

LEROY TOWNSHIP TRUSTEE MEETING MINUTES

The Leroy Township Trustees met in regular session on Tuesday, May 20, 2025, at 6 p.m., at the community center.

Present were: Rich Vanpelt, Trustee and Chairman; Trustee Heather Shelton and Trustee Jason Rodgers. Alexandra Brown Fiscal Officer and Attorney at Law, Ron Graham.

Rich opened the meeting with the pledge.

Rich made a motion to accept the meeting minutes from April 29, 2025. Heather 2nd. All in Favor.

CORRESPONDENCE:

The Fiscal Office received a letter from the Lake County History Center regarding the America 250 Community Picnic on Saturday June 21, 2025, from 4-7pm. The letter was forwarded to The Leroy Township Recreation Board.

FISCAL:

Rich made a motion to pay all bills. Heather 2nd. All in favor. Motion passed.

Lexi reported that there was an unrecognized deposit of \$43K from the State. Upon further investigation with the revenue dept Lexi discovered that Leroy Township was not receiving payments from the Homestead Rollback since Leroy changed banks back in 2023. The \$43k was the Homestead Rollback payment from the last half of 2024. Leroy Township is due to receive \$143,549.99, which is the last half of 2023, first half of 2024 and the first half of 2025, which will arrive as 3 more deposits soon. The breakdown for each department will be Road \$62,773.89, Fire \$41,676.34 General \$39,099.76 (minus any fees).

FIRE:

Chief Toman reported that due to increasing costs the Fire Department is looking to put a Levy on the November ballot. The deadline for the election board is August 6.

The Chief is working with Heather to get the old Leroy Market at the roundabout torn down.

ROADS:

Road report from Jason:

Monte Drive:

Repairs:	\$40,020.00
Chip w/Fog:	<u>\$19,963.13</u>
Total:	\$59,956.13

Taylor Road:

Repairs:	\$6,630.00 This has already started as of 5.20.2025
Chip w/Fog:	<u>\$10,493.88</u>
Total:	\$17,123.88

Lester Drive:

Repairs, Mill/Fill (2"):	\$189,231.25
Chip w/Fog:	<u>\$37,075.38</u>
Total:	\$ 226,306.63

LEROY TOWNSHIP TRUSTEE MEETING MINUTES

Road Report Continued...

Total Resurfacing Project:	Total: (Shelly) \$235,881.25
*MOT, Layout, MOB, Video:	\$21,463.00
Total Resurfacing Project:	New Total Resurfacing Project (Shelly) \$257,344.25
Total Chip Seal w/Fog:	\$67,505.39 (Specialized)
Total Overall:	Total Overall Cost for the projects above: \$324,849.64

Additional Road projects likely to be approved: Callow Rd. Phase 2: Callow rd. Phase 2 from the Creek to Radcliffe road has had over whelming failures. This is due to many factors, including but not limited to no real road base. The base was not able to be improved more drastically, given the lack of funds in the initial Phase 2 resurfacing. So, with corporation between Leroy Twp, Lake County Engineers office, and the Contractor from Phase 2, we will all be sharing a load of the repairs needed. That additional cost is estimated at \$40,000.00 ++ as the final numbers are still being worked out, but the work will be completed this year.

This will be the largest self-funded road improvement projects in a single year in the past 30 years. Mostly to in part to less than ideal conditions related to incompetent employees, any full time or even part time employees at all, and or new employees with little to no experience to complete road projects since the Retirement of Road Supervisor Richard Vanpelt. The money that wasn't put toward road repair projects for the last 2 years, was saved and all put forth into these self funded road projects in 2025. After this year, we will go back to the typical funding of \$120,000.00 in general road repair budget. So, enjoy it while we can.

Additional cost estimates for repairs for large road projects, estimated in the fall of 2024, which were not approved:

Jennings Dr. : \$280,000.00 which only includes the "back half" of Jennings, and no side streets off of Jennings.

