

August 12, 2025

The Ridgeville Town Council met for a hearing at 5:00 p.m. with Tom Friend, Jeff Doss, Bill Baughn and Eric Huffman present. This meeting was set to be recorded and due to technical failure, the recording and streaming was not available. This hearing was regarding the B&B Bar and Grill building. The courthouse still shows the owners as B&B Bar and Grill/Gerold Burkhalter. Eric sent a warning letter on July 22, 2025 referencing 'Declaration of an Unsafe Building'. Mr. Burkhalter was informed in the letter that a hearing date of August 12, 2025 at 5:00 p.m. was set and that he may appear or be presented by counsel at this hearing. Mr. Burkhalter did not show up and did not have any representation at this hearing. Mr. Burkhalter did contact the Clerk's office when he received the letter and said that he sold the property to John Goodhew. Council agreed to push the original order and send another letter to Mr. Burkhalter and John Goodhew. Jeff motioned to uphold order, 2nd by Bill, motion carried.

Minutes approved, Tom motioned, 2nd by Jeff, motion carried. Tom motioned to accept claims, 2nd by Jeff, motion carried. Approval of monthly bank reconciliation, bank statements, outstanding transaction report, adjust report, fund report, appropriation report and revenue report. Tom motioned to approve, 2nd by Jeff, motion carried.

First on the agenda was the Cheesman property. Wes is going to send a notice.

Grant Contingency: Kevin Green stated that Kevin Jutte, BL Anderson, Covalen, and 4TC are all meeting on August 22nd at 10am to finalize a plan.

PD Vests: Tom inquired with Eric about vests and Eric stated that they have been received. Eric states satisfied and happy with vests.

Clerk's Office back room/parking lot: Jeff stated that he had one contractor come in for a bid, but has had no contact from him since. Wes indicated that bids for the clerk's office and back room/parking lot need to be bid separately due to separate locations. Jeff wants this done at two separate time frames as well.

Digital Sign update: The town received the required permit and AEP should be in this week to have the project completed.

417 Pierce Street: "pond" update: Toni talked to Randolph County area planning and they have since sent the resident certified letters.

Trash Contract Update: The trash contract does not renew until 2026.

Resolution for park: Wes is preparing and working on this issue.

Sifely Lock Update: Toni, Randy & Tim get together to see what doors can use the electronic lock that is installed on the back door of Clerk's Office/PD. Toni advised the board that the

electronic locks we have installed are much cheaper. Get information needed to purchase a lock without another motion. Jeff gave motion to accept, 2nd by Bill, motion carried.

NJS & Associates Mutual Release: Wes is handling this. Wes advised there was an executive session about a month ago to get this wrapped up. The town and NJS & Associates have reached a mutual agreement.

Brush Clean Up: Tom is going to have Wes draft an ordinance for downed trees, etc. Tom addresses the council; council believes a reasonable amount of time to clean downed trees and brush; thirty days followed by warning. Tom motioned, 2nd by Jeff, motion carried.

Other old business:

Kevin Green: no old business.

Randy Young: generator was finally removed from the pole barn. Randy said they will start working on cleaning the area up for use. Randy advised that Ohio Valley Gas has been in contact with him and they sent locates. They are retiring old gas meters in town. As of now, they are on Walnut. Randy inquired about ordinance for how they need to be replaced; advised no ordinance, but will advise OVG to put it back the way it was when fixed.

Need 2-10' gates and concrete for the sewage plant - about \$650. Tom motioned to proceed and fill the tractor with diesel., 2nd by Jeff. Motion carried.

Culy still hasn't filled in their hole after repair. Randy has called three times and is currently waiting for a call back.

Eric new business: Durangos are having a lot of electrical issues. The new Durangos are blowing engines, so Eric found a Dodge Charger. It's two years older, but we did purchase it from the Union City Police Department. The charger had lights and sirens, but it needed a brake job and the pop lock for the K9. Since we sold the Durango for \$13,500 and bought the Charger for \$8,500, giving us a surplus of \$5,000. Nic found a company to donate the special lock, along with installation for the charger.

Eric would like for his deputy to get a raise. Tom advised this will be an executive session, where they will also address other issues. Gary Saneese Foundation, paid roughly \$23,000 for our department to have new body cams. Eric advised that the meeting to get body cams up and running has been postponed. That is what they are waiting on.

Betsy Jaskinski advises that Saturday, August 16th is the first Second Harvest Mobile Food Pantry at the Ridgeville Public Library Parking Lot from 10am to 12pm.

Toni presented a Resolution for Electronic funds transfer for payment of claims. Tom motions to accept, 2nd from Bill, motion carried.

Bank fees for bad checks, fees for copies, meter deposit fees, reconnect fees. Toni advises that she has compiled a list of fees, so that we can adopt and charge fees. Tom would like to move forward today on checks and disputed card payments, but revisit the fee schedule at a later date after research. Wes advises a \$50 fee for these things. Toni inquires about returned checks from repeat offenders, so she asks when she can stop accepting checks. Wes advises after one bad check. Tom advises that we will have to publish publicly after cleaning up the ordinance on charges and fees. Tom motions to revise and add new fees, 2nd by Jeff. Motion carries.

Rate Increase: Toni advises that Krohn & Associates should be back in touch as they advised that we will need to do a rate increase study due to negative funds and increases on supplies and materials. Tom advises that if we aren't charging competitive rates as opposed to other towns, they may not even look at applications for grants and such, so they will need to be increased.

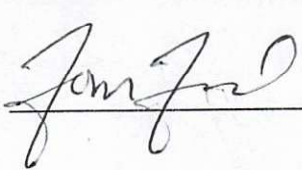
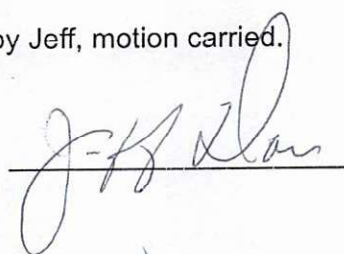
Capital Asset Policy: Toni advises that with our Audit, she was unable to really find much on what we initially started with. Tom makes a motion to accept, Jeff 2nd, motion carried forward.

Amended Salary Ordinance- new position for Deputy Clerk Treasurer raise after ninety day probationary period. Tom motions to carry, Jeff 2nds, motion carried. Tom advises Eric he will discuss his Deputy's raise in executive session.

Tom addresses the public and asks if there are any questions or concerns. Phil Matthews advised that the sidewalk in front of their building is in bad shape and needs attention. Tom suggested we come up with a process / grant application for residents to pay half and the town pays half; to get it fixed.

Our next meeting is scheduled for September 9, 2025 at 6:00pm.

Tom motioned to adjourn, 2nd by Jeff, motion carried.

Attest: 