RECORD OF PROCEEDINGS

Minutes of **Greenfield Township Trustees** *Meeting*

September 23, 2026 - *Held 6:30 PM*

The Greenfield Township Trustees met in regular session at the Firehouse. Trustee Sitterley called the meeting to order at 6:30 PM and led those present in the Pledge of Allegiance.

Attendance:
- Dave Cotner: Present
- Lonnie Kosch: Present
- Jennifer Sitterley: Present
- Angela Bichard, Fiscal Officer: Absent
- Tom Shafer: Present
- Jeff Williamsen: Present
- Brad Smith: Absent

Trustee Sitterley noted for the record that Fiscal Officer Bichard was absent and that she would be conducting the roll call and recording the proceedings in an acting capacity.

From the Fiscal Officer: Due to the absence of Fiscal Officer Bichard, the Board determined that no purchase orders would be processed during this session. A special meeting was discussed to address pending fiscal matters. The Board proceeded with the following resolutions:

- Resolution 2026-0923-01: Adopt the proposed 2027 estimated revenue and appropriations budget for submission to the Fairfield County Auditor and Fairfield County Budget Commission. Trustee Sitterley made a motion to adopt the proposed 2027 estimated revenue and appropriations budget; seconded by Trustee Cotner.
ROLL CALL: Cotner: Yes Kosch: Yes Sitterley: Yes Motion Passed 3-0

- Resolution 2026-0923-02: Authorize amendments to the township appropriations for turnout gear regarding the Fire Department budget. Trustee Cotner made a motion to authorize amendments to the fire department budget regarding the turnout gear; seconded by Trustee Kosch.
ROLL CALL: Cotner: Yes Kosch: Yes Sitterley: Yes MotionPassed 3-0

- Resolution 2026-0911-02: Move $2,433.75 to the general fund for fire department turnout gear reconciliation. Trustee Sitterley noted this resolution carries a different numbering format as it was drafted on September 11, but is functionally tied to the previous resolution to complete the fund transfer. Trustee Sitterley made a motion to approve the fund transfer for fire department reconciliation; seconded by Trustee Cotner.
ROLL CALL: Cotner: Yes Kosch: Yes Sitterley: Yes Motion Passed 3-0

Resolution 2026-923-03: CEDA: The Board engaged in a comprehensive discussion regarding the Cooperative Economic Development Agreement (CEDA) and the New

Community Authority (NCA) with Special Counsel Pete Griggs.

- CEDA Mechanics: Trustee Sitterley emphasized that the CEDA aims to slow annexation. Specifically, Section 4.3 stipulates the city shall provide utilities within the CEDA territory and within a half-mile beyond corporate limits, allowing properties to remain in the township while receiving services.

- NCA Revenue: The agreement allows for a 2.3% share of city income tax from new Developments.

- Poison Pill: Per Section 5.1, the CEDA is null and void if a satisfactory NCA revenue splitting agreement cannot be reached.

- Resolution 2026-923-03: Resolution to pass the CEDA agreement. Trustee Sitterley made a motion to pass the CEDA agreement (Resolution 2026-923-03); seconded by Trustee Cotner.
ROLL CALL: Cotner: Yes Kosch: Yes Sitterley: Yes Motion Passed 3-0

Guest Presentation: Fairfield County Commissioner Jeff Fix: Commissioner Fix provided a "State of the County" presentation, highlighting regional growth and housing challenges. He detailed the county's criteria for data center developments:

Criterion	Requirement
Power Generation	Must generate own power via natural gas; no grid pull per permitted.
Water Usage	Must use closed-loop systems (usage similar to a golf course).
Location	Minimum of two miles from existing neighborhoods.
Community Contribution	Must provide significant infrastructure or financial investment.

The Commissioner discussed the increase in average township home prices from $231,000 in 2015 to $424,500 today. He also noted the success of the county-contracted grant writer, who has secured $4 million for local entities. Identified stressors for the township included Ginder Road traffic, fire department retention, and financial pressures on the Bloom Carroll School District regarding future levies.