Autumn Dr./ Spring Court, Rustic Dr: \$350,000.00

**Sumner rd.: \$850,000.00- \$900,000.00

** Taylor rd. : \$925,000.00 plus additional cross over replacement at which a cost wasn't included.

** These projects would be Eligible for Issue 2 funding; however, Leroy Twp doesn't have the funds to even match the 20% MINIMUM that would be required in order to apply for the funding. The plan was to apply for Taylor rd. for 2026, but we simply can't afford it.

No other large road projects were quoted as of this time.

At this time, and on this date, I will official confirm that I am informing the residents of the follow roads: Seeley rd., Baker rd., Abby rd., Chadwick, Leroy Center (Short-End of the Hollow), and Valentine, that these roads will be going back to a dirt road as the road continues to fail, and maybe completely within the next 5 years. We will continue to try to keep the intersections sealed to help with snow melt in the winter, however the rest of the road will be turned back to a dirt road. This is due to increased cost, lack of experienced employees, and overall lack of funding. Please be aware, I feel after numerous years of trying to find capable full time help since the retirement of Richard VanPelt, that we have finally have a solid 2-man crew, and hope to hire additional help in the future. However, this has been a recent development, and a hard push since the beginning of 2025. I feel confident that our new Interim Road Supervisor will lead us into the future, and our probationary full-time employee will follow him to lead

LEROY TOWNSHIP TRUSTEE MEETING MINUTES

Leroy Twp to better days to help service the residents of Leroy better, as we should. I am excited for them and the Twp.

Road Report Continued...

Lastly, additional funding is desperately needed, and we haven't even mentioned the need to replace the current structure where the service dept is located, which doesn't have a working septic, bathroom, or wash facilities for our employees. It also has structural issues, and will need the roof replaced in the near future. Unlike a lot of other departments that can get additional grants at the wave of the magic wand, Service départements are not so lucky. Even with the grim financial needs we face, I truly believe that the people of Leroy Twp are "Taxed Out" and I will not be posting any New or Replacement levies, only renewals of the levies we currently receive.

-End of Road Report-

Jason asked to adopt **RESOLUTION 25-18** to participate in ODOT's Seal Coating Program. Rich 2nd.
Poll the Vote...

Rich VanPelt, aye. Heather Shelton, aye. Jason Rodgers, aye. Resolution adopted.

Jason made a motion to go into a contract with Elite Air Systems for Road Garage HVAC in the amount of \$6,000. Heather 2nd. All in favor.

Jason made a motion to approve Schussler Doors to service the Road Dept garage doors in the amount of \$2250.00. Heather 2nd. All in favor.

Jason made a motion for Tri-M Electric to install 4 industrial fans, fix emergency lights, install LED billboard lights at Townhall, troubleshoot and replace exterior outlet, s, run power and disconnect for new 240v, supply and install new LED exterior lights, supply and install new lights for side stock room, replace 4 office lights for the total of \$9500. Heather 2nd. All in favor.

Jason made a motion to move \$20k from Vehicle Maintenance 2025 to Vehicle repair. Heather 2nd. All in favor.

Jason made a motion to hire for part-time road department Ben Eggleston at no more than 30 hours a week at \$25 an hour. Rich 2nd. All in favor.

Jason is looking into cutting the curb at the roundabout to make it easier to mow.

CEMETERIES:

2025 Cemetery Restoration will start this week.

Footers are being dug this week.

LEROY TOWNSHIP TRUSTEE MEETING MINUTES

PARKS:

June 14 will begin the Summer Concert series. With food trucks, 50/50 and Chinese Auction items.

