

RECORD OF PROCEEDINGS

Minutes of
Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held
July 21
20 25

The Village of Weston
July 21, 2025
Council Meeting Minutes

Council Meeting was called to order by Mayor Rick Easterwood at 6:00PM, followed by the Pledge of Allegiance and presentation of the agenda. Ms. Klockowski requested that the NOMMA Event be added under Miscellaneous Business and Ms. Susor requested that the Maintenance Schedule be added to a Committee agenda; no objections. A roll call was taken: Mr. Craig Warner, Ms. Erica Rupp, Mr. Rob Myerholtz, Ms. Jessica Susor, Mrs. Ashley Patel, and Ms. Brittney Klockowski. A motion to approve July 7, 2025 council meeting minutes as written was made by Mrs. Patel, seconded by Ms. Rupp; Approved unanimously.

Public Presentation

Chuck Latta, a current two-term member of the Northwestern Water and Sewer District (NWWSD) Board and currently serving as the board secretary, attended the meeting to request a nomination for reappointment. Though he resides in McComb, he is seeking support for nomination, which is required simply to appear on the ballot. As part of his update, Chuck informed the group that Jerry Greiner, President, will be retiring in about a year. A search committee has been formed, and an outside firm has been hired to assist with finding a replacement. Ms. Susor asked about the closure of the Weston water shed, and the one at Obes. Chuck explained that such decisions are based on cost versus profitability. In both cases, the operating costs were higher than what the sheds were bringing in. He clarified that these decisions do not go before the board but are handled at Jerry's administrative level. Mr. Myerholtz asked how many gallons are needed to make a water shed profitable, but Chuck did not have that specific information. Mayor Easterwood noted that another individual, Ryan Lee, is also interested in seeking nomination and is expected to attend the next meeting. The nomination deadline is August 22. Council agreed to wait until the next meeting to consider all candidates.

Old Business

Resolution 2025-8 authorizing the Village of Weston to participate in the Wood County Park District parks grant program received a final reading. A motion to approve Resolution 2025-8 was made by Mr. Myerholtz, seconded by Ms. Klockowski; Approved unanimously.

An ordinance 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 received a second reading.

Reports

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

Mayor: Mayor Easterwood shared that he attended the ribbon cutting for the newly renovated pickleball and basketball court. Despite the rain, he enjoyed the event and noted that Stephanie's son gave him tough competition in pickleball. He joked about not wearing flip-flops while playing and added that while turnout was light that day, the courts have been getting a lot of use. Overall, he felt it was a great investment and was glad to be part of it.

Fiscal Officer: Stephanie provided an update on the nuisance property located at 13250 Maple Street. This property had previously been declared a nuisance, and Paul Skaff has been managing the process. In March, the Village received a court order authorizing the cleanup of the property; excluding mowing, which requires a separate notice. Harold has completed most of the cleanup, with the exception of a shed that remains in disrepair and is included in the original nuisance designation. Harold is currently gathering demolition quotes, and one has been received from JPX in the amount of \$2,088. Before proceeding further, Council needs to determine whether to move forward with demolishing the shed or to consider the nuisance resolved in its current state. Expenses incurred so far include landfill fees, labor, and costs related to weed and grass control. While any demolition costs can be billed to the property owner and assessed to their property taxes if unpaid, the timing would likely prevent it from being included on this year's tax duplicate. Funding for the demolition would need to be reappropriated under contractual services. Mr. Warner made a motion to move the nuisance abatement to Public Works, seconded by Ms. Susor; Approved unanimously. Stephanie also provided a detailed update on storm damage at the cemetery, which she had already shared with the Cemetery Board. The insurance adjuster confirmed a payment of \$5,690, which reflects a \$500 deductible, to cover the removal of damaged foundations and installation of new ones. That payment has been processed and is expected to arrive within 7 to 10 days. A separate payment of \$3,075

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for the removal of the large pine tree has also been submitted with the same timeline. However, the insurance company missed two submitted quotes: \$565 for the removal of the maple tree and \$210 for resetting a monument. Stephanie has followed up with the adjuster to address the oversight and is awaiting confirmation on whether those amounts will be included in an additional payment. The total damage came to \$10,040, so after the deductible, the Village expects a total reimbursement of \$9,540. An emergency ordinance has been prepared to certify both the insurance revenue and the related appropriations. It reflects the full expected reimbursement; however, if the remaining amount is not received, Stephanie will update and amend accordingly. She also emphasized to the Cemetery Board that no work is authorized until all necessary appropriation amendments are in place, vendor forms are completed, and purchase orders have been issued.

