

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held

October 7

20

24

**The Village of Weston
Council Meeting Minutes**

October 7, 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. Ms. Klockowski requested to add discussion on moving the Safety meeting date. A roll call was taken: Mr. Craig Warner, Mr. Dean Babcock, Mr. Rob Myerholtz, Ms. Jessica Susor, Ms. Brittney Klockowski. *A motion to excuse Mr. Rick Easterwood was made by Mr. Babcock, seconded by Ms. Klockowski; Approved unanimously. A motion to approve September 16, 2024 council meeting minutes as written was made by Mr. Babcock, seconded by Mr. Warner; Approved unanimously.*

Public Presentation

Joe Pemberton from Suburban Natural Gas provided a public awareness and safety update to the Village Council. He mentioned that a leak survey was completed in 2023 and any necessary repairs were addressed. Mr. Myerholtz raised concerns about drainage tiles damaged during a past project near Taylor and Broadway, which had not been fully addressed. Mr. Pemberton and Matt Ziegler, the senior field manager, acknowledged the issue, noting it was the first time they had heard of it, and assured that the team would investigate and fix the problem. Mr. Pemberton emphasized that it is their responsibility to repair any damage, even if the utilities weren't initially documented. The discussion then shifted to preventing future issues, with the Mayor requesting suggestions for better coordination between Suburban Natural Gas and the village on projects involving stormwater management. Mr. Pemberton noted that older clay tiles are often replaced with plastic when damaged and committed to further review to ensure proper fixes. Mr. Pemberton concluded with a public safety reminder, stressing the importance of calling Ohio Utilities Protection Service (811) before any excavation projects. He also highlighted signs of potential gas leaks and urged prompt reporting for public safety. The company is committed to following up on any issues and maintaining strong partnerships with local officials and emergency responders. Lastly, the Mayor invited Suburban Natural Gas to participate in the village's upcoming fall festival with a safety demonstration.

Old Business

There are no updates on the bus garage storm damage due to Harold's absence from the meeting. An update may be included in the Public Works report.

No further discussion or questions were raised regarding the updated Background Check Policy, but approval was postponed until the next meeting due to Mr. Easterwood's absence.

Resolution 2024-16 received an emergency reading: resolution to approve the Wood County final plan for implementing and operating countywide 9-1-1 system. Mr. Myerholtz provided an update regarding the county's 911 board and the potential nomination of a village representative. To appoint someone for the municipal seat, 14 votes from various municipalities in Wood county would be required. Mr. Myerholtz mentioned that Joe Fawcett from Perrysburg had reached out to him about nominating Corey Kuhlman from Perrysburg, but he explained that the decision wasn't his to make alone—it would need to be made by the village council. He also informed Joe that the village was considering nominating someone else for the seat. Mr. Myerholtz emphasized that smaller communities like Weston should be better represented on the board, noting that there are more smaller communities than large municipalities in the county. Mr. Myerholtz expressed interest in gathering the 14 necessary votes to nominate Rick Easterwood, and discussed with Mark Wasylshyn the best way to proceed. The Sheriff suggested attending meetings and presenting their case, though he didn't have a clear suggestion on outreach. Mr. Myerholtz clarified that the county's 911 board is new, and there's currently a vacancy for a village representative. He added that while there may be skepticism about whether anyone would pursue the position, Council could formally nominate Rick Easterwood and send correspondence to other municipalities, requesting their support in voting for him. Clerk also confirmed that each municipality must pass a resolution to support the nomination, and those resolutions would then be submitted to the county commissioners. *A motion was made by Mr. Babcock to nominate Mr. Rick Easterwood for the vacant seat on the 911 program review committee, seconded by Mr. Myerholtz; Approved unanimously. Mr. Myerholtz made a motion to draft correspondence to send to the other communities of this nomination, seconded by Ms. Susor; Approved unanimously. Mr. Myerholtz made a motion to approve the Wood County Final Plan for Implementing and Operating a Countywide 911 System, seconded by Mr. Babcock; Approved unanimously. A motion to suspend the rules for emergency reading of Resolution 2024-16 was made by Mr. Babcock, seconded by Ms. Susor; Roll Call Vote: Mr. Warner - Yes, Mr. Babcock - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Ms. Klockowski - Yes. A motion for passage of Resolution 2024-16 was made by Mr. Myerholtz, seconded by Mr. Warner; Approved unanimously.*

Reports

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

Mayor: No report.