Mike Metcalf-President of the Leroy Softball Board and Collin Cutts- Treasurer- stated that the Softball Board had made a vote to pay Softball Board member Vinnie Barbarino as a vendor for the concession stand. There was a previous conversation with the Fiscal Officer, Lexi Brown, on whether to move forward, to which she stated she was not comfortable with this as a third-party vendor and to not do anything until she talked with The State Auditor. The Softball Board purchased goods from Vinnie Barbarino before answers were given from The Leroy Township Fiscal Office. Lexi contacted The State Auditor, and they stated this would indeed be flagged. They suggested we allow our Lawyer to provide legal reason as to why. Ron Graham, Attorney at law, stated that there is an ethical violation because the vendor is also on the Softball Board and a potential problem with The State Auditor and that he is recommending not to approve this purchase.

Mike Metcalf proposed to let Leroy Softball become a separate entity from the Township so they could make their own decisions regarding finances. Ron Graham stated that Leroy Softball would still have the same problems with ethics. Lexi stated that once funds from Leroy Softball enter Leroy Township's accounts, they become government public fund money and that Leroy Softball would not be able to take it with them.

Heather brought up that the Leroy Township vendor account with Coca-Cola and that Vinnie had removed Lexi, The Fiscal Officer, from the Township's account. Lexi called and had Leroy Township reinstated to Coca-Cola account.

Collin Cutts requested the By-Laws for the Softball League.

Heather Shelton offered a situation in which Vinnie could sell his products at another Leroy function.

Kristi Milo mentioned that the Softball Board could communicate better with the community to keep from having problems.

Heather made a motion to pay \$1314.65 to vendor's bill to Vinnie Barbarino.
Rich voted no. Heather voted no. Jason voted yes.
Motion did not pass.

Vinnie Barbarino was upset that he would not being paid for the product that he bought for the concession stand. Ron Graham stated that he purchased before there was approval from The Fiscal Office and the State Auditor. Ron Graham stated Mr. Barbarino was out of order. Mr. Barbarino got up and left the meeting while swearing.

-End of Softball-

Chief Toman and Heather Shelton raised concerns about The Ruck being held on May 22 without proper communication. The chief was concerned there were not enough Fire Department staffed for any medical problems. Heather reached out and voiced concern to which there would be better communication moving forward.

Vickey Doles reported that they will be spraying bees in the park tomorrow.

LEROY TOWNSHIP TRUSTEE MEETING MINUTES

ZONING:

Rudy Veselko reported that there was a variance request.

Gary Johnston will be starting the Townhall ramp soon.

OLD BUSINESS:

NEW BUSINESS:

AUDIENCE:

Rudy Vesleko stated that on Thursday May 8, he attended a Lake County Township Association meeting. He mentioned there were no other people from Leroy Township who were there to represent.

Rudy also stated that at the Lake Township Association meeting that the Lake County Engineer reported on all the different projects in Leroy. One being that Blair Road will have retaining walls, and a resurfacing project of which Blair Road will be closed with no exact date. The other being Paine Road, being milled and repaved. Rudy stated that there were 2100 tons of millings from Shelly that could have been used for the township. Rudy said that the grindings stayed in Leroy at a private business and that those grindings could have gone to burning projects and holes.

Jason stated "that as a township he cannot just walk up to the guy running the paver and say "Hey M##### F##### dump those over there. It doesn't work that way. We are a government; I have to go through the proper channels to buy it. Since it's not in the contract he cannot do it."

Rudy mentioned that Leroy Officials should attend these informative meetings.

Herb Searson of Seeley Road asked if he heard correctly that Seeley will be going back to a dirt road?

Jason answered, "Yep."

To which herb asked, "And we voted on that?"

Jason replied, "Nope, you don't get to vote."

Herb said, "It's already decided, right?"

Jason said that the road will still get plowed and mowed and the intersection salted.

Herb stated that there were 8-inch ruts in Seeley Road last spring and the road went to clay. Herb said the repair was pretty good. Herb said the road dept then came with a grader and threw a significant amount of dirt in his road ditch. He said he thought it would get taken out reasonably soon but heard the Gradall caught fire, and a new piece of equipment needed to buy. Herb stated that he cannot weed-eat or mow because it is unsafe for him to do that.

