

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO 10148

Held September 16

20 24

**The Village of Weston
Council Meeting Minutes**

September 16, 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 September 3, 2024 council meeting minutes as written was made by Mr. Easterwood, seconded by Mr. Babcock; Approved unanimously.*

Old Business

In the discussion of the Prairie Project Proposal, the Community Development & Public Affairs committee reviewed and finalized the plan. Mr. Easterwood raised the question about how the petition was being considered, and Mr. Warner assured that the concerns outlined in the petition had been addressed. Ms. Klockowski presented her research at the committee meeting and shared a slideshow via email regarding the "Pocket Prairie" concept, which would minimize maintenance and avoid attracting wildlife like coyotes. There were no further questions or comments on her email. Mayor mentioned speaking with Chris Smalley, the director of WC Parks, who confirmed that the term "Pocket Prairie" was suitable as it inferred the project's size and scope. Ms. Susor highlighted that the community's questions, particularly those related to donations, were covered during the meeting. Mr. Myerholtz raised concerns about accepting donations from businesses like K&K, especially since they have previously done business with the village. Mr. Warner asked if K&K had donated in the past, and Ms. Susor responded that she had consulted with Paul Skaff about donation policies. According to Paul Skaff, the village is allowed to receive donations, but donations from entities with pending business must be handled carefully to avoid conflicts of interest. She explained that Section 2 of the policy differentiates between donations and grant money, with Section 5 detailing the requirements for documenting and approving donations. Donations must be received in writing, specifying whether they are restricted or unrestricted, and must be brought before the council for a vote—a step the village had been missing. Mayor pointed out that the project plan needs approval before any donations are officially accepted. Offers for donations of chemicals from the grain elevator and fencing supplies from K&K remain on the table. Mr. Myerholtz further emphasized that, similar to the school board, all donations, regardless of size, must be approved by the council. The discussion shifted to petitions, Mr. Myerholtz read an email from Paul Skaff clarifying the legality of petitions, which, while allowable, are not legally binding. Ms. Susor noted the existence of a Facebook petition, though a copy of it was unavailable, and Mr. Myerholtz pointed out that online petitions can be easily manipulated.

There was a brief interruption to address concerns with Sgt. Chris Reynolds (WCSD). The topic shifted to issues with golf carts on the walking path. Although there's no formal ordinance, signs are posted indicating that vehicles aren't allowed on the path. The Community Development & Public Affairs committee is working on making the rules more formal. Additionally, Mr. Myerholtz expressed concern about underage drivers, with one golf cart spotted being driven by a child around 12 years old. The deputy agreed to spread the word and monitor the situation.

Continuing discussion on the Prairie Project Proposal, it was highlighted that much of the research and inquiries made to specialists were based on concerns raised in the petition. Ms. Klockowski emphasized that all concerns had been addressed and supported by scientific data, aiming to reassure the community. However, Mr. Myerholtz noted that while scientific facts were presented, people cannot be told what they should or should not be concerned about. Mr. Babcock mentioned that Karen Menard from Toledo MetroParks, an experienced professional, had collaborated on similar projects, and the data from their organization is always thoroughly researched and reliable. Council then discussed the next steps. While this is not an ordinance, the project required a vote to proceed. The plan involves receiving donations, which would need council approval as well. *Mr. Babcock made a motion to move forward with the prairie project subject to what is in the proposal, seconded by Ms. Klockowski; Roll Call: Ms. Klockowski - Yes, Mr. Easterwood - No, Ms. Susor - Yes, Mr. Myerholtz - No, Mr. Babcock - Yes, Mr. Warner - Yes. Motion passed 4-2.*

The potential insurance claim for storm damage to the old bus garage was discussed. Harold received a verbal estimate of \$36,000, but an exact number will be given once the project is approved. Both the insurance adjuster from PEP and the village's adjuster need to meet and agree on the scope of repairs. PEP is currently waiting for the village's adjuster to contact them. Stephanie expressed confusion about the process with a Public Insurance Adjuster through the roofing company, noting that it would be expected that PEP should be handling the adjuster outreach as part of the insurance plan. Ms. Susor raised questions about the cost of repairing the bricks and the potential cost of tearing down the building if repairs aren't feasible. Harold is working on gathering the necessary information and expects to have details for the upcoming Public Works meeting. Additionally, there was a suggestion to check for the old quote from K&K for brickwork.

Ordinance 2024-18 received a final reading: ordinance enacting and adopting a supplement to the code of ordinances of the Village of Weston (2024 S-13). *A motion for passage of Ordinance 2024-18 was made by Mr. Easterwood, seconded by Mr. Babcock; Approved unanimously.*

Ordinance 2024-19 received a final reading: ordinance repealing ORD. 28-05, and establishing Cemetery Rules, Regulations and Restrictions. *A motion for passage of Ordinance 2024-19 was made by Mr. Easterwood, seconded by Ms. Susor; Approved unanimously.*

Resolution 2024-17 received a final reading: a resolution submitting votes to fill a vacant board seat on the Northwestern Water and Sewer District. *A motion for passage of Resolution 2024-17 and a vote for Mark Sheffer was made by Ms. Susor, seconded by Ms. Klockowski; Approved unanimously.*

Reports

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

Mayor: No report.