Administrator/Maintenance: The leaf vac has arrived and ready for use. The nuisance property on Maple Street has been cleaned up per court order, aside from the shed demolition still under consideration. AE Electric has installed a new meter box for the bus garage electric project. However, before Deshler Electric can begin their work, Toledo Edison must first run power to the nearby pole. Harold will contact Edison to schedule that service and will coordinate with Deshler once a timeline is confirmed. Harold reported that the catch basins on Brown Lane and Brooke Lane have both been cleaned out and are functioning properly. The catch basin near the intersection of Brooke Lane and Washington Street connects via a T-joint directly into the main line and does not receive flow from other lines. Due to budget limitations, only the section from Brown Lane to the ditch was jetted, but that portion is now clear. To finish the job, Harold plans to use a 350-gallon tank to flush water through the system and ensure it is fully cleaned out.

Code Enforcement/Zoning: On July 9th, Ken attended the Economic Development meeting, where Subdivision Regulation was reviewed and possible updates were discussed. On July 16th, he attended the Planning Commission/Zoning Board meeting regarding a rezoning request for the property at 0 Silver Street submitted by Mr. Menaldi. After discussion, Mr. Menaldi asked for the request to be tabled so he could attend another meeting and reconsider his plans. After his departure, the board voted not to approve the rezoning. On July 17th, Mr. Menaldi called Ken to say he plans to submit a new application proposing to split the parcel into seven lots to be sold for mobile homes. The property is not currently zoned for mobile homes, and the Village does not allow them under existing zoning. Ken explained that the only way to permit the use would be to create a new zoning district, such as R-2M, to allow manufactured homes. Mobile homes are otherwise only permitted in designated mobile home parks per zoning code. Ken noted that, based on zoning requirements, including a 40-foot front setback and a 25-foot ditch easement at the rear, the homes would likely need to be placed parallel to the road to meet regulations. Mr. Myerholtz mentioned that Bob Desmond identified the area as a flood plain, but Ken clarified that this only affects insurance, not zoning. On July 21st, Ken drove through the Village and identified several property maintenance concerns, including debris in the boulevard at 13275 Broadway, a cabinet in the boulevard at 13445 Ash Street, weeds at 20305 Oak Street and 20815 Main Street, a new fence at 20750 Locust Street, a car on jacks at 20750 Taylor Street, and tall grass at 20703 Main Street.

Committee Reports

Community Development & Public Affairs: The committee focused much of the meeting on reviewing the Subdivision Code. Several recommendations were discussed, and general edits will be forwarded to the Planning Commission for review, then to Council for final approval. It was also recommended that the Zoning Code be reviewed and revised to align with the Subdivision Code, with the intent of approving both codes simultaneously. The committee confirmed that DORA cups and a copy of the application will be delivered to Horns and Halos and Porky's by Erica. Zeb Albert, a stewardship coordinator, reported departmental budget cuts, prompting the committee to begin exploring alternative options for the Pocket Prairie project in Alumni Park. The idea of defining a Downtown Business District was also discussed as a means for planning and funding, not for rezoning purposes, and will be revisited at the next meeting. It was brought to the committee's attention that the fireworks regulations may need to be revisited. Key elements of the current code include a required 150-foot separation between the discharge point and any spectators or structures, a restriction prohibiting anyone under 18 from handling or discharging fireworks, and a ban on discharging fireworks on public property. Stephanie shared feedback from the Deputy, who explained that while enforcement is limited if individuals choose to ignore the law, responsibility falls on those who cause damage. The Deputy also noted they would increase patrols during holidays and suggested posting signage in parks to remind residents of the restrictions.