LEROY TOWNSHIP TRUSTEE MEETING MINUTES

Herb brought pictures for the record (*attached). As he distributed the pictures to the Trustees, Jason left the room.

Herb explained the pictures and that he has offered to Jason to get a contractor in at Herbs expense to clean out the ditch. Jason told him no that the Road Dept would get to it.

Herb then read the texts between he and Jason from that morning *see attached.

Jason came back into the room.

Herb stated that he doesn't think that these texts were not a very professional way for a Trustee to respond.

At this time Trustee Rodgers slammed his hand on the table to which one of the recordings of the meeting stopped. He continued to yell at Mr. Searson saying "Do you know how much work I have around here? I have almost no employees. I finally got 2 guys to stick around long enough, and I can't keep up with the work that I need to do let alone your ditch. I don't have time to worry about the fact that you can't mow your ditch. I have tons of other things that I have to take care of around Township besides your ditch. Now, do I have to answer your texts on my personal phone on my personal time? No. But I have for months. But I'm sick and tired of texts every week saying "Hey, when are you going to clean my ditch?"

Trustee Heather Shelton stated that Mr. Rodgers didn't need to talk to the residents of Leroy Township like that.

Herb Searson stated that "I have records and it's not every week. Your choice of language and attitude is not very professional."

Jason yelled "I don't care, I have this much work and no help. I have 25 miles of road, and I don't have enough money to fix the problems I have, and you are worried about your ditch?"

Mr. Searson stated, "But you are giving up on roads."

At this time Rich VanPelt and Ron Graham stated Mr. Rodgers was out of order.

Herb asked about his taxes if Seeley Road is going to go back to dirt. Ron Graham referred him to the County Auditor for that question. Heather Shelton and Ron Graham mentioned to Herb that he will have documentation from this meeting to take with him if needed.

Chairman Rich VanPelt apologized to the public for the disruption.

Jason made a motion to move into an executive session to discuss the purchase of the Mack truck with all trustees in attendance, Ron Graham and Fiscal Officer Lexi Brown. Rich 2nd. All in favor

LEROY TOWNSHIP TRUSTEE MEETING MINUTES

Heather made a motion to open the executive session. Rich 2nd. All in favor.

Jason moved to close executive session. Rich 2nd. All in favor.