Trustee Sitterley presented Resolution 2026-0923-04: Application for Ohio Public Works Commission (OPWC) funding for culvert replacement. Tom Shafer reported the failure of sandstone headwalls on Stringtown Road following a "biblical rain event" in August. Shafer noted the headwalls were 14 feet high, and the 8.5-foot diameter pipe requires full replacement as temporary repairs by the county did not hold.

Trustee Cotner made a motion to authorize the OPWC application for culvert replacement; seconded by Trustee Kosch.
ROLL CALL: Cotner:Yes Kosch: Yes Sitterley: Yes Motion Passed 3-0

Zoning Inspector Report: Zoning Inspector Jeff Williamsen presented the following updates:

- Cybersecurity Update: Williamsen reported on compliance requirements for House Bill 94 (HB94). The Board credited Williamsen with over 40 hours of research on this mandate. Trustee Sitterley made a motion to engage Heliotech for cybersecurity support to fulfill HB94 requirements; seconded by Trustee Cotner.
ROLL CALL: Cotner: Yes Kosch: Yes Sitterley: Yes Motion Passed 3-0

- Accessory Dwelling Units (ADUs): Reported an increase in residents attempting to reside in accessory buildings. It was clarified that ADUs are not currently permitted as a primary, accessory, or conditional use in any Greenfield Township zoning district. Communication regarding this policy will be distributed via Facebook, the township website, and email. Future code revisions may consider ADUs subject to strict parcel size, septic, and well requirements.

- Online Zoning System: Demonstrated the "iWorq" system for online zoning permit applications and payments. Sample receipts and permits generated by the system were provided to the Board for review.

Road and Cemetery Department Report: Tom Shafer, Road and Cemetery Superintendent, reported the following:

- Cemetery Deeds: The following deeds were signed by the Trustees: Kristie Hutsler-Wilson (Greenfield Cemetery), Randy and Amy Underwood (Carroll Cemetery), and Harold Wogan (Carroll Cemetery).
- Department Business: Reviewed the United Propane contract at $2.09 per gallon through April 30, 2027. Ditching is underway in Greenfield Estates, and Shelly has commenced paving on Election House Road and Rainbow Drive.
- Personnel: Trustee Cotner made a motion to approve Tom's vacation request for October 26-31; seconded by Trustee Sitterley.
ROLL CALL: Cotner: Yes Kosch: Yes Sitterley: Yes Motion Passed 3-0

Fire Department Report: Lieutenant Sean Tobin (acting for Chief Smith) provided the following updates:

- The community medic truck is nearing completion; a final date is pending.
- The department is currently obtaining vendor pricing for a new medic vehicle.
- A demonstration was held for "Pulsara" software in coordination with OhioHealth. The software, utilized on iPads provided by Ohio Health, streamlines patient registration and

data sharing with hospitals.

Other Trustee Business:

Floor (Public Comment): Residents, including Scott Richardson, Kent Searle, and Kathy Williamsen, raised concerns regarding the "Grid Growth" 765-kilovolt transmission corridor. Concerns centered on proximity to Greenfield Estates and local schools. The Trustees established a formal position that any such infrastructure should follow existing corridors, specifically Route 33 or existing railroad tracks, to minimize residential impact. The Board committed to attending the October 1st open house at Crossroads to advocate for this position.

- The Trustees appointed Dave Bichard to the Grid Growth Task Force.

- The Board approved the Benistar renewal with a 7.5% increase. The increase was justified by inflation, the redesign of Medicare Part D under the Inflation Reduction Act, and prescription drug trends.

- The Board discussed OTARMA backup camera grants; additional data will be sought from the Fiscal Officer.

- A special meeting was scheduled for September 30, 2026, at 3:00 PM at the Firehouse.

Adjournment: Trustee Sitterley made a motion to adjourn; seconded by Trustee Cotner.
ROLL CALL: Cotner: Yes Kosch: Yes Sitterley: Yes Motion Passed 3-0
The meeting adjourned at 8:20 PM.