

## RECORD OF PROCEEDINGS

*Minutes of*

**Greenfield Township Trustees**

*Meeting*

April 9, 2025 - Held 7:00 PM

The Greenfield Township Trustees met in regular session at the Firehouse. Trustee Cotner called the meeting to order and asked for the group to conduct a moment of silence in memory of the passing of Fiscal Officer Jessica Kull's father. Trustee Cotner then led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Kent Searle were present.

Trustee Cotner presented the minutes of the March 26, 2025 Trustee Meeting for approval, and asked for any changes; or a motion if no changes were noted. Trustee Kosch made a motion to approve the minutes as presented; Trustee Cotner seconded the motion.

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

**FROM THE FISCAL OFFICER:** Fiscal Officer Jessica Kull reported on the following business:

Fiscal Officer Kull asked for a motion to pay the bills for warrants 3612 to 3629, and to approve the electronic debits 77-2025 through 85-2025. Trustee Searle moved to approve the payments; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

**ZONING DEPARTMENT:** Jeff Williamsen, Zoning Inspector, presented the following business:

Future Meeting: Uplands Hearing - April 10, 2025, 7:00 p.m.

Past Meetings: RPC Meeting on April 1; BZA minutes approval on April 2; also at the same time, there was a Zoning Commission Hearing for a zoning change from R1 to HB; 4/8 - Zoning Commission meeting.

Zoning Permits Issued Since Last Trustee Meeting: Two. Jeff clarified that issued means the applicant came into the office and paid for their permit. There are four or five waiting to be picked up.

Property Visits: 497 Rainbow Drive with the Greenfield Township Fire Department.

Hearing to be Scheduled for District Change: Jeff noted the Zoning Commission met on April 2 and recommended approval of the district change from R1 to HB for two parcels on Old Columbus Road (Babamov), and a hearing needs to be scheduled for the final decision. The Board determined to schedule the hearing for Monday, April 28, 2025 at 7:00 p.m. at the Firehouse.

Time Spent on Zoning Resolution Updates/Compensation Question: Jeff reported he had spoken with Jeff Zech, June Queen and Pat Callahan about this issue, and whether they were compensated. Their recollection was that they had not been paid outside of their hearings and meetings. Zoning Inspector Williamsen noted for the record that the Zoning Commission should be recognized for their time and energy as their service is all as a volunteer, and they spent a lot of time on the project, researching and checking the ORC and keeping up with the documentation. Discussion was held concerning Kim Wickham working on the prior zoning resolution update, for which she was paid. It was suggested that the time spent on the project be estimated by each party involved. Trustee Searle will reach out to Jeff Zech and Pat Callahan to discuss the issue.

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Sign Postings for Zoning Hearings: Jeff asked for clarification and guidance from the Board concerning the requirements for posting these signs, as recent Facebook postings suggested he wasn't doing this right. He also noted this is not included in his Position Description. After discussion concerning past practice and best practice, it was determined this activity should continue, and that Trustee Searle would write this up, share it with the other Trustees, and then provide the information to Jeff.

Road Superintendent Shafer offered his services in installing the signs when needed.

Fee Schedule - Miscellaneous Structure Fee: Jeff reported he had had a long discussion in the office with a resident who had applied for an Accessory Building permit, and the Miscellaneous Structure Fee. He told the resident he would bring this to the Board for discussion. The current fee schedule states that all structures in A1, A2, R1, R2, R3, MHR will be charged \$0.35/sq. ft. Then, there is a line item for Miscellaneous Structure Fee of \$150. After discussion for clarification, the Board suggested that Jeff clean up the fee schedule.

Hearing Postings: Jeff reported that as of April 3, 2025, there is no longer a requirement to post hearings in the Eagle Gazette, which will eliminate the average cost of \$150 per hearing. Per the ORC, if the Township has a website and a social media page, the posting can be placed on both of those; however, the Township no longer has a social media page. The OTA and legal counsel have both advised that the Township is not required to create a social media page (Savvy Citizen is not considered social media). WebChick has recommended the use of Campaign Monitor, which is \$154 per year. There is a "News and Notices" button where users can click to receive information. Once a subscriber signs up for it with their name and email, it would send emails to them with the notices. Discussion continued regarding Savvy Citizen and discontinuing the use of it due to various issues. Trustee Cotner made a motion to use Campaign Monitor for \$154 per year; Trustee Searle seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

Trustee Kosch asked for clarification as to whether each individual pays a fee of \$154, or if the Township pays \$154. It was clarified that the Township pays \$154 to be offered as a free service to the user, and the user does not pay to use the service.