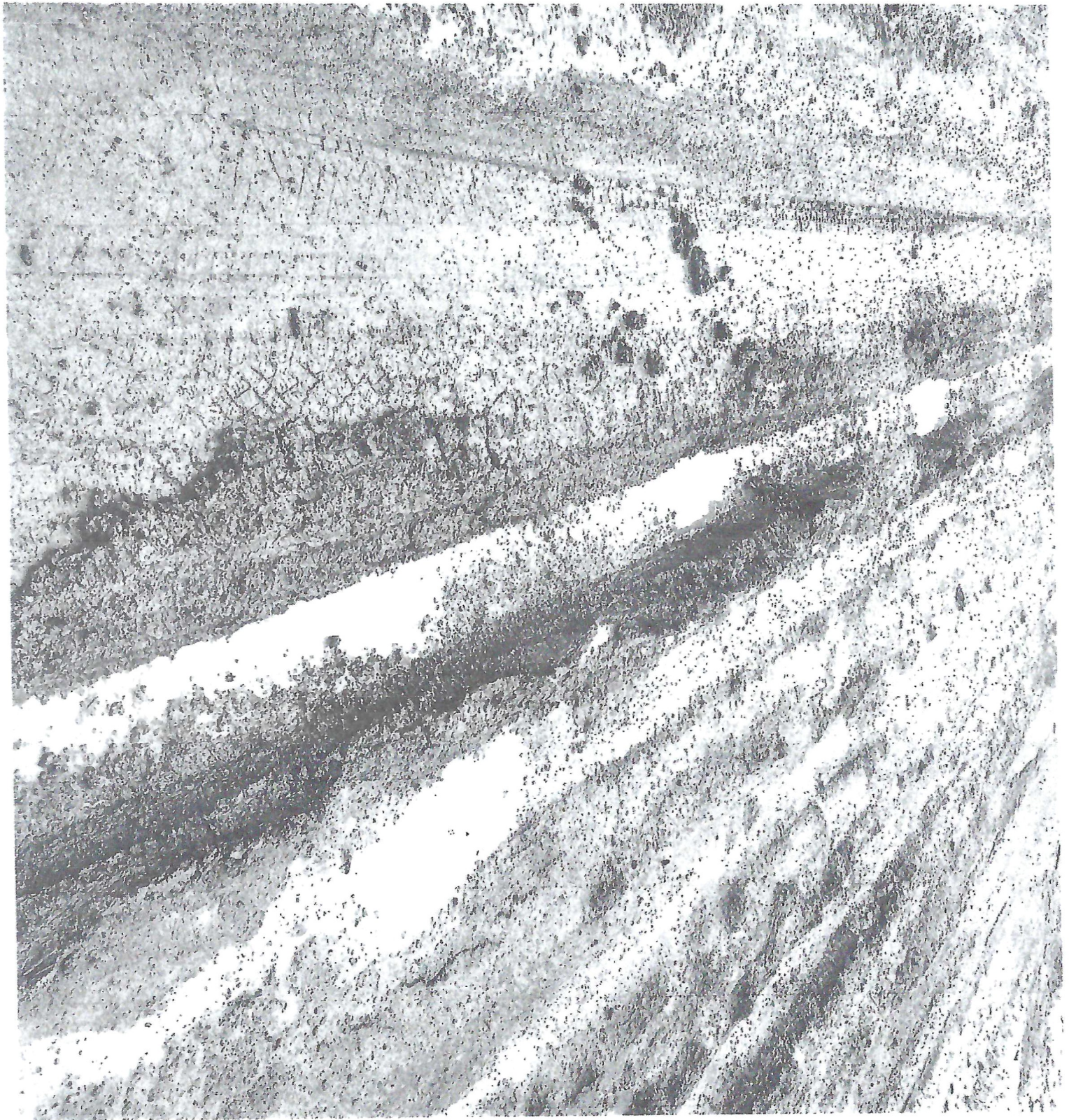
Rich opened the public meeting back. Heather 2nd. All in favor.

Heather adjourned. Rich 2nd. All in favor.

Next Trustee meeting will be June 10, 6 pm at the Community Center.

Rich VanPelt, Chairman, Trustee

Alexandra C Brown, Fiscal Officer





8:58

82



Jason Rogers



6:46 AM

Is there any timeline for cleaning up my ditch so that I can mow and weed wack?

No, we are months away from cleaning it. So have at it

Are you saying that I can clean it up?

I am saying, **STOP** texting me about your ditch! We have bigger things of priority and a lot more than **YOUR DITCH!** We will get to it, **WHEN WE GET TO IT!**

You were quick to make a mess, but now it's my problem with no end scheduled. I will continue to ask about it. Very simple solution at no cost to the township....I can take care of it for you.

I was quick to fixture a problem!
I am done, you can now email or come to a meeting. I will now **block your number.** Have a good day.

