

Village of Hamersville
Village Council Meeting

02 Sep 2025

The Council of the Village of Hamersville met in regular session at the Village Municipal Building on 2 Sep 2025 at 7PM. Members present were Beverly Coomer, Dale Owsley, Jerry Seibert, Eid Edaili, Cheryl Toppin, Charles Elliot. Also, present were Mayor Justin Jones, Police Chief/Village Administrator Guy Sutton, Travis Stone Police Officer. Melissa Zahn Village Employee

Citizen Angela Marlow

Meeting was called to order at 7:05Pm with the Pledge of Allegiance.

11/01/25 Halloween 6-8 Pm is our Trick or Treat Time

Eid & Jerry Donated \$100 each for Halloween Candy

Chuck Donated \$50 for Halloween Candy

Justin: David said he would be here about 25 minutes late. David got everything you sent Jerry and he would have it.

Jerry: We checked the rules about this, for instance an emergency meeting like when we had the power outage. But as long as we stay within the subjects you said we would discuss we can talk about anything you want to bring up in a special meeting. So long as those subjects are communicated beforehand. And we stay within those subjects.

Employee Pay, Ordinances, Taps, light pole, employee promotion were the subjects listed.

Justin: I'd like to speak about the soccer field. I'm planning to go to a board of education meeting and would like to speak on behalf of the Village in regard to acquiring the property. But I need councils blessing obviously and your approval. I didn't want to do this without your approval.

Dales Motions and Jerry 2nds

For Justin Jones the Mayor of Hamersville to be authorized to speak on behalf of the Village acquire the McKinney Sports Complex for the Village of Hamersville.

Eid Y, Chuck Y, Bev Y, Cheryl Y

Eid: We should look to expand the village and annex or buy land outside of the village.

Justin: We need to go into executive session to discuss employee payroll and Melissas counter-offer for the position of Fiscal Officer

Jerry Motions and Eid 2nds

Dale Y, Chuck Y, Bev Y, Cheryl Y

To enter executive session to discuss employee payroll and Melissas counter-off for the position of Fiscal Officer

Bev Motions Jerry 2nds to leave executive session

Eid Y, Cheryl Y, Dale Y, Chuck Y

Justin: I'm presenting an action plan for Louie and expectations for him for his next pay raise. We can better utilize him, and this action plan will see to that and then we will re-evaluate his request for additional compensation. I gave everyone a copy. Also to maximize our own employees for ground people which are on staff and typically here before he uses anyone else for grounds people. Ending Mar 2026

Eid: Did we give him a raise?

Melissa: He has gotten a \$5 raise two years in a row.

Guy: He just saved us \$1400 on wire for going to Brownstown vs Batavia Electric.

Eid: What about the two hour minimum issue we just had with the gate.

Jerry: Bucket truck policy would solve this if we were to hold him accountable.

Bev: I'm going to recommend also that we give him a copy of the handbook and also the bucket truck policy.

Justin: I'm also going to have a copy of the handbook in the safe.

Jerry: The discussion that's he's utilizing his wife as a grounds person. That's the issue and why we had the bucket truck policy. He should call Guy and in his absence, he should call Melissa who often dispatches for repairs when necessary. So, the bucket truck policy fixes that as Louie would have to call in to see who the best closest person to assist would be.

Jerry: What is he looking for as far as money?

Guy: He wants an additional dollar.

Eid: How much does he work, is he working 40 hours a week.

Guy: No not at all. He works mostly around his other job. For instance he tells me what all needs done and communicates when he can do it based off of weather etc.

Guy: Louie can ask questions

Jerry: Has Louie signed and acknowledged the bucket truck policy.

Melissa: No

Jerry: I would have him sign an acknowledge the bucket truck policy. It specifically states who to call. If he calls his wife to come help him. Then he is waiting her for a half hour or more for her to come here. When Tim or Justice could cover for him and get him working. And the fact that this policy has been in force for 6 months and he has not read and understood the policy is ludicrous. Why do we have policies and come up with them if the employees are not going to be held accountable to sign and acknowledge them. I was asked to write I wrote it, and we voted on it as a council.

