

# RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO 10148

Held

July 1

20 24

**The Village of Weston  
Council Meeting Minutes**

July 1, 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 June 17, 2024 council meeting minutes as written was made by Mr. Babcock, seconded by Ms. Susor; Approved - 5, Abstained - 1, Mr. Warner.*

**Old Business**

Currently, there is a 7-month proposal for a grant writer, Kristi Galazara. Ms. Klockowski expressed being impressed with Kristi and shared that it was recommended to hire her once the contract is reviewed and the background check is received. Zach Schmidt showed interest in collaborating with Kristi on a Community Facilities Grant, but Mr. Warner recommended that Zach work independently. Mr. Myerholtz inquired about who will decide which grants to pursue, questioning if every available grant will be sought. It was explained that Kristi will compile a list of potential grants as part of her contract, and the Mayor reminded everyone that he has asked each committee to identify projects for potential grants. Mr. Myerholtz noted that there would be no grants from the safety committee. The council decided to wait to approve the grant writer contract until the background check is received. The grant Ms. Klockowski mentioned, which can be used to obtain funds for building a new town hall in a rural community and is provided by the USDA, was discussed. It was requested that the link to this grant be shared with all council members via email.

**Reports**

Attendance: Stephanie Monts (Fiscal Officer), Ken Taylor (Code Enforcement)

**Mayor:** No report.

**Fiscal Officer:** The Auditor of State has issued a new bulletin concerning fraud training requirements for employees and elected officials. Current employees and elected officials must complete fraud training by September 28th and every four years thereafter. New employees or elected officials have 30 days to complete the training. At the last meeting, Mark Sheffer attended seeking a nomination for the NWWSD board. A voice vote needs to be taken, and a copy of the minutes must be sent to NWWSD by August 8th.

*Mr. Babcock made a motion to nominate Mark Sheffer to the NWWSD board, seconded by Ms. Susor; Approved unanimously.*

**Administrator/Maintenance:** Not in attendance. Gary Betz mentioned that the hydroseeding at the reservoir appears unfinished, despite being informed that it was already paid for. The Mayor suggested having the contractor return, along with the walking path contractor, to complete any remaining work.

**Code Enforcement/Zoning:** Received a call from a property owner on Maple Street inquiring about the possibility of purchasing an adjacent lot to keep a horse. It was explained that only cats, dogs, and a maximum of six chickens (unless it's a 4H project) are permitted. Sent a letter to Silver Street regarding weeds, to Locust Street about two couches in the boulevard, and to Taylor Street concerning several bags of cans in the rear yard. Signed a permit for an accessory building on Maple Street.

**Committee Reports**

**Community Development & Public Affairs:** The committee decided to forward the proposed Subdivision Codes to the Council for approval. It was determined that vehicle restrictions on the walking path would exclude all gasoline-powered vehicles and golf carts, regardless of their power source, due to safety concerns. Regarding the new prairie plots, several issues were discussed. Firstly, there was concern about the current maze/labyrinth layout, which only has one point of access and egress. It was suggested that enabling pass-through access should be considered. Secondly, ensuring visibility both inside and outside the plots was a priority. To address this, tall dominating grasses will not be used in the prairie areas. Instead, a mix primarily consisting of short to medium-height wildflowers and grasses will be utilized. Ken Taylor asked the committee to address regulations concerning solar panels and tarp sheds, including setbacks and permits. While some discussion took place, it was agreed that further input from Ken Taylor is necessary before proceeding. It was decided to invite Ken to the next meeting for this purpose.

Ron Dallas inquired about why solar panels are an issue. The response was that there are currently no provisions in the code addressing them, particularly concerning setbacks. He also suggested that windmills should be included in the discussion. Ms. Klockowski added that other forms of renewable energy should also be considered.

**Safety:** Year-to-date, there have been 176 runs. EMS has welcomed 5 new basic EMTs. The air conditioning in unit 915 has been repaired, and Tim is addressing mechanical issues with unit 914. Concerns about response times, possibly related to dispatch delays, require clarification from Tim. The committee discussed implementing a new compensation structure for EMS personnel based on dollars per run and

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EMT certification levels. This program aims to incentivize regular scheduling and pursue advancement. Further discussions with Kathy and Tim are needed. This proposal suggests adopting the new compensation program instead of hiring paid part-time personnel. Approval is recommended for ADT to install interior and exterior cameras, along with the monthly payment.

