RECORD OF PROCEEDINGS

Minutes of Wells Township Meeting

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

Held May 19, 2026 20 ____

The Board of Trustees of Wells Township met in Regular Session on Tuesday, May 19, 2026, 6:30 PM at 103 Steuben St, Brilliant, OH.

Officials in attendance: Brian Harvey, Trustee
Jeffrey J Kamerer, Trustee
Rodney P. Roe, Trustee

Others in attendance: Bub Lazear, Chrissy Crawford, Ricky Crawford, Cathy Angles, Lew Eiler, Brian Harvey, Kim Nest, Mickey Nest, Stephen King – Trebel Energy, Steven Looney

Trustee Kamerer introduced Stephen King with Trebel, who is here to update the Township on the electrical aggregate the Township has through Trebel. Mr. King thanked all in attendance and introduced himself. Mr. King noted Trebel helps administer the electric aggregation program in the township. He has come to ask the trustees for some extended signing authority, looking out to years, 2028-2029 and 2029-2030. The current update shows the Township is coming up on the end of year, one of the current program, which runs up through May of 2028. He noted from June of last year to reporting up through April of this year there has been a cumulative significant savings of approximately $68,467.00 by all those participating or all those who have participated. He noted, the current price to compare with AEP is 9.94 cents/kwh. And, the expectation in the coming months next month June to jump up over ten cents, maybe in the low tens. And once into July in the thick of those hot summer months, there is an expectation it will climb to 10.5, 10.6, 10.7, somewhere in that range. The contract rate is going to be 9.99 cents/kwh. So, we're still going to stay under that ten cent mark per kilowatt hour, poising for the future with where we think the price compare for generation will be with the utility. With the Trustees giving Trebel authority, we will be able to transact for the township on their behalf in effectively securing the lowest possible pricing for 2028, 2029, and 2030. Trustee Kamerer asked if they had every township in Ohio signed up for this? Mr. King stated he believes the count is seventeen communities in Jefferson County alone. Trustee Kamerer asked about the opt-out option before the program starts or at any time? Is there a phone number to call, as there are a number of people who will ask for that information. Mr. King stated there are a couple options there, 1. He can leave Archer Energy's phone number. That's the supplier for the program, to call directly and get opted in, or, 2. Mr. King's phone number can be given and he can make those calls on their behalf. If not, he can point them in the right direction to get it handled. Brian Harvey asked about the potential of doing a commercial rate for the Township aggregate as opposed to a residential rate, especially with these data centers across the state using absurd amounts of energy they are tapping into and residents are paying the price. Mr. King stated, So, Why has there never been consideration to divvy that up and charge them a higher rate and keep residential lower? That's a good question. That's a bit out of my control. We're going to be in this elevated price environment until then, at least because these things have to be built. Mr. Harvey said since this has started, he hasn't ever seen a decrease in energy costs. Every year it's gone up and up and up. Profits are still being made, but not on margin. Mr. King stated that the increases seen are on the whole lower than what we're getting from the utility. Trustee Kamerer asked what is the deadline that the Trustees have to sign this document? Mr. King said there isn't necessarily a hard set time. They are asking for approval to be able to sit back and watch the market. And when the opportunity arises, to be able to transact, but the sooner it is signed, the more proactive Trebel can be. Trustee Kamerer noted the other Trustees need to take this under advisement and they would like to have the Township Solicitor, Bruce Clark look at it as well. Trustee Kamerer asked if anybody had any more questions for Stephen? Lew Eiler and Bub Lazear both spoke up and stated they did not want to be part of the opt-out program and Mr. King stated he would take their phone numbers and reach out to them to ensure they would not be included.

Trustee Kamerer noted the Trustees have had time to review the bills and entertains a motion to approve payment of said bills.

26-05-10 Trustee Roe motioned to approve and pay bills totaling $76,850.83. Trustee Harvey seconded the 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 May 4, 2026 regular meeting and if there are no additions, deletions, or amendments, the minutes of May 4, 2026 stand as approved.

26-05-11 Trustee Harvey motioned to accept the May 4, 2026 regular meeting minutes as approved. Trustee Roe seconded that motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Trustee Kamerer stated approval is needed for the purchase of #8 slag from Mullens Trucking for the Chip Seal project, totaling 500 tons at a cost of $20,500.00 from Avella PA.

