

Walnut Township Trustees Regular Meeting

Date: March 5, 2019

Time: 7:00 p.m.

Recorder: Patricia McLoughlin

The Pledge of Allegiance was recited

Attendee	Present	Attendee	Present	Attendee	Present
Bill Yates	X	Jane Baker		8 Guests	X
Terry Horn	X	Mike Berry			
Doug Leith	X	Tim Morris			

Discussion Summary	Action/Decision/Follow-Up
Approval of the February 5 th meeting minutes with corrections	Trustee Horn moved to accept February 5, 2019 meeting minutes with additions/corrections, Chairman Yates offered a second. <u>Roll call:</u> Horn – Yes, Yates – Yes, Leith – Yes. Motion passed with 3 YES votes.
Financial Report – Jane Baker, Fiscal Officer – Submitted checks #24528-25433 and EFT’s #120-229; Monthly reports: investment listing, cash summary and appropriations for approval.	Trustee Horn moved to accept the checks and electronic transfers, Chairman Yates offered a second. <u>Roll call:</u> Horn – Yes, Yates – Yes, Leith – Yes. Motion passed with 3 YES votes.
Jon Kochis Fairfield County EMA was in attendance to discuss the potential location of a MARCS radio tower on the Township property. The tower would include a 75 ft. x 75 ft. footprint, approximately 1100 ft. antenna, at no cost to the township. The tower would be fully maintained by the State of Ohio, all that is required is an easement and unlimited access to the equipment. Radio coverage will also include Baltimore and into Perry County, include ODNR and ODOT. A MARCS Grant has been awarded to the 12 surrounding fire departments so that they can participate in the program. Mr. Kochis presented a map to outline the territory coverage for communications. A large gap was highlighted through the Village of Baltimore. The second map presented what the coverage would be with the new tower and reflected coverage through the Village of Baltimore. He said that this would be a great investment both for the State and local communities. MARCS is offering a benefit to the Township by partnering with MARCS on a diesel generator at no cost to the Township to	

<p>power the Township building. The Township would need to provide the requirements for the township's emergency power needs. For example, it would power the fuel pumps, etc. in the event of a lengthened power outage/emergency situation.</p> <p>The tower would be a self-supporting triangle with a 10 x 8 support building that looks just like a cell tower support building.</p> <p>The timeline would be permits through July and then move to agreements. The land agreement may be required prior to July. Funding stream through August and then construction would commence.</p> <p>Chairman Yates asked Chief Price if he saw any negatives to this proposal, he replied it would be an incredible boost for the Sheriff's Department as well as the Millersport Fire Department and surrounding Thurston, Hebron, Basil, etc.</p> <p>Commissioner Dave Levacy asked about the opportunity for assistance to the Village in connecting the generator. Mr. Kochis replied that MARCS would most likely be amenable to assist the Township in connection of the generator.</p> <p>Mr. Kochis said that there was no need to move on anything at this meeting as long as there was agreement to move forward. The Trustees concurred that they were in agreement with this proposal.</p>	
<p>New Business:</p> <p>Commissioner Dave Levacy addressed a maintenance code for the Township to address neglected properties. He said that he jumped in at first as Commissioner on the Land Bank under moving Ohio forward program. When property is acquired through tax foreclosure you can move forward. He said that this never really addressed the real issue which is cleaning up the property. The major issues are junk cars, etc. and it is not fair to the surrounding property owners and affects property values as closed as 1,000 ft., by tens of thousands of dollars. The other issue is crime and drug trafficking with abandoned houses. The only way to address these issues as a Township is through a Maintenance Code. It would take several townships to sign on to such an agreement. He said several townships have already expressed interest into doing so. The Township would have to adopt the National Maintenance Code and if someone was in non-compliance, a warning is sent and then a Summons to Municipal Court, similar to the standard that the City of Lancaster is currently using. He suggested hiring sub-contractor given the authority by the Trustees to make the determination of compliance with the maintenance code. Commissioner Levacy suggested a uniform standard in conjunction with other townships would be the suggestion. Commissioner Levacy suggested making sure there was interest from other townships to participate. He felt that 4 participating townships would get this started.</p> <p>Mr. Levacy said you are looking at two different issues: a building code and a maintenance code. This focuses on a maintenance code.</p> <p>Zoning Inspector Mike Berry asked if all townships would need to adhere to the same code and the response was yes, a Uniform Maintenance Code would need to be agreed upon.</p> <p>Trustee Horn said that the focus group with Commissioner Levacy and three</p>	

