

RECORD OF PROCEEDINGS

Minutes of Wells Township Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held March 3, 2026

The Board of Trustees of Wells Township met in Regular Session on Monday, March 3, 2026, 6:30 PM at 103 Steuben St, Brilliant, OH.

Officials present were:
Brian Harvey, Trustee
JJ Kamerer, Trustee
Rodney Roe, Trustee
Leslie Harvey, Fiscal Officer
Bruce Clark, Solicitor

Others in attendance
Sean Norman, Paul Rusnak, Bill Cook, Bub Lazear, Lew Eiler, Cathy Angles, Chrissy Crawford, Ricky Crawford, Mickey Nest, David Slivko, Mike Gray

Trustee Kamerer stated the Board has had time to read the minutes from the February 9, 2026 special meeting and if there are no additions, deletions, or amendments, the minutes of February 9, 2026 stand as approved.

26-03-01 Trustee Harvey motioned to accept the February 9, 2026 special meeting minutes as approved. Trustee Roe seconded that motion, vote:

Trustee Harvey yea
Trustee Kamerer yea
Trustee Roe yea

Trustee Kamerer stated the Board has had time to read the minutes from the February 17, 2026 regular meeting and if there are no additions, deletions, or amendments, the minutes of February 17, 2026 stand as approved.

26-03-02 Trustee Harvey motioned to accept the February 17, 2026 minutes as approved. Trustee Roe seconded that motion, vote:

Trustee Harvey yea
Trustee Kamerer yea
Trustee Roe yea

Trustee Kamerer stated the Board has had time to read the minutes from the February 22, 2026 emergency meeting and if there are no additions, deletions, or amendments, the minutes of February 22, 2026 stand as approved.

26-03-03 Trustee Harvey motioned to accept the February 22, 2026 emergency meeting minutes as approved. Trustee Roe seconded that motion, vote:

Trustee Harvey yea
Trustee Kamerer yea
Trustee Roe yea

26-03-04 Trustee Roe motioned to approve bills totaling \$126,900.26. Trustee Harvey seconded the motion, vote:

Trustee Harvey yea
Trustee Kamerer yea
Trustee Roe yea

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Trustee Kamerer stated the Trustees are in receipt of documentation from the USDA regarding the grant the Police Department applied for a year ago. The USDA has offered to reimburse the Township for the approved \$159,000.00 grant that has not been disbursed to the Township due to the then demand for continual documentation required prior to disbursement from USDA. Trustee Roe was the Chairman at that time and his name is on the documents to sign now in order to receive this grant. Trustee Kamerer entertains a motion to agree and approve to accept this grant money and have Trustee Roe sign all the appropriate documentation.

26-03-05 Trustee Harvey motioned to accept and approve the grant money and have Trustee Roe sign all the appropriate documentation. Trustee Roe seconded the motion, vote:

Trustee Harveyyea
Trustee Kamereryea
Trustee Roeyea

Trustee Kamerer stated the Trustees are in receipt of nuisance property letters that need approved for signing and sending certified return receipt to the property owners and he entertains approval for these letters to be mailed.

26-03-06 Trustee Roe motioned to approve the nuisance property letters, signing, and sending out certified return receipt. Trustee Harvey seconded the motion, vote:

Trustee Harveyyea
Trustee Kamereryea
Trustee Roeyea

Trustee Kamerer noted he is in receipt of an estimate from Mullens Hauling for DOT limestone 100 ton in the amount of \$3,615.00 for the Salt Run repair. He entertains approval of this estimate.

26-03-07 Trustee Harvey motioned to accept the quote from Mullens Hauling for DOT limestone of 100 ton in the amount of \$3,615.00. Trustee Roe seconded the motion, vote:

Trustee Harveyyea
Trustee Kamereryea
Trustee Roeyea

Trustee Kamerer also noted he is in receipt of an estimate from Kenny Kourim for the removal of two trees at the south park in the amount of \$2,250.00. He entertains a motion to approve the tree removal for the cost of \$2,250.00 from Kenny Kourim.

