

Village of Hamersville

Village Council Meeting

25 Aug 2025

The Council of the Village of Hamersville met in regular session at the Village Municipal Building on 19 May 2025. Members present were Beverly Coomer, Dale Owsley, Jerry Seibert, Eid Edaili, Cheryl Toppin, Charles Elliot. Also present were Mayor Jusin Jones, Police Chief/Village Administrator Guy Sutton, David Grimes Village Solicitor

Melissa Zahn Village Employee

Residents; Angela Marlow, Charlene Bronner, AJ McCormick, Charles Pumelly, Robin Wallace, Patrick Hanselman, Heather Gulley

Meeting was called to order with the pledge at 7:08PM

Justin Sep 29th Next meeting

Justin introduced applicants for the fiscal officer position.

Heather: Hours 10-15 a week.

Guy: Previously she would be in Tues Evening so we could explain face to face issues we were facing. One week you may be busy another week not so much.

Heather: Ive been in my current position for six years and I run three different foundations. Three years ago when I started it was a mess and there were compliance issues and I'm happy to say we are now 100% compliant. I only get one issue now on compliance I don't do investments and know nothing of them.

Guy: Did you do any quarterly taxes. Eid Do you work with Paycor or any programs.

Heather: Quickbook and Oracle I do calendaring and payroll for other departments. I hit on the financials mostly on my resume. I messaged Tim about the food bank.

Bev: Would you be able to start right away.

Heather Yes.

Questions were asked of all applicants. Ability for note taking, audit experience as well as dealing with compliance issues. Heather, Robin and Melissa are all familiar with compliance procedures in addition to audit experience and customer service facing

positions. Allot of questions were asked of all applicants all repeated to give each applicant a chance to respond.

Justin: The issue we face is if Jayme is held on, we will need to pay her for an additional month, and we could have Sheila train the Melissa far cheaper than what Jayme is offering. Unless Jayme agrees to help us out, she said she would, but it would have to be post haste and very expedient.

Eid: This would be hard to come to a decision on the spot.

Melissa: Any questions? No, she responded.

Jerry: Applicants if you are not aware Melissa already works for the Village, so we already know here, and she is very aware of the Village and the operations of it.

Justin: I like the idea of executive session so we can discuss all applicants. Tim stated he would be here at 8pm after practice.

Eid: We need to discuss the sewer. IN the contract they can raise one dollar a year.

Justin: Ladies you are all welcome to stay, we are about to discuss all the other village business. You are welcome to stay if you like.

Justin: Public anything

Charles: I need to speak to mayor Jones about this letter. There was a baby wipe in my crock. I have no children and not babies. I had nothing to do with this. I had a chemo appointment on Friday. They moved the box from the back to the front. They have been working on the pump since they moved the pump. It flooded under the house for three months and the waste was under the house.

Justin: Can I get your number please.

Charles: 9374029447 I don't have any kids in there the whole time I've been there.

Justin: Could you wait about 15-20 minutes the guy we need to speak to will be here then.

Charles: He could be the one who buried my car a few winters ago.

Justin: You may be mistaken he's only been here a year.

Charles: I live on \$900 a month.

Justin: That would be a good segway Jerry.

Jerry: That would be a question for David. The contract states the duties of the solicitor would not include specialized areas of the law such as utilities law and bond law. By way of example not by way of limitation. In the event is outside the area of expertise he shall advise and suggest additional counsel. We need to either have the contract rewritten.

As far as the utility agreement. So, if Guy and I are on a shared contract. It needs written in such a way that we have mutual responsibility.

Thats option a option b one or both of us gets a macerator pump. So if I have a macerator pump that exonerates me. Because the macerator would have stopped anything that gets to the crock. Or the third option if the crock is on Guys property for instance I can buy my own crock. If we have this than we are finally done with all of this. But reading into the bond we are sponsible for all of it.

Charles: Its not mine I dont work on it. I dont touch it why should I be responsible. I'm a customer why am I responsible.

Jerry: Have the wording fixed it will be rewritting that ordinance and going through the bond. How do we do that retroactively.