Guy: did you ever get a copy of this Melissa?

Melissa: No

Jerry: Louie asked to change some of the voltages mentioned which I did.

Justin: He should coordinate with grounds men on the clock already.

Jerry: Melissa, I emailed this to you at the e village email.

Eid Motions Chuck 2nds

To accept Melissas counteroffer to end her training wage at 18 months vs 36 months as discussed in her original job offer for the Fiscal Officer position. According to the following guidance.

Employee Advancement & Compensation Proposal (18-Month Plan)

Starting Base Salary: \$42,848 annually (\$3,570.67/month)

Training Period (First 6 Months)

Base Salary: \$42,848 annually (\$3,570.67/month)

Training Stipend: +\$250/month for 6 months

Completion Bonus: \$1,500 at conclusion of training

Total Training Incentive: \$3,000

Post-Training Compensation Structure

Months 7-12 (First 6 months after training):

Monthly Salary: \$4,570.67 (+\$1,000/month increase)

Annualized Salary: \$54,848

Months 13-18:

Monthly Salary: \$5,070.67 (+\$1,500/month increase)

Annualized Salary: \$60,848

Summary of Accelerated Growth

Training Phase: Base salary + \$250/month stipend + \$1,500 completion bonus

Months 7-12: \$54,848 annualized salary

Months 13-18: \$60,848 annualized salary

Ongoing: \$60,848 annualized salary maintained

Dale Y, Cheryl Y, Bev Y, Jerry Y

Eid: Congratulations Melissa and Council Members congratulate her.

Justin: We raised \$500 last year.

Guy: I'm good for a c note I just don't have it.

Bev motions Eid 2nds

To enter executive session to discuss employee job descriptions.

Dale Y, Cheryl Y, Bev Y, Jerry Y

Eid Motions Chuck 2nds

To leave executive session

Dale Y, Cheryl Y, Bev Y, Jerry Y

Jerry Motions Eid 2nds

To enlist the help of Jayme to help Melissa up to three hours at the cost of \$50 an hour to assist Melissa and train her in doing payroll with Pay Com

Dale Y, Cheryl Y, Bev Y, Chuck Y

Eid Motions Jerry 2nds

To adjust the pay of Melissa Zahn's pay for her position of Salaried Fiscal Officer at a rate of \$1648 bi-weekly.

Dale Y, Cheryl Y, Bev Y, Chuck Y

Jerry: Mr Grimes that would be the pay resolution could you update that please to show Melissas new pay rate of \$1648 bi-weekly.

Jerry Motions Eid 2nds

For Guy to be communicate with Alta Fiber and authorizing him to represent the Village for payment for pole rental.

Cheryl Y, Bev Y, Chuck Y, Dale Y

Eid: We need to look at the job description and pay at the same meeting.

Jerry: Its typically cleaner if you leave ordinances or resolutions cleaner if they are a single subject. It states so in the Village Officer Handbook, you cannot have a conglomeration, pay, job description, duties, etc all together. The cleaner the better is the way it reads.

Eid: That makes sense. So they are all easier to read.

Jerry: Could we also get the step up in pay for every six months as Melissa pay increases as she progresses. Could we get a copy of that to David so he could put that in the pay resolution please.

Justin: Guy your report please.

Guy: Alta Fiber will pay \$4.09 for each pole annually for 30 poles which they will use. But I need authorization to be able to speak on behalf of the village.

Eid: Could we contact other villages to see what they are paying.

Guy: We still haven't come to an agreement for the cutting of the road and the repairs when needed.

Guy: \$250 with lines for Spectrum I struck a deal. Thats \$250 a month with internet the two phone lines and the rollover.