26-03-08 Trustee Roe motioned to accept and approve the estimate from Kenny Kourim to remove two trees at the south park for a total cost of \$2,250.00. Trustee Harvey seconded the motion, vote:

Trustee Harveyyea
Trustee Kamereryea
Trustee Roeyea

Trustee Kamerer stated he has received four sealed bids for the Township's 1987 GMC bucket truck. Names and bid amount are listed below:

Ernest Mozengo\$650.00
David Devore\$1,255.00

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Rocky's Auto Salvage	\$800.00
Joe B's Auto Repair	\$750.00

Trustee Kameron stated the highest bid was from Mr. Devore at \$1,255.00. He entertains a motion to approve the sale to Mr. Devore.

26-03-09 Trustee Harvey motioned to accept the highest bid from David Devore in the amount of \$1,255.00 for the 1987 GMC bucket truck. Trustee Roe seconded the motion, vote:

Trustee Harvey	yea
Trustee Kameron	yea
Trustee Roe	yea

Solicitor Clark stated he has the library contract and stated he is unsure if a contract had been approved and accepted from 2022, the last document he has in his system. Solicitor Clark stated the language is good, same as we've had for a number of years. Solicitor Clark stated the Trustees may want to consider the rent, as it is stated in this current contract up for renewal is \$333.00 per month. The Trustees expressed they will take a few days to review the rental and will make a decision at the next meeting, March 17, 2026.

Trustee Kameron noted Chrissy Crawford submitted pricing for mulch at the south park for the new swing set. He noted the Trustees are going to take the information under advisement and will be looking at other alternatives through the Ohio Township Association.

Trustee Kameron stated the road crew has been out working a lot in the Township in this nasty weather, doing what they can. He stated Columbia Gas has been going around digging up at different spots, i.e. Hukill St, Cleaver St, Hudson St, etc. and not filling in the holes they dig properly. Trustee Kameron has spoken with Columbia Gas regarding these, noting a car recently ran over a hole and blew out the tire. The road crew has been working to fix these issues. Gas company is not responding very well.

Trustee Harvey stated he is in receipt of a proposal from Lepi Enterprises to clean up six classrooms in the township building. When Trustee Harvey began his current term in January 2026, with his background in asbestos, he noticed tile that from his prior experience, were the kind of tile that always tested positive for asbestos. He contacted Lepi Enterprises to come test which resulted in a positive for the mastic and tile as hot, low grade 7%. Six classrooms have tile that have been busted up. The doors to these classrooms are off, and the second floor hallway, a portion of it is the same 9x9 tile. Trustee Harvey received a bid to clean up and do air clearances in the amount of \$20,187.00. The rest of the classrooms are the same tile, but are all intact. The six rooms need cleaned up. Trustee Harvey would entertain hiring Lepi Enterprises to do the abatement, clean it up, and do the air clearances to make sure no one is in harm's way.

26-03-10 Trustee Harvey motioned to approve the hiring of Lepi Enterprises to do the abatement, clean it up, and do the air clearances for the estimated price of \$20,187.00. Trustee Roe seconded the motion, vote:

Trustee Harvey	yea
Trustee Kameron	yea
Trustee Roe	yea

Fiscal Officer Harvey stated Dan Hutchison attended a previous meeting with the contract from Pyrotecnico for the fireworks scheduled for July 3, 2026, in the total amount of \$9,600.00. This contract needs approved, signed and pay the invoices, 50% due

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immediately with the second 50% due after the fireworks.

26-03-11 Trustee Roe motioned to approve the contract for the July 3, 2026 fireworks from Pyrotecnico in the total amount of \$9,600.00, first payment due immediately of \$4,800.00 with the other \$4,800.00 due after the fireworks display. Trustee Harvey seconded the motion, vote:

Trustee Harvey yea
Trustee Kamerer yea
Trustee Roe yea

Fiscal Officer Harvey noted OTARMA has presented an invoice for the pro-rated premium due on the John Deere tractor/mower just purchased, in the amount of \$128.00, good until renewal on May 18, 2026. She asks for approval of the invoice and to pay it.

