

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held

May 5

20

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The Village of Weston
Council Meeting Minutes

May 5, 2025

Council Meeting was called to order by Mayor Rick Easterwood at 6:00PM, followed by the Pledge of Allegiance and presentation of the agenda. No objections to moving the WCPD visitor item ahead of Old Business. The Reimbursement Request should be placed under Administrative Process rather than the Council Agenda. Ms. Susor requested to provide her comment during Miscellaneous Business. 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 April 21, 2025 special council meeting and regular council meeting minutes as written was made by Mrs. Patel, seconded by Ms. Susor; Approved unanimously.*

Council briefly paused the agenda to speak with the deputy before he returned to patrol. Ms. Susor reported incidents involving young individuals attempting to gain access to the maintenance building and the concession stand near the ball fields and asked if patrols could be increased in that area.

Chris Smalley, Director of the Wood County Park District, presented a check for \$11,340 to the Village for the successful completion of a local park improvement grant. The funding supported the installation of safety surfacing mulch at the playgrounds. He also provided a small commemorative plaque for the project. Stephanie submitted the final project report during the visit, noting the work had already been completed.

Old Business

Ordinance 2025-10 received an emergency reading: Ordinance making supplemental appropriations for the fiscal year ending December 31, 2025. Stephanie explained the need for the amendment, detailing ongoing and anticipated projects. These include the Sycamore Street storm water project, estimated at \$34,873.60 before tap installations, with at least three taps anticipated, bringing the total to around \$45,000. This, combined with the original \$20,000 already appropriated, accounts for the \$65,000 total amendment. Additional funds are needed for jetting catch basins on Center Street and other locations, with Harold explaining that costs are estimated at \$85 per basin or \$190 per hour. Gary identified eight basins requiring attention. Stephanie also noted a long-standing issue at Ohio and Ash Streets, and Harold added that he suspects a cracked tile is causing the washout. He plans to investigate and repair the issue in-house, using the \$5,000 already appropriated in the supplies line for materials such as pipes or catch basins. Ms. Susor questioned the necessity of passing the ordinance as an emergency. Stephanie and the Mayor emphasized the urgency due to contractor scheduling and the need for flexibility in case any emergencies arise before the next few meetings. Stephanie recommended capping the amendment at \$65,000 to maintain a general fund reserve of approximately 15%—below the ideal 25%, but still considered manageable. The amendment focuses solely on storm water needs, with other potential general fund projects to be addressed at a later time. *A motion to suspend the rules for Ordinance 2025-10 was made by Mr. Warner, 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 Ordinance 2025-10 was made by Mr. Myerholtz, seconded by Mr. Warner; Approved unanimously.*

Ordinance 2025-11 amending EMS rates received a final reading. This ordinance increases the mileage rate from \$12.15/mile to \$17.00/mile. *A motion to approve Ordinance 2025-11 was made by Ms. Klockowski, seconded by Mrs. Patel; Approved unanimously.*

A resolution to approve and adopt a mailbox policy received a second reading.

A resolution to approve and adopt a professional development policy received a second reading.

Reports

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

Mayor: Mayor Easterwood reported that the Arbor Day proclamation event was held last Wednesday. Although it took place later than the official Arbor Day, the timing was adjusted to better accommodate schedules after an initial tree donation plan fell through. The event fulfilled the Tree City USA requirements. Several council members attended, along with a few young helpers. Mayor Easterwood expressed appreciation to those who participated.

Fiscal Officer: Stephanie provided an update on the Village's electric aggregation program, reporting that a

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fixed rate of \$0.0935 per kWh was secured through Dynegy for a 16-month term from August 2025 to December 2026. The agreement was signed by the Mayor on April 25th based on a recommendation from Jay Sell, who noted the rate was favorable compared to Toledo Edison's \$0.0975 for a shorter term with less stability. The current aggregation contract expires May 16, 2025, and participants should have received—or will soon receive—a notice from Toledo Edison. Residents were reminded that the Price to Compare will increase to \$0.0952/kWh effective June 1, and are encouraged to explore options soon to avoid higher summer bills.

