

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held

November 4

20

24

**The Village of Weston
Council Meeting Minutes**

November 4, 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 October 21, 2024 council meeting minutes as written was made by Mr. Easterwood, seconded by Mr. Babcock; Approved unanimously.*

Public Presentation

Alex Boroff from GLCAP presented information about various programs and resources. GLCAP, formerly WSOS Community Action Commission, serves multiple counties, offering services designed to assist a wide range of needs. Alex distributed flyers detailing different programs, encouraging attendees to share them with anyone who might benefit. The organization offers utility assistance for those facing shutoffs, weatherization programs to improve energy efficiency in older homes, and payment plans to help stabilize monthly bills. GLCAP is also well-known for its Head Start programs, with facilities in Bowling Green and Perrysburg and options for home-based services. These programs provide early childhood education to children at or near poverty level. Other notable services include housing assistance, though GLCAP does not operate shelters, and financial coaching available to all, regardless of income level. Their Financial Opportunity Center offers personalized budgeting support, job retention incentives, and career coaching. GLCAP also partners with utilities to replace inefficient appliances in eligible households, aiming to reduce energy costs. In situations where clients face utility shutoffs, GLCAP can coordinate with utility companies to delay disconnections until assistance can be provided. Alex clarified that many people may qualify for GLCAP's services without realizing it, as income eligibility for programs like weatherization extends to 200% of the federal poverty guideline, approximately \$62,000 for a family of four. Additional discussion covered housing challenges, especially for homeless veterans. While GLCAP cannot provide emergency shelter, they work to secure housing solutions. Given current housing shortages and affordability issues, finding suitable options can be challenging. Alex noted that GLCAP remains dedicated to helping individuals find the right programs and resources for their needs, despite changing availability of services over the years.

Deb Martin from GLCAP shared her excitement about programs designed for small communities, distinct from the individual-focused services Alex previously mentioned. As part of the Community Development Department, her work targets villages like Weston through the RCAP program, focusing mainly on infrastructure challenges such as sewer, solid waste, and stormwater management. Martin highlighted an initiative funded by the USDA, which enables GLCAP to support localities with flexible, community-centered projects. This includes helping villages with visioning and strategic planning, emphasizing the need for communities to clearly define their goals to effectively pursue growth. She shared examples, such as her team's work in similar-sized communities where they facilitated a visioning process that led to establishing a strategic plan for sustainable development. Martin underscored the importance of inter-community learning, connecting villages with similar goals to share insights and successful strategies. Through peer learning and ongoing support, GLCAP aims to leave each community more resilient and capable of self-sustained growth.

Old Business

Harold and the Mayor provided an update on the storm damaged bus garage, specifically addressing whether the electrical work done by Deshler (around \$850) should be included in the insurance claim, which was suggested by Mr. Easterwood. It was also questioned whether we could get cash value for the repairs. Insurance advised obtaining a quote and submitting it to them, as they may recommend replacement of the building due to its age. Key figures discussed included a \$36,000 estimated roof repair cost, the building's insured value at \$35,000, and a slightly lower cash value around \$31,000. It was emphasized that determining what is most cost-effective is important, balancing insured value against cash value. Public Works is actively managing this issue.

Stephanie reported receiving an email from Kristi, the grant writer, clarifying that the USDA SEARCH grant does not cover road infrastructure; road studies are not eligible for funding. After consulting with the program director, Kristi recommended proceeding with a grant application to support an infrastructure study and planning, focusing on stormwater. Stephanie noted that Kristi had addressed questions from the previous meeting, including on the CDBG (Community Development Block Grant), which requires only preliminary brainstorming to identify suitable projects. Kristi also confirmed that overlapping funding is possible, though several strategic considerations need to be addressed. *Mr. Warner made a motion to move forward with the USDA SEARCH Grant application, seconded by Ms. Klockowski; Approved unanimously.*

The Suburban Natural Gas (SNG) Grant, totaling \$1,476, was discussed with several ideas proposed for its use. Ms. Klockowski suggested using the funds for a volunteer celebration, while Stephanie recommended downtown beautification, a concept previously funded by this grant. She also proposed using the funds for holiday street banners, as the community currently only has seasonal banners. The Mayor suggested using the funds for veteran banners, as many veterans' families are no longer around to honor them. He inquired about the timeline for installing the upcoming veteran banners, to which Harold responded that they would be put up this week, weather permitting, as wind delays had previously postponed the process. The Mayor clarified that while this is an annual grant, it does not need to be spent this year, allowing for the possibility of combining it with future downtown projects. Council

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members acknowledged the potential for downtown beautification and agreed to continue brainstorming ideas.