26-03-12 Trustee Roe motioned to approve the invoice from OTARMA in the amount of \$128.00 representing the pro-rated premium for the recently purchased John Deere tractor/mower and to pay the invoice. Trustee Harvey seconded the motion, vote:

Trustee Harvey yea
Trustee Kamerer yea
Trustee Roe yea

Fiscal Officer Harvey presents to the Trustees a Then and Now purchase order #44-2026 in the amount of \$526.25 to Lathem Timeclock for the police department. This annual service fee was due in December 2025 and was not received to pay timely. She asks for approval to pay the invoice.

26-03-13 Trustee Harvey motioned to approve the Then and Now purchase order \$44-2026 to Lathem Timeclock in the amount of \$526.25 and pay the invoice. Trustee Roe seconded the motion, vote:

Trustee Harvey yea
Trustee Kamerer yea
Trustee Roe yea

Fiscal Officer Harvey stated she has spoken with Paul Rusnak, supervisor of the road department. That department has an outdated timeclock. Having spoken with Police Chief Sean Norman, the Township can get another timeclock along with additional badges, same as the police department, reducing human error in processing payroll. The additional one-time cost would be \$400.00 for the timeclock itself and an additional \$48.00 added on to the annual service fee, of which, there would be a 50/50 split between the police department and road/bridge department for the annual fee moving forward. Trustee Kamerer entertains a motion to approve.

26-03-14 Trustee Harvey motioned to approve purchasing a timeclock for the road department for a one time cost of \$400.00 and to approve the add-on of \$48.00 to the annual service fee with a 50/50 split between the road department and police department going forward. Trustee Roe seconded the motion, vote:

Trustee Harvey yea
Trustee Kamerer yea
Trustee Roe yea

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Fiscal Officer Harvey presents to the Trustees a Then and Now purchase order #45-2026 in the amount of \$11,320.18, representing an invoice presented from Axon Enterprises for the 2024 service contract. After reviewing the Township records, 2023 service contract was paid and 2025 service contract was paid. Ms. Harvey contacted Axon requesting a review of their records, possibly indicating why 2024 was missed? Axon's representative stated there is not a good answer, they did add the Fiscal Officer's email address to receive invoices going forward, as this was not in their records. She requests approval to pay the invoice for the police department bodycams service contract for 2024.

26-03-15 Trustee Roe motioned to accept and approve the Then and Now PO #45-2026 to Axon in the amount of \$11,320.18 representing the service contract for 2024 and to pay the invoice. Trustee Harvey seconded the motion, vote:

Trustee Harvey yea
Trustee Kamerer yea
Trustee Roe yea

Solicitor Clark stated he has the resolution for the real estate sale of the property located at 409 Prospect St. From his understanding the buyer has already signed the sales contract. Solicitor Clark read the resolution to the attendees, stating at the end this gives the Township permission to sell said property at a price of \$51,001.00. Trustee Kamerer entertains a motion to accept and approve the Resolution.

26-03-16 Trustee Harvey motioned to accept and approve Resolution 26-03-16 giving \$51,001.00. Trustee Roe seconded the motion, vote:

Trustee Harvey yea
Trustee Kamerer yea
Trustee Roe yea

Fiscal Officer Harvey stated the Township is seeing an increase in the natural gas bills. After looking into these costs, it has been determined that the Township can switch suppliers who have lower rates at this time. Currently the Township is paying \$0.91/ccp. One supplies is at \$.068/ccp for 24 months and the other is at \$0.69/ccp for 36 months. Ms. Harvey is asking permission to switch all the natural gas account supplies to either the Trustees choice of 24 months or 36 months lock-in rates. The Trustees chose to go with a 36 month lock-in rate.

26-03-17 Trustee Roe motioned to approve the Fiscal Officer to switch natural gas supplier to one offering a better fixed rate for 36 months. Trustee Harvey seconded the motion, vote:

Trustee Harvey yea
Trustee Kamerer yea
Trustee Roe yea

Paul Rusnak presented to the Trustees a price estimate for \$1,146.50 for broom sweeper equipment. He requests permission to purchase from Ace Equipment in the amount of \$1,146.50.

