

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

November 18

20

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**The Village of Weston
Council Meeting Minutes**

November 18, 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. Dean Babcock, Mr. Rob Myerholtz, Ms. Jessica Susor, Mr. Rick Easterwood, Ms. Brittney Klockowski. *A motion to excuse Mr. Craig Warner was made by Mr. Babcock, seconded by Mr. Easterwood; Approved unanimously.* The Mayor requested a brief discussion under miscellaneous business regarding the Christmas tree lighting and the reappropriation for the leaf vac. Mr. Myerholtz requested an executive session for the purpose of personnel and complaint concerns. *A motion to approve these three additions were made by Mr. Easterwood, seconded by Ms. Susor; Approved unanimously. A motion to approve November 4, 2024 council meeting minutes as written was made by Mr. Easterwood, seconded by Mr. Babcock; Approved unanimously.*

Public Presentation

Rob Fawcett from UIS Insurance presented the Village's PEP (Public Entities Pool of Ohio) insurance renewal, discussing highlights of the policy changes and addressing questions. The full renewal packet was distributed for review. Key updates and factors influencing the policy were outlined, focusing on liability coverage, premium increases, and options for managing costs. A new liability charge for the use of a bounce house was added to the policy, reflecting a \$250 annual cost. This charge remains unless the Village notifies UIS in advance to remove it. Property values were increased by 10% to account for inflation, which influenced the overall premium. Additionally, Village expenditures rose by 12% from the previous year, a change that impacted liability costs. The number of EMS volunteers increased from eight to fourteen, contributing to a higher premium. These adjustments resulted in an 11% increase in the policy's total cost, raising the premium from \$14,000 to \$15,589. Factors such as inflation and reinsurance requirements were noted as contributing to the rate increase. Reinsurance carriers have pushed PEP to ensure properties are insured accurately to maintain favorable rates, with replacement cost estimates required for buildings valued over \$100,000. Rob also discussed deductible thresholds, noting that the Village currently has a \$500 deductible for property, vehicles, and equipment. Increasing deductibles to \$1,000 could reduce premiums slightly, with savings estimated at \$400 for vehicles and \$200 for property. He encouraged evaluating the Village's history of claims when considering this option, emphasizing that higher deductibles might better align with long-term cost management. Specific claims and potential cost-saving measures were addressed. For example, the ongoing roof damage claim prompted a discussion on whether to repair the current building or use insurance funds for a new structure. Mr. Easterwood also asked about the replacement cost and cash value options, seeking Rob's thoughts on the matter. Rob suggested that the Village might as well take the "cash" settlement to put toward a new building due to the age of the building. The importance of obtaining multiple estimates for repairs and aligning costs with the building's value was highlighted. Rob noted that insurance could provide an actual cash value settlement if the decision is made not to replace the building. Rob advised the Village to update its equipment list to reflect current assets and remove outdated items. Changes made now for assets under \$50,000 will not affect the premium until the following year. Regarding claims, Rob emphasized that while insurance exists to cover significant losses, the Village should avoid frequent small claims, as they could lead to increased scrutiny from PEP's loss control. Larger claims, such as the leaf vacuum intake damage, were deemed worth pursuing due to their substantial value, while smaller, nuisance claims should be avoided to preserve the program's integrity and minimize future rate impacts. Additionally, Rob advised submitting the Deshler invoice for the roof and explained that the claim for the leaf vac would need to specify when and where the damage occurred.

Old Business

Addressing the bus garage, including earlier conversations about its condition and potential plans. Clarification was provided regarding the electric re-hookup costs from Deshler, with an understanding that time would be given to develop a rebuilding plan. A verbal quote estimated the roof replacement at \$36,000, with an additional \$1,000 for the Deshler work. While not overly concerned about whether to repair or replace the building, the focus was on determining the best course of action. Public Works has been actively working to find an appropriate solution.