Eid: Thats for both buildings. One bill both buildings.

Guy: Yes its right around \$250 one bill both buildings but we are saving over the frontier bill. The basic was 300mb but now it's 400mb on the download and upload. He states they've changed the service so it should be better for us.

Jerry: And that eliminates frontier cable off of the bill.

Guy: Spectrum is 900 times faster than Frontier

Eid Motions Jerry 2nds

**To allow Guy to sing the contract with Spectrum for \$250 +/- for the internet service.
And eliminating frontier internet service.**

Cheryl Y, Bev Y, Chuck Y, Dale Y

Guy: ARPA grant we still can't finish this out. We are looking for a \$1500 check and it could be as high as \$4000. I've asked Jayme to help me, and she cannot find these checks. I've cashed the check and spent the money but Jayme states she cannot find the stub to show ARPA.

Eid: We need to have a grant committee meeting.

Bev: I've not heard of us paying any grant money back.

Guy: That's why we authorized the overtime for Travis and we did not spend all of the money. If we cannot document all of the money that was paid out. We have to pay that back also.

Bev: How old is this check?

Guy: A year and a half ago, and I've been asking for four months or more.

Eid: Do we discuss the guy whose pump burned up a few days later.

Justin: It looks like woven fabric or something.

Eid: Why didn't the safeties save it.

Jerry: Is it under warranty. The pump did not last two weeks,

Guy: That does not cover abuse.

Jerry: But the pump did not last two weeks it's not like we were beating on it with a hammer.

Guy: He states he's not putting anything down there.

Eid: There should be safeties to keep the pump from burning up. Then we are charging to pump out anything that could cause the pump to burn up again.

Justin: Yes they did.

Eid: So after paying \$1400 for a pump and they put carpet down the new one again.

Justin: Without visually scoping the line. And that would be a lot of money.

Jerry: They wanted \$400 to scope my line at the house.

Justin: we need a header cleaner and the attachments. And I would like to get the landlord on the contract.

Eid: I don't like that idea. Because if you have a bad renter they may put all kinds of stuff down the drain.

Justin: I think we should do that and have it be in the contract. Also, the ordinance for the water taps and the light pole. Electric meter removal, and crock removal.

Jerry: The light what is the kw hour for the light. And the kw charge for the light averaging ten hours a night. We just have to do the math to determine what is the charge. Ten hours of dark a day, 3650 hours and the light bulb that uses x kw / the kw per hour charge.

Eid: Mine is averaging out at 10 cents per kwh.

Melissa: That would be a Louie question.

Jerry: Do you have Louies number could we text him?

Guy: He is probably asleep now he goes in at midnight. I can try him if you want.

Jerry: No, not to risk waking him up. I live that life pumping concrete.

Guy: If youll be free Jerry. There are a few things in the handbook I'd like to go over with you.

Jerry: I'll probably be rained out tomorrow. Mark what you need changed and have Travis just leave it on the porch if that would work.

Jerry: If water meters are inactive. If the meter is in the ground do we not charge the minimum? I thought we make money off of the meters staying in the ground.

Melissa: Some owners do want them removed.

Jerry: If a water meter remains inactive, why would we remove the meter on our own. If they request it to be removed. If there is a water meter on Eid's lot because his lot is massive, say for instance there is another lot. So if Eid wants that extra meter removed that is obvious.

Melissa: If they customer wants it removed, we charge this, if they want it put back, they charge that.

Guy: I agree we would like to charge the minimum.

David: Change 2 and 3 and make 4 say at customer request.

Melissa: Remove 2 and 3 and then put at owners request.

Jerry: If we can leave a water meter until the second coming. I'm fine with that as that is more money for the village. But if they want it removed.

Jerry: Do we have a minimum on electric.

Melissa: \$7.50

Jerry: Could we do the same for the electric David.

David: Yes it's all one template.

Jerry: This is impressive you got all of this done that fast David. Awesome job.

