

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Meeting

January 24, 2024 - Held 6:00 PM

The Greenfield Township Trustees met in regular session at the firehouse. Trustee Searle called the meeting to order and led those present in the Pledge of Allegiance. Dave Cotner and Kent Searle were present. Lonnie Kosch was absent.

Trustee Searle asked for a motion to approve the January 10, 2024 Trustee Minutes, if there were no changes to be made. Trustee Cotner moved to approve the minutes; Trustee Searle seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Absent Searle: Yes Motion Passed 2-0

FROM THE FISCAL OFFICER:

Fiscal Officer Wyne distributed financial reports.

Trustee Cotner made a motion to pay the bills associated with warrants 3148 through 3158 and Electronic Debits 04-2024 through 09-2024 which are listed on the payment report; seconded by Trustee Searle.

ROLL CALL: Cotner: Yes Kosch: Absent Searle: Yes Motion Passed 2-0

Fiscal Officer Wyne reported she had a resident requesting that the township put their financial records on the Ohio Checkbook site for public access. She stated she is more than happy to do so as long as the Trustees have given their approval. Trustee Searle asked what this would entail and if it would be an extra amount of work. She responded that it would not be extra work as long as the year-end reporting was done, and that has already been done at this point. The reporting would include salary information, expenses, etc.

Fiscal Officer Wyne stated she received an inquiry from a resident asking why the township was thinking of putting a road levy on when it had seven million dollars in CD's. She explained that the township does not have seven million dollars in CD's, nor does the Road Department have seven million dollars of available funds. She did state that the township has around seven million dollars in available funds but that money encompasses all of the township funds, and only around \$2.2 million is available at this time for Road Department use, i.e. to be allotted for road repairs, wages, benefits, and road supplies. Trustee Searle and Fiscal Officer Wyne also pointed out that the township no longer earns money from estate tax. Trustee Searle also pointed out that when the money is spent, it is gone. Fiscal Officer Wyne also stated that since she has been in office, she also stated if any resident would like to review the Township finances, all they need to do is contact her.

Trustee Searle raised the issue of the insurance coverage starting January 1, 2024 for the township employees. He explained the trustees are all over 65 years of age now, so a new insurance plan was chosen which is a Medicare supplement plan. Part of the plan includes reimbursement for Part B Medicare premiums. Fiscal Officer Wyne explained a motion needs to be made in order to allow the Part B Medicare to be paid

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from the township funds. The money is already accounted for, and is estimated to be between \$12,000-\$13,000 for 2024. This action would need to be taken for each year. Trustee Searle moved to set up a healthcare reimbursement account for reimbursement of Medicare Part B for the employees who are on the Benistar insurance, starting December 1, 2023 through the end of 2024; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Absent Searle: Yes Motion Passed 2-0

Trustee Searle pointed out that although it sounds as if the Township is spending money, they saved approximately \$88,000 by changing the insurance plan they had been using.

FLOOR: Joe Bizjak spoke from the floor. He explained he was the newly elected second ward Councilman from the City of Lancaster. He stated he wanted to stop by and introduce himself, and hopes to be strong partners in local government together. He also stated he was also happy to be a resource for the Township in city government. Trustee Searle raised the issue of the comprehensive plan that the Township is working on, and how to collaborate with the City of Lancaster on the plan. Mr. Bizjak stated he did not have an answer to that question at this time, but it is a conversation that needs to happen; he is still in the learning process.

At this time, a resident asked about how a transition takes place when a Trustee or other elected official is replaced, and what is the transition process that happens/how does it work? Both Trustees responded that there really isn't any training that is done; however, there are resources available from the Ohio Township Association (OTARMA). The resident also asked how the transition of the Fiscal Officer happens, and what the learning curve is. Fiscal Officer Wyne stated there is no training; the person comes in knowing what they know. Trustee Searle pointed out that there is a minimal transition for the Fiscal Officer as set out and required by the Ohio Revised Code.

ROAD DEPARTMENT: Tom Shafer, Road and Cemetery Superintendent, presented the following business:

Road Salt: Due to the mild winter thus far, there is excess salt in the salt barn, and the Township is due to receive the shipment (200 tons) that was ordered in August 2023, per the ODOT contract. Tom explained there are three things that can happen if /when it is time for the new shipment to be delivered and there is not enough room to store it:

- a. Take delivery.
- b. Do not take delivery and the Township is still charged a lesser amount than was agreed to.
- c. Do not take delivery and ODOT keeps it in their stockpile for an \$8-\$10 per ton storage fee.

Tom also explained that there was an option to take the delivery and pay a little more per ton

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to have ODOT blow the salt back toward the back of the barn - a "piler" in order to fit it into the barn. He has done this one other time in the past. There is some time before a decision needs to be made.