Committees were asked to submit project ideas for council approval, with Kristi already working on the SEARCH Grant and CSX Grant. Ms. Susor raised concerns about the lack of a consolidated list of projects, as multiple committees had submitted ideas without clear prioritization or alignment. While some grants were time-sensitive, most were not, leading to confusion about how projects were being approved and which should be prioritized. It was suggested that each committee finalize their proposals and submit them collectively at a council meeting for prioritization. There was also discussion about ensuring collaboration between committees.

A motion to approve the Suburban Natural Gas (SNG) Grant for Downtown Beautification was made by Mr. Babcock, seconded by Ms. Susor; Approved unanimously.

The Annual Appropriation Ordinance: Ordinance providing permanent appropriations for current expenses and other expenditures for the Village of Weston, Ohio, through December 31, 2025; received a final reading. A

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motion for passage of Ordinance 2024-20 was made by Mr. Easterwood, seconded by Mr. Babcock; Approved unanimously.

Reports

Attendance: Stephanie Monts (Fiscal Officer), Harold Boggs (Village Administrator)

Mayor: The Mayor highlighted the ribbon-cutting and proclamation for Horns & Halos, which was well-received by the community. He praised the new business for revitalizing downtown Weston by providing breakfast, lunch, and nightlife options while making significant investments in the building. He emphasized the importance of supporting such businesses for the vitality of the Village. The Mayor then addressed Council regarding the resignation of the Parks & Rec president and the need to better support volunteers, who are essential to the Village's success. He emphasized the importance of collaboration, professionalism, and respect, while criticizing disruptive behavior, particularly naming Mr. Myerholtz for bypassing rules, using bully tactics, and failing to collaborate effectively. The Mayor committed to improving policies but urged Council to take accountability and address these challenges, including holding Mr. Myerholtz accountable, to ensure the Village's progress and unity.

Fiscal Officer: Stephanie informed the Council that due to an internet issue, the recording of the November 4th Council Meeting failed during setup and was only discovered the next day when attempting to upload it to YouTube. She also addressed the allocation of the remaining \$925.50 in ARPA funds, initially designated for the sidewalk approaches project, which has not yet been approved under the current K&K quote. Since these funds must be assigned by December 31st and she prefers not to carry them into next year, she proposed reallocating the balance toward the refurbished Lucas device requested by EMS to close out the account efficiently.

Administrator/Maintenance: Continuing on the sidewalk project, Harold had reached out to other companies for estimates but had not received responses. The Mayor clarified that the project does not require multiple bids, as per the policies. The current estimate from K&K is still on the table, but there were concerns regarding the lack of detail in their original quote. Mr. Easterwood explained that the issue was not about requiring three quotes but rather that the council did not have enough detailed information to make an informed decision about the scope of the project. It was noted that better descriptions and clarity were needed before proceeding. Ms. Klockowski requested that Harold ask K&K to provide a more detailed explanation of their quote, which is expected to be available by the next Public Works meeting. There was also a discussion about the feasibility of completing the project this year, with concerns about concrete costs if the project were delayed. Additionally, the remaining ARPA funds were discussed, with suggestions to reassign the balance if the sidewalk project wasn't moving forward quickly enough. An issue arose with the leaf vac during the third pass on Evon Lane. As leaves were being collected, something banged around in the drum, causing the clutch to start smoking and the engine to make unusual noises. The next day, when the leaf vac was tested, a noticeable knock was heard in the engine. The leaf vac was brought to Ag Pro for inspection, where they determined that the problem likely lies in the crankshaft, although the top components of the engine appeared to be fine. To address the issue, Ag Pro suggested replacing the clutch, with a cost estimate of \$1,700 for the repair. However, they noted that in order to diagnose the full extent of the damage, the clutch must be replaced first, as it could be contributing to the crankshaft issue. After this repair, the machine could potentially be "babied" through the season. The cost to replace the engine, if the crankshaft is indeed the problem, is estimated to range between \$7,000 and \$8,000 for a new engine, including installation. Public Works will need to evaluate whether it's more cost-effective to repair the current engine or replace the leaf vac entirely. Additionally, there's the possibility of submitting these repairs for insurance claims, which would help offset some of the costs. The Mayor mentioned reaching out to neighboring communities to borrow a leaf vac and Haskins and Tongoany have responded so far. Harold also shared that the engineer did not contact Morlock about sealing the joints for the Main Street project, and a final bill has been sent. Harold plans to reach out to get an estimate for the cost of asphalt for the sidewalk over the tracks; he believed it would be the best option for the CSX Grant. Harold is also waiting for the final price on streetlights for Sycamore Street and Eileen, and for an estimate from a contractor coming on the 20th regarding the roof for the bus garage building.