Charles: The warning light used to never come on. But it comes on all the time.

Jerry: David we know this will be daunting but it states this is not your expertise.

David: Tell me what you want and I can submit this. You all just need to make a policy decision. And tell me how you want it to read.

Justin: Since we started this last may we are probably at around 40K

Cheryl: How many customers do we have?

Melissa: 536 total customers and inside the village is around 300 in village with sewer.

Chuck: the sewage will need to be updated anyway what if we update the price, so we include this.

Eid: The price is the issue.

Chuck: We are looking at around 6 dollars a month.

Eid: How many sewer customers.

Tim: 240 sewer customers.

Justin: What's your address?

Charles: 113 there are two people on the pump so who is to blame.

Jerry: That's the problem. If we build this into the bill, we will still have this conversation. If people think, "Well this is included in the bill we'll have people flushing hot wheels cars or anything down the sewer. Like the guy who kept flushing wooden cigar tips we pumped him out got him going. He did it again and we sent him a bill. And guess what he must have bought an ashtray, and we haven't been back.

Tim: We've backed off what we are paying.

Eid: We need to

Tim: We spent \$1000 today doing routine maintenance that we don't charge for.

Jerry: The other issue we are facing is the age of the pump. Speaking to Tim we must be aware that the pumps are aging out more frequently. We get on site and there is nothing wrong the pump just died. And this is going to happen more frequently. If all our crocks fail, there is 21k just sitting at this table.

Justin: Like Jerry said we are losing pumps at an alarming rate.

Eid: We raised water, sewer, trash.

Bev: We've raised every utility bill.

Eid: If we raise again people will riot.

Chuck: Could we look at the vac truck.

Tim: That would have saved us \$520 if we had the excavator that would have saved us over \$1000 just today.

Angela: My grinder is an easement.

Bev: I have a 110 page document I've been reading on this and we should not charge.

Jerry: A macerator pump would exonerate someone.

Council decided to table the decision on the sewer for Charles.

Tim: We have rebuilt 6 Barnes pumps and 2 Zehlers. Over the last month we have had to install 10-12 pumps. Reason it kicks off there are two breakers in the box and two at the pole. We have upgraded some pumps from 1 to 2 horsepower.

Tim: We would only need a screen the vac trailer can pull up a wipe the trash pump cannot. So, we need to screen what we pour out into the lift station. This would save us time and fuel.

Jerry: David, do you understand what we are needing.

David: Yes. Agree to split buy a macerator or a crock.

Jerry: That's the deal. They all agree to split the responsibility they buy a macerator, or they buy a crock.

Angela: I have an easement and do not see anywhere in the language the easement. So, when these were put in, there is an easement on my property.

Bev: That's in the bond that we will repair and replace the pumps.

Tim: Is that in the language of the bond is that before the system was put in place? Or is that for after.

Bev: Jerry has a crock on his property and there is nothing in the language that Jerry must share.

Tim: If that's the case then we should do what Angela said to do. We should charge another \$25 a month. That would recoup the money we pay for damages.

Bev: I'm saying we should get legal advice of what to do.

Jerry: I like the idea of raising the charge. So, we could buy two pumps a month and build a stockpile of pumps. So, we have pumps to place in when needed. But if we have people abusing the system flushing whatever they want. The issue is we need a balance to this some people will abuse it if there is no accountability.

Justin shared something from research if a pump is force stopped or stalled. What Justin shared with me that pumps life expectancy has been reduced by 40-60 percent, if it happens again, you're now looking at 85-95 percent. So, if someone keeps abusing that pump, we will have a brand new \$3000 pump that's now nothing more than scrap metal.

Angela: What about the issue where we have two pumps on a crock. Or two inputs into one pump.

Tim: These pumps are way oversized.

Bev: do we keep track of what's replaced.

Tim: I think of what Angela was asking if we charge are you still charged for a pump out.

Angela: If we charge still with the \$25 a month would that cover maintenance and replacement.

Jerry: I like the idea of not charging anyone, but my fear is the repeat offenders would eat the surplus up in nothing flat.

