

MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING HELD AUGUST 6, 2019

Mr. Patrick called the meeting to order at 7:01 pm.

Roll call: Mr. Foley - present; Mr. Coffman - present; Mr. Patrick - present.

The following staff were present: Administrator, Donald Edwards; Zoning Inspector, Stacey Lowing; Roads Supervisor, Scott Camery; Fire Chief, Paul Scherer; and Fiscal Officer, Darrell Coffman.

The following residents were present: Diane Colvin, Tom Duerr, Pat Davidson, Brian Wells, and John Federle.

Mr. Patrick led all present in the **pledge of allegiance to the flag.**

Mr. Patrick made a motion to **approve the minutes of the July 2nd meeting.** Mr. Coffman seconded the motion and the vote thereon resulted as follows: Mr. Coffman – yea, Mr. Patrick – yea, Mr. Foley abstained.

Mr. Patrick made a motion to **approve the minutes of the July 24th meeting.** Mr. Foley seconded the motion and the vote thereon resulted as follows: Mr. Coffman – yea, Mr. Patrick – yea, Mr. Foley – yea.

CITIZENS' COMMENTS:

Mr. Duerr said Mr. Breeze, who was unable to attend the meeting, had asked that he share a letter concerning the pond that was built two properties down from Mr. Breeze's property. He said the letter from the Warren County Soil & Water Conservation District, which had visited the site, said the pond did not appear to have been built properly.

Mr. Duerr said at the last meeting Mr. Foley had stated that maybe something could be added to the zoning regulations to cover the building of ponds and lakes.

Mr. Duerr also stated that he had attended the August 1st Wayne Township Zoning Commission public hearing and was told by commission member Jeff Palmer that any concerns with the Township's "Village Transition Zone" should be addressed with the Board of Trustees. He then stated that he did not think the "Village Transition Zone" was in the best interest of the township.

Mr. Duerr said a township resident who attended the August 1st Zoning Commission hearing had shared a letter with his concerns on the "2019 Federle Village PUD Subdivision Proposal". Mr. Duerr said he would like a copy of that letter per a public record request.

Mr. Foley said he had asked Mr. Edwards to contact Adam Nice with the Warren County Prosecuting Attorney's Office concerning possible zoning regulations for ponds and lakes. He stated the information received from Mr. Nice would be shared with Mr. Breeze, but basically there was nothing that could be done through zoning regulations as ponds and lakes are considered agriculture.

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD AUGUST 6, 2019**

DEPARTMENT REPORTS:

ROAD DEPARTMENT:

Road Superintendent, Scott Camery provided the following report:

I have not received any update of when **this year's chip seal** is to commence. After the first of September is the latest best information.

The **Mt. Holly Road bridge** project is completed.

The **Old Stage Road pipe** has been "patched" back in.

The **O'Neill Road bridge** has been cleared.

The "outlet" end of **Middletown Road has been cleaned and re-graded**. The "inlet" side (upstream) is on the horizon.

I still have several **culverts** on the schedule to install.

The **New Burlington Road bridge** is open.

Finished wedging on **Corwin Ave.** today, in preparation for Chip-seal.

Chenoweth Road project is complete, other than some berming at the intersection. (which is on the list)

I am trying to get some small jobs off the list before I start **Middletown Road** west hill.

All road department equipment is available.

[Mr. Camery told about the drainage work that his department had recently completed on the section of Waynesville Road which is closed and gated.

There was a brief discussion concerning the method and materials being used in **stabilizing the slips on the hills** on Gard Road, Old Stage Road and Middletown Road. Mr. Edwards stated that those sections of guardrail are for bank stabilization purposes only and not installed per O.D.O.T. standards for guardrail safety purposes on both Old Stage Road and Gard Road.]

FIRE DEPARTMENT:

Fire Chief, Paul Scherer provided the following report:

Activity Reports

Ems runs for July	58
Fire runs for July	<u>26</u>
Total runs for July	84

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD AUGUST 6, 2019**

Ems runs for 2019	454
Fire runs for 2019	<u>210</u>
Total runs for 2019	664

2018 had 147 Fire & 511 EMS total of 658 up 6 from last year

Emailed out **July reports.**

2008 PL Squad (301) is at Lebanon Ford.

2011 Expedition still having AC Problems.

Signing off on the paint and design specs with Wheel Coach on Monday for the **new squad unit** that is on order.

Had an extreme **structure fire loss** of a residence at 6587 Mount Holly Road.