26-03-18 Trustee Roe motioned to approve the purchase of broom sweeper equipment from Ace Equipment out of Zanesville for a total price of \$1,146.50. Trustee Harvey seconded the motion, vote:

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Trustee Harvey yea
Trustee Kamerer yea
Trustee Roe yea

Paul Rusnak reports the road crew has been patching potholes, cleaning catch basins, removing snow, assisting the water department with a water leak repair at the ballfield, fixing signs knocked down and replaced 45 feet of culvert last week on Blues Run. Paul mentioned the department needs to purchase some cold mix. Trustee Kamerer said the water department has suggested splitting 25 tons with the township, which would cost each about \$1,500.00. Trustee Kamerer is in receipt of the cost at \$3,093.75. The water board will discuss and consider splitting with the Township, the cost. Trustee Kamerer noted the road department will need to construct a bin to house the mix. This product works like hot mix and better than cold patch.

Chrissy Crawford noted she is going to start advertising for Easter. Is she good to go with the use of the football field? Trustee Kamerer stated yes. Chrissy also stated for the July 4 celebration, she can get Twice as Nice to come play for 3 hours at a cost of \$300.00, with Ron Retzer charging us \$800.00. She needs to know soon to get them booked. Chrissy also asked about the paperwork she presented at a previous meeting for updating the rental contracts, etc.? Trustee Kamerer stated they will bring it up at the next meeting. Chrissy has planned a spring craft on March 20, 2026 and for the JB Green Team clean-up day, she will cook for them. She has extra chicken and stuff left over from the pool. She will also start working on the JB Green Team grant as well. She also asked about fitness classes, can they be offered? What about liability, etc.? Solicitor Clark noted the Township will not need to have hold harmless agreements because we are a political subdivision and it is recreation. It might be good for the person providing the training. And she asked if it is okay to have these fitness classes in the community center as long as it is not rented? Trustees noted yes.

Bub Lazear asked when meetings will go back to the Township building in the gymnasium? Trustee Kamerer stated they are working on cleaning up the rooms and getting the one the Trustees would like to turn into the public meeting room.

Mickey Nest stated DeeDee Rusnak has asked him to ask the Trustees where she can have lawn debris dropped at, as the previous drop off spot no longer has a dumpster available? Trustee Kamerer stated he spoke with a representative from ODOT who is supposed to get with him regarding the trees and stuff coming out of the highway, one of them is blocking the flag pole. The representative is to get with Trustee Kamerer in the next couple of weeks when the weather breaks, to mow that area and probably knock that tree down. We will have police block off Market St to get that taken care of. NPL Construction is doing work for the gas line being installed by Columbia Gas, which has had effect on having a dumpster for lawn clippings. Trustee Kamerer noted they will look into something in the future.

Mickey Nest also stated the American Legion would like to thank the Township Association for having their burger party at the post, and they were glad to be able to provide that for the Association.

Mickey Nest also noted the Legion’s annual fireworks and 4th of July party will be held on Sunday, July 5, 2026 so as to not clash with the Township’s scheduled activities nor the boat club’s activities. Trustee Kamerer stated Market St could be closed off during their event(s).

David Slivko asked about brake signs, when will they be installed? Jake brakes are being used coming off the bridge. Trustee Kamerer stated there are two signs that ODOT will install after their district meeting and getting approval, sometime the beginning of April.

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Mike Gray, from PLSJ (library) stated he understands the yearly fee for the library. He has a board meeting next Tuesday and can bring it up to the board at that time. He noted the Library enjoys having their presence in Brilliant and want to continue.

With no further business, Trustee Kamerer entertains a motion to adjourn.

26-03-19 Trustee Roe moved to adjourn the meeting at 7:02pm. Trustee Harvey seconded the motion, vote:

Trustee Harvey
Trustee Kameron
Trustee Røe

yea
yea
yea

Trustee Roe

Brian H. Roe

Trustee

Jeffrey Karmen
Trustee

Trustee Rodney P. Roe

Fiscal Officer Spencer Harvey