Fiscal Officer: PEP Risk Control visited on September 17, and the report has been shared with everyone. A Statement of Action must be submitted within 60 days. The report has been forwarded to the relevant

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departments for their review and input for the Statement of Action. The Copy Shop has completed the newsletters, which will be delivered to the post office for mailing on Tuesday, October 8. Two representatives from GLCAP will attend the November 4 meeting to provide a 10-minute overview of their services and how they support community and economic development. They are also working to provide brochures to keep at the office for distribution. This round, 21 Hometown Hero banners were processed for Veterans Day. The deadline for banners to be ready by Veterans Day was September 25. Applications are accepted year-round, but orders are only processed as an upcoming holiday approaches. The next deadline is March 2025 for Memorial Day.

Administrator/Maintenance: Absent from the meeting. The Mayor mentioned that Harold had installed the downtown lights. Mr. Myerholtz inquired if the lights were programmable, but the Mayor clarified that they are not; they are simply LED lights.

Code Enforcement/Zoning: Photos of 13250 Maple Street were sent to Paul, noting that the property still has a couch on the porch and a hole in the shed. Photos of the property at 20215 Walnut Street were also sent to the Wood County Building Inspector, Wood County Health Department, and Paul, seeking assistance on how to address the issues. An email was sent to the Ohio Department of Health regarding the property at 20245 Taylor Street. The Department of Health approved the site as an agricultural labor camp, which permits one housing unit in a barracks/dormitory style, featuring common cooking, eating, toilet/hygiene, and laundry facilities for up to 37 migrant workers, with a minimum requirement of 3,700 square feet. It was also noted that Wood County has five licensed agricultural labor camps. Ken responded to the contact questioning how they can override local law, but no response has been received yet. A followup email was sent to Wood County Building Inspector and Wood County Health Department regarding Walnut Street. The County Building Inspector stated they would only get involved with the Walnut Street property once rebuilding begins and mentioned that Lucas County has a program to help communities cover demolition costs, though it is unclear if Wood County offers a similar program. The Wood County Health Department responded, informing that the Village can apply to abate the nuisance, and they will send an abatement letter following a scheduled meeting. Two permits issued for a fence and shed.

Committee Reports

Special Ball Committee: The discussion focused on the distinctions between creating a contract and drafting an ordinance to facilitate the transfer of the ball program to a 501(c)(3) organization. The contract would detail the terms of leasing, including the provision of porta potties, utilities, picnic tables, flower pots, and access to equipment like the mower and drag. Specific stipulations regarding the use and maintenance of the buildings and land would also be included in the contract. An ordinance would formally remove the 501(c)(3) from the village. The organization would still need to seek council approval for its expenditures with the remaining money in the fund, either in person or in writing. Discussed the transfer of ownership for equipment and explored the possibility of leasing it to the 501(c)(3) for a nominal fee, such as \$1, if a direct transfer is not possible. Insurance coverage for these items would need to be verified. A new proposal was introduced by Mr. Myerholtz, suggesting the village absorb all maintenance costs—such as utilities, garbage disposal, and porta potties—for the ball fields, aligning with how other park areas are managed. This would eliminate the need for the 501(c)(3) to pay these expenses and allow them to focus their resources on other improvements, such as upgrading the concession stand. If the village agrees to cover these costs, it would need to be formalized, and the matter would need to go through the Administrative Process to determine how the expenses would be funded. The next meeting to discuss these topics further was scheduled for October 24th at 6PM.

Planning Commission Variance Hearing: Paul Lopez spoke to details of the situation, and noted there is a current chain link fence and the new fence would use the same footprint. Mr. Easterwood noted that there would be no visual impediment, no sidewalk exists, and the fence is close to the house. Mayor talked about the variance application process. Josh Ray asked about why the variance is needed. Bob Desmond spoke to the easement in the alley and suggested communication with Toledo Edison. Variance unanimously approved.

Safety: 264 runs YTD. Work continues on drug acquisition from Wood County Hospital. Possible purchase of Lucas and Pulse Ox monitor with grant money. Checked contracts with entities for extension clauses, and confirmed with Stephanie. Meeting with Kathy, Jamie and Tim on October 2nd at 3PM for the new program for pay. Scheduling and policies for scheduling will be presented at the next safety meeting for review. 914 at Thayer for repair.

Kathy Heyman requested permission for NW190 to borrow 914 for the Applebutter Fest, motion for approval was made by Mr. Babcock, seconded by Mr. Warner; Approved unanimously.