Administrator/Maintenance: Harold reported that he is working on obtaining a quote from Schick Electric for installing a box and meter at the park. He also received a quote for relocating electrical service and installing a new switch near the pole that has the existing oil can switches, which would support the ball diamond lighting. Additionally, Harold provided pricing for fencing (safety railing) around the bleachers, noting that further materials or adjustments might be needed. Mr. Myerholtz asked whether the chain link fence would be attached in a way that prevents people from falling through, and Mayor Easterwood confirmed that a bottom pole would be installed and the bleachers would be mounted for safety and stability. Harold also confirmed that the new leaf vacuum has been ordered. He plans to begin work on the hero banners next week. Additionally, Ms. Klockowski requested the placement of the speed radar on Taylor Street due to increased traffic from the detour created by daytime closures on Route 235. *Ms. Susor made a motion to approve the bleacher fencing project not to exceed \$1,500, to be paid from Lands & Buildings – Operating Supplies, seconded by Ms. Klockowski; Approved unanimously.*

Code Enforcement/Zoning: Ken reported that on April 22nd, he received a phone call and an email from the owner of 0 Silver Street regarding potential plans for the property. He forwarded the information to Paul and Stephanie. The owner proposed several ideas—including RVs, shipping containers, and retail-style structures connected to a railroad spur—but the lack of a clear, single request has made it difficult to proceed. The Planning Commission has not yet scheduled a meeting, as a proper public notice cannot be issued without a defined zoning request. It was noted the proposal seems to seek a blanket approval for multiple uses rather than a specific rezoning or variance, which complicates the process. Paul acknowledged the applicant is entitled to request a meeting, but it is ultimately the Planning Commission's role to evaluate and approve or deny such proposals. Ken explained that, unlike the current Planning Commission case scheduled for the 21st, which might fall under industrial zoning, the Silver Street proposal does not clearly align with any existing zoning category. To accommodate scheduling and legal notice requirements, a meeting with the Planning Commission and the property owner—Menaldi—is being considered for mid-July. On April 23rd, Ken approved a temporary permit for a small greenhouse on Maple Street. On May 5th, Ken provided Stephanie with a list of 16 properties requiring mowing notices. He also notified her about several property violations, including a vehicle on jacks for several weeks at 20750 Taylor Street, an unpermitted shed at 20820 Taylor Street, and a collapsed swimming pool in the rear yard at 13765 North Main Street.

Mr. Myerholtz inquired about any updates regarding the Oak Street (Cresset) property. Ken responded that in order to move forward with converting the duplex into a full office space, the property would need to be rezoned. Neither the property owners nor the Village are in favor of pursuing a rezoning. Ken noted that while home-based businesses are allowed under certain conditions—such as only using part of a residence for commercial use—the proposed plan exceeds those limits. The only alternative might involve rewriting the zoning definition of an “office building,” but that, too, would effectively require a zoning change.

Committee Reports

Public Works: The Arbor Day celebration is scheduled for May 3rd at 10AM on Main Street north of the railroad tracks. Brittney will follow up on the tree type. Regarding the bus garage demolition, Harold will follow up with Deshler Electric on maintaining power at the site and address a shock issue with the ball diamond lights, to be reported at the next meeting. Discussed a shift in approach to storm water drainage, moving away from seeking grant-funded comprehensive studies. Instead, the plan is to budget over a 5-, 10-, or 15-year period to replace problem areas. Harold will explore GIS mapping options, though Mr. Myerholtz raised concerns about feasibility and staff expertise. Council agreed to seek a quote from Cam Tech as an alternative. Building inspections for Village Hall, the Post Office, and other Village-owned buildings were discussed. *Ms. Susor referenced the Fiscal Officer's report and made a motion to move the discussion of building inspections to Administrative Process, seconded by Mr. Warner; Approved unanimously. A motion was made by Mr. Warner to approve specifications for storm water taps using 6-inch SDR 35 PVC (non-perforated) and to include a 24-hour inspection notice on the application form, seconded by Ms. Rupp; Approved unanimously.* To comply with PEP insurance, Harold will research pricing for safety fencing around the ball diamond bleachers. Following reports of shed break-ins, there

