

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Meeting

July 3, 2023 - Held 6:00 PM

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

Trustee Kosch stated that each individual that wishes to speak must sign in and would be allotted 3 minutes to speak. The individual needs to direct their question to the Trustees and not specific individuals. Trustees would get back to the individual regarding their concerns.

After each trustee reviewed the minutes from the Trustees' Meeting held on June 14, 2023, Trustee Kosch asked if there were any corrections needed. Trustee Searle made a motion to approve the minutes as written; Trustee Cotner seconded the motion.

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

After each trustee reviewed the minutes from the Budget Hearing held on June 29 2023, Trustee Kosch asked if there were any corrections needed. Trustee Cotner made a motion to approve the minutes as written; Trustee Kosch seconded the motion.

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

FROM THE FISCAL OFFICER: Dawn Wyne presented the following.

Fiscal Officer Wyne distributed the financial reports.

Fiscal Officer Wyne stated that the June bank reconciliation has been completed and was given to the Trustees for their review and signatures.

Trustee Cotner made a motion to pay the bills associated with warrants 1031 through 1053 and Electronic Debits 87-2023 through 97-2023 which are listed on the payment report; seconded by Trustee Kosch.

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

Trustee Cotner made a motion to approve the Purchase Orders, and/or Then and Now Purchase Orders; Trustee Searle seconded.

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

Trustees signed a cemetery deed for Steven Underwood, Lot 133, Section E, Grave 1 in Carroll Cemetery and Lot 132, Section E, Grave 4 in Carroll Cemetery.

Fiscal Officer Wyne reported that once the medic is purchased and road work is paid (\$220,000.00), there will be \$17,072.57 in ARPA funds remaining. She asked the Board if they wished to have her carry the money over, and provide a resolution for this next meeting, or use it for additional roadwork. It was noted that the original resolution for road work was created for a specific amount. The Board agreed the money should be used for additional road work. Dawn will create a new resolution to reflect this action for the next Trustee's meeting.

Trustee Searle presented information for the resolution regarding the summer road work project. He stated he had attended the bid opening, and there was only one bid which was from Strawser Construction in Columbus. The bid was \$368,800.00, which was lower than the

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

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original estimate presented to the Board of almost \$371,000.00, so this saved the Township some money. The company will be doing work for Fairfield County, as well as Bloom Township, so when he is in the area working, Greenfield can prepare for him to complete the work in the Township when he is done in the other two areas. The contract states the work will be completed no later than September 22, 2023. Trustee Searle presented a list of the roads to be done, which is basically all of the subdivisions in the Township. Fiscal Officer Wyne has a resolution to be presented at the current meeting for the road work to be done by this company; then in two weeks, the Board will have a contract from Strawser Construction to accept. Trustee Kosch confirmed that there were no issues with receiving only one bid since the funds being used were the ARPA funds, and the county conducted the bid process. Trustee Searle and Fiscal Officer Wyne confirmed there was no issue.

Fiscal Officer Wyne asked for a motion to approve Resolution 2023 07 03 01, presented as follows:

A Resolution to Approve the Contract Bid Award for 2023 Greenfield Township Microsurfacing Project.

WHEREAS, the opening of sealed bids on 06/26/2023, for the 2023 Greenfield Township Microsurfacing Project, resulted in the following bids:

Strawser Construction \$368,800.31

WHEREAS, the Fairfield County Engineer is recommending that the Contract for 2023 Greenfield Township Microsurfacing Project be awarded to Strawser Construction, Inc., 1392 Dublin Road, Columbus, OH 43215, a responsive and responsible Bidder, for the amount of \$368,800.31.

NOW THEREFORE: BE IT RESOLVED BY THE BOARD OF GREENFIELD TOWNSHIP TRUSTEES, COUNTY OF FAIRFIELD, STATE OF OHIO:

SECTION 1: that this Board of Greenfield Township Trustees resolves to, and does hereby, approve the Award to Bid in the amount of \$368,800.31, to Strawser Construction, Inc. for the 2023 Greenfield Township Microsurfacing Project.

SECTION 2: that the Fiscal Officer of this Board return a signed copy of this Resolution to the County Engineer for further processing.

Trustee Searle made a motion to approve Resolution 2023 06 28 01; Trustee Cotner seconded the motion.

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

Fiscal Officer Wyne asked the Trustees to sign the approved resolution, which was completed.