Trustee Searle recommended that communication go out to all current Savvy Citizen users to notify them that the Township will be discontinuing the use of Savvy Citizen, and will be using Campaign Monitor. Chief Smith also suggested asking Savvy Citizen to port the current user data to Campaign Monitor. Fiscal Officer Kull stated a date can be set for the effective date to change the service from Savvy Citizen to Campaign Monitor once she gathers all of the information she needs; reminders can be sent to users prior to that date to notify them.

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

Alspaugh and Dove Cemetery Deeds: Tom spoke with the Prosecuting Attorney's office. They advised the process will need to be done again, with the Prosecuting Attorney's office providing all the required documentation, and then the 180-day waiting period will begin. Once that process is complete, the Township can take the grave spaces back for resale.

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Ground Penetrating Radar: Tom has spoken to the company and is on their schedule. Due to the recent rainy weather, they recommend holding off on conducting the process until the weather clears up. The company name is Ground Penetrating Radar Services, based out of Toledo. Both Carroll and Greenfield Cemeteries will be checked out using this service.

Mount Zion Road - High Water Issue: Tom has spoken with Jonathan Ferbrache with Fairfield County Soil and Water about how to deal with this issue going forward. It was suggested a lighted LED sign - solar-powered - be installed so the Fairfield County Sheriff's Department would have access during off-hours/night hours to activate this sign as needed. The company would provide real-time information which would come to smart phones, tablets, etc. The annual fee for data and self-installation is \$1,495.00. If the company installs it and monitors, the price would go up to \$3,490.00 annually. Tom looked into a grant to be used for this purpose via Hicks Partners, and he found one called "Safe Streets and Roads for All"; it is a federal grant. Tom gave measurement reports of the recent water levels on Mount Zion Road due to the excessive rain. Discussion continued as to the notification system and who would be responsible to activate it. Currently, road closure signs are placed when needed. After lengthy discussion as to the cost, road conditions when it rains, vandalism concerns, etc., it was decided to get more details and discuss it further.

Fire Extingisher Checks: Tom reported these have been completed on the Road Department vehicles this week.

Establishing An Endowment Fund for the Cemeteries: Tom explained he felt this needed to be looked into by all Department Heads and Officials to determine how to use available funds for this purpose for future needs. After further discussion as to how to use the invested funds with Star Bank going forward, it was suggested the group meet about this issue to discuss it in further detail. Tom also noted he had plans to talk to the Board at the end of the year about increasing cemetery fees.

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

Damage to the Meeting Room Wall: An estimate was received in the amount \$6,200.00; this has been sent to the claims adjuster. The contractor does not have the exact match for the panels needed to repair the wall, but they will use a process to make it match as closely as possible.

Station Septic: Issues continue with the control panel, and parts are being changed out to try to resolve the situation. Right now, the Department is manually running the lift station on a daily basis to prevent any flooding. E.C. Babbert is working on the issue.

Insurance Claims: There are two insurance claims currently: The battery store fire on Ety Road on March 30 damaged turnout gear. This has been submitted to the insurance company which will reach out to their insurance company.

The recent wind and hail caused roof damage and leaking in the firehouse bays. This will be checked out to see where the leaks are occurring.

Grants: The State Fire Marshal Grant was for \$15,000. There were two quotes received for four sets of turnout gear for the gear the Department currently uses. For four sets of gear, the amount would

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be just under \$15,000. Chief Smith is recommending to purchase one additional set (with All American) which would bring the total cost to \$18,050.00. The Department's cost would be \$3,050.00, and this purchase would use all of the grant money. He asked for a motion to purchase five sets of turnout gear - coat, pants and helmet - for \$18,050.00. Trustee Searle made a motion to purchase five complete sets of turnout gear for the Fire Department from All American for a cost of \$18,050.00; Trustee Cotner seconded the motion.

ROLL CALL: Searle: Yes      Kosch: Yes      Cotner: Yes      Motion Passed 3-0

The ODNR grant will be shared with the Board once all the quotes are received. Chief Smith gave credit to Hadyn Ashby who worked to obtain this grant for the Department.

### Departmental Training:

On April 19, some members will be attending training locally. This will cover fire behavior and flashover simulation.

### Events:

- Realty One will be holding an Easter egg event at the Firehouse on April 12.
- Shalom Church will hold an Easter egg event which the Department will attend on April 13.
- Hope Nazarene Church will hold an Easter event on April 19.