Fiscal Officer: Audit is complete, and a digital copy has been provided. Hard copies are expected to be mailed, as they have been in the past. The Village received an Outstanding Achievement Award in Open and Transparent Government, earning 3 out of 4 stars.

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

September 11

20

24

Administrator/Maintenance: Planned to report on the old bus garage storm damage update, which was addressed in old business.

Code Enforcement/Zoning: One permit was issued for a garage addition on High Street. A message was sent to Mr. Easterwood indicating that the property at 20215 Walnut Street did not meet the requirements of Ordinance 2023-20, as it pertains only to fences and accessory structures. Stephanie was notified that the weeds west of the alley, west of 13234 Maple Street, still had not been cut. The latest pictures of the nuisance property at 13250 Maple Street were sent to Paul Skaff. Miscellaneous business was moved to discuss the Walnut Street house while Ken was still present.

Miscellaneous Business

Mr. Easterwood initiated the discussion on the house at 20215 Walnut Street that was affected by a fire, aiming to get the process started on addressing the property. He acknowledged that while compassion was shown to the homeowner initially, there has been little progress, and winter is approaching, raising concerns about the structure potentially collapsing under snow load. The Fire Insurance Proceeds Ordinance was highlighted and noted that the homeowner either did not have insurance or lacked sufficient coverage for the damages, suggesting that the Village consult with Paul Skaff to review the legal options. Ken reported that he had spoken with Kent, who was working with Steve Dewalt on a plan to potentially add a tiny house to the existing structure. However, Ken questioned whether there was anything left of the house that was salvageable and emphasized that the house would need to be demolished either way. There was also a discussion on who would declare the property unlivable, with suggestions including the County Engineer or the Health Department. Ashley Patel then added that the homeowner is currently on disability, has no money, is living with his daughter, and lacks insurance. She argued that subjecting him to additional stress, given his poor health, would be inappropriate. Mr. Myerholtz also mentioned that there were still inoperable vehicles on the property, adding to the list of concerns. Council debated moving forward with the nuisance process, which would involve working with Paul Skaff and issuing notices. Council agreed that the homeowner should be given a heads-up about the process to avoid any surprises. They also decided to have Ken reach out to the Building Inspector, County Engineer, and Health Department to explore the appropriate steps. Council plans to revisit this issue at the next meeting, after Ken gathers further information on the best approach moving forward.

Committee Reports

Cemetery: The sexton report indicated that there are eight foundations left to pour from the spring, with five already dug. Harold plans to address the remaining foundations after the recent storm clean-up and has committed to completing the spring pours by September 20, 2024. As a result of the delayed foundation work, there will not be a fall pour in 2024. The board received an updated quote from AgPro for repairs to the pole saw and a weed whip, and they voted to approve the pole saw repair. Storm damage cleanup is scheduled to begin on Monday, the 9th, in collaboration with MCM. The board agreed to block the road and entrance at A-extension due to hazardous limbs until Rowe can provide a removal quote for board approval. Council members discussed options for official communications and the deadline for submitting wishlist items for the 2025 budget. Robin provided updates on the lantern tour logistics, which has been rescheduled to 4 PM on October 26th, prior to the Monster Mash event. The decision was made to reduce the seasonal worker pool to one mower for the remainder of the season, which will conclude at the end of October or early November. An updated cemetery appropriation report was requested to aid in making decisions for the 2025 budget wishlist, and Jodie will obtain quotes for a new computer. The next meeting is scheduled for October 3, 2024.

Administrative Process: The committee addressed the Department of Labor's January salary threshold, noting that the fiscal officer/clerk's hours wouldn't meet the required level, necessitating a change in the handbook to update the status from Exempt Salary to Non-Exempt Salary. The purchasing policy threshold of \$10,000 for all departments was reviewed, with a recommendation to coordinate with insurance to update bonds and improve reporting to the council on project purchases. The updated draft of the background check policy was reviewed, incorporating a previous acknowledgement document from Paul Skaff with an older version of the guidelines, which mimicked the Woodlane policy. The 2025 budget draft appropriations were discussed, focusing on the General Fund, including potential increases for sheriff protection, part-time seasonal help for the Administrator, and a \$75,000 request for street work from Public Works. The Admin Policy will conduct a final review at the October meeting before the start of the three readings for the Permanent Appropriation Ordinance, and all departments must submit budget requests by that time. Public Works requested information on the Street Lighting Fund for upcoming lighting projects, and the fiscal officer will provide this information. Actionable items include approving changes to the Employee Handbook to update the fiscal officer's salary status, recommending the council not raise the fiscal officer's salary to meet the next DOL threshold, and approving the updated background check policy.