Mr. Myerholtz made a motion to abandon the prairie project planned for Alumni Park, seconded by Mrs. Patel; a roll call vote followed: Mr. Warner – No, Ms. Rupp – Yes, Mr. Myerholtz – Yes, Ms. Susor – No, Mrs. Patel – Yes, Ms. Klockowski – No. With a tied 3–3 vote, Mayor Easterwood cast the deciding vote in

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favor of abandoning the prairie project, stating that since it had not yet been started and the Village is already having difficulty maintaining existing properties, it was not practical to move forward at this time.

Parks & Rec: No report provided.

Administrative Process: The return window for the dash cams has passed, it was noted they can likely be hardwired if installation using the provided power cable proves difficult. Quotes for the Ash Street Extension are still pending, but the project is currently on hold due to an anticipated recommendation to vacate. The SIB loan application is in progress, with Kristi and Stephanie preparing a draft for ODOT review. The OPWC project will proceed once the loan is approved, and additional quotes from engineering firms are being explored. An email from Benjamin Black (Kleinfelder) outlining funding opportunities was shared with Public Works, but currently available funds do not meet the TAP grant match requirements. Kristi will be asked to identify potential grants that could serve as matching funds. Kristi's current contract is nearing expiration. The committee agreed to ask if she is interested in extending her work through December. The Stormwater Utility was also discussed, with a plan to review rate structure examples from other communities. Certified revenue has been received. All boards and committees must submit budget requests by September 30, with supporting quotes included. A memo will be distributed with reminders and other updates. The proposed cellphone ordinance was found to be inappropriate by legal counsel and has been replaced by a revised draft memo. Employee Handbook feedback through Section 2 was reviewed. Updates will be entered for council approval once Paul provides his input. Quotes for Village Hall and Post Office inspections remain pending. Cleaning quotes have been received, and quotes for carpet cleaning and new blinds were recommended. Staffing levels were discussed, and the committee seeks to explore future job aids. There was also confirmation that WSIA will cover the cost of the concession stand refrigerator repair, and questions were raised regarding the uncompleted tire replacement on the drag machine.

Actionable items include approval of the handbook updates covering the Introduction through Section 2. Paul has not yet completed his review of the proposed changes, but once he provides feedback, Stephanie will incorporate the revisions and present them to council for formal approval. The committee also recommends proceeding with vacating the Ash Street Extension, specifically the section from Russ Street to Evon Lane. Additional details were provided by Ms. Klockowski, and she confirmed that the road is still shown on official maps from the Wood County Recorder's Office. Due to existing stormwater infrastructure, including catch basins and a cleanout, Paul said the vacation would need to be subject to a recorded maintenance easement. Paul advised that written consent from all adjacent property owners would be required, as vacated property becomes part of the adjoining parcels, and future utility access would rely on these easements. Paul has requested a map outlining the proposed boundaries for designating the Downtown Business District; once received, he will draft the ordinance and add the designation to the zoning code and official map. The area will remain zoned commercial but be formally identified as a distinct district for planning purposes. *Ms. Susor made a motion to approve a blanket purchase order not to exceed \$800 for the replacement of window blinds in the Village Hall, seconded by Mr. Myerholtz; Approved - 5, Opposed - 1, Mrs. Patel.* The replacement includes blinds in both the front and back rooms, totaling five windows. *Ms. Susor made a motion for Administrative Process committee to research potential job aids, seconded by Ms. Klockowski; Approved unanimously.* Ms. Rupp requested clarification, and Ms. Susor explained the review will consider all departments and focus on ways to better manage workloads, whether through part-time help, restructuring, or other tools. *Ms. Klockowski made a motion to offer an extension to the grant writer's contracted hours through December, seconded by Ms. Rupp, Approved unanimously.* The extension applies only to previously approved but unused hours in Kristi's existing contract and does not involve additional hours or a new agreement.