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was no objection for installation of 4–5 surveillance signs. For the Sycamore Street tap-in project, Mayor Easterwood provided an update on Paul Skaff’s feedback regarding the draft letter to residents. Property owners affected by the project will be notified by July 1 to confirm participation. Existing taps will be upgraded at the Village’s expense if within 14 feet; new taps will be the responsibility of the homeowner.

Safety: There have been 106 EMS runs YTD. A contract is being prepared to provide EMS services to Jackson Township, with a request for the township to submit a formal plan outlining how they will obtain and maintain first responders. *Mr. Myerholtz made a motion for Stephanie to draft and send a letter of intent to Jackson Township, specifically noting service to the area north of the tracks and the need for a first responder plan, seconded by Ms. Klockowski; Approved unanimously.* Mr. Myerholtz has continued making steady progress with EMS contracts, attending meetings with the townships to ensure accuracy before drafting. Weston Township remains the only entity he has not yet met with, though feedback from other communities has been positive. Training opportunities for village employees were also reviewed. PEP offers a variety of free safety courses, and Stephanie has the authority to assign them. It was recommended that all full-time employees, particularly those who operate machinery, be enrolled in relevant training. Stephanie will work with Mayor Easterwood and Harold to determine which courses best fit the village’s needs, such as chainsaw safety and confined space training. Plans are underway to offer a non-certification CPR course for village residents in September, and Weston-specific “Safety Town” programs are being considered, with topics such as reservoir and train safety. Mayor Easterwood volunteered to help recruit participants for these initiatives. Appointment of Stephanie Monts as EMS Clerk was discussed, acknowledging that she has already been handling many of the responsibilities of the role. *A motion to appoint Stephanie Monts retroactively to April 1, 2025 was made by Mr. Warner; seconded by Ms. Rupp; Approved unanimously.*

WSI: Approved payment of the league’s annual insurance premium from the Ball Fund and authorized a \$150 payment for Muddy and Madonna’s Opening Day appearance. Monthly payments for Payment Cloud will now be made through the WSIA bank account, not the Village’s. The board confirmed that the 501(c)(3) application was submitted by Mark Tolles via the new online EZ form and is pending approval. Questions regarding reimbursement for the overage in filing funds will be directed to Stephanie for proper fiscal documentation. Opening Day is set for May 17, with a parade at noon and lineup beginning at 11:30AM. Events will include mascot visits, games, team pictures, food trucks, bounce houses, a vendor market, and a 50/50 raffle. Council previously approved the use of the Village PA system for the day. Otsego Serve volunteers are scheduled to assist with cleanup at the fields, concession stand, and maintenance building. The board reviewed the concession purchase schedule, uniform distribution, new letterboard installation, banner setup, and a chalk order through Midwood. Safety barrier installation on the large diamond bleachers and porta-pot rental were also discussed, with an emphasis on extending safety improvements to both the maintenance building and concession stand. A draft of the facilities maintenance agreement was distributed for review. The board will seek legal input before final approval. One new purchase order for \$600 in banners falls under a prior authorization, requiring no further action. Mr. Myerholtz noted an increase in social media discussion regarding public use of the ball fields and raised the question of who is responsible for setting usage rules. Ms. Susor clarified that WSIA holds priority for field use and stressed the importance of coordinating any public access through the proper channels. She also addressed concerns from the co-ed league, emphasizing that all users must follow established field rules, including restrictions on use when the fields are wet or have been freshly lined. Additionally, it was noted that WSIA’s next meeting, scheduled for May 21, conflicts with a previously planned Planning Commission hearing, requiring the group to either find an alternative location or reschedule.