The Mayor described the EMS program, which has served the area since the county discontinued its service in the 1970s, covering 54 square miles and handling approximately 300 runs per year. One unique aspect is that it operates entirely on a volunteer basis. The Mayor expressed support for the current proposed plan. It was noted that forming a district would significantly increase taxes compared to the current funding model based on run revenue and contracts. Mr. Myerholtz mentioned that the Village has the highest volume of runs and believes it could sustain itself independently. He also suggested contract rates would not need to be raised.

*Mr. Easterwood motioned to approve the installation of ADT cameras and the monthly service charge of approximately \$76.24, with applying for the PEP grant to offset the cost, seconded by Ms. Klockowski; Approved unanimously.*

**Public Works:** Mr. Easterwood expressed his confusion about why Silver Street was never paved. He mentioned reviewing previous reports and committee documents, which showed no issues in moving forward. However, after speaking with Harold, who informed the committee that funds might need to be reallocated, Mr. Easterwood questioned whether Harold had stopped the project. The committee then discussed Kleinfelder's progress on OPWC and SIB, with Harold mentioning he had spoken to Bob Desmond, who is still working on it. The JPX quote for lowering costs on storm sewer projects was brought up, leading Mr. Easterwood to inquire about the manhole cover on Main Street. The project for that was supposed to start but has been delayed due to weather. During this project, the hole needs to be checked to determine the type of base under the road, and the findings should be shared with Bob. Harold is tasked with identifying locations for sidewalk approaches to ensure proper accessibility and obtaining quotes from K&K. It was mentioned that Toledo Edison might be trying to avoid completing the street light job, making it difficult to report which lights still need replacement. The hydroseeding at the reservoir was not very successful, though Harold believes it is sufficient. There was a long discussion about Alumni Park and the plan for the tall grass, with confusion expressed about its necessity. Harold said he was checking what the final design would look like, and Mr. Easterwood questioned why the grass needed to be tall for the layout. The plan for the native grass layout was also questioned, with Mr. Easterwood noting the difference between concept and reality. Ms. Klockowski mentioned a labyrinth was to be added to the area, which Harold was unaware of, leading to questions about who was overseeing the project. It was emphasized that money spent on projects, including time, still needs council approval. The committee is finalizing parking lot regulations, preferring a free permit with sticker parking, where vehicles without a permit would be towed at the owner's expense. Ms. Klockowski also raised concerns about possible contaminants in the council hall affecting her allergies and suggested having a professional inspection. Mr. Myerholtz added that if an inspection is conducted, it should also include the post office building for both structural and contaminant issues. Harold will gather information and report back to the committee.

The Clerk asked for clarification on what is needed from her for the SIB, mentioning that Feller & Finch had previously expressed interest in working with the Village and would actually complete the SIB application. She added that there is a helpful guideline from ODOT. It was emphasized that the Village needs to fill out the application and return it to Kleinfelder.

The Mayor commented that the contractor completed the Silver Street project without prior notice. He asked Mr. Easterwood about his notes on the discussions involving Harold and Stephanie. Mr. Warner mentioned that during the Administrative Process, they discussed the updated quote and whether there was enough money or if reappropriation was necessary. He suggested waiting for the Main Street quote since there was no mobilization fee for Silver Street. The Mayor explained that the Silver Street project was divided into two separate projects due to different quotes: one through the Township, which would be billed by the Township, and the other for the remaining Village portion to the trailer park. Mr. Easterwood emphasized that Harold's role includes maintaining contact with contractors. The Mayor noted that the \$17,482 quote was never officially approved to move forward. Mr. Easterwood stated that the topic was discussed three times in Public Works meetings and was brought back to the Administrative Process for verification, where the last meeting indicated that everything was in order, with no mention of reappropriation in the minutes. Mr. Warner clarified that while they were close to the estimated amount, the updated quote was slightly higher than anticipated, so they decided to wait for the Main Street quote.

**Upcoming Meetings:** Administrative Process 7/8 at 6PM, Rec Board 7/10 at 6:30PM, Cemetery 7/11 at 6PM, Community Development & Public Affairs 7/16 at 6PM, Safety 7/22 at 6PM, Public Works 7/23 at 6PM

New Business

Resolution 2024-10 received an emergency reading; authorizing the execution of certain settlement participation forms related to the new national opioid settlements. Ohio reached an agreement with major opioid distributors to settle claims related to the opioid crisis. This settlement aims to provide

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financial compensation to support efforts in addressing the impact of opioid addiction and misuse. For local governments to be included in the settlement and receive their share of the funds, they must sign specific documents indicating their participation. This resolution authorizes the signing of those documents as they are received. *A motion to suspend the rules for emergency reading of Resolution 2024-10 was made by Mr. Easterwood, seconded by Mr. Babcock; 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 2024-10 was made by Mr. Easterwood, seconded by Mr. Babcock; Approved unanimously.*