Chuck: It should be a certified plumber not an electrician. For the macerator pump.

David: Who did you want it inspected by?

Eid: I think we as a village should inspect it. But if the pump burns up then we need to have that in the.

Jerry: The thing with the macerator it needs to read that we need access to pump it out.

Justin: We don't need to mess with the macerator that's on the customer side.

Jerry: Should we have the customer is responsible for all maintenance cost to the macerator.

Chuck: The macerator is only on the toilet you need to have a sewer ejection pump.

Bev: Lets say Jerry has a pump and he's tied into his neighbor.

Jerry: If Bev and I are neighbors we discussed that it needs to read since I have a sewer ejection pump and Bev has nothing. It needs to read if I go through the expense it exonerates me from the damage to the crock. So if I paid for the ejection pump and Bev is putting hot wheels down her toilet.

Eid: It's in here and reads the ordinance.

Jerry: Alright sorry I must have missed that.

Bev: There is a 110 page bond document on this. And I just want to ensure that we are doing this by the bond law and to ensure that this would hold up in court.

Guy: Let's say you flush matchbox cars down. It's not on your property the crock is on Jerry's property. Then we could go the other way and I could charge you with damaging a utility. And we could go after restitution.

Bev: I think we should have someone look into this bond as I read it we are sponsible for all the damages.

Eid: We voted and made law two years ago that this is the way we would handle this.

Bev: I know we did but I think we should have someone look into the bond and read it to ensure that we are in compliance.

Justin: So we should spend the money to have this looked at you're saying.

Bev: To be certain we are doing this legally and no one can come back on us at all. Yes I think we should.

David: We should have the bond attorney look at this. That should be in their contract.

Jerry: Ross Sinclair and Associates Inc. Doesn't have a phone number or anything. Angela helped me find this thing. It's 110 pages. Jerry read a paragraph. But it is full of legal speak. What Bev is saying and I'm not an attorney but the way she interprets it, is that we cannot charge for maintenance. And before we break the bond and they say you have to pay it back. Could we have David look into this. Could David do public records requests to figure out how they do it. Lake Lorelai has shared pumps how would they handle this? Do they have something that is already written up.

Bev: They stated they really don't have that big of a problem.

Jerry: David what my fear is not that the Village voted on it and it is law. I would like to ensure that we are on the up and up and whatever we do next with this, that it would hold up in a court of law.

Justin: Anything else.

Guy: One more thing David can check into it. If you go to these attorneys who write these bonds. \$200 won't even get you in the door.

David: I can contact them.

Melissa: Electric rates

Eid: Do you want to discuss electric rates.

Bev: Is the electric guy coming.

Guy: Vince?

Eid: Is Vince coming because Jerry wanted to ask him why we were surprised.

Jerry: Yes because we were told for 7-8 months its 30% of 30% and now all of a sudden, the whole bill is going up 30% and do an ordinance now.

Justin: I find it crazy that suddenly all of these data centers are going in and everyone's utilities are going through the roof. Maryland started this and stated they are using so much in utilities they had a create a separate category for them entirely.

Eid: But in the meantime, we are losing money.

Guy: In that discussion we had AEP has not control over that section of the bill. This is with the grid, AEP has no control over this and it's done at auction time. Screaming at the AEP buy is not the problem.

Eid: What we are asking is that its 30% of 30% then one month of the jack up is 30%.

Guy: Its possible that I misunderstood.

Bev: Can we see the bills to see what the difference is.

Tim Village Employee arrived at 8:40

Eid: The grid charge went up 30% nationwide.

Jerry: We need to go into executive session again about employee pay. Can I get a motion.

Eid: I need to know what we are going into executive for.

Jerry: Employee Pay

Eid: David do we need to state the name of the employee

David: Yes you should.

Jerry: Guy Sutton's pay

Eid Motions Chuck Seconds

To go into executive session for employee pay for Guy Sutton Administrator/Police Chief.