Eid: You have not had to come to my house, so I must pay for this also.

Angela: what if a customer has nothing going on could we offer a discount at the end of the year.

Melissa: The issue there would be all the rental customers.

Cheryl: The renters will not pay for that.

Angela: The property owner would be responsible for the repairs.

Eid: You can't hold the landlord responsible for what the rentals.

Chuck: Shouldn't both names be on the bill.

Jerry: Would it be harder to do billing that way? Justin if you and Dale were on a shared system and one of you got a macerator. Melissa states this would make the accounting a nightmare.

Tim: Most people would look at \$25 a month or \$600 and they would likely go with the \$25 a month.

Eid: I state the pump inline to exclude them from these charges. If you have a macerator then you do not need to pay the extra.

Angela: This gentleman is ill and awaiting an answer.

A discussion about what to do for him arose. The issue here is payment plans. Some people can make a payment plan, and others are financially stuck on fixed incomes.

Bev: How much could you pay a month.

Charles: I am living on just \$900 a month the entire plumbing was just done I don't see what the issue is here.

Tim: The item looked like hair but it's not hair.

Jerry: read the ordinance on the payment plan. The payment plan can be made over a certain number of months until paid in full.

Eid: \$2300 is the bill.

Tim: Could the village require the landlord to be on the bill. So, in this event the landlord must take care of the damages.

Justin: In the new contract the landlord must be named on the account and be made responsible. If the landlord is on the account, then there will be accountability.

Charles: I'm not asking for a pity party but I am on a fixed income and I cannot afford to pay this. I never signed a contract. I've never missed a payment and there was nothing about me being responsible.

Eid: I'm sorry but please understand we cannot just forgive this. I have no idea.

Bev: I think we hire a utility attorney, and we table this until they instruct us what to do.

David: I need to know who did the bond. When we find out who did the bond it should be as simple as asking the question to them will this violate the bond.

Jerry: The board of health determines who can tie in.

Angela: No its the epa.

Tim: What will we do about this gentlemen?

Eid: Table the issue.

Tim: What will we do about the other two who are already making payments?

Eid: Nothing we will do nothing. We need to revisit this later.

Tim: Weve spent 80k on new pumps.

Guy: Weve bought 16 to 20 pumps a year.

Chuck Montion Eid 2nds to

Purchase a vacuum trailer for town use. Purchase price being 49800 on a payment plan of up to 84 months not to exceed interest of 10%. Also spend up to \$1500 for hoses in addition to the purchase price. To be paid out of the sewer account.

Jerry Y, Dale Y, Bev Y, Cheryl Y

Justin: Looking at my notes we must look at the chicken ordinance and the budget. And resolution 2025-06 for the budget.

Jerry Motions Eid 2nds to

Accept Res 2025-06 the budge commission authorizing tax levies certifying for the country auditor.

Bev Y, Chuck Y, Dale Y, Cheryl Y,

A discussion ensued about meeting minutes. It was determined that council has been voting on meeting minutes but they have not been given to Melissa to scan into the system. Melissa has not been receiving meeting minutes that are singed by council at the table. So these minutes legally cannot be put in the system as certified. Melissa printed meeting minutes and these were passed around the table and signed by all council members the only exceptions being. Chuck missed one meeting and did not sing where he was absent. And Eid missing one meeting and did not sign where he was absent.

Notable here is Bev explained since these were not singed at the table and delivered those notes are not admissible as valid per ORC. Council singed and these were delivered to Melissa.

Jerry Motions Eid 2nds to

Accept the meeting minutes for April meeting the 2nd April meeting, July meeting, June meeting, 2nd July meeting and the May meeting

Bev Y, Chuck Y, Cheryl Y, Dale Y

Bev: Do you remember when we sold a tower to someone out by 505 we sold the land back to the property owner.

Guy: These used to be the old water towers.

Melissa: Out 505 going toward Feesburg.

Eid: We need to decide on a few things so we need another meeting.

Justin: we need a plan of attack on the sewer situation. What would be the better way to ask. What would be the total cost of replacing damage vs rebuilds.