Ordinance 2024-11 received an emergency reading; making supplemental appropriations for the fiscal year ending December 31, 2024: to provide for the cost of ADT security services. *A motion to suspend the rules for emergency reading of Ordinance 2024-11 was made by Mr. Babcock, seconded by Ms. Susor; 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 Ordinance 2024-11 was made by Mr. Babcock, seconded by Mr. Warner; Approved unanimously.*

### Approval of Expenditures

Council reviewed a summary of the bills (\$30,962.76) and outstanding invoices (\$26,366.38). A motion to approve the summary of the bills and payment of outstanding invoices was made by Mr. Warner, seconded by Ms. Susor; Approved unanimously.

### Miscellaneous Business

Mr. Easterwood requested a discussion to clarify council committee responsibilities, referencing council rules and committee standings. He believes that some committees are handling tasks outside their designated responsibilities. As chairman of the Public Works committee, he read its description from the council rules and expressed concerns about the plan for Alumni Park, stating there is no clear plan and mentioning Harold's different ideas. He also raised the issue of unspent money being carried over to plant trees in 2024, noting that this wasn't documented in committee reports. Mr. Easterwood admitted he doesn't attend all committee meetings or review all reports, but he was told he could attend them, implying a lack of trust in his fellow council members' decisions. He clarified that he doesn't think any decisions have been made and believes some topics in Community Development should have been handled by Public Works, citing Village Hall issues as an example. He also brought up the Village Administrator's job description, reading responsibilities voted on in 2021, and expressed frustration over accusations of mistrust during the Public Works meeting. The Mayor responded that some overlap between committees is inevitable, emphasizing that the board's role is to set policies, budgets, and identify projects, not to micromanage employees. The Clerk explained that the tree purchase was carried over because the bill was received late. Mr. Easterwood insisted that the purchase should have been handled by the proper committee. Ms. Klockowski read from the Village Administrator's job description, highlighting his authority to purchase up to \$10,000 for projects under his supervision, which includes overseeing lands. Mr. Myerholtz questioned the oversight of the Alumni Park project, mentioning inconsistencies in the reasons given for not mowing the grass. The Mayor clarified that no master plan for the park had been approved, and any input on the walking path was part of a long-standing discussion. Ms. Klockowski explained that trust among council members involves bringing cost-related ideas to the council for approval. She pointed out that no funds have been spent without approval. Mr. Warner brought up the Silver Street project, highlighting that the Main Street residential project had undergone multiple changes, pushing it past the bid threshold and requiring additional engineering. He mentioned the administrative process was close to the budget, and the Feller & Finch engineering estimate is under contract, but the bids could come in higher. Mr. Easterwood responded that they do not have to accept the bid if it's too high, and the Mayor added that projects over \$10,000 should have a resolution, and Mr. Easterwood emphasized the Village Administrator's role in facilitating these projects. Mr. Easterwood expressed frustration with the Village Administrator's communication, noting that Harold is doing a good job but needs to provide more detailed reports. Ms. Susor discussed several key issues observed in the meeting, focusing on logistical and communication problems. She pointed out that these issues are not limited to one committee or employee and mentioned confusion about the division of responsibilities between committees. She suggested stipulating project leaders within committees and emphasized the importance of clear communication and follow-through. Ms. Susor proposed adding an executive session to the next council meeting agenda to address these issues and requested questions, thoughts, and ideas via email from council members within the next week. She also suggested incorporating vision casting, which includes the Mayor, to improve overall council operations and project management.

### Citizens & Visitors

Howard Lashuay, Samantha Wick, Randy Hann, Gary Betz, Ron Dallas, Steven Sterling, Jigar Patel

Jigar Patel shared a concern from a citizen who walks her dog on the walking path. She is worried about the tall grass in relation to bugs, ticks, and mosquitoes. Jigar asked what the town plans to do about this. The Mayor responded that the tall grass will be removed and replaced with native plants. Jigar pointed out that even with new vegetation, there will still be bugs. Jigar also asked Public Works about the recent power outages and whom to contact. Mr. Easterwood replied that Stephanie has been in touch with Toledo Edison, which attributed the outages to storms. Mr. Myerholtz added that temporary lines and

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portable substations on Kellogg Road have been problematic. The Mayor stressed the importance of more residents raising complaints with Toledo Edison. Jigar then asked the Safety committee about a previous discussion on a district and paid employees. Mr. Myerholtz responded that the earlier presented plan should address the issue and incentivize volunteers to advance without charging extra in contract rates. He also mentioned that the Village could operate its own EMS given the number of runs within the Village. Finally, Jigar suggested revisiting the \$10,000 threshold to micromanage the budget more effectively.