She also presented the following information regarding culvert replacement. On June 2, 2023 she and Tom Shafer met with the county engineer's office regarding roadwork and culvert replacement. Tom stated he would like to replace the culvert on Stringtown Road using the

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Meeting

July 3, 2023 - Held 6:00 PM

OPWC grant. The cost for the survey work would be around \$49,000.00. Jeremiah Upp, County Engineer, recommended that Tom look at some smaller culverts in the Township that need to be replaced, and combine them with this project so more money can be awarded. Tom is supposed to be compiling a list of culverts that need to be replaced, and providing that information to Jeremiah. Dawn noted that the Township is already behind in this process in order to be getting the maximum number of points, and asked if the Board was aware of this grant, or had any information about it. She noted there is no official date yet, but the timeframe is October to November 2023 when the grant needs to be submitted. Trustee Searle stated he didn't know anything about it, and suggested this item be tabled until the next meeting, when Tom Shafer should be in attendance and can provide more information. Dawn also noted there are funds in the allocation funds that could be used for this. The Township would need to match the 26%, so that would mean the cost to the Township would be around \$130,000. She noted the money will also need to be appropriated prior to the work being done. Trustee Searle confirmed that the project is currently in Tom Shafer's hands. Dawn advised a resolution would need to be approved for this grant and submit it to the Engineer's Office.

FLOOR: At this time, Trustee Kosch asked if anyone wished to speak from the floor. An attendee who signed in and had noted a question mark where it asked if he wished to speak stated he was trying to follow the protocol of the meeting, and stated: "last time I tried to ask a question, after that, everybody went crazy, so I wrote my name down, in case I have a question later on during discussion if I have a question". He noted he "did not have a prepared statement", but said "last time I tried to ask a question during conversation, people came almost out of their chair because I didn't sign the paper". Trustee Searle clarified that minutes need to be recorded accurately, and at times, the sign in sheet is not legible, so it is necessary to have participants state their name and address for the record to confirm they live in the Township and sign in if they wish to speak.

ZONING BUSINESS: Tom Erlewein, Zoning Inspector, reported on the following items:

- **Zoning Form Changes Approved by the Zoning Commission:** Tom distributed the updated zoning permit application forms showing the changes approved by the Zoning Commission (noted in their meeting minutes) regarding the conditional use with limited occupations vs. expanded home occupations. This reflects recommendations by legal counsel, and is done according to the current zoning resolution. There was some renumbering added to the forms. Fiscal Officer Wyne stated that all of the Township forms will be posted on the Township website, and will be fillable so they can be submitted that way. Tom noted the expanded home occupation application needs to go to the Board of Zoning Appeals - BZA.
- **South Central Power Lighting Incentive Update:** There were three bids on this project: Binford, Claypool Electric and CS Electric of Pataskala. The bids were: CS Electric was the lowest bidder at \$48,049.00; Binford was \$56,988.00; Claypool was \$48,400.00. There was a clarification email from CS Electric regarding things like drywall patching, etc. included in the packet. Tom noted there is a timeline in getting the rebate funds from South Central Power. The calculations are based on savings over a year in terms of operating hours, watts, etc. Both rebates are still in force. After discussion, the Board felt they should choose Claypool Electric, which is located in the Township. It was noted the difference in the bids was \$351.00. Trustee Cotner made a

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Meeting

July 3, 2023 - Held 6:00 PM

motion to give the lighting to Claypool Electric at \$48,400.00; Trustee Searle seconded the motion.

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

Fiscal Officer Wyne stated the funds will need to be broken down in terms of the work that takes place in the Road Department vs. the work done in the Administration Office. It was again noted that part of the incentive would be rebated to the Township through South Central Power Company. Tom noted that South Central will inspect the work once it is done. Dawn also stated the budget would need to be amended according to which funds were being used for the work, as most of it will be coming from the Road Fund. The Board again thanked Tom for all the work he has done on this project.

- **Public Complaints:** Tom reported a written complaint and a call had been received from a resident, who is a neighbor to the Como Landscaping Company. He was unsure whether the address - 2268 Carroll Eastern Road - was the business address or the address of the complainant. The resident wants to erect a twelve-foot privacy fence between their home and the landscaping company. Tom had forwarded this email complaint to the Board.
- **Additional Issue:** Tom had noted the building of a pole barn house on Route 158. He spoke to the builder and determined a building permit had never been sought. Tom spoke to the builder and issued a stop work order until the permit is applied for and issued. There are also materials being delivered to the site for a second home to be built, and it also does not have a building permit. Tom will reaffirm with the Health Department that the Township needs to be notified when well and septic permits are issued. This will provide a cross-check when buildings are being built. This has been an issue in the past with the Township not being notified. Also, the county building department should be notifying the Township when they issue a permit.