Public Works: There has been no update on the crack sealing project, but it is expected to be completed this year. An OPWC meeting took place on September 26, and while the village did not receive an award, another possible opportunity is in November. Discussions also covered the sidewalk approaches, which are still in progress, as well as plans for installing new streetlights in the Sycamore and Washington areas. Additionally, options for the bus garage roof were reviewed, including either roof replacement under an

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insurance claim or completely tearing down and rebuilding the structure. Risk assessment was reviewed and committee discussed enhancing security by adding a buzz-in system and creating a second entrance, particularly addressing water issues affecting the back door, which also needs water deflection improvements. The \$75,000 budget for next year was discussed, focusing on planning for upcoming OPWC projects and the SIB loan. While there was movement on the streetlight area placement project, it was noted that a formal quote has yet to be obtained, though \$20,000 in funding is available. There was also a conversation with the county engineer's office regarding stormwater drainage, particularly ditches. The engineer's office indicated that while they cannot expedite their regular schedule, they could prioritize areas where blockages are identified, especially if they are beyond normal vegetation issues. There was an ongoing debate about responsibility for a ditch along the railroad track, though it is believed to fall under the county's jurisdiction. Clearing that retention area was identified as a major priority. Additionally, it was suggested that communication be sent to affected residents, especially those with sheds or other structures near the ditches, to notify them of potential future clearing efforts and prevent delays in the process.

Cemetery: Deadlines were set for spring foundation pours in May and fall foundation pours in October. Lantern tour logistics were discussed, with ideas to expand the event and possibly collaborate with the library next year. Deb Roe-Vollmar from Modern Woodmen raised questions regarding Wreaths Across America and the possibility of a future Memorial Day event. The budget and wishlist were reviewed, and the purchase of a computer for the clerk was requested. A plan was discussed to delegate monthly assessments and reports to the Sexton to comply with insurance risk assessments. The Sexton will focus on tree assessments and immediate repairs in the coming week. An incident involving an attempt to sell a grave on Facebook, which violated cemetery rules, was also addressed.

Upcoming Meetings: Parks & Rec 10/9 at 6:30PM, Administrative Process 10/14 at 6PM, Community Development & Public Affairs 10/15 at 6PM, WSIB 10/16 at 5:30PM, Public Works 10/22 at 6PM, Special Ball Committee 10/24 at 6PM

Ms. Klockowski asked to reschedule the Safety meeting to Tuesday, October 29th, due to her inability to attend. Kathy mentioned she would need to check with the rest of the crew to confirm if that date works. Mr. Myerholtz agreed to this plan before finalizing the date change.

New Business

Resolution 2024-19 was introduced, authorizing the Village of Weston to participate in the Wood County Park District park grant program. The need to declare an emergency due to the impending grant application deadline on October 18th was discussed, and a motion to suspend the rules was proposed. However, Council questioned whether a specific project was identified for the grant. It was noted that without a clear project, the resolution might not be necessary. The Mayor emphasized that passing the resolution would provide flexibility to choose a project later. Stephanie reiterated the urgency of the deadline and suggested focusing on a simple project, such as adding benches, playground mulch, or an information kiosk. The Mayor proposed a shelter house, but Council noted that applying for mulch would be the quickest option, as it only required updated quotes. Given a past insurance risk assessment and the need to replenish playground mulch, several Council members agreed that mulch was the most straightforward project to pursue. *A motion to suspend the rules for Resolution 2024-19 was made by Mr. Warner, seconded by Mr. Babcock; Roll Call Vote: Mr. Warner - Yes, Mr. Babcock - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Ms. Klockowski - Yes. A motion for passage of Resolution 2024-19 was made by Mr. Warner, seconded by Mr. Babcock; Approved unanimously. A motion to apply for mulch was made by Mr. Warner, seconded by Mr. Babcock; Approved unanimously.*

Approval of Expenditures

Council reviewed a summary of the bills (\$26,035.08) and outstanding invoices (\$42,205.47). A motion to remove the Third Generation Printing invoice (\$2,140) was made by Mr. Warner, with Mr. Myerholtz pointing out that the company is owned by his wife not him, seconded by Mr. Babcock; Approved unanimously. A motion to approve the summary of the bills and outstanding invoices minus the Third Generation Printing invoice was made by Ms. Klockowski, seconded by Mr. Warner; Approved unanimously. A motion to approve payment of the Third Generation Printing invoice for EMS coats, was made by Mr. Warner, seconded by Mr. Babcock; Approved - 4, Opposed - 0, Abstained - 1, Mr. Myerholtz.