The Mayor pointed out that the leaf pickup period was nearly over and proposed options to finish the season. Mr. Babcock raised concerns about the leaf vac's condition, specifically whether repairing the clutch would still leave it unusable. Ms. Susor highlighted the importance of not allowing complaints to dictate decisions and pointed out the growing trend of letting complaints drive choices. She also noted that the decision to rent or repair would ultimately depend on the extent of insurance coverage. *Ms. Susor made a motion to submit the claim to PEP for the leaf vac, seconded by Ms. Klockowski; Approved unanimously. Ms. Susor motioned to reallocate \$2,000 for a rental as a backup. Mr. Easterwood suggested using a method employed by Bowling Green, where leaves are raked and collected with a backhoe. Ordinance 2024-21 received an emergency reading; ordinance making supplemental appropriations for the fiscal year ending December 31, 2024; to provide for the rental of a leaf vac to complete leaf pickup. A motion to suspend the rules for emergency reading of Ordinance 2024-21 was made by Mr. Babcock, seconded by Ms. Klockowski; Roll Call: Mr. Babcock - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes,*

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Mr. Easterwood - Yes, Ms. Klockowski - Yes. A motion for passage of Ordinance 2024-21 was made by Ms. Klockowski, seconded by Ms. Susor; Approved unanimously.

Code Enforcement/Zoning: Not in attendance.

Committee Reports

Safety: 304 runs YTD. Request to approve a \$1,800 yearly salary for Captain Jamie Schroeder starting January 1, 2025. Discussed applying for grants, like the Firehouse Subs grant for a Lifepack and a State Farm grant for solar-powered speed radar signs. Approval was requested to buy a refurbished Lucas device for \$8,900 using grant money that needs to be spent by December 31. A new EMT pay schedule was talked about, and there were no questions about the draft payment program. Mr. Myerholtz is meeting with Custar, Milton Center, and Liberty Township about EMS contracts. Actionable items include approving Jamie Schroeder's raise and making it retroactive to January 1 once approved, as well as purchasing the Lucas device. *A motion to proceed with the purchase of the refurbished Lucas device was made by Mr. Easterwood, seconded by Mr. Myerholtz; Approved unanimously.*

Cemetery: The administrator reported two burials, winterizing the porta-pot, and preparing the grounds for winter with mowing and mulching. He recommended removing a dead pine tree by the cemetery maintenance building and noted that trees identified by risk management have been trimmed. Harold will contact Jodie about a foundation requiring attention. The board was informed that the Grand Rapids Legion will attend the Community Development meeting on November 19th to discuss a potential Memorial Day event. They also reviewed this year's successful cemetery lantern tour, setting goals and exploring future collaborations. Wreaths Across America orders for Weston Cemetery are open online until December 3rd, with the placement ceremony scheduled for December 14th in collaboration with Sonlight Church. The board requested adding a permanent Wreaths Across America sign-up link to the Village website and Facebook pages and distributing flyers to increase awareness. Stephanie made note she added a direct link on the website to the Wreaths Across America page. Jodie is collaborating with the Tontogany Legion to update the veterans' database.