Melissa: Do we have the sing in sheet.

Eid motions Bev 2nds to

Pay bills for the previous month

Cheryl Y, Dale Y, Jerry Y, Chuck Y

Cheryl: The public entity pool of Ohio.

Guy: that's our insurance.

Jerry: Eid mentioned I am on the bills nine times. Because I am not cashing my checks.

Justin: You're doing your own DOGE.

Tim: Are we looking to make landlords responsible for utility bills.

Jerry: Yes, and Justin agrees. And David was asked to do the lawyer speak to make this happen.

Tim: Crosswalks need about 25 feet of free road. We have the signs up but we would need to add the lights to make them flash. This would be cheaper than the poles with lights preinstalled. We would need them on Mill St, Travis, Lucas and the school. Looking at a few hundred dollars. We also need to look at the street light ordinance and the utility tap removal ordinance. We were waiting for how much they cost. But you never made the cost per month for the electric to run the light.

Angela: If a house had a sewer or crock, is it still charged the minimum, is this correct?

Tim: They want the crock or tap removed. If we remove the tap. We need the monthly income. If we do a sewer you're looking at a day's labor and you have another tap the main.

Eid: Do we patch or block the crock off?

Angela: I was under the impression that if a house has a connection even if they remove these, they must pay the minimum. That's how some of these houses have accrued such an enormous bill.

Tim: Yes, also the Pump station would require \$335 pumps 17 times or so a year. There is a crust at the lift station that our pumps are not powerful enough to pick up.

Guy: Produced a letter that water is increasing \$2 per thousand.

Bev: In our contract with Brown County water they can only raise us \$1 a year.

Guy: Asked Melissa to get the contract and she could not find it.

Justin: Ill reach out to Joe the mayor of Mt Orab.

Guy: Ill reach out to John

Tim: We also need an after-hours utility turn on ordinance.

This was tasked to David Grimes solicitor

Eid: We need new phones for Louie we've asked about this before.

Guy: Patriot phones

Eid: Verizon or T-Mobile stick with Verizon.

Guy: We need new phones and one for Louie. We get a quote, and we could look at it. It's the Apple ID.

Eid: Just like the quote I got you already. Like the quotes for the internet which aged out and expired. We voted for getting new phones we get a vote and we vote on it and all of this done.

Guy: did you send the handbook to everyone Jerry. I have to call the guy back. I send a voicemail and get a call back later. Since we are a corporate account.

Eid: You need to get ahold of the enterprise representative for the account.

Jerry: Yes

Guy: I never got it and Tim states that he never did see the final version.

Jerry: Sent the handbook to both right there.

Ordinance for grass cutting was discussed.

Guy: Alta Fiber wants to rent poles for internet access. \$4.09 per pole annually. They'll use around 30 poles.

And Louie is asking about his raise as his hire date is coming up.

Melissa: Louie was given a \$5 raise almost two years in a row.

The issue was tabled.

Guy: I still haven't gotten the latest version of the handbook. Also here is a suitable replacement for Paycor. We have this ordinance which is one of several which is for the grass. I don't think it has the right ordinance number for it. We can't uphold this until we have the right ordinance number.

Jerry sent the handbook to Tim and Guy while in the meeting.

Jerry: Jayme had the books, so we did not have the correct number. How can an ordinance be certified if we don't even have an ordinance number.

Guy: Also Louie is asking for a raise.

Jerry: If Louie got \$5 two years in a row. I say no.

Guy: \$35 for a part time guy that comes whenever he's needed.

Jerry: He charged us two hours of reporting pay to shut a gate.

Eid: If he does not get his bare minimum then we need to give him something so that he has something to do.

Jerry: This is why we needed Paycor. Paycor would remind you to do evaluations and update policies. Paycor will automatically remind.

Chuck: This one is cheaper.

Jerry: We aren't using the one that \$2600 a year do you think we'll use the one for free. I didn't ask for an alternative. I asked to have an action plan to get us compliant not for an alternative. If we are compliant we would not need this.