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 second reading.

Reports

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

Mayor: No report.

Fiscal Officer: Stephanie provided an update to the council regarding the 911 nomination. She submitted the resolution to the county along with a draft letter for the other municipalities. She also received an email from the director of public safety in Perrysburg about collaborating on the nomination process, as several other municipalities have already submitted nominations. The director mentioned that there might be multiple rounds in the process to narrow down the candidates. Stephanie noted that if Mr. Easterwood still wants to participate, he just needs to submit a brief biography.

Administrator/Maintenance: Harold provided several updates for council on ongoing projects. He mentioned awaiting contractor quotes for sidewalk repairs and noted that JPX is preparing an updated quote for next year's Sycamore storm drain project. Harold informed the council that the crack sealer is scheduled to arrive Thursday or Friday, allowing crack sealing work to proceed throughout the following week. Leaf pickup will continue throughout the month of November. Mr. Easterwood raised a question about the status of Morlock crack sealing joints on Main Street. Harold mentioned that the engineer had previously indicated Morlock would take care of it. Mr. Easterwood also flagged a partially covered water shutoff on the southeast side of Main near Evon Lane as a potential issue, and that Harold needs to report this to Northwest Water and Sewer District.

Code Enforcement/Zoning: Ken reported since the last report, one permit was issued. On October 28, Wood County Health Department's inspector informed him that the house at 20215 Walnut Street was contracted for demolition before November 1st. However, as of November 4, no work had been completed, so Ken followed up, and the inspector promised to contact the property owner again. On November 4, Ken also received a call from the owner of 20325 Walnut Street about a permit for a garage addition. Due to the lot's configuration, adding the structure would exceed the 25% property coverage limit, so Ken explained that the owner would need to apply for a variance. Ken also sent a follow-up letter to the Health Department regarding the deteriorating fence at Lawndale Mobile Home Park, seeking updates on the repair status. Ken signed a permit for a new house at 20235 Taylor Street.

Committee Reports

Public Works: Harold noted that the Main Street project was nearing completion, with crack sealing expected along joint seams. Crack sealing is still planned for 2024. Discussions included pursuing the OPWC second-chance grant, possibly involving Bob Desmond via Kleinfelder, with Mr. Warner exploring USDA Rural Development options with the grant writer. Other grant possibilities include the ODOT TAP grant to aid OPWC funding, a T-Mobile grant (if NatureWorks is not approved), and the CSX grant for a crosswalk at Walnut Street. For housing rehab, the CDBG may fund concession stand upgrades. More details are needed from the Ohio Department of Development for further grant clarity, while State Farm is being considered for radar signs, to be sent to the Safety committee for review. An updated quote from JPX is needed to include residential taps. The bus garage's options were outlined: a new roof at \$35,000, demolition at \$6,000, or a new structure at \$32,000. Discussions covered budget allocation for bleacher safety, which Harold can install, with Stephanie's help on reaching out to manufacturing. Clarification is needed on whether this would come from the Parks or General budget. Action items from the meeting included advancing the streetlight project with Edison updates, applying for various grants, pausing the parking lot regulations per committee direction, removing a tree in front of Horn's & Halo's, and gathering resident feedback on tree planting via the newsletter. Stephanie pointed out appropriations would need to be amended for the street light project, it was agreed to get an updated quote for the specific location of Sycamore Street at the areas of Beech, Orange and Poplar plus a light on the corner of Main Street that Howard Lashuay pointed out.

A motion to approve applying for the CSX grant for a crosswalk across the Walnut Street tracks was made by Mr. Warner, seconded by Mr. Babcock; Approved unanimously.

