

Walnut Township Trustees Regular Meeting – Final

August 7, 2018

The meeting was called to order at 7:00 PM. Trustee Horn, Trustee Leith, Trustee Yates & Fiscal Officer Kraner

The Pledge of Allegiance was recited.

In attendance were: Mike Berry - Zoning, Tim Morris - Parks & Roads, and five (5) guests.

June 28, 2018 Budget Meeting Minutes. Yates motioned to accept as written and corrected. Horn second. Roll call: Leith – yes, Horn – yes, Yates – yes. Motion approved with three (3) yes votes.

June 28, 2018 Regular Meeting Minutes: Proposed changes: Page Two last paragraph to state “Glenford Tractor Pull” and not Sweetcorn Festival. Page Three, second to last paragraph “Trustee Yates moved to correct the pricing on Resolution ____ pertaining to the Fairfield Beach Neighborhood Revitalization Project. Page 4 regarding docks change to “ODNR will not charge fees for 2018. In the future the Trustees would like to turn this responsibility over to ODNR. Horn motioned to accept as written with corrections. Yates second. Roll call: Leith – yes, Horn – yes, Yates – yes. Motion passed with three (3) yes votes.

July 13, 2018 Special Meeting Minutes accepted as written. Leith motioned to accept, Yates second. Roll call: Leith – yes, Horn – yes, Yates – yes. Motion passed with three (3) yes votes.

July 25, 2018 3 MIL Levy Meeting – The dollar amount does not increase once certified. The tax valuation could go up or down. Move to accept minutes. Horn, Yates second. Roll call: Leith – yes, Horn – yes, Yates – yes. Motion passed with three (3) yes votes.

Fiscal Officer Report - Approval of checks #25377-25386, EFT #650-802. It was agreed that it was a better deal to purchase the new mower rather than finance due to the interest rate. Leith acknowledged Fiscal Officer gave fund status, cash summary, payment listing, investment, and appropriation. Leith motioned to approve expenditures, Yates second. Roll call: Leith – yes, Horn – abstained, Yates – yes. Motion passed with two (2) yes votes. Leith motioned to accept, Yates second. Roll call: Leith – yes, Horn abstained, Yates – yes. Motion passed with two (2) yes votes. Yates attended meeting, Vote to accept rates and amounts of appropriations for 2019 by the Budget Commission. Report from Fairfield County and OTARMA. Yates moved, Leith second. Roll call: Leith –yes, Horn – yes, Yates – yes. Motion passed with three (3) yes votes. Leith moved to accept Recording Secretary monthly time sheet, for \$156.00. Yates second. Roll call: Leith – yes , Horn – yes, Yates – yes. Motion passed with three (3) yes votes.

Public Meeting: Robert Panian of 13655 Queen Rd. NE, Fairfield Beach. **Issues:** Future storm water drainage. 1 year ago, was the ditch along Rosewood cleaned out? Morris responded no. Can a backflow preventer be installed? There are 7 parcels along Rosewood that have been sold in 12-acre tracts. Morris - not sure who purchased but the owners would have to go through Regional Planning. Storm sewers could be placed at homeowner's expense but not at township expense. Morris suggested that Mr. Panian speak to the county engineer's office. They have been very helpful in the past.

Thurston-Walnut Township Fire Dept.: Chief Hite – Request to rehire Zach Justice. He left in November to work for Lancaster. He is off his probation period and has requested to return and Chief Hite would like to have him return to the department. Cory passed his medic in July and Chief Hite requests his pay to be increased to \$11.00 per hour. He spoke to Amy Brown at the county prosecutor's office and at the last Chief's meeting there was an hourly rate and a regulation passed where part-time firefighters cannot work over 1500 hours per year. Chief Hite has requested this in writing for clarification for the Trustees on how it would affect his department. Trustee Horn has had several conversations with Amy regarding this issue. Once this is received and approved, Chief Hite would like the Trustees opinion (?). Trustee Horn said that they did receive a letter/questionnaire from the county prosecutor's office, with her opinion, but discussion was made that perhaps the county prosecutor's first opinion may not have been the correct one. Chief Hite still having maintenance problems with Medic 2; they had another _____ with Medic 1. Had to call a tow truck and take it for repair across the street from the hospital; Midwest Repair. Tony said it would be cheaper to fix it on the spot to save the towing charges back to the station and then have to bring it back in. Tony said he could repair it for \$150.00 because he had performed a similar repair on Unit 572 the week prior and he had spare parts, because it was the same line that had leaked on their unit. Chief Hite received approval from the Mayor on that repair. He said he needed approval for a service agreement from Fairfield Heating & Cooling for \$70.00 for service on the heating and air conditioning in the stations. The service agreement would allow them to inspect and maintain the units two times per year and fix any issues before they went down. In addition, the service agreement gives them priority should something break and would extend discounts on labor and parts in the event anything happens. The Fire Cap (?) was in Sunday and performed their coat test, ladder test. Out of 5600 feet of hose, they lost only 450 ft. Chief Hite said he had Heimberg out for an estimate for blacktop but doesn't have the quote as of yet. He requested approval on several po's, one to purchase additional fire hose. Horn asked what happens to the failed hose and Chief Hite said they will sell it on gov. deals. He was putting a list of items together to receive approval to sell these items. They are tagged as used so that they cannot be re-used. Horn motioned to approve the rehire of Zach Justice as a part-time EMT/Medic.

