

# RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held

May 6

20

24

**The Village of Weston  
Council Meeting Minutes**

May 6, 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. Mr. Warner requested to add Grant Writer Applications to Misc. Business section, no objections. A roll call was taken: Ms. Brittney Klockowski, Mr. Dean Babcock, Mr. Craig Warner, Ms. Jessica Susor, Mr. Rob Myerholtz, and Mr. Rick Easterwood. *A motion to approve April 15, 2024 council meeting minutes as written was made by Mr. Babcock, seconded by Ms. Klockowski; Approved unanimously.*

**Old Business**

Cemetery sexton proposal will be discussed during the cemetery report.

Ordinance 2024-7 amending the Village municipal code as relates to weeds, grass, trees, brush, and shrubs was reviewed and received a final reading. Definition for native plant habitats was removed and replaced with managed natural landscape, Mr. Babcock added that the definition does not include turf grass. Mayor read the regulations and the brush pickup program. *A motion for approval of Ordinance 2024-7 was made by Ms. Susor, seconded by Mr. Babcock; Approved - 5, Opposed - 1 (Mr. Myerholtz).*

A resolution approving the Wood County Hazard Mitigation Plan had a second reading.

Laura Baldanado was in attendance to get confirmation on using Alumni Park for a community 4th of July celebration with vendors, kids activities, live entertainment, and food trucks. Fireworks would not be on any Village property. An agreement was drawn up and reviewed, and Mr. Warner expressed concern on who would provide the cost for Law Enforcement. There was also a question about checking on event insurance. Some liability insurance concerns were discussed, which requires the pyrotech/Laura to hold their own insurance. Paul Skaff recommended that the Village not be involved in sponsoring this event.

**Reports**

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

**Mayor:** Attended a Fair Board meeting with Ms. Klockowski about bringing the train depot back to Weston. The attendance was to get their permission to see if they are open to revoking ownership. Mayor shared it was a positive meeting, and the board is open and excited to see interest in the train depot. Will be working with other people in the public to see if there is interest in forming a historical society to help take care of it. Eventually there will be a proposal to come to council with permission/assistance.

**Administrator/Maintenance:** Has been working on getting trees planted and taking care of everything in town. Mayor took the initiative to clear up any misinformation regarding the walking path and trees, emphasizing that trees were indeed included in the phase 1 of the path. Harold has been collaborating with Mr. Babcock and the Community Development & Public Affairs committee to introduce natural prairies at Alumni Park, also included in phase 1. Around 40% of the 2023 tree budget was rolled over for the trees purchased in December, which will be dispersed across different locations, including Alumni Park.

**Code Enforcement/Zoning:** Have been taking weekly pictures of 13316 Main Street, spoke to the resident who explained what is going on, and everything in the back will be gone with the heavy trash pickup on the 18th. Have been receiving communication for the property owner of the lot on the east side Silver Street, requested to be sent what the plans are for the property and all response has been of no value. Apparently the property owner wants to bring in 20-40 houses, right now only one house per lot is allowed. A surveyor on behalf of the property owner also reached out, who was also given the options. Would probably have to go to the Planning Commission eventually, but would have setback issues. Signed a permit for an accessory structure on Taylor Street/235. A property owner on 235 south wants to put in a fence. Sent out some grass/weed notices. Limo in the parking lot has been sitting on jacks, Ken indicated something needs to be done to police the lot. Mayor informed everyone the limo should be gone this week as the owner has moved out of town. Spoke to the owner of 20740 Sycamore Street regarding all the trash/junk in the rear, and would like to declare a nuisance at the next meeting if the owner has not done anything.

Mr. Myerholtz inquired about the camper living situation on Sycamore Street. Ken is working on putting together another letter, and reiterated that Wood County allows people to live in RVs/campers for any length of time. Wood County will be working to update their code to match other communities. Ken asked what the avenue is because he has not seen anyone come or go, no light on, all of it is just assumption.

**Committee Reports**

**Community Development & Public Affairs:** Discussed merits of a possible ordinance to require downtown building owners to maintain storefronts to appear as commercially ready as opposed to looking like a storage facility. The need for a kiosk or similar sign promoting local businesses at RT235 and Oak Street was generally agreed upon. Enhanced and refined language of the natural managed landscapes ordinance. Talked about the proposed 4th of July private party fireworks as to viability, possible waivers, and collection of donations and to the extent of Village participation, if any required. The committee talked about downtown beautification and building inspections for the post office and Village Hall to assess conditions and maintenance needs going forward. The idea of ADA access to the reservoir has been brought up to at least 2 council members and merits further study. Major focus is downtown area and blight, and the ordinance for subdivisions that the committee

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has had on the agenda for a long time.