<p>other townships would will continue the discussion at the April 2nd meeting.</p> <p>Commissioner Levacy addressed the 18 cent gas tax = \$84,000.00 for Walnut Township if approved. The Villages and Townships will share in that revenue to help take care of the roads, bridges. Only 40% goes to the Townships, but it is a significant increase that they haven't seen in a long time.</p> <p>Trustee Horn asked about the \$5.00 licensing fee obtained by the County Engineer's Office, he asked how it would be distributed to the townships. He thought that \$130,000 was being shared with the township. He said that there were many opportunities for matching funds through grants so he encouraged the township to pursue whatever grants that may be available.</p> <p>Trustee Leith discussed attending the DAC (Fairfield County Health Department Committee meeting) with Commissioner Levacy on March 4, 2019. Dave Perry was re-appointed as Chairman. They also voted to hire Dr. Teresa Ward to the Board. They are working on the 2020 budget. Trustee Leith presented a breakout of what the 2020 appropriations would be. It reflected the formula and monies that the Township provides to the Health Department. He estimated that the Township has contributed approximately \$40,000.00. They asked for a 5, 6 or 7% increase and they voted that it stay the same as 2019. Between the villages, townships and Lancaster it totals 72% and only 1% from the State of Ohio.</p> <p>There is a discussion of possibly placing a levy on the ballot of ¼ mil that would generate \$600,000.00 annually. They had not disclosed the health insurance costs for the health department that is 100% paid. There are 28 employees in the county health department. Trustee Leith felt that there are some management issues that need to be addressed that is currently being paid for by the villages and townships. The next county health department meeting is scheduled for September. Brian Young will be the new Chairman for DAC for next year.</p>	
<p>Old Business – ODNR boat docks – Trustee Leith met with Pete George and Mark Hoffines from ODNR to hand over the administration of the boat docks in Walnut Township.</p> <p>CAUV Renewal 2019 is a re-evaluation year for all. Trustee Leith said he provided information on soil, water, etc and this is completed.</p> <p>Office cleaning: Trustee Leith to meet with Terry Zollinger. She submitted a quote for \$80.00 once per month. Trustee Leith wants to meet with her to make certain she understands the expectations of the township for her services. It was suggested that she clean the last week of the month, prior to the meetings. Tim Morris stated that the township needs to purchase another vacuum.</p> <p>Zoning Violation Letter: regarding 13050 Shell Beach Road Thornville, Ohio. Mike Berry has some reservations and agrees that something has to be done. He said this property is probably in the top 5 worst locations. Trustee Leith stated that due to its location it is probably number 1. Mr. Yates reported that</p>	

<p>the taxes are up to date on this property. Trustee Leith asked about the initial permit is a two-year occupancy permit form 2013; how can they revoke something that is out of date? The permit actually expired, it was not revoked. Mr. Berry stated that this property is a huge fire hazard and asked if the fire department could do anything? There have already been 2 deaths at this location and the hazards have been noted. Trustee Horn stated that he has discussed this property with Amy Brown from the Prosecutor's Office to inspect the foundation. Chairman Yates asked what authority the Township has to inspect the foundation. Trustee Horn indicated that the Prosecutor's office thinks that if it is established that there is no foundation there might be opportunity to condemn the property. Trustee Leith asked who is qualified to determine if a foundation exists.</p> <p>Chief Price said it is private property and he cannot go in and condemn the property. Trustee Horn said that a search warrant could be issued and any representative from the Township would be accompanied by a deputy to inspect the property. Mr. Berry expressed he did not agree with this approach and not something he wanted to do.</p> <p>The Trustees agree that something needs to be done as this property has been and continues to be a nuisance. Trustee Leith suggested that a deadline for compliance needs to be highlighted. Trustee Horn said that the date for compliance is 30 days from the date of the letter. Chairman Yates stated that he cannot sign the letter regarding the property as written. Trustee Horn stated that the township should lean on the health department for cleanup. Chairman Yates said that he wants to lean on the experts to guide the township through this no matter how frustrating it will be. It was agreed:</p> <ol style="list-style-type: none"> 1. She is in definite violation 2. Change dates to 2013 <p>Trustee Horn shared a letter from Alex Fant, FBPOA stating a cleanup campaign in April. He said that there had been some discussion in November about the possibility of a dumpster being provided by the township. Trustee Horn stated that he thought this is something the township should be able to provide to assist in the cleanup. Tim Morris stated that if the township provided a dumpster, someone needs to be there to prevent certain items being placed in the dumpster. Trustee Horn stated perhaps a stipend be provided to help cover the cost rather than providing the dumpster.</p>	
<p>Millersport Fire Department Reports – Chief Price – stop logs are back in the spillway and hopefully ODNR will allow the boat back at Leib's Island. It looks like the annual BLASST will occur this year. Hopefully by April 1st they will be advertising for bids for the new fire station. It will be located across from Oak Creations and should be breaking ground by mid-summer. It is a proposed \$1.8 million dollar budget and they need to come in under that amount. The station will consist of 5 bays, 5 bedrooms, a day room, kitchen, 5 offices, a community room and a training room. There were 106 runs in January, 84 in February; 30 runs above the 3 past years. He expects a busy summer season, especially with the water back in the lake.</p>	