Yates second. Roll call: Leith – yes, Horn – yes, Yates – yes. Motion passed with three (3) yes votes.

Board of Zoning Appeal: Mike Berry. In the month of July, they had two (2) new homes permitted, two accessory buildings, 2 additions, two (2) fences. Sent out ___ zoning violation letters, two (2) tall grass letters and a 65 ft (?). We have an appeal hearing. But first the BZA is set to meeting September 13th for a Reorganization meeting and then immediately after the Reorganization meeting, there will be a variance meeting regarding the Dairy Queen being built on Route 37. Then there was an appeal placed by Mr. Reinhorn and Mike doesn't feel that what Mr. Reinhorn is basing his appeal on is legitimate. If the BZA meets on that appeal, that would be on October 11, 2018. Horn asked if Mr. Reinhorn has submitted his application for appeal so that meeting will be held. Trustee horn asked if that time frame meets the statutory requirements that once he submits his appeal there are x amount of days; there is an expectation that the meeting be held and the date of October 11th seems a little far out. Mike said that the appeal could be heard the same night at the Reorganization meeting and they agreed that it could be held at the same time. Leith commented that the BZA might have a problem getting the whole committee to attend a meeting on October 11th as that is Fair week. Horn commented that by statute the appeal hearing must be held within so many days and that October 11th may be too far away. Horn also commented to Mike that if the meeting is to be held on September 13th, that he goes back and retrieves the minutes from the meeting in 2017. Mike has been working with Terry on a 2-acre plot that is the largest plot in Fairfield Beach. There is question as to whether they can have farm animals on this plot. The question is whether in Fairfield Beach this is considered a subdivision. Regional Planning states that even though it was done years ago it wasn't plotted according to the standards of a subdivision and now is legally considered a subdivision. So, they now have to follow subdivision rules which means that any lot that once is 35% developed, any farm animals any farm buildings, etc. become non-conformant. Horn commented that in other words this plot is not "non-ag". No agriculture is permitted. Mike replied "yes". However, if it is over an acre, between 1-1.5 acres they will allow farm animals until 35% of the subdivision is developed and then farm animals will no longer be allowed. This includes chickens, dairy animals. Most of the lots on FB aren't even an acre, but this particular lot is over 2 acres and the people have been inquiring about chickens and horses. Horn asked if all of the lots were tied together? The survey still shows 20 lots but legally they are all tied together. Next is he has a guy right on the Licking County line. Approached by ODNR, there are two houses has a small shack and a main house, but both houses are in the town of Buckeye Lake but he pays taxes to Fairfield County on the two houses, and the land taxes are to Licking County. The lots run on an angle. ODNR offered him a 15-year lease because he is 4" over onto their property. The owner doesn't want to do that,

he wants to tear everything down, purchase the two lots and build all new. He is asking what zoning does he approach? The whole front of the building would be in Walnut Township and he pays taxes on the buildings to Fairfield County. The owner is contacting Regional Planning. The Trustees said that the County Prosecutor's office would need to confer. The owner is not sure what he wants to do, but Horn suggested that the Fairfield County PA office to agree or not. Horn asked for update on ODNR and how they were handling homeowners who encroached. There were 200 letters sent out to homeowners offering them to fix the encroachment or lease the property from ODNR.

Road and Parks: Tim Morris. Shelly and Company have completed Cherry Lane, Leitnecker. All road work projects are finished. Cherry Lane Phase III is completed. Tim needs to meet with Cheryl regarding the approximate \$30,000 funds for bridge and roads monies. Fiscal Officer Kraner mentioned that the Trustees had previously passed a motion that they were setting aside funds. Morris said that the discussion was had to make certain that the township didn't lose the funds for the bridges and roads. Fairfield Beach Revitalization Grant Project has been a pain to put it lightly. The county engineer's office has been very cooperative. There's been a lot of issues, but the storm sewer is in on Maple. It is not yet complete. There is a high-pressure sewer line that is not where it is supposed to be located. They will be back on Monday morning to start on the sidewalk. Morris says he has spent a lot of time on FB working on issues. The new dump truck will be ready mid-to-end of September. Morris said he assumes the Trustees will want to sell the batwing mower. Tim said that he and Mike would not have the time to prepare the batwing for sale prior to the next meeting because they have to get the mowing done prior to the Sweet Corn Festival, clean the trucks, the FBRP has to be completed by the end of August, there are a lot of things that need to be done by the end of the month. The discussion was that the market for the sale of the batwing would be geared more to farmers, correct? Would they consider storing it for the winter? Morris said yes, he would have a place to store it for the winter. Leith said that prior to next meeting, he will send a letter to the County Engineer's office thanking them for their assistance.