Administrative Process: The Mayor presented an updated quote from JPX for the Sycamore Storm Sewer Project, totaling \$28,265, with additional material costs of \$4,760.95 and \$160.06 to be purchased by the Village. It was suggested to explore grant funding for the project, even if a match is required. Stephanie noted that appropriations would need to be amended once the year-end balance is certified. Regarding the SNG Grant, Stephanie explained how it is recorded as revenue and its previous uses, recommending a broad proposal for downtown beautification. Stephanie has been researching work order software and shared a quote from iWorQ, which was considered pricey. The committee suggested looking into grant opportunities and revisiting the matter next year. The discussion then turned to bond coverage versus PEP Faithful Performance, highlighting the differences between the two. The PEP application requires specifying responsible amounts, leading to concerns about whether current coverage levels are sufficient. Stephanie will continue researching and compare new quotes with the current position bond due in December. This topic will remain on the agenda, including a review of who should be covered in alignment with the credit card policy. Kristi needs estimates for the USDA Search Grant, and Stephanie has a list of consultants from TMACOG. It was suggested that Stephanie contact these consultants to obtain quotes for review by Public Works. Additionally, potential grants for lift equipment training and the advantages of owning versus renting lifts were discussed. Actionable items included submitting a proposal for downtown beautification under the SNG Grant and obtaining consultant quotes for stormwater analysis.

Upcoming Meetings: Community Development & Public Affairs 11/19 at 6PM, WSIB 11/20 at 5:30PM, Safety 11/25 at 6PM, Public Works 11/26 at 6PM, Planning Commission Variance Hearing 12/4 at 6PM, Cemetery 12/5 at 6PM

It was mentioned that the December Safety and Public Works meetings are too close to the holidays, and there is a preference to reschedule them for earlier in December. Stephanie will email the chairmen with available dates.

New Business

No new business.

Approval of Expenditures

Council reviewed a summary of the bills (\$29,392.81) and outstanding invoices (\$14,526.16). A motion to approve the summary of the bills and payment of outstanding invoices was made by Mr. Easterwood, seconded by Ms. Klockowski; Approved unanimously.

Miscellaneous Business

The Mayor proposed organizing a tree lighting event due to the Parks and Rec Board currently lacking sufficient members. He requested Council's permission for the Mayor's office to coordinate the event, potentially

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collaborating with local churches for Christmas caroling and the tree lighting. The event would last around 30 minutes to an hour. The Mayor also sought to work with the two remaining Parks and Rec members and requested approval to use \$100 from the Parks and Recreation budget line item to purchase refreshments. *A motion to approve the \$100 budget for Christmas Tree Lighting refreshments was made by Mr. Babcock, seconded by Ms. Klockowski; Approved unanimously.*

Before entering executive session, Stephanie noted that with time approaching 8:00 PM, a motion would be needed to suspend the rules to allow the meeting to extend past 8:00 PM. It was suggested to address any visitors first before proceeding with the executive session and suspending the rules.

Citizens & Visitors

Rob Fawcett (UIS Insurance), Keegan Mentrek, Joe Schroeder, Ron Dallas (Virtual), Samantha Wick (Virtual), Jeanettie Zamarripa (Virtual)

No comments from the visitors.

Executive Session


A motion to suspend the rules, allowing for the extension of the meeting past the usual 8:00 PM end time, was made by Mr. Easterwood, seconded by Ms. Susor; Roll Call: Mr. Babcock - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mr. Easterwood - Yes, Ms. Klockowski - Yes. A motion was made and approved by Mr. Easterwood to extend the meeting by 30 minutes, seconded by Ms. Klockowski; Approved unanimously. Setting a new end time of 8:30 PM.

Mr. Myerholtz made a motion to enter an executive session at 7:44PM to discuss personnel matters. There was some debate about who should join the executive session, which included Harold and Stephanie, seconded by Ms. Susor; Approved unanimously.

Mr. Easterwood made a motion to exit the executive session at 9:03PM, seconded by Ms. Susor; Approved unanimously. To conclude the meeting, the Mayor invoked Rule Three of Council Rules to appoint Ms. Susor to act as chair. Ms. Susor explained that the council has decided to postpone the executive session to the end of the next Council meeting to allow the absent member, Mr. Warner, to participate. *A motion was made by Mr. Myerholtz to have the Weston Parks and Recreation Facebook page renamed or administration changed, seconded by Mr. Easterwood; Approved unanimously.* Ms. Klockowski was instructed to contact the Parks and Recreation board members to implement the changes.

The meeting was adjourned at 9:07PM


Jeremy Schroeder, Mayor


Stephanie Monts, Fiscal Officer/Clerk