<p>Walnut Township – Thurston Fire Department report: Chief Hite has ongoing discussions with Amy Brown regarding the 15 hour rule. He provided his written report. Discussion with Pleasant Township to take over the Walnut Township portion Pleasantville. There is a possibility that this would result in an overall loss of approximately \$22,000.00 to Walnut Township Thurston Fire Department. The village and township is pursuing this and it is thought that the Pleasant Township Fire Department does not support this decision. MARCS radio grant has been turned into Thurston. They are consulting with the Prosecutor’s Office to see what can and cannot be done. Chief Hite requested a workplace policy on accidents. The policy is the State standard and Chairman Yates will provide a copy of the policy. There were a couple of ladders stolen from the fire department, both an 8 ft and a 12 ft so security cameras are being reviewed. Chief Hite is asking for consideration for the 15 hr. rule letter from the Prosecutor’s Office.</p>	<p>Trustee Horn moved to accept the letter regarding the 15 hr rule as submitted, second by Chairman Yates <u>Roll Call:</u> Horn – Yes, Yates – Yes, Leith – Yes Motion passed with 3 YES votes.</p>
<p>Spectrum Cable franchise fee for cable tv - Trustee Horn asked if the Trustees reviewed Kurt’s response. Chairman Yates stated that the franchise fee generated \$14,000.00 per year. Currently they are calculating this quarterly which is approximately \$1153.75 per quarter. The township hasn’t received any franchise fees for the past 3 years and Chairman Yates is working at recovering these monies.</p>	
<p>Motion to act on rezone from previous rezone hearing from Application # March 5, 2019 at 6:30 p.m.</p>	<p>Trustee Leith moved to accept the re-zone application 18-84. second by Trustee Horn. <u>Roll call :</u> Yates – Yes, Leith – Yes, Horn – Yes. Motion passed with 3 YES votes.</p>
<p>Zoning Inspector – Mike Berry – Working with Regional Planning on a solar resolution. We are in the process of adding solar to the zoning resolution. On March 14th there was a hearing on conditional use and a variance. March 7, 2019 the BZA will hold a reorganizational meeting.</p>	
<p>Roads & Parks – Tim Morris – wants motion to hire Jerry Murphy again this year for mowing the parks.</p>	<p>Trustee Horn moved to hire Jerry Murphy, Yates offered a second. <u>Roll call:</u> Horn – Yes. Yates – Yes – Leith – Yes. Motion passed with 3 YES votes.</p>

<p>Guardrail on Cherry Lane has been repaired. He wants crack sealing for Cherry Lane and Leib's Island. 1 skid for \$2,000.00 with maintenance. The submersive pump burned up so to replace a new pump with hoses is \$400.00. Tim spoke to Cheryl regarding the \$5.00 licensing fee that goes into the roads and bridges account. Tim said that it should be our money to be spent as the township deems fit. If the money is not spent, place it into the fund and it can be utilized at a later date.</p>	
<p>Trustee Horn stated that the costs associated with a property maintenance code. We need a code enforcement official and an administrative assistance.</p>	
<p>Trustee Leith asked to make a statement for the record to the Trustees as follows: "I would like to respectfully ask Trustee Terry Horn to discontinue his continued reporting of possible violations to government agencies pertaining to Micro Industries. This company was annexed into the village of Thurston & is no longer Walnut Twp jurisdiction. Continued actions by Trustee Horn could be perceived, by the owners, as harassment which opens up liabilities to our Twp. Trustee Leith 3/5/2019." Chairman Yates asked if Trustee Horn had any comments. Trustee Horn indicated he was responding to complaints by residents. Chairman Yates said that he also received calls and was concerned about the possible liability to the township. Since the company is now annexed into the village of Thurston and is no longer in the Walnut Township jurisdiction.</p>	
<p>Motion to Adjourn at 9:30 p.m.</p>	<p>Trustee Leith moved to adjourn, Chairman Yates offered second. <u>Roll call:</u> Horn – Yes, Yates – Yes, Leith – Yes. Motion passed with 3 YES votes.</p>

Chairman Bill Yates

Trustee Terry Horn

Trustee Doug Leith

Fiscal Officer Jane Baker