**Rec Board:** Earth Day activities were reviewed, which included rock snake painting, earth day pledge, seed start STEM activity, dirt cup treat, and scavenger hunt. The W.I.L.D program has a first date of May 8th, with Shelby leading the topic of plants. Other topics planned for the following dates include rainbows and dog safety. A program topic google doc template was reviewed. A budget of \$300 was approved for May topics. Brainstormed community garden ideas, with concerns on who would maintain the garden. This will continue discussion to give people outside of the board an opportunity to take this project on, multiple board members agreed gardening is not their forte. Reviewed the remaining budget for the year, which is \$7,226.86. The Color Run is scheduled for May 11th with a rain date of May 19th. A flier was shared that goes over color run safety. Still working on safety logistics for the day of the event. A budget of \$600 was approved for the Color Run. Next meeting was moved to May 9th at 6:30PM.

**Safety:** 102 runs YTD. EMS rates were discussed, and the general consensus is to not increase rates; will have further discussion with the billing company for current rate information. Discussed Milton Center issue. Cody Bame is returning to service. Tim Schroeder is working on lighting issues with the units, and reaching out to other districts for information on EMS district formation. Discussed issues with the sheriff's department. Ms. Klockowski brought up a complaint to the committee concerning EMS protocol which Kathy addressed.

Mr. Myerholtz elaborated on Milton Center, sharing he spoke with their legal counsel and indicated one of their complaints is they do not receive bills that are unpaid, and were told by someone on EMS there are HIPAA requirements. Mr. Myerholtz indicated that Milton Center legal counsel was not happy with this comment, and the Clerk confirmed they are trying to ask for names and addresses (which is a HIPAA violation). The issue discussed with WCSO was the deputy parking at the township building. Sheriff took care of the problem, the new deputy did not realize it was not Village and the hours that were clocked for that were removed from the report. Jigar Patel brought up illicit drugs and needles at his business, Mr. Myerholtz shared that WCSO understands it is a big issue in the whole county; people are getting high while driving and sweeping the evidence into parking lots.

Mr. Myerholtz requested approval from council for Safety Committee to move forward on possible formation and discussions for an EMS district. *Mr. Warner made a motion for Safety Committee to have future of EMS to be put on their agenda, seconded by Mr. Babcock; Approved unanimously.*

**Special Ball Program Committee:** Decided after receiving updates and suggestions from the WSIB liaison not to set a date to dissipate the special committee at this time. Scheduled the next meeting for June 4th and discussed holding meetings every other month allowing for updates to and from the WSIB. Ms. Susor agreed to attend the WSIB meeting the following Wednesday. Discussed types of insurance, financial filing, banking, purchase policies, training, and local comparative non-profit sports organizations for the WSIB to consider when planning for the 501c3 transition. Discussed the transfer process and thereafter including the spending down of the Village fund that was solely funded with money raised specifically for the Weston Youth League, the lease of the land to WSIB, the utility and maintenance expenses, field maintenance, post-transfer communications, and resolution process for the official transfer to 501c3. The suggestion was made to move all of the new equipment to the maintenance building for winter storage to prevent mildew and deterioration.

**Public Works:** Still need a quote for paving of Silver Street, spanning from the trailer park to the city limits, and incorporating the Village segment of the Township project. A discussion was held regarding legal counsel's recommendation to involve an engineer in the bidding process, with the recommendation to use Feller & Finch for the residential Main Street project. Furthermore, plan to proceed with Kleinfelder for the OPWC grant concerning the downtown Main Street and Taylor Street project, and remain committed to applying for the SIB loan. The committee assessed the JPX quote, encompassing four distinct drainage projects, which include: the alleyway between Taylor Street and Sycamore Street, Main Street's catch basin and stormwater issues, the Mill Street catch basin, and the retaining wall at Willow Street & Sycamore Street. They deemed it imperative to promptly address the issues on Main Street, with an estimated cost of \$9,794.20. They request finance to review the Mill Street catch basin, which amounts to \$3,030. Additionally, some streetlights are yet to be converted to LED. Harold proposed selling the old salt spreader on Govdeals. They also discussed the permit issues concerning the public lot and addressed some inquiries. The penalty and towing contract still necessitate attention. There was ambiguity regarding the budget allocation for the purchased trees, as their location was not discussed in the committee.