Two new hires from within the Department are being considered.

**FLOOR:** Carmen Spelman, Bloom Carroll Transportation Supervisor, was the first speaker. She gave a big shout-out to the Fire Department for their response to the bus accident on Route 158 and Rainbow Drive. She stated they were phenomenal and took care of the kids and did a great job with them. She also noted the Department has done a wonderful job of responding to a student with an ongoing medical issue over the last year, taking care of him and getting him to the hospital as needed.

She also gave a shout-out to Tom Shafer, Road and Cemetery Superintendent, for his ongoing communication with her on road conditions, e.g. snow days, trees down, road closures, road flooding, etc. She noted she also communicates with him if they see limbs down, etc., and noted the responsiveness is always fantastic.

Chief Smith also thanked Ms. Spelman for her actions and response in dealing with the bus accident, which made his job easier.

Dawn Wyne was the next speaker. She noted at the last meeting, she stated the minutes weren't posted for 11/20; it should have been 11/25.

She also noted she hadn't received the information from Tom Shafer that he had stated he would provide. She asked Trustee Kosch if he had received the benefits information from 12/31; he responded no.

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**FIRE DEPARTMENT:** Continued: Chief Smith noted he had one additional item concerning the MOU for Local 4422. Trustee Searle stated there is a proposed clause for the contract regarding Military Leave; the same language has been renewed year after year when the contract was renewed; however, the ORC has changed since the bargaining unit contract was implemented. This needs to be upgraded to reflect this change. The document showing the existing and upgraded language - in green - had been provided to the Board for their review. With no further questions or discussion, Trustee Searle moved to accept the Memorandum of Understanding (MOU) from Local 4422 effective 3/26/2025 to revise the Military Leave clause, Section 3 to replace it with the language from the ORC; Trustee Cotner seconded the motion. ROLL CALL: Cotner: Yes Searle: Yes Kosch: Yes Motion Passed 3-0

### **FROM THE TRUSTEES:**

Trustee Cotner noted the public hearing regarding Highway Business was set for April 28, 2025 at 7:00 p.m..

Trustee Kosch asked about the Star Bank funds and when the Board would be meeting on this issue. Trustee Cotner and Fiscal Officer Kull will coordinate a date with the Board to schedule a meeting to revisit this issue.

**Zoning Notifications:** Trustee Searle asked the Zoning Inspector for clarification as to the discussion regarding posting notifications. In the past, notices were posted in the newspaper, which is no longer required, as well as posting on the website, the post office, the firehouse and the office; all of those postings will still be done. It was noted the postings cannot be done on Savvy Citizen per the Township Association as far as a legal posting; but the postings can be made there for informational purposes. The minimum requirement is having the notification posted on the website; however, Trustee Searle stated all of the other posting locations should still be used for transparency. Savvy Citizen will be used until Campaign Monitor starts to be used.

**Ascend Dispensary:** Trustee Searle noted an agreement had been reached with BCCO, the parent company of Ascend Dispensary, regarding a host agreement which is up to \$200,000 per year for five years. This requires rescinding the 2024 resolution which said they could not have a dispensary for adult-use recreational marijuana; and then approve a resolution for the host agreement.

Resolution 2025-04-09-01: This is the resolution to rescind Resolution number: 2024-07-10:

**Section 1.** The Board hereby rescinds Resolution No. 2024-07-10 that prohibited BCCO, LLC from operating as an adult use cannabis dispensary in the unincorporated territory of the Township.

**Section 2.** The Board hereby directs the Greenfield Township Fiscal Officer to send a copy of this Resolution to the Fairfield County Board of Elections and BCCO, LLC, to cancel the referendum on Resolution No. 2024-07-10 for the November 4, 2025, election.

**Section 3.** The Board hereby decrees that the rescission of Resolution No. 2024-07-10 has no effect on the prohibition previously approved in Resolution No. 2023-11-02 as that prohibition remains in full effect against any and all new adult use cannabis owners.

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Trustee Cotner moved to approve the resolution; Trustee Kosch seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

The second Resolution was Resolution 2025-04-09-02: This is the Resolution to enter into the Host Community Agreement with BCCO LLC.

Trustee Cotner moved to approve the resolution; Trustee Kosch seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

Trustee Cotner reminded the group to call the Governor, Tim Schaffer and Jim Tressel again and remind them.

Trustee Searle noted the first payment would be in December 2025.

With no further business to come before the Board, Trustee Kosch made a motion to adjourn; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

The meeting adjourned at 8:18 p.m.