Eid: If you will work to fix the compliance issue would you be able to get this up and going. Speaking to Jerry.

Jerry: Yes

Eid: Then I make a motion to give access to Jerry so that he can work and set up paycor so we can use it.

Tim: Hes not allowed to do that.

Eid: Roll call on my motion.

Bev seconds. Cheryl Y, Chuck Y, Dale Y, Jerry Abstains

Melissa: I don't think council is allowed to have access to paycor.

Eid: David

David: I don't see an issue with it. He just cant take the fiscal officers job.

Bev: Its already up and running.

Jerry: we voted on phone three months ago.

Tim: We voted three months ago and its never been brought up. And we never discussed it again.

Eid: We cant micromanage anything.

Jerry: We vote for direction. Justin says hears what I think we should do. We vote on it yes or no. We vote on this that task is automatically delegated if we have to micromanage everything. Then we have people who are in the wrong position. If we vote we expect people to just do what we voted on.

Eid: Let me give you a small example we voted in September and got quotes twice. Those quotes expired twice.

Tim: if you did that in December and you did it again in August. And nothing was said.

Jerry: Forgive me Tim you and I must have a different idea of what accountability is. When I say I'll do something. I'll do it. When I was asked to send David an ordinance I did it the very next day. I don't need to be continually reminded to do something.

Tim: You said a month ago. If you get me an idea, you'll offer to get rid of Paycor. He did he has you a schedule. Why would you spend \$2600 when you could do it for free.

Melissa: We need the money to upgrade my utility billing system.

Jerry: We already voted for that.

Melissa: I was never told that.

Jerry: I rest my case we voted for that last month, and it passed unanimously.

Melissa: I never knew that and now i do.

Guy: But you see when you pass something we can't just do it. We need to have that piece of paper in front of us. It's not done because we need that authority.

Melissa: I must know does the government need to be in a resolution.

David: The meeting minutes would work.

Guy: it puts us in a disadvantage.

Melissa: I'm only stating the council minutes are signed this month. So, I can't do anything unless council signs it this month.

Jerry: I can respect that but I'll give you an example. For six months I spoke to Brady because we are getting charged for sending checks. Now I've said for six months all we need to do is speak to Jayme there is a little check box, and it stops sending checks. What I was told is she works for council but if you read the Village officer handbook she works for him, points to mayor. I apologize if that sounds mean that you didn't get the ball rolling with all of this. I thought this would be communicated and you haven't even heard of it until now.

Guy: We have heard of it but until we have the minutes or the ordinance.

Jerry: Someone could make a motion to get rid of Paycor right now. I don't care any longer because obviously we don't care. If we cared, we would be compliant.

Chuck: Well this one is free.

Guy: Well, it's not free it may cost \$29 a month.

Chuck: Why don't we use both.

Guy: that's why I included this into the proposal.

Justin: The last ordinance in the book is from 2024.

Eid Motions for Executive session Bev 2nds to

Discuss applicants for Fiscal Officer position.

Chuck Y, Cheryl Y, Dale Y, Jerry Y

Eid: We need to have a fiscal officer before next month. We can meet Friday if that's alright.

Bev Motions Eid 2nds to

Leave Excutive session

Chuck Y, Cheryl, Y, Dale Y, Jerry Y

Eid Motions Chuck 2nds to

Hire Melissa for the Fiscal Officer Position at the rate of pay proposed by Justin Jones.

Jerry N, Dale Y, Cheryl Y, Bev N

Justin: Anything else.

Jerry: The 29th at 7Pm is the next meeting Friday.

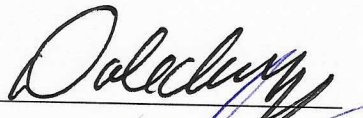
Justin: Yes sir

Eid Motions to adjourn Chuck 2nds.

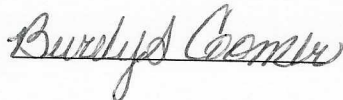
Cheryl Toppin



Dale Owsley



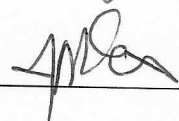
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