Special Ball Committee: Ms. Susor provided updates from both the Administrative Process and the Western Sports Initiative Board meetings. Discussion centered on the proposal from Administrative Process for WSIB to assume utility expenses after a three-year period, a plan that would require setting aside \$15,000 (\$5,000 per year) to cover operating costs like utilities, trash, and portable toilets. This would allow the sports board to focus on their activities while the Village works on building those costs back into the general fund. **A motion was made by Ms. Susor to hold \$15,000 for utilities in the Ball Fund plus drafting a contract based on committee discussions, seconded by Ms. Klockowski; Approved unanimously.** Ms. Susor outlined a timeline, noting that the sports board was working toward establishing its 501(c)(3) status by January 1 to facilitate independent fundraising. However, achieving formal separation from the village may extend beyond this date due to council procedures. The next

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meeting is tentatively scheduled for December 10.

Safety: No meeting, was rescheduled to 11/6 at 6PM.

Mr. Myerholtz reported that Kathy received a state grant of approximately \$6,600, which must be spent by the end of the year. She initially planned to apply for a new Lucas device at a cost of \$21,000, but instead found a refurbished unit available for \$8,000. Since there are no plans for additional classes, it was suggested to proceed with purchasing the refurbished unit, pending discussion at the rescheduled Safety meeting.

Upcoming Meetings: Safety 11/6 at 6PM, Cemetery 11/7 at 6PM, Administrative Process 11/11 at 6PM, Parks & Rec 11/13 at 6:30PM, 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

It was noted that a Variance Hearing will be scheduled soon, and the Mayor asked to include the Grand Rapids Legion on the Community Development agenda to discuss Memorial Day.

New Business

Resolution 2024-21 received an emergency reading: contract to furnish emergency management between Wood County, Ohio and the Village of Weston. Stephanie explained this missed resolution and the payment for the Village of Weston's proportional share. The situation became entangled with the Hazard Mitigation Plan, causing her to overlook the contract for emergency management services between Wood County and the Village. This contract is typically renewed every two years and will cover the village from January 1, 2024, to December 31, 2025. It provides disaster response and support, as well as coverage for the village under both the County Hazard Mitigation Plan and the All Hazards Emergency Operations Plan (EOP). Without this contract, the village would need to manage those plans independently. The yearly fee is \$800.25. *A motion to suspend the rules for Resolution 2024-21 was made by Mr. Warner, seconded by Mr. Easterwood; 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 2024-21 was made by Mr. Easterwood, seconded by Mr. Warner; Approved unanimously.*

Approval of Expenditures

Council reviewed a summary of the bills (\$13,184.06) and outstanding invoices (\$8,587.50). A motion to approve the summary of the bills and payment of outstanding invoices was made by Mr. Easterwood, seconded by Mr. Babcock; Approved unanimously.

Citizens & Visitors

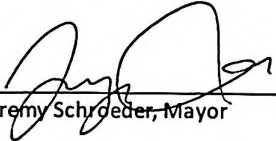
Howard Lashuay, Carlos Serrato, Alex Boroff (GLCAP), Deb Martin (GLCAP), Sue Clanton, Edward J. Suman "Red", Ron Dallas (Virtual)

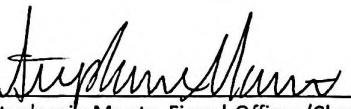
Howard Lashuay emphasized the need to include a streetlight at the corner of Main Street in the streetlight project, a point he raised during the Public Works report.

Ron Dallas had an idea while working with a man lift and considering workman's compensation safety grants. He suggested that the village apply for a grant to purchase a man lift, which would be safer and more mobile than using a ladder for streetwork, especially given Harold's need for such equipment. Additionally, Ron proposed using a potential new bus garage building to create a rentable space for family gatherings, noting that this could be a valuable addition to the village's park amenities.

Red mentioned that Horns & Halos have received their food service and liquor licenses and are currently in a soft opening phase. They plan to officially start operations on Friday and will spend the next seven days getting settled. Red hopes to hold the grand opening and ribbon cutting on the 15th. He also mentioned that the hours will be from 7AM-3AM daily, with adjustments made as they assess what works best.

A motion to adjourn at 7:29PM was made by Mr. Myerholtz, seconded by Mr. Babcock; Approved unanimously.


Jeremy Schröder, Mayor


Stephanie Monts, Fiscal Officer/Clerk