26-05-12 Trustee Harvey motioned to approve the purchase of 500 tons of #8 slag from Avella PA in the total amount of $20,500.00 from Mullens Trucking for the Chip Seal project. Trustee Roe seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Trustee Kamerer read Resolution 26-05-13 "No Engine Brake" signs to be installed at the Wellsburg Bridge in Wells Township. The loud sound from these engine brakes is having a negative impact within close proximity to the roadways and residential housing and entertains approval.

26-05-13 Trustee Roe motioned to approve Resolution 26-05-13 – No Engine Brake signs be installed effective immediately. Trustee Harvey seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Trustee Kamerer announced the receipt of notification from the Jefferson County Auditor's Office, if any levies need put on the November ballot, the deadline to submit is August 5, 2026.

Trustee Kamerer stated the Trustees are in receipt of a quote from Mark Viola regarding his firm's cost to extend the police department's garage to include a training facility. This was previously approved February 17, 2026 for $12,000.00. Mr. Viola will be providing an estimated total cost to extend the new section of the police garage for review and approval.

Trustee Kamerer stated the Trustees are in receipt of a letter with specs from ODOT regarding the Market St project. It is estimated on July 1, 2026 that Market St will be closed for castings in the road way. The 28 day closure and work will not be started until sometime in

2027.

Trustee Harvey requests approval for cameras at the Township's road and bridge department buildings and salt pile area. The cost from Tri-State Security came in at $5,074.42 to cover the old firehouse building, the old Township R/B building, and salt pile area.

26-05-14 Trustee Kamerer motioned to approve Tri-State Security camera installation at the above mentioned road and bridge buildings and salt pile site at a total cost of $5,074.42 and to pay the invoice when work is completed and invoice is received. Trustee Roe seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Trustee Harvey stated he is in receipt of the insurance company's roof replacement cost at $227,734.00. The Township has the option to respond, asking for more. The Township is in receipt of a quote from Mansuetto for a total roof replacement of $461,000. The insurance company (OTARMA) came up with $339,000 depreciating that down to $227,000.00. Trustee Harvey stated he sent Mansuetto's quote to OTARMA asking for another consideration be given to repair the entire roof.

Trustee Kamerer reports the three Trustees, the water department, and the engineer firm met, starting at the south end of town going to the north end of town to inspect, review, and finalize the water replacement line project. The Trustees were comfortable with all that has been done and the inspection went well.

Trustee Kamerer stated there were items behind the Trustees at tonight's meeting that are items for police training and that Chief Norman can explain to anyone interested in staying after the meeting.

Trustee Harvey noted he spoke with Paul Rusnak a few weeks ago about the chain-link fence between the park and the old football field and replacing that with guard rail. Paul stated the railing is there, however, they would need to have the posts. Trustee Harvey stated there are telephone poles that will be taken down and questioned about cutting those down to use as the posts. Trustee Harvey also mentioned having the goal post taken down and the net fencing surrounding the grounds.

Trustee Kamerer stated the road crew did a nice job on LaBelle St. Paul Rusnak said the brush control can continue with a couple of 32 oz cans costing $29.00 each and asked to purchase a couple of cans. Trustees said yes.

Trustee Roe stated the gas company has got to start doing a better job with their flaggers. It is difficult to know which roads to go down, bypassing their work areas. Trustee Kamerer stated they are allowed to request an updated meeting with the gas company and engineer firm and he will set up a meeting for the status of their progress. Trustee Kamerer stated the gas company should notify the fire department where they are going to be working at.

Chief Sean Norman is in receipt of an invoice from Sunset Motors for $1,940.00 for parts to repair two cruisers. He is asking for approval to make these purchases and have the work begin.

26-05-15 Trustee Harvey motioned to approve the purchase of auto parts from Sunset Motors totaling $1,940.00 and for the repair work to begin. Trustee Roe seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Chief Norman spoke with Solicitor Clark about reviewing a ride-along policy this is currently not in place. JVS students, interested in criminal justice degrees, would like to do ride-along. He is waiting to hear back from Solicitor Clark.

Chief Norman also mentioned the department is monitoring the nuisance violations, in particular, the ones who show up at court with no legal representation and the court(s) dismissing the case(s) that then cost the Township the $95.00 fee. These cases have been dismissed at the Township's request. The Trustees will discuss this with Chief Norman.

Trustee Harvey asked about the house at 103 Lawrence St. Chief Norman stated the lady that owns the property is currently in the housing complex and has responded in the past to the notices sent out. Trustee Harvey states he spoke with Tabitha at the Land Bank and taxes have been paid on the proper, but the Land Bank has not received copies of any notices.

Chrissy Crawford noted the concession stand can open up as soon as food has been delivered. She also requested approval to hire Lynette Still in concession and Dejah Achhammer as a lifeguard.