Upcoming Meetings: Cemetery 5/6 at 6PM, Parks & Rec 5/7 at 5:30PM, Administrative Process moved to 5/13 at 6PM, Community Development & Public Affairs 5/20 at 5:30PM, Planning Commission Hearing 5/21 at 6PM, Public Works 5/27 at 6PM, Safety moved to 5/29 at 6PM

New Business

An ordinance establishing a Designated Outdoor Refreshment Area (DORA) in the Village of Weston, Ohio received a first reading. Stephanie shared that the DORA application has been reviewed by Paul Skaff, with signage updated to include removable signs for special events. She also confirmed that the public hearing, another required step, was already fulfilled when it was held on April 21.

Ordinance 2025-12 received an emergency reading: Ordinance making supplemental appropriations for the fiscal year ending December 31, 2025. The decision was made previously to demolish the bus garage building only, with the demolition quote excluding the floor. Doug Marion expressed that repairing the floor would likely be too costly, depending on future plans. A full quote for floor removal was requested.

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This ordinance is to allocate and certify the insurance funds of \$19,143.68 for demolition and related expenses, including moving the electric. *A motion was made by Ms. Klockowski to move the old bus garage building floor removal discussion back to Public Works, seconded by Mrs. Patel; Approved unanimously.* Meanwhile, the demolition schedule is pending, and work will proceed once electric relocation is planned and coordinated. *A motion to suspend the rules for Ordinance 2025-12 was made by Ms. Klockowski, seconded by Mrs. Patel; 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 2025-12 was made by Ms. Klockowski, seconded by Ms. Susor; Approved unanimously.*

Approval of Expenditures

Council reviewed a summary of the bills (\$26,904.15) and outstanding invoices (\$16,268.68). A motion to approve the summary of the bills and payment of outstanding invoices was made by Mr. Myerholtz, seconded by Mrs. Patel; Approved unanimously.

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

Mr. Myerholtz made a motion to approve the WSI fund expenditure requests for the \$1,414 Erie Insurance premium and the \$160 payment for the Mud Hens mascots for Opening Day, seconded by Ms. Klockowski; Approved unanimously.

Miscellaneous Business

Ms. Susor made a motion to refer the topic of renting the Village Hall to the Administrative Process Committee, seconded by Mr. Warner; Approved unanimously.

Important Dates: Community Garage Sales May 9-11, Cemetery Cleanup 5/10 from 9AM-noon, Trash Drop-off Day May 17 from 8AM-noon (or once dumpsters are full), Ball Season Opening Day May 17, Memorial Day Ceremony May 26 at 3PM


Citizens & Visitors

Doug Marion, Deputy w/ WCSO, Chris Smalley (WCPD), Ron Dallas (Virtual), Steve (Virtual), Crystal Louy (Virtual)

Doug Marion personally thanked Harold for his help on Friday during Otsego Serves Day. He reported that high school students, facilitated by Ms. Rupp and the school, worked effectively on projects at two parks, including the ball fields, accomplishing a lot. Doug mentioned that Harold had received complaints about the safety of using a ladder, so he plans to lend Harold a manlift for future tasks. He also shared that their recent library meeting was well-received and that they plan to continue discussions to stay on the library's radar. Doug spoke with the Park District visitor earlier in the meeting, who offered support with programs, including potential assistance with handicap equipment and playground safety training. Lastly, he emphasized ongoing efforts to maintain equipment, with Harold and Ms. Rupp ensuring proper paint is used on deteriorating areas.

A motion to adjourn at 7:45PM was made by Mr. Myerholtz, seconded by Mrs. Patel; Approved unanimously.


Rick Easterwood, Mayor


Stephanie Monts, Fiscal Officer/Clerk