RECORD OF PROCEEDINGS

Minutes of Wells Township Meeting

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

Held May 4, 2026 20 ____

The Board of Trustees of Wells Township met in Regular Session on Tuesday, April 21, 2026, 6:30 PM at 103 Steuben St, Brilliant, OH.

Officials present were:

JJ Kamerer, Trustee
Rodney Roe, Trustee
Leslie Harvey, Fiscal Officer

Others in attendance
Chrissy Crawford, Cathy Angles, Lew Eiler, Bill Cook, Bub Lazear, Paul Rusnak, Steven Veltri

Trustee Kamerer stated the Board has had time to read the minutes from the April 21, 2026 regular meeting and if there are no additions, deletions, or amendments, the minutes of April 21, 2026 stand as approved.

26-05-01 Trustee Roe motioned to accept the April 21, 2026 regular meeting minutes as approved. Trustee Harvey seconded that motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Trustee Kamerer stated the Board has had time to review bills and entertains approval to pay the bills.

26-05-02 Trustee Harvey motioned to approve bills totaling $113,533.89. Trustee Roe seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Trustee Kamerer stated Julie Woods with USDA has requested a meeting for May 22, at 9:30am with Wells Township Trustees to go over the documents for the disbursement of grant funds in the amount of $159,000 for the building of the police garage. Trustee Harvey and Trustee Roe will meet with Ms. Woods.

26-05-03 Trustee Roe motioned to approve Trustees Harvey and Roe to meet with Julia Woods from USDA on May 22, at 9:30am at the Township building. Trustee Harvey seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Trustee Kamerer noted a decision is needed on which health care plan the Township will approve for the contract renewal date of June 1 2026 for the 2026/2027 year. The plan presented is Medical Mutual COSE PPO 3020 3000 Rx. Trustee Kamerer entertains approval of this plan.

26-05-04 Trustee Roe motioned to approve the Medical Mutual COSE PPO 3020 3000 Rx plan for the contract period of June 1, 2026 to May 31, 2027. Trustee Harvey seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Trustee Kamerer also noted there is the COSE annual membership fee in the amount of $468.00 than needs approved.

26-05-05 Trustee Roe motioned to approve and pay the annual COSE membership fee in the amount of $468.00. Trustee Harvey seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

The Trustees were presented with a quote from ABC Lawncare to replace the NVR and re-wiring of the camera system at the Township Community Pool in the amount of $1,226.50. Trustee Kamerer entertains approval.

26-05-06 Trustee Roe motioned to approve ABC Lawncare to replace the NVR and re-wiring of the camera system at the Township Community Pool in the amount of $1,226.50 and to pay the invoice when received. Trustee Harvey seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Trustee Kamerer noted Chrissy Crawford has requested authorization to hire the following lifeguards and concession workers for the 2026 summer season:

Lifeguards: Lily Kushner, Myah Schultz, Auna Roe, Elizabeth Starr, Braden Carothers, Brody Kurner, Zoey Haines, Aaron Millers, Kade Haines, Kyle Kirkland. Concession workers: Amy Dixon, Amanda Wright, Cathy Angles, Courtney Hickman, Tessa Zeroski. The lifeguards are to be paid $12.00 per hour and the concession workers are to be paid $11.00 per hour beginning May 25, 2026.

26-05-07 Trustee Harvey motioned to approve the hiring of the above listed lifeguards and concession workers at the rates listed above beginning May 25, 2026 until about Labor Day or earlier if needed. Trustee Roe seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

The police department has requested the approval to purchase Stop Sticks for each cruiser in light of the several vehicle chases the department has been involved in. These sticks will be purchased from StopStick Ltd in the amount of $3,812.00.

26-05-08 Trustee Roe motioned to approve the police department to purchase stop sticks from StopStick Ltd in the amount of $3,812.00 and to pay the invoice when received. Trustee Harvey seconded the motion, vote:

Trustee Harvey	yea
Trustee Kamerer	yea
Trustee Roe	yea

Trustee Kamerer reported information from ODOT regarding "No Engine Brake" signs will be installed. A resolution will be approved at the next regular meeting.

Trustee Kamerer reported Hill St has water running down making a mess in residents yards. The county engineers are to install curbs in the next few weeks. Trustee Harvey asked where is the water coming from and suggested this needs to be addressed.

Trustee Kamerer noted Paul Rusnak was informed it was okay at this time to receive the pea gravel needed for the playground area. The road crew will pick up and deliver this pea gravel.

Trustee Roe stated the turn right at the funeral home has a bad patch job there and stated this needed to be fixed properly.

Trustee Roe also reminded all about cutting grass and having it collect on the street is bad for motorcycles and for all property owners to please be mindful of this and make sure there are no large collections of cut grass on the roads.

Trustee Harvey reported the Trustees have received a response from the insurance company regarding the roof of the Township building that was damaged on March 13, 2026. The insurance company will only cover about half the roof replacement, so to replaced the whole roof will take time to look at applying for any available grant monies. Trustee Harvey also noted Allied Plate Glass has been contacted to provide a window replacement cost for all the windows in the building. Trustee Harvey also noted Architechnology architect, Mark Viola has noted to replace the HVAC in the building will cost roughly between $800,000 to $1,500,000 which is a lot of money to put into the building. There will need to be a discussion down the road on what to do with this information as the General Fund is limited on funds and won't cover what is needed. Trustee Harvey stated consideration has been broached about possibly leasing space, possibly with the likes of the Commissioners, Trinity Health, Urgent Care, etc. He suggests if anyone has any ideas to please bring them to the table. The cost of electricity has gone up in the general fund. He urged again, ongoing discussions will continue and welcomes the ideas of anyone interested in presenting them.

Paul Rusnak stated the crew will be getting ready for Chip Seal and Dust Control.

Chrissy Crawford noted concrete work was done today around the pool. Pool chemicals will be delivered on May 8 and has placed the order for the injectors, lines, and probes for the pool from The Pool Place. She also asked about getting the shelving done for the re-wiring of the camera system. The Gordon Food order comes in at a total of $2,779.00. She did ask about the dumpsters being delivered. They will be delivered within the next week.

Lew Eiler inquired about the gas company work being done and reports the alleys are just getting asphalt thrown in and not packed down, and also the yards being torn up, they are just throwing grass seed and straw over the areas. Those areas really need raked and cleaned up better before grass seed and straw gets placed. Trustee Kamerer noted he will talk to the engineer.

Trustee Roe asked Lew Eiler about Jay Walsh house and is there something going on with that house? Lew Eiler stated the yard is not being kept up properly and there is mold in the house. Trustee Harvey noted this should be put on the nuisance list.

Trustee Harvey also asked about the house next to the Community Center as the grass is very high. The house belongs to Lloyd Moore who is currently incarcerated. A neighbor is supposedly taking care of the property and dog living inside the house. It was noted there is no running water to the house currently. It was also noted the need to find Township legality of property maintenance needs reviewed.

It was also noted Kyle Waderker's property is a mess, but that his mother is going to be moving in and living there.

Trustee Harvey also noted the tree next to the community center is becoming a hazard for LaBelle Street and will need addressed before it falls on the street.

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

26-05-09 Trustee Roe moved to adjourn the meeting at 6:56pm. Trustee Harvey seconded the motion.

Rodney P. Roe
Trustee

Trustee

Trustee

Fiscal Officer