Planning Commission Hearing: Mr. Manaldi referenced prior approval from 2014 related to property setbacks for container units, which was read aloud by Ken Taylor. He submitted a letter and layout drawings for park model units manufactured by Skyline, though there were discrepancies regarding who originally granted the approval. There was also discussion about potential rail access, including questions about Amtrak or freight service. It was clarified that the property includes a 20-foot easement for Wood County ditch maintenance, and a related letter had been received from NWWSD. Around 7:00PM, Mr. Manaldi indicated he needed to postpone the meeting to gather more information and because he had another engagement at 8:00PM. However, the committee proceeded with discussion and ultimately voted unanimously to deny the rezoning request. Further conversation revealed skepticism about the feasibility of purchasing or scheduling a train, as Mr. Manaldi had previously suggested. Mayor Easterwood noted that he had experienced challenges even trying to coordinate minor train schedule changes through CSX for local events, emphasizing the complexity of rail logistics. The committee agreed that future requests would continue to be evaluated through the appropriate channels.

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Upcoming Meetings: Public Works 7/22 at 6PM, Safety 7/28 at 6PM.

New Business

Resolution 2025-9 received an emergency reading: Resolution authorizing application for Ohio Department of Transportation State Infrastructure Bank Loan. Kristi and Stephanie have been working on the SIB loan application for the recently awarded OPWC project. Given that the Village's last two engineered projects came in over bid and the current estimate is based on 2024 pricing, there is a strong possibility this project will exceed its initial estimate as well. To prepare, Kristi developed two funding scenarios based on total project costs of \$500,000 and \$525,000. In both scenarios, the OPWC portion remains fixed at \$242,086, and the General Fund will contribute \$52,750 to cover design engineering, permits, advertising, and legal fees. The only variable is the SIB loan amount, which would be either \$205,164 or \$230,164 depending on final construction bids. *Ms. Susor made a motion for the borrowed amount not to exceed \$250,000, seconded by Mr. Myerholtz; Approved unanimously. A motion to suspend the rules for Resolution 2025-9 was made by Mr. Myerholtz, seconded by Ms. Rupp; Roll Call Vote: Mr. Warner - Yes, Ms. Rupp - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mrs. Patel - Yes, Ms. Klockowski - Yes. A motion for passage of Resolution 2025-9 was made by Mrs. Patel, seconded by Ms. Klockowski; Approved unanimously.*

Ordinance 2025-15 received an emergency reading: Ordinance making supplemental appropriations for the fiscal year ending December 31, 2025. The Village is expecting to receive an insurance payout of \$9,540 for cemetery storm damage. *A motion to suspend the rules for Ordinance 2025-15 was made by Mrs. Patel, seconded by Ms. Susor; Roll Call Vote: Mr. Warner - Yes, Ms. Rupp - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Mrs. Patel - Yes, Ms. Klockowski - Yes. A motion for passage of Ordinance 2025-15 was made by Ms. Klockowski, seconded by Mrs. Patel; Approved unanimously.*

Approval of Expenditures

Council reviewed a summary of the bills (\$31,427.35) and outstanding invoices (\$41,375.69). A motion to approve the summary of the bills and payment of outstanding invoices was made by Mrs. Patel, seconded by Ms. Rupp; Approved unanimously.

The June bank reconciliation was presented and reviewed. A motion to approve was made by Mrs. Patel, seconded by Ms. Susor; Approved unanimously.

Miscellaneous Business

Ms. Klockowski shared the opportunity to attend an upcoming networking event hosted by the Northwest Ohio Mayors and Managers Association aboard the Glass City Pearl on the Maumee River. Scheduled for August 13 from 11:00AM to 1:00PM, the event includes lunch and a presentation by mural artist Dean Davis, who will discuss current and future public art projects along the riverfront. The cost is \$75 per person, and the event is intended to foster collaboration and idea-sharing among civic leaders. Ms. Klockowski expressed interest in attending, and council discussed funding options. Stephanie noted that \$665 remains available in the village's training budget, and the event could be classified as a seminar or training rather than a meal, allowing the expense to be covered. *Ms. Susor made a motion to approve registration for two attendees, seconded by Mr. Warner; Approved - 5, Opposed - 1, Mrs. Patel.*

Ms. Susor requested that a formal maintenance schedule be added to committee responsibilities. After discussion, it was agreed that building maintenance will be assigned to the Public Works Committee, while vehicles and equipment, including items such as lawnmowers and the new leaf blower, will be handled by the Administrative Process Committee. *Ms. Rupp made the motion to approve, seconded by Ms. Susor; Approved unanimously.*