There was some debate over planting trees, while elaborating on the Public Works committee description. Mr. Easterwood suggested that if tree maintenance falls under the Administrator's responsibilities, it should be excluded from the committee's description. The Mayor countered, highlighting that the committee had provided input on the tree maintenance line item, emphasizing that such micromanagement of the Administrator's tasks isn't ideal. Mr. Myerholtz raised concerns about warranties and suggested that fewer trees should have been purchased to utilize North Branch's tree planting services and their warranty. The Mayor proposed ideas for establishing a citizen tree commission, implementing a tree policy, or requiring Harold to consult the committee regarding tree planting decisions. Mr. Myerholtz also mentioned the walking path, noting that the public had been informed that \$22,000 would be spent on it. The Mayor reiterated that the presentation at the special meeting had included trees and natural prairie, which have their own budget line items. Additionally, the Mayor pointed out that the tree budget had decreased over the years. Mr. Easterwood expressed concern about the minimal remaining amount in the tree budget for emergencies.

**WSIB:** Jeanettie Zamarripa was voted in as the new chairperson, she will hold both the chair and

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communications position. \$4,100 in sponsorships. Opening Day is set for May 18th, with a parade. Mascots from BGSU and Mudhens will be in attendance. Team scheduling is set and practices are in motion. Ms. Klockowski asked about the coverings over the little diamond dugouts, there was money donated there just needs to be time set aside to get it completed. Ms. Susor also brought communication to WSIB from the special ball program committee. Board is looking for a 5th member.

**Cemetery:** Getting supplies and mowers in place to prep for Memorial Day and spring foundation pouring. There are 4 foundations scheduled to be poured at this time. Approved spending \$250 to get black dirt to fill the holes and top graves. Discussed potential updates to the cemetery rules and agreed to go ahead with putting together a draft, and to update the wording for the tree memorial policy. Shared and discussed the updates to the proposal for the Village Administrator to assume the Cemetery Sexton position and the associated draft ordinance to be compared to the current job description for sexton. Board voted and approved to add a purchase policy for the sexton for operating supply. The board also voted and approved to retro pay to the ordinance that will be set for the beginning of the pay period closest to May 1, 2024. The Allen foundation updates were shared and the board in conjunction with the interim sexton decided it best for the longevity of the new monument to follow best practices. The current foundation will be removed and a new foundation will be poured. Discussed a request regarding boulders and decided more discussion and research was needed. Board voted yes to participate in Wreaths Across America with Joe Schroeder to head the project. The interim sexton will be working on a list of projects for Modern Woodmen to work on during the cemetery workday on May 18th from 8am-noon.

**Upcoming Meetings:** Committee of the Whole 5/7 at 6PM, Rec Board 5/9 at 6:30PM, Administrative Process 5/13 at 6PM, Planning Commission Meeting for a Variance 5/15 at 6PM, Community Development & Public Affairs 5/21 at 6PM, Safety is canceled due to Memorial Day, Public Works 5/28 at 6PM

### New Business

A resolution to retain Feller and Finch, to assist with the Village's Main Street Improvement Project, to authorize the Mayor to sign a professional services agreement, and to commit money to pay for professional services, received a first reading. The engineering cost is \$10,500. The preliminary project cost estimate based on aerials is \$105,697. *Mr. Easterwood made a motion to move forward with Feller & Finch for the Main Street Residential project, seconded by Mr. Myerholtz; Approved unanimously.*

*Certificate of Estimated Property Tax Revenue in regards to the Cemetery Levy was presented, with a motion to accept made by Ms. Susor, seconded by Ms. Klockowski; Approved unanimously.*

RITA offers its municipalities the opportunity to address non-filing taxpayers through the non-filing delinquency program. The program consists of two parts, a letter campaign to non-filing taxpayers followed by the issuance of administrative subpoenas to those who do not respond to the letters. *Mr. Easterwood made a motion for the Village to participate in both the letter campaign and administrative subpoena, seconded by Mr. Myerholtz; Approved unanimously.*

### Approval of Expenditures

Council reviewed a summary of the bills (\$33,297.76) and outstanding invoices (\$18,427.00). A motion to approve the summary of the bills and payment of outstanding invoices was made by Mr. Babcock, seconded by Mr. Warner; Approved - 4, Opposed - 2 (Mr. Easterwood & Mr. Myerholtz).