Old Business:

- 1. Irrigated Roof-** Can we put something about the road levy on Facebook? Horn asked that Leith provide some verbiage and Horn will run it by the Prosecutor's Office to make certain it is okay. Leith asked where the township was on the irrigated roof? There is no roofer as the previous bidder withdrew his bid. Are we going to let it go until Spring? It is in pretty bad shape, water is travelling. Morris suggested a township association to make a recommendation for a roofer. Suggested Phinney Roofing, Kalkrueth Roofing, Abel Roofing. They are suggesting just putting the membrane back on. Could Winegardner do that? The Trustees don't want to go through winter without repair.

Morris will go through paperwork from convention he attended and see if they can find names of roofers to contact.

2. Item 3 - Ditch Petition – nothing has happened.

3. Dam Update

Reminder that the Sweet Corn Festival parade is on August 29th and starts at 6:00 p.m.

Any other old business? Awaiting the change in the health contract? Yates, was there some monies distributed to the FD?

New Business:

- 1. CFLP Resolution request** came through after the last meeting, all were copied, do we want to do anything on this? Yates said he had a resolution. CFLP policy committee approved a solid waste management plan and in order to make changes it must be ratified by 60% of the townships in the district including 3 of the largest municipalities. Leith has an information sheet on what is required by law and a suggested resolution to approve the updated solid waste distribution. They feel that the updated plan will provide additional services and public hearing have been held in all four counties of the District for input and the Policy Committee has considered that input. Most of the concern was in Rush Creek in Fairfield County. Horn moved to support the Resolution. Yates second. Roll call – Leith – yes, Horn – yes, Yates – yes. Motion passed to approve the Resolution to the CFLP solid waste district for their updated solid waste management plan.
- 2. Township Building:** Damage to building was a result of the air conditioner condensation that ran into second floor ceiling, causing extensive damage to ceiling upstairs and carpet. This was discovered on a Friday afternoon, Horn contacted ServPro in Licking County and they arrived Saturday morning. Took out the carpet upstairs, disposed of it, placed dryers and had it dried out in 5-6 days. They drilled the ceiling and did not find mold. Contacted PERSO, the insurance carrier, and they authorized Horn to get started on repairs, but not yet authorized to move forward. The estimate for carpet replacement is \$3100.00, drywall in the \$1500.00 range. Tim was to get TWC and get a price on light fixtures. Kelly with wall to wall is to drop off carpet sample. Dave Martins is with Fairfield Insulation and Drywall. ServPro to provide final report and estimate for final carpet cleaning. Estimate for the meeting room to replace carpet is \$1200.00. Leith asked if a commercial vinyl floor would be a better option. Horn asked for approval of whatever they needed to do. Discussion about having someone clean the township building? Tim and Mike don't have the time to do this. Request for bid to clean Spring, Summer, Fall &

Winter cleaning. Morris said it might be cheaper to hire someone rather than have two road people cleaning the building.

- 3. Website:** Chad Myers is maintaining and posting minutes to website. He charges \$35.00 per hour, it takes approximately 1 hour per month. Chad will send a proposal. Leith mentioned that 400 shares on FB and 500 followers. However, recent West Nile notification posts were on our FB page. Posts are important but health department posts should come from the health department and not from the township. Health department should have the lead on announcements and township will do follow up announcements. Horn moved to approve the hiring of Chad Myers for website administration and expand his responsibilities at \$35.00 per hour. Yates second. Roll call: Leith – yes, Horn – yes, Yates – yes. Motion passed with (3) yes votes.
- 4. Fire Department:** Yates discussed fees charge on commercial buildings. New buildings, sprinklers are required, inspections, certifications. In Ohio, the Chief has to sign off on all commercial structures. Chief Price has to perform sprinkler tests. Trustees asked to consider a fee paid to the fire department. The State requires more and more regulations that require the Chief's time. Horn – how would this be paid? Motion by Yates to approve Resolution 2018 - ___ to allow the MFD/Thurston-Walnut FD to issue inspection fees. Horn second. Roll call: Leith - yes, Horn – yes, Yates – yes. Motion passed with three (3) yes votes.
- 5. Annexation form:** dropped off by Doug and Tish Hallam requesting annexation for property previously owned by Dorothy Hansberger for annexation into the village for sewer tap in. Motion by Leith to approve second by Horn. Roll call: Leith – yes, Horn – yes, Yates – yes. Motion passed with three (3) yes votes.
- 6. Fire Department:** Dotting the eyes and crossing the t's for the Rickett's property. Leith's discussion with the Rickett's family they have now realized they made mistakes early on and they are looking out for the township as well as the village. Leith feels this will be beneficial for everybody.

Motion to adjourn by Horn, Yates second. Roll call: Leith – yes, Horn – yes, Yates – yes.
Motion to adjourn passed with three (3) yes votes.

Meeting was adjourned at 8:37 p.m.

Minutes recorded by Patricia McLoughlin, Recording Secretary

Lynn Kraner, Fiscal Officer

Douglas G. Leith, Chairman

William R. Yates, Vice Chairman

Terry W. Horn