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

- **Station Vehicles:** Medic 561 was in the shop getting the air compressor fixed and having the pressure switch replaced. Also, the upper and lower ball joints on the front end were bad. Chief Smith asked for a motion to approve the total cost of the repairs: \$4,900.25. Trustee Searle made a motion to approve payment to Midwest Towing in the amount of \$4,900.25 to do repairs on Medic 561; Trustee Cotner seconded the motion. ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0
- **Grants:** With the approval of the AFG grant for the SCBA equipment, the Department is looking at vendors that can accommodate everything in the grant so they can get the order started. Then, the final vendor agreement can be brought to the Board for approval of the purchase. The overall cost is estimated to be in the range of \$130,000, which will be a big savings to the Department.
- **Interviews:** Interviews were conducted last week, and a decision was made to hire Caleb Gonterman as a part-time firefighter with an EMT basic, at a rate of \$14.50 per hour. This hire will be made upon successful completion of a background check and physical. Trustee Searle made a motion to approve the appointment of Caleb

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

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Gonterman to part-time firefighter pending physical and drug test; Trustee Cotner seconded the motion.

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

Chief Smith reported Tyler Boyd had passed his stress test and started as a fulltime firefighter. He will be receiving an award from the hospital for his act of service on his first day as a fulltime firefighter. He was the first to arrive at a potential nursing home fire, and was able to determine there was a burnt belt on an air conditioning unit. Then, the Department was called out to an auto accident on the bypass where a driver had gone into cardiac arrest in an ambulance, and the Department was able to get the patient back, and he is still alive at this point.

At the Trustee Meeting on July 26, 2023, the three new full-time firefighters will be sworn in.

ROAD AND CEMETERY DEPARTMENT BUSINESS: Tom Shafer, Road & Cemetery Superintendent, was not in attendance. It was noted he has returned to work and provided a doctor's statement with the appropriate release to return to work.

Trustee Searle asked if any of the other Trustees had been contacted by Kathy Himerly of Feldon Court concerning a sinkhole in a Township culvert at the side of her house. No one else was aware of it, so Trustee Searle said he would follow-up and talk to Tom Shafer.

FROM THE TRUSTEES:

Fairfield County 2023 Comprehensive Plan: Trustee Searle reported he had attended the last Steering Committee Meeting. The Plan is in its final draft. He had two specific concerns which he pointed out on a map he had provided, which are in areas six, seven and eight. Those areas are slated to be developed in the next three years. Areas six and eight are called suburban residential areas, which is the highest density residential area in the plan. This means there can be four units per acre, including apartment buildings. Trustee Searle voiced his opinion that the Greenfield Township Trustees had not had a say in the matter. He guessed/estimated that 30-50% of the Township would be high density residential, according to the new plan. The county said they would be preparing zoning templates for the Townships to adopt. Trustee Searle noted the Township does not have to adopt the new zoning; however, if the Township does adopt the new zoning resolution that the county wants, there may be incentives like water and sewer services into the Township. He noted the Township Zoning Resolution still takes precedence. He feels there will be a lot of coercion from the county to have the Townships adopt the new zoning. There will be an open house and presentation for leadership, i.e. Township Trustees, Zoning Inspectors and Zoning Commission members, on August 24, 2023 on the third floor of the Courthouse; no time was given. Their plan is to adopt the plan in October 2023. Trustee Searle stated he believed there will be a lot of pressure in this action, and feels the Township should develop their own comprehensive plan. At this time, an unknown attendee stated she had attended meetings in the past when there was discussion of building a three-story apartment building along Coonpath Road, and one of the concerns was that there was no ladder truck in the Greenfield Township Fire Department that could respond to a fire in a three-story building. It was noted that Lancaster would need to be called for mutual aid.

RECORD OF PROCEEDINGS

Minutes of

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Trustee Searle stated that he was not against progress, as there are places along the Route 33 corridor where businesses and industry could be located. However, he feels the map from the Commissioners indicates a much larger area they wish to develop than the Township wants to consider.

Kyle Gleich asked if the Township knew how much land is associated with the Como Landscaping business, and whether they have a nursery on the property? Zoning Inspector Erlenwein stated he did not know that information. Mr. Gleich stated the business may be eligible for an ag exemption, and suggested using that approach, rather than going at them with guns blazing over a complaint. Trustee Kosch stated the Township will follow their process and investigate the complaint. Mr. Gleich noted that the former Zoning Inspector was good about suggesting an ag option, if it was available.

With no further business to be discussed, a motion to adjourn was made by Trustee Cotner; seconded by Trustee .

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

Meeting adjourned at 6:43 p.m.