6:54 AM

+ RCS message



Schussler Garage Door

4654 North Ridge Rd
Perry, OH 44081 USA
cjschussler@gmail.com
schusslergaragedoor.com

Estimate

ADDRESS

Rick Inghram
13639 Leroy Center Rd
Painesville OH 44077

ESTIMATE
DATE

10178
05/14/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
14 Long Stem Rollers	14 long stem rollers for 12x12 overhead doors	5	200.00	1,000.00
Stops	weather seals around outside of door	5	150.00	750.00
Services	Lubricated and adjust 12x12 overhead doors	5	100.00	500.00
TOTAL				\$2,250.00

21

Accepted By

Accepted Date

Tri-M Electric LLC

78 Overlook Rd
Painesville, OH 44077-5344 US
tri.m.electricllc@gmail.com
License # 49645

Estimate

ADDRESS

Paine Creek Builders
13537 Carter Rd Suite B
Painesville, OH 44077

ESTIMATE

1007

DATE

04/10/2025

SERVICE

DESCRIPTION

QTY

RATE

AMOUNT

Leroy Township Service Department
13639 Leroy Center Rd
Leroy, Oh 44077

Services	Supply new and replace (5) existing emergency exit lights		850.00	850.00
Services	Run power and set exterior disconnect for new 240v mini-split unit (40 amp max)			600.00
Services	Supply and install (4) industrial 30" oscillating wall mount fans			4,000.00
Services	Supply and install (3) new LED wall pack exterior lights with built in photocell control and adjustable color temperature			1,500.00
Services	Supply new and replace existing LED light at townhall billboard with photocell control			250.00
Services	Supply and install (4) 8ft long LED strip lights in side stock room using existing switching			1,800.00
Services	Replace (4) office recessed light trims with LED directional retrofit trims			250.00
Services	Troubleshoot and replace exterior outlets and weatherproof cover at salt bin			250.00

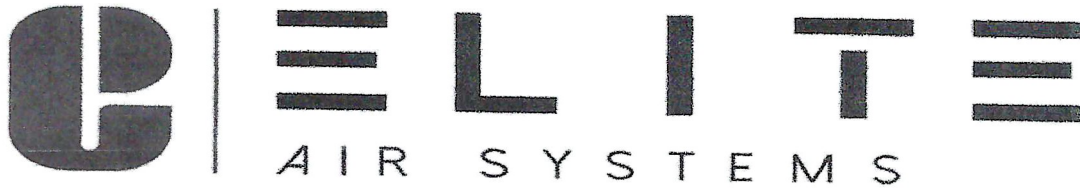
TOTAL

\$9,500.00

J. M. M.

Accepted by

Accepted Date



HVAC ESTIMATE

Bill From

Craig Millard
 Elite Air Systems
 Painesville, OH 44077
 440-813-8328
Eliteairsystems.hvac@gmail.com

Bill To

Name: Leroy Community Center
 Company Name: Leroy twp.
 Street Address: _____
 Phone: _____

