possibly hold open office hours for individual discussions, and also be in attendance for the council meeting.

### Citizens & Visitors

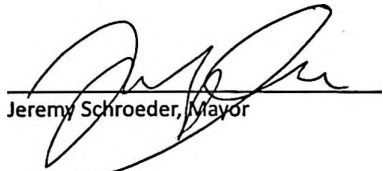
Howard Lashuay, Doug Marion, Randy Hann, Samanta Wick, Logan Wick, Jigar Patel, Josh Tschappat, Sgt. C. Reynolds (WCOS)


Jigar Patel contributed to the discussion on grant opportunities, agreeing with the approach of being broad and setting priorities. He also inquired about the origin of the name "Keeler's Path" and whether any research was done, noting that it has some negative history. The Mayor clarified that the history Jigar mentioned pertains to Ralph Keeler Jr., who is not the person the path was named after.

Ron Dallas asked whether the current list of projects had been submitted to the grant writer. It was clarified that no projects have been submitted yet. Discussions with the grant writer are planned for the Administrative Process meeting on Monday and will continue into the following council meeting. The grant writer started her role on August 1, initiating the process.

Ms. Susor raised a concern from a citizen about an increase in groundhogs due to delayed garbage pickup on Center Street. She inquired if anything could be done about the late pickups and the groundhog issue. It was noted that there are several alternative options for garbage pickup. The Mayor emphasized the need for official communication between the Village and Rumpke.

The meeting was adjourned at 7:53PM.

  
Jeremy Schroeder, Mayor

  
Stephanie Monts, Fiscal Officer/Clerk