Bev Y, Jerry Y, Dale Y, Cheryl Y

Bev Motion Eid 2nds

To leave executive session

Chuck Y, Dale Y, Cheryl Y, Jerry Y

Cheryl left for work at 9:16

Justin: Anyone else have anything?

Eid: July 2024 July 2025 \$6171 is the difference between this year and last year. Right off of the bills.

Chuck: Our increase is up about \$22 per bill average.

.18Cents 40KWH

.16Cents 2nd 40KWH

.12 Cents 140KWH

.09 Cents 220KWH

Its about \$22.30 per customer. The changes as they state on the bill.

Eid: It's about a 30% increase

Bev: So that's across the board.

Justin: Do you all want to vote on this? What do you all want to do.

Justin: Good job Guy on the report.

Chuck: Should we add something extra in the event it fluctuates.

Jerry: We are at a set rate for the village.

Eid: I'm looking at a possible \$70 increase in my bill.

Jerry: Could we have the AEP guy that we have had contact double check our numbers. This would ensure that we could have an outside person verify our calculations. So noone would think we have made up numbers.

Bev: There is something in the works in Georgetown right now and this increase may go away.

Jerry: With the construction and the data centers that are going up. I think we would be foolhardy to think this will go away.

Justin: We need to make sure we have a solid number and that we can compensate for how much the bill for the village is going up.

Eid calculated the exact increase per KWH. This explains the decimal calculation.

40 KWH .0564405	.06
-----------------	-----

2 nd 40 KWH .0496848	.05
---------------------------------	-----

140 KWH .0389364	.04
------------------	-----

220 KWH .0281403	.03
------------------	-----

The proposed increase would be the graduating scale of .06 to .03

This should cover the increase.

Jerry: That works 6,5,4,3. I am hoping to eliminate questions and have someone double check us.

Chuck: How much do we need to operate the electric account.

Angela: You electric makes the most of any of your accounts. You pay Louie out of this account. And keep in mind you can only use this money for the electrical needs of the village.

Tim: We have to be careful about saying we do not like the increase. Thats the same issue that happened with the water account. We were the cheapest water around. And keep in mind that Louie is not the only person paid out of the electric account.

Jerry: We don't need to motion for you to call the electric guy.

Guy: I will call Vince to double check our numbers. Allot of our salaries come out of the electric account. Tim is correct its not just Louie. We should have 10-15 KVA25's that agreed to buy a while back and it's over my spending limit.

Jerry: Could we have Louie before the next meeting. You mentioned what if we have a tornado. What do we need.

Guy: I had a list and presented the list.

Jerry: Allot of that stuff was safety equipment.

Guy: I presented a list to council, and no one acted upon it.

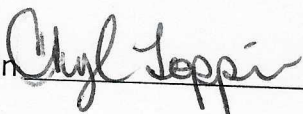
Jerry: Bring it to the next meeting please.

Tim: I brought that up because we should be accurate.

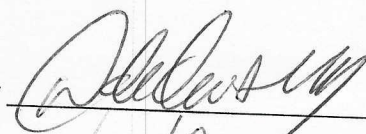
25% of Guy, a little for Melissa, 33% of me and Justice. There is more than Louie's salary coming out of the electric account.

Bev Motioned to adjourn the meeting Eid 2nds

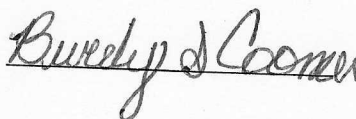
Cheryl Toppin



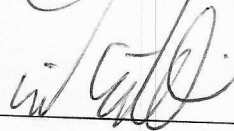
Dale Owsley



Bev Coomer



Eid Edaili



Jerry Seibert

A handwritten signature in dark ink, appearing to be 'JS', written over a horizontal line.

Charles Elliot

A handwritten signature in dark ink, appearing to be 'CE', written over a horizontal line.