Invoice No. 20250519-01

Invoice Date: 5/19/25

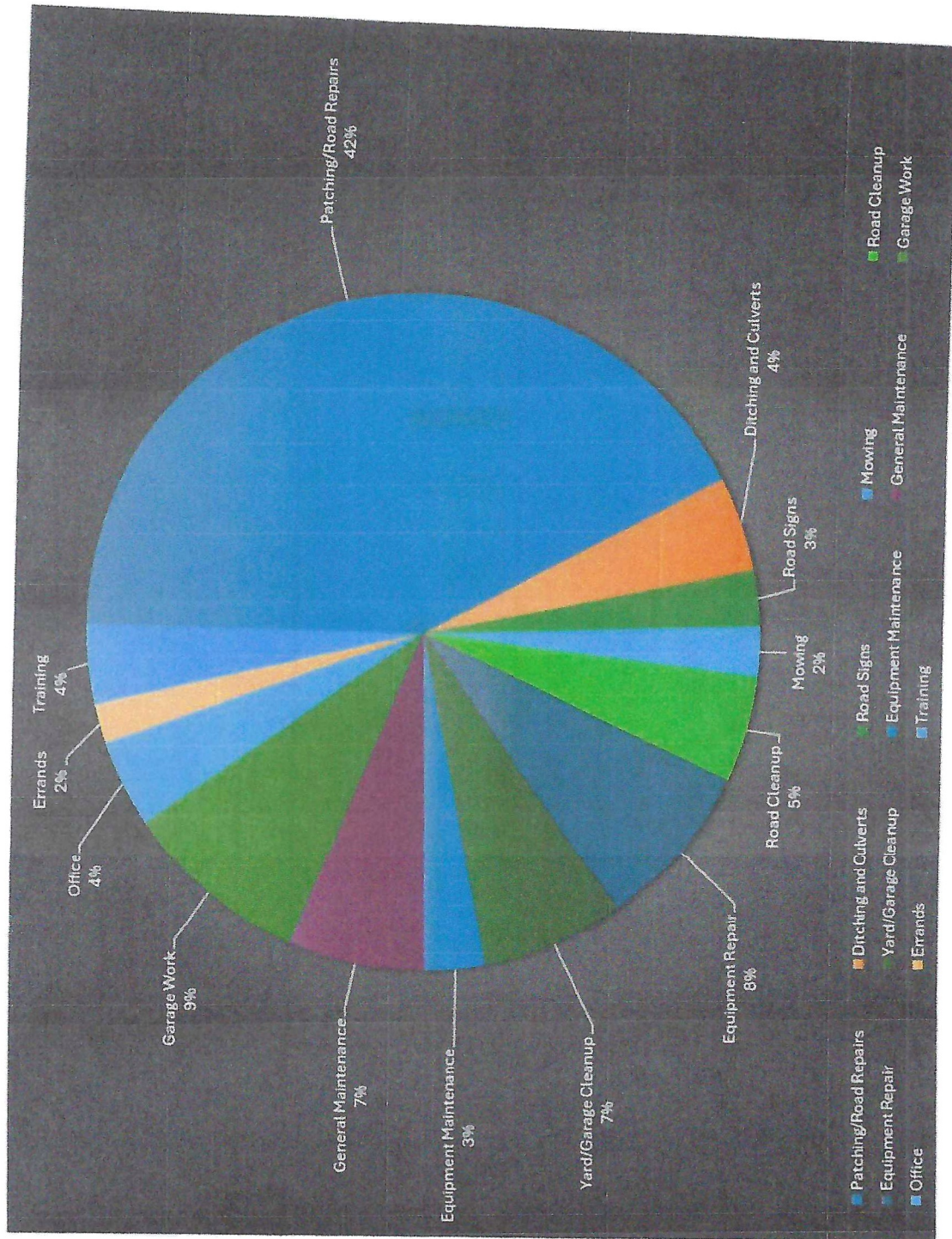
Due Date: _____

Description of Work Performed	Service/Hours	Price (\$)	Total (\$)
Installation of Mini Split Heat pump in the office of the Leroy garage office. Scope of work includes hanging unit on exterior. Hanging indoor unit and connecting refrigeration hook ups. Vacuuming unit down to get rid of non condensable's in the refrigeration system. Charging the refrigeration system with refrigerant. Running communication wiring. Hooking up communication wires. Hooking up 230v line voltage provided and installed from electrician prior or during installation.	35		6,000

Subtotal	
Sales Tax	
Other	
Total	6,000

Thank you for your interest in our business. It is our pleasure to serve you. This estimate is good for 30 days. After 30 days please schedule a new estimate. Thank you.

Extra copy
Leroy Township Service Department
Approximate Hours Worked April 2025



Leroy Township Service Department
Approximate Hours Worked April 2025

Activity	Hours
Patching/Road Repairs	187
Ditching and Culverts	20
Road Signs	12
Mowing	11
Snow Removal	0
Road Cleanup	22.5
Equipment Repair	36.5
Cemetery Work	0
Yard/Garage Cleanup	30.5
Equipment Maintenance	13
General Maintenance	29
Garage Work	40
Office	18.5
Errands	8
Park Work	0
Training	17
Fire Work	0
Mailbox Repair	0
Total Hours	445