Mr. Warner made a motion to approve updates to the Employee Handbook regarding the fiscal officer's job description, changing it from Exempt Salary to Non-Exempt Salary, and to recommend not raising the fiscal officer's salary to meet the next Department of Labor threshold, seconded by Mr. Babcock; Approved unanimously. As a result of this update, the fiscal officer will need to clock in and out. The approval of the background check policy will be discussed at the next meeting to give the council additional time to review the draft.

Community Development & Public Affairs: The committee conducted a final discussion and review of Keeler's Prairie Project Proposal. Ms. Klockowski presented correspondence from the Restoration Specialist for Wood County Parks and the Monitoring and Research Director for Toledo Metroparks, including a PowerPoint presentation, regarding pocket prairies in general and the minimal impact of the proposed site on the long-established coyote population in the Village. The Village Donation Policy was reviewed as it relates to the project. The committee discussed the community's overwhelmingly positive response to the project, as reflected in the Parks & Rec Facebook poll. They also reviewed the draft policy for Vehicles on Park Land and briefly discussed the Zoning Code concerning Accessory Dwelling Units and the Inclusion of "Tiny Homes," seeking further clarification from the Code Enforcement Officer. A proposal for a Volunteer Appreciation Event was unanimously supported and will be pursued. An actionable item was identified to bring the Prairie Project Proposal to a vote.

Parks & Rec: Kristyne was voted as secretary, and Stephanie Monts' resignation from the board was accepted. The board reviewed the village donation policy for clarification. Detailed discussions took place regarding plans for Fall

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held September 16

20 24

Festin' in Weston, scheduled for October 19th from 4-7 pm. A budget of \$2,200 for Fall Fest was approved, and a request for road closures will need to be submitted.

Upcoming Meetings: Special Ball Committee 9/17 at 6PM, Planning Commission Variance Hearing 9/18 at 6PM, Safety 9/23 at 6PM, Public Works 9/24 at 6PM

New Business

Sheriff Wasylshyn called the office to discuss the 9-1-1 Final Plan documents that were emailed, and during the conversation, Stephanie took the opportunity to inquire about the process for filling the vacant council member seat on the 9-1-1 Program Review Committee. The procedure for filling this vacant seat is similar to how NWWSD appoints board members. A council member interested in the position must visit a majority of municipalities in Wood County to express their interest. Each municipality would then pass a resolution to select that individual, which would be submitted to the County. Resolution 2024-16: resolution to approve the Wood County Final Plan for implementing and operating countywide 911 system, was anticipated to receive an emergency reading due to the impending deadline. To allow Mr. Myerholtz time to reach out to the Sheriff with additional questions, Resolution 2024-16 received its first reading.

Resolution 2024-18 received an emergency reading: a resolution authorizing the Fiscal Officer to sign an addendum to the Village's EMS billing agreement. Medicount has sent information about the Medicaid Ambulance Supplemental Payment Program (ASPP); which provides additional reimbursement to eligible ambulance providers for the gap between what Medicaid pays and the actual cost of providing ambulance services. This program helps to ensure that ambulance providers, especially public and government-affiliated ones, receive adequate funding to cover the cost of transporting Medicaid patients. While funding is not guaranteed, the process involves collaboration to prepare the necessary documentation. Medicount has provided a presentation from the Public Consulting Group regarding ASPP, an addendum to the Medicount contract related to ASPP, as well as a template prefilled with information about our department and billing data. These documents are part of an effort to assist Ohio Medicaid with its budget proposal to the State of Ohio. Whether funding is approved will depend on the outcome of the state's budgeting process and subsequent federal approval. *A motion to suspend the rules for emergency reading of Resolution 2024-18 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 2024-18 was made by Mr. Easterwood, seconded by Mr. Babcock; Approved unanimously.*

Approval of Expenditures

Council reviewed a summary of the bills (\$38,617.78) and outstanding invoices (\$1,598.87). A motion to approve the summary of the bills and payment of outstanding invoices was made by Mr. Myerholtz, seconded by Ms. Klockowski; Approved unanimously.

Citizens & Visitors

Jerry Mohler, Randy Hann, Ron Dallas (Virtual), Ashley Patel (Virtual), Josh Tschappat (Virtual), Jigar Patel (Virtual), Sgt. Chris Reynolds (WCSO)

Jerry Mohler & Randy Hann were in attendance to observe and stay informed.

Ron Dallas inquired if it would be possible to publish the list of priorities that was provided to the grant writer for her investigation. He clarified that he was interested in seeing the specific document that had been used to guide the grant writer's efforts. The Mayor and Mr. Warner confirmed that this list was initially created based on discussions the grant writer had with council members, board members, and community representatives during her visit. Randy Hann emphasized the value of documenting these priorities, stating that a year from now, the council could revisit this list to evaluate their goals, assess their progress, and determine if any priorities should be amended or removed.

Jigar Patel asked if the email address zoning@westohio.org was still valid for contacting Ken Taylor, mentioning that he had sent an email last week but hadn't received a response. It was confirmed that it should work, and he was also advised to try ken@westonohio.org.

The meeting was adjourned at 7:22PM.


Jeremy Schroeder, Mayor


Stephanie Monts, Fiscal Officer/Clerk