### Miscellaneous Business

**Important Date Reminders:** Community Garage Sales May 10-12, Heavy Trash Drop Off Day 5/18 from 8AM-noon, Volunteer Day Cemetery Cleanup by Modern Woodmen 5/18 from 8AM-noon, Town Ball Opening Day 5/18 with Parade starting at 4PM

Ms. Klockowski presented a map for the WSIB road closure request for the Opening Day Parade on 5/18. The parade will start from the library, travel down Locust St, turn left onto Maple St, turn right onto Oak St, and down to the ball diamonds. *A motion to approve the road closure was made by Mr. Easterwood, seconded by Ms. Klockowski; Approved unanimously.*

The August 19th council meeting conflicts with Otsego Open House. *Mr. Warner made a motion to move the meeting to the next day (August 20th) at 6PM, seconded by Mr. Babcock; Approved unanimously.* The Community Development & Public Affairs committee has a meeting scheduled that day, which will need to be moved.

*Mr. Warner made a motion for the Grant Writer Applications to be handled by the Administrative Process Committee, seconded by Ms. Klockowski; Approved unanimously.*

### Citizens & Visitors

Samantha Wick, Logan Wick, Tim Schroeder, Laura Baldonado, Randy Hann, Shirley Moore, Tim Rice, Shelby McClellan, Paul Skaff (Legal Counsel), Ron Dallas & Jigar Patel (virtual), Kathy Johnson (virtual), Colt McKenzie (virtual)

Tim Schroeder shared the EMT class is over, the class did great on testing and one person took and passed the state test.

Tim Rice shared the flooding issue in his basement everytime it rains, causing damage and doesn't know what

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else to do. Mayor pointed out that Tim is tied directly into the storm drain. Tim indicated the ditch needs cleaned or the drainage pipe needs raised. There was a recommendation to have an engineer come in and review the storm drainage system. Tim reiterated his basement flooding issue, sharing he has multiple pumps going and the water keeps coming back in. He also indicated his neighbors do not seem to have this issue. It was pointed out CamTech was out previously and a couple blocks away there seemed to be a plugged tile. Mr. Easterwood reminded everyone of the JPX quote for a new line and catch basins in the alleyway.

Randy Hann followed up with Parks & Rec by attending their meeting and wanted to give kudos to Samantha for doing a nice job on the safety list for participants of color run and hopes it's a good time.

Samantha Wick reminded everyone to attend the color run.

Shirley Moore added that her area flooded really bad. She pointed out that when the storm line was checked by the park it was indicated that it had deteriorated and asked if it would be redone. Harold was unsure of Shirley's comment, as it seemed inaccurate, and shared that when the lines were checked they couldn't get any further because it was old.

Colt McKenzie commented on flooding on Evon Lane and Center Street, with the Mayor adding that the Village is not aware of any break in that area but is aware of the laying water, and pointed out that that area will be looked at closer. Colt pointed out there are two french drains that are not draining. Mayor also pointed out that stormwater drainage is ineffective when the level of water is at a certain point. Mr. Easterwood pointed out the ditches by Portage Road with no water in them, and that this area got a lot of rain and it's unfortunate, but the Village did not put the ditches in and the county needs to get them cleaned.

Ron Dallas asked if the cemetery issue with the misplaced foundation has been resolved; it will be removed and pouring a new one. Ron also questioned background checking part time lawnmowers for the cemetery and if council members are held to the same standards. Ms. Klockowski and Ms. Susor raised their hands indicating they were background checked. Ron felt this was a waste of time. Paul Skaff added that elected officials are not required by law, and even if the background check failed they would still hold office. It was expressed that council members and employees are held to different standards, Harold adding if he is hiring employees he would like to know if they have a background of theft, etc. Ron also asked why coach volunteers are background checked, in which multiple people replied it is because they are working with children.

Jigar Patel reiterated previous discussion and agreed that the Village should get an engineer to see what issues there are before fixing the streets and do it as an emergency instead of sending it to committee. Jigar also inquired about income taxes, asking about those people not paying taxes such as immigrants. Clerk shared that RITA has a legal department that works with Federal and Ohio to compare. Jigar asked for the list of non-payers, he was informed this is not public record.

Shelby McClellan had a suggestion to post a schematic to have people comment with their water drainage issues so it can be organized.

Colt McKenzie commented again asking if the Village will replace the trees on his property that were flooded out.

The meeting was adjourned at 8:16PM.

  
Jeremy Schroeder, Mayor

  
Stephanie Monts, Fiscal Officer/Clerk