Miscellaneous Business

A road closure request for the Parks & Rec Fall Fest was presented. Although a map was not provided, the Mayor explained that the closure would include Mill Street from behind Shirley's to Main Street, Main Street from Mill to the Maintenance Building, and Locust Street from the alley to the Maintenance Building. *A motion to approve the road closure was made by Mr. Warner, seconded by Mr. Myerholtz; Approved unanimously.*

Two donation letters were received in regards to the Prairie Project. K&K Construction is lending orange construction fencing and Henry-Wood Sportsman Alliance \$1,000 for the support of the wildflower/pollinator plot in the park. *A motion to accept the donations was made by Mr. Babcock, seconded by Ms. Klockowski; Approved - 4, Opposed - 1, Mr. Myerholtz.*

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Mr. Myerholtz presented a request on behalf of a local business owner, Red (Horns & Halos Saloon), who asked for a tree obstructing his storefront to be removed. The tree blocks sign visibility and, according to previous complaints, attracts birds that make a mess on the sidewalk and the building. Red (Edward J. Suman) offered to help, even if it meant replacing it elsewhere. Council agreed to refer the matter to the Public Works committee for further discussion. Red also mentioned that his business plans to open on November 1, pending Health Department approval.

Citizens & Visitors

Joe Pemberton & Matt Ziegler (Suburban Natural Gas Company), Ryan Santa Marin, Shirley Moore, Edward J. Suman "Red", Christy Korb, Kathy Heyman, Mario Martinez-Lopoez, Randy Hann, Paul Skaff (Village Solicitor), Kristi Galarza (Virtual), Jigar Patel (Virtual), Ron Dallas (Virtual)

Ryan Santa Marin, representing a new organization called Property Rights Ohio, introduced himself during the meeting. The organization focuses on protecting the property rights of landowners, particularly in the agricultural sector. Ryan explained that Property Rights Ohio travels across the state to support landowners' decisions regarding the use of their land, especially in the context of renewable energy projects and natural gas development. He emphasized their stance against external bans that restrict what landowners can do with their property, noting concerns about future regulations that could limit agricultural activities. Ryan clarified that he wasn't there to ask for anything but to introduce the organization and foster awareness.

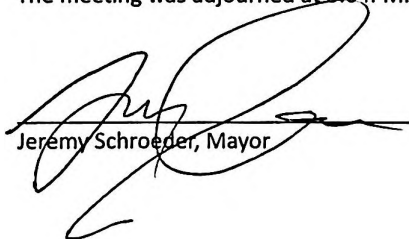
Randy Hann inquired about the potential demolition of the bus garage and the possibility of including a year-round family restroom. This went into grant discussion, and Kristi Galarza was in attendance and provided an update on her grant writing work, explaining that she has identified 39 funding opportunities relevant to priority discussions. She reviewed the spreadsheet she created, which outlines grant deadlines, grantors, project categories, funding amounts, and the likelihood of being funded. Jigar Patel asked for the spreadsheets to be put on the website, and it was discussed how to share this information with relevant committees, and emphasizing transparency to the community. Kristi mentioned that she could put together a document, sorting the grants by relevance and ensuring that any time-sensitive grant opportunities would be prioritized, particularly those related to stormwater drainage and sidewalks. Ron Dallas inquired about the scope of Kristi's work, to which she replied grant research, grant writing which has not been done yet, and meetings.


Executive Session

A motion to enter executive session at 7:38PM for personnel discipline discussion concerning paramedic and discussion of pending or threatening litigation was made by Mr. Myerholtz, seconded by Mr. Warner; Roll Call Vote: Mr. Warner - Yes, Mr. Babcock - Yes, Mr. Myerholtz - Yes, Ms. Susor - Yes, Ms. Klockowski - Yes. A motion for Christy Korb, Kathy Heyman, Paul Skaff, and Stephanie Monts to also enter executive session with council was made by Mr. Warner, seconded by Mr. Babcock; Approved unanimously.

A motion to exit the executive session at 8:03PM was made by Mr. Myerholtz, seconded by Mr. Babcock; Approved unanimously. Council discussed a complaint regarding a HIPAA violation and deliberated on whether any action should be taken. Mr. Myerholtz made a motion to take no action at this time based on the information provided, seconded by Ms. Susor; Approved unanimously.

The meeting was adjourned at 8:04PM.


Jeremy Schroeder, Mayor


Stephanie Monts, Fiscal Officer/Clerk