ZONING DEPARTMENT: Tom Erlenwein reported on the following business:

Meetings: There is a Zoning Commission meeting that needs to be posted for Tuesday, February 13, 2024 at 6:00 p.m. This meeting will be to gather public comment regarding potential changes to the zoning code as it relates to renewable energy sources such as wind, solar, etc.

A BZA organizational meeting will be scheduled with at least 24 hours notice.

A variance hearing was held for Elijah Dacey, Ginder Road. The variance was denied. There is a 30-day open appeal process to be followed, which will be through February 6, 2024; then it can go to Common Pleas. After that, action determined by the Trustees can be pursued regarding the violation.

A hearing was held regarding conditional use for 4400 Carroll Southern Road, and it was approved. This business will also be adding an 11,000 square foot structure. It is one contiguous parcel right now, and they are working with Fairfield County due to a portion of the property having a wetlands area. Trustee Searle noted the owners are apparently moving forward with their request for a lot split, as the Board received a request for comment from the RPC, and he did respond with the Board's concerns.

Public Complaint: Tom addressed the recent complaint received from David Day. He noted that the property is zoned as B1; there is a conditional use available which has not been applied for nor approved. Tom explained the closest business use that he could identify would be landscape services, since the person using the property is selling salvage timber and stone. The current owner is Roger Stebelton. If the property is being used for landscape services, then a conditional use variance needs to be applied for. This would mean the neighbors would need to be notified and they are able to weigh-in on the variance request. Tom noted he will be sending a violation letter with the notation of Item 6 under the B1 zoning code - conditional use.

Chief Smith explained he has been in communication with the EPA on this issue at the property, and it is somewhat of a gray area. The person who is doing the burning is not allowed to burn barn materials, but is allowed to burn tree limbs and other organic materials as a warming fire. When the Fire Department has responded in the past, it appeared the person was adhering to these restrictions; however, the rest of the complaints have sparked more investigation by other entities. If the Fire Department finds that anything other than organic materials are being burned, they do put the fire out.

South Central Power: Tom reported the walk-through had been done, and now the punch list has been done, but Tom has not gotten the reconciliation done. Claypool is asking for the

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change order they put together; however, some of that will potentially change based on the walk-through. Tom will be working on the reconciliation process after a punch list is issued. Also, the incentive from South Central Power needs to be applied for. A portion of the bill will be reimbursed. A final invoice is needed from Claypool in order to apply for the incentive. It was determined that nothing has been billed to the Township at this point.

Tom Shafer asked about the status of the salt barn lights. The lights currently hang straight down on chains, and he would prefer that they be angled toward the back of the barn, as they do provide a great deal of light in the barn.

Zoning Applications: There are currently eight zoning applications. He is awaiting a final application for United Rental, the 11,000 square foot storage rental unit.

Also, once the Zoning Commission makes their final recommendations, new code books will be assembled and printed for everyone who needs one.

Trustee Cotner noted he will be contacting Lloyd Moore to look at his porch within the next week or so.

FIRE DEPARTMENT BUSINESS: Chief Brad Smith presented the following business:

Station Vehicle Updates: The Chief's truck has a few more things that need to be done, and the Department is awaiting some quotes. Also, the engine rescue is having issues with the foam system and will probably need to have some parts replaced. Quotes will be needed for this, as well.

Inspection Software Platform: The Department is looking into this platform which allows contractors and the Department to communicate regarding alarms, extinguishers, etc. at businesses which use the platform. It would be free of charge for the Department to use the platform. The documentation can be viewed to see where people are deficient, and would allow the Department to talk to the vendors to find out what the issues are. Chief Smith noted the City of Lancaster as well as Mifflin Township Fire Department are already using this platform.

Grants: FEMA/AFG Grant: This grant is still being worked on; looking for quotes to replace the pumper tanker. It is currently 32 years old, and has very limited safety features. The Department will apply for a grant to replace the truck, which will be in the \$500,000 range.

Training: Ice Rescue training was conducted recently using the ice rescue suits that were obtained from South Central Power a year ago. This was done in a pond that South Central Power owns, and the Department joined with the City of Lancaster on the training.

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FROM THE TRUSTEES: There was no other business from the Trustees.

Tom Shafer noted the previous meeting minutes stated that Alspach Tree Trimming had completed the tree work on Brook Road. It should say "Arbaugh Tree Trimming". Trustee Searle stated this correction will be noted in the minutes.

Trustee Cotner made a motion to adjourn; Trustee Searle seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Abstain Searle: Yes Motion Passed 2-0

Meeting adjourned at 6:35 p.m.