Mr. Myerholtz informed council that he had received an email from Jamie Schroeder earlier that day regarding the potential purchase of a new EMS unit. The email detailed a demo model Type 1 F550 4x4 gas ambulance quoted at approximately \$264,000, with availability projected for July 2026. The staff expressed strong support for this unit, noting it would help keep the EMS fleet stable and serve the community's needs more quickly than a custom-built unit. Comparable models have been used by other departments in the region, including Bradner, Northwest 190, and Mercy Health Lifeflight. However, the email stated that a purchase agreement would need to be signed immediately to secure the unit, which Mr. Myerholtz emphasized was not feasible without further discussion. He pointed out two key issues that need to be addressed: whether the purchase would require competitive bidding, and how the village would finance the unit without creating a large budgetary shortfall. Stephanie read an email from Paul Skaff, who confirmed that a competitive bid would be required unless the vehicle is purchased through the state purchasing

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program. Mr. Myerholtz also noted the importance of researching used ambulance options, which may be more cost-effective, and suggested looking into financing strategies such as leasing or traditional loans. Due to the scope of the decision, *Mr. Myerholtz made a motion to refer the matter to the Safety Committee, seconded by Ms. Rupp; Approved unanimously.*

During the meeting, Stephanie received and read aloud an email from Krystine containing the draft minutes from the 7/14 Parks & Rec meeting. They approved up to \$150 for a pickleball set and basketball, and \$55 for dash plaques. They discussed relocating a port-a-potty at Merrill Park, allowing the Sports Initiative Board to use the PA system, and the status of cleaning up broken concrete at Alumni Park. Upcoming action items include quotes for relocating trees, a meter on the Edison pole, and a water tap at Schoolhouse Park. These will be reviewed by committee before going to council.

Citizens & Visitors

Chuck Latta, Paul Skaff, "Red", Greg Stevens, Jason Reitz, Douglas Marion (Virtual), Jigar Patel (Virtual), Josh Tschappat (Virtual)

Greg Stevens' neighbor, Jay (Jason Reitz), participated in the discussion regarding the possible vacation of the Ash Street Extension. Mayor Easterwood explained that the area in question includes sections both north and south of the ditch and currently contains infrastructure such as catch basins. If the street is vacated, easements would be required to allow continued access for utility maintenance. Should property owners agree, they would assume ownership of the divided roadway, with that land becoming part of their parcels and taxable accordingly. Currently, the area is classified as a third-tier road, meaning the Village plows it only as needed to reach driveways. If vacated, maintenance and access would become the responsibility of the adjacent property owners. All impacted property owners, estimated at six, would need to consent for the vacation to proceed. The process is still in early discussion. Examples of similar past vacations were provided, including cases where alleyways were relinquished due to property encroachments. Property owners would not be responsible for infrastructure maintenance but would need to preserve access, avoid building on easement areas, and allow any necessary utility work.

Greg Stevens addressed three concerns during the meeting. First, he revisited a sidewalk issue he raised nearly two years ago, asking the Village to repeal the resolutions that make property owners responsible for sidewalk repairs. He emphasized that if the Village is repairing others' sidewalks, all residents should be relieved of that obligation and urged council to take action after years of inaction. Second, he expressed frustration about continued issues with roosters in the neighborhood. He noted that he contacted Mayor Easterwood on April 9th, and although the Zoning Inspector addressed the issue at the time, Greg reported hearing a rooster again. Mayor Easterwood explained the limitations of enforcement, including the inability to enter private property, and that letters and citations are part of an ongoing process. Lastly, Greg strongly opposed the proposed vacation of the Ash Street Extension, explaining that it would landlock several properties, including his own. He stated his home faces Evon Lane, but the rear lot is accessed from Ash Street. He detailed other affected properties and emphasized the importance of maintaining access. He also expressed concern about assuming responsibility for infrastructure such as gas lines and three manholes located on the property. Greg stated he has no interest in owning or managing that section of land and reiterated that he and his wife would not agree to the vacation.

A motion to adjourn at 7:36PM was made by Mr. Myerholtz, seconded by Ms. Rupp; Approved unanimously.



Rick Easterwood, Mayor



Stephanie Monts, Fiscal Officer/Clerk