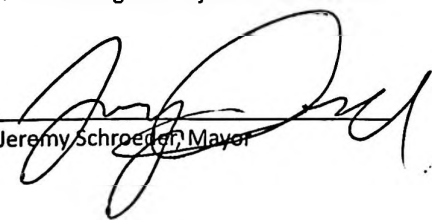
Steven Sterling attended the meeting to observe and mentioned he is building a house on Brown Lane. He inquired if it is typical for the Village to proceed with projects without a solid master plan, using the trees and the walking path as examples. The Mayor responded that trees are purchased every year and that the Village is seeking more formality through policy.

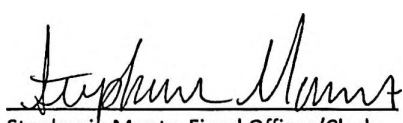
Randy Hann raised concerns about projects proceeding without thorough discussion, specifically mentioning the earlier proposal to bring a train depot to Weston. He wondered if this was still happening behind the scenes or if it had been developed further. The Mayor responded that the previous discussion identified the need to establish a historical society if the project were to proceed. He shared that an organization, the Weston Historical Society, would be formed to develop a plan to present to the council. Ron Dallas suggested reaching out to the library. It was expressed that the idea is to gather interest from those familiar with previous historical societies to help restart it. Ron Dallas asked if there would be support or financial assistance. When Ms. Klockowski asked him to clarify, he said to move the train depot. Ms. Klockowski noted that the historical society is considering reforming, not just for the train depot. The Mayor explained that forming a 501(c)(3) would make the group eligible for grant funding. The Mayor responded that since the project would be on village land, council involvement is inevitable. Ron also expressed concern about whether the group would still be around in ten years to maintain the property, given that other projects have fallen apart over time.

Ron Dallas inquired about the process for handling petitions. He mentioned a special meeting and asked if equal time would be allocated for each petition. He also asked about the requirements beyond submitting the petition a week in advance. The Mayor responded that the process hasn't been discussed further but agreed that equal time should be allotted. Mr. Myerholtz added that the village wouldn't impose additional requirements, just a statement of what is being petitioned. Mayor added the only thing identified was a copy to be left on record. Ron expressed that 102 signatures seemed to have little impact and asked what could be done to capture the council's attention. The Mayor pointed out that the previous petition did grab the council's attention. Ron countered that it didn't lead to any results, to which the Mayor replied that it didn't produce the results Ron wanted but was still valuable, emphasizing that there is no specific number of signatures that guarantees a council vote. Ron highlighted the need for recognition beyond three minutes. The Mayor explained that meeting time limits are necessary to maintain order. Ron felt that the hours spent gathering signatures deserved more than three minutes, but the Mayor noted that Ron hadn't even used his full three minutes. Samantha Wick mentioned a revote after the special meeting resulted in four votes in favor and two against. Ron felt his petition made no difference, but the Mayor believed it highlighted communication issues. Ron then alluded to the 10-year master plan. The Mayor clarified that the document was intended for Parks & Rec to generate project ideas, which is challenging. Ron questioned why nothing had been done or started from the 10-year-old document and mentioned Harold's frustration over the walking path idea. Ms. Susor clarified that Harold took the state of Ohio shape personally because it was his creative idea, and the path was what the committee had proposed.

Howard Lashuay asked why there are private meetings after the council meeting ends. The Mayor denied holding private meetings, explaining that the doors are open and it's an opportunity for him to meet with Stephanie and Harold. Howard accused the Mayor of making the Master Plan for the Broadway mess during these supposed private meetings. Howard also questioned the need for another council hall. The Mayor responded by asking if Howard would accept a building that was 100% covered. Howard retorted, asking if it was just because one person wanted it. The Mayor clarified that it wasn't just one person. When the Mayor reiterated the opportunity to build a community building/council chambers, Howard interrupted, expressing disbelief and accusing the Mayor of having a private clan and telling another member not to speak. Mr. Warner responded that Howard's comments were out of line, and Ms. Klockowski requested Howard not to put his hand near her face. Howard suggested that if the Mayor was unhappy with the current council hall, he should resign, and then Howard left the building.

The meeting was adjourned at 7:36PM.

  
Jeremy Schroeder, Mayor

  
Stephanie Monts, Fiscal Officer/Clerk