26-05-16 Trustee Roe motioned to approve hiring Lynette Still as a concession worker in the park and recs department, beginning May 25, 2026 at a rate of $11.00 per hour for the pool season. Trustee Harvey seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

26-05-17 Trustee Harvey motioned to approve hiring Dejah Achhammer as a lifeguard, beginning May 25, 2026 at a rate of $12.00 per hour for the pool season. Trustee Roe seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Chrissy Crawford questioned about the toys being dropped off at the shelter. Trustee Kamerer noted they are going to track down the person(s) and speak to them about donating their items to the Salvation Army or Goodwill instead of dropping them off at the shelter.

Trustee Kamerer noted cars are being parked on Salt Run in a parking lot, owned by a gentleman from West Virginia. These vehicles are being parked neatly and the surrounding grass is being kept cut. Some residents on Salt Run have expressed their not being happy with this. After discussion with the police chief, nothing at this time can be enforced.

Chrissy Crawford stated the concession stand is ready to open and sked the Trustees if she can get that approved? She also questioned Memorial Day and opening the pool, as the day shows rainy weather. The Trustees all agreed to not open if weather does not permit.

Bub Lazear stated there are tires near Riddles Run near the railroad tracks that need cleaned up. Trustee Kamerer stated he has seen them. Mr. Lazear asked about the status of the baseball field as the Township spent all that money on a survey. Trustee Kamerer stated they are waiting to hear back from Senator Chavez's office regarding grant money. Trustee Harvey spoke up and noted if the Township does not receive grant money for the ballfield, it won't get

built as the Parks and Recreation Fund does not have the funding to facilitate this currently and that grant money should have been applied for first.

Cathy Angles stated down the alley from her, a guy and his mother live in a white house and the guy has been burning wood in a barrel, along with glass containers thrown around. This has not been a problem until recently when a kid, riding a bike, fell, almost burning herself on the burning wood. She stated she messaged the guy to please clean up the area as it is a hazard. Trustee Kamerer noted Cathy should contact the police and let them handle it.

Lew Eiler stated the gas company is tearing up the sidewalk in front of Gary Folden's property, that it is bad, and asks who is liable if someone gets hurt? Trustee Kamerer noted NPL and Columbia Gas. He noted he is not sure of the exact date, but this will be addressed and fixed. Mr. Eiler also addressed an issue across the street from his house on Second St, asking if the gas line will be bored under the street or will a path be cut across the street? Trustee Kamerer did not have an answer but stated the Trustees prefer the gas company bore and he will look into that. The Trustees stated they will follow up with the gas company to make sure they finalize clean up correctly from the replacement of the line installations.

Mickey Nest would like to make the Trustees aware of a big chunk of concrete that has come loose a couple of weeks ago in front of his house. Trustees are aware.

Mickey Nest announced the Memorial Day celebration at the American Legion this weekend. They will be honoring eight Hall of Fame members. He also mentioned on Saturday morning at 8:30am at the post, they will meet with any volunteers to help place flags at the cemetery in New Alexandria for the Veterans.

Micky also mentioned a semi-truck has been parking on Market St, almost in front of the Memorial and stated he hopes they don't park there during the Memorial weekend. A lady spoke up, stating it is her husband and he will be parked in Rayland for the weekend.

Mickey also reports renovations to the American Legion are going a little slower than was anticipated. Flags will be placed at the cemetery and Tent Church beginning at 9:00am on Saturday. Saturday evening is the dinner, honoring 8 members, in addition to the Auxiliary having two 50-year members celebration. All are welcomed to join.

Steven Looney stated there is a street light out on his road. Trustee Kamerer said Troy DeVore, Mr. Looney's neighbor down the street, mentioned it to him. This, along with others, have been turned in to AEP for lightbulb replacements. AEP is having trouble with obtaining parts and are looking to change all to LED lighting, however, this is expensive, so they are making small changes as they go along.

Chrissy Crawford noted the Memorial Day Parade with bicycles, etc. is shaping up and expected to have line-up at 11:00am with the parade starting at 11:30am.

Trustee Kamerer stated Fiscal Officer Harvey is away on a family matter but that she is continuing her township responsibilities.

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Held _____ 20 _____

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

26-05-18 Trustee Harvey moved to adjourn the meeting at 7:23pm. Trustee Roe seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Rodney P Roe
Trustee

Jeffrey Kamerer
Trustee

Brian Harvey
Trustee

Leslie Harvey
Fiscal Officer