Notes:

Working to prep for ISO Grading on August 19th

Stand-by pay rates compare

<u>2016</u>	\$17,793.00	\$1.00 increase = \$35,586	\$2.00 increase = \$53,739
<u>2017</u>	\$17,250.00	\$1.00 increase = \$34,500	\$2.00 increase = \$51,750
<u>2018</u>	\$16,834.50	\$1.00 increase = \$33,669	\$2.00 increase = \$50,503.50
<u>2019</u>	\$8,876.00 thru end of 6 months		
Estimate	\$17,720	\$1.00 increase = \$35,440	\$2.00 increase = \$53,160

ZONING DEPARTMENT REPORT:

Administrator, Donald Edwards reported as follows:

JULY PERMIT ACTIVITY:

(2) Additions (residential) @ \$100

4027 Lytle Rd., Elite Construction

8430 Ferry Rd., Rodney Walford

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD AUGUST 6, 2019**

(4) Accessory Structures over 200 sq. ft. (residential) @ \$100

4719 N. Waynesville Rd., Jarrod Eagle (Garage)
9510 Bellbrook Rd., Mark Callahan (Pole Barn)
8879 Bellbrook Rd., Fred Smith (Pole Barn)
6964 Township Line Rd., Tim Miller (Car Port)

(1) Accessory Structures under 200 sq. ft. (residential) @ \$25

5964 Spartan Hill Ln., Andrew Buchanan

(1) Single Family Dwelling @ \$225

8954 Brandon Lane, Ellis Custom Homes

(2) Deck/Porch @ \$50

4027 Lytle Rd., Elite Construction
8430 Ferry Rd., Rodney Walford

(1) Conditional Use Application @ \$500

4512 Lytle Rd., Kassie Webb (Event Venue)

(10) Permits issued (1) Conditional Use application processed for a total of \$1,450.00. All money has been deposited.

CONDITIONAL USE HEARING, 4512 LYTLE RD., "EVENT VENUE" (BZA- AUG. 15, 2019 @ 7:00 PM.)

REZONING HEARING: 5615 LYTLE RD., "R-1" TO "VT-PUD" (BoT- AUG. 20, 2019 @ 7:30 PM.)

ADMINISTRATOR REPORT:

Administrator, Donald Edwards provided the following report:

Fire Station: Status Update

PCI: Added some additional help for a couple weeks, Most of interior walls are in place and ceiling insulation. All exterior walls drywall hung and part of interior walls.

Waterline meter pit: Found leak just north of meter pit at a joint. Complete.

Cin.-Dayton Fire Protection first floor office complete, on hold.

Mid-Miami Roofing is working on finishing flat roofs and starting on fascia and soffits.

Applied Mech. Ducts in office area are insulated. Interior rough plumbing and mechanical complete.

Kenmarc Electric is staying with all trades with pulling electric runs. Pole light bases complete. Panel boxes been set. Wiring being pulled.

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD AUGUST 6, 2019**

Miter Masonry: Complete except for monument sign cleaning brick.

Overhead doors: Finished except for operators after electric.

Painter: Bay walls, ceiling, second floor 90% completed.

Concrete work is still to be determined. Site has been staked.

Carter Drive CDBG: Looking for this project to go out for bid shortly.

Zoning Inspector: Stacey Lowing started work on Monday. We would like to welcome her aboard and look forward to Stacey being an integral part of our Team and organization.

Paving : JRJ Inc., completed Chenoweth and Haines Rd.

Chip Seal: Coming soon, around first of September.

Mt. Holly Road Culvert: Opened road on Friday August 2nd ahead of schedule. Good job Scott and Road Department employees on another successful project.

Warren County Area Progress Council: Great “**Leadership Warren County**” class for their Government Day. Very interactive group and heard from Mr. Corey, Deerfield Township that in his opinion the type of development that raised the most in property taxes and cost less for services was their Condominium developments and not the commercial or any other residential development.

Phone System: Onboarding new VIOP phone system and users will have to get use to the new prompts.

Natural Gas Aggregation: Trebel is out to bid for new rates to get us in a fixed rate vs. the NYMEX plus the “adder”. The costs over the last two years have been higher during peak usage months than if we lock in a fixed price with a two-year contract. NG prices are at or below the lows for the last two years right now and hopefully a good time to lock in pricing.

A **staff meeting** is scheduled for tomorrow with Bunnell Hill Construction, Architects Associates, and Chief Scherer to discuss some issues that have come up during construction of the new fire station.

The engineering drawing for the **Carter Drive CDBG Project** should be completed this week and hopefully approved and put out for bid, with work beginning in September.

OLD BUSINESS:

Discussion on costs and legal requirements for **recording meetings:** Was tabled until Mr. Foley reviews the information that Mr. Patrick sent him.

NEW BUSINESS:

Questions or Concerns Regarding the Bills: None

Legislation:

RESOLUTION 2019-46 APPROVING THE PURCHASE OF FURNISHINGS FOR THE NEW FIRE STATION NO. 2 PROJECT

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD AUGUST 6, 2019**

Mr. Coffman motioned to adopt the resolution. Mr. Foley seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Patrick – yea; Mr. Foley – yea; Mr. Coffman - yea. The resolution was therefore adopted the 6th of August 2019.

[Mr. Edwards said the cost of the **furnishings for the new fire station** is down from the estimate of \$150,000.00 to approximately \$100,000.00.]

RESOLUTION 2019-47 A RESOLUTION AUTHORIZING THE EXECUTION OF AN ENERGY CONSULTING AND MANAGEMENT AGREEMENT WITH TREBEL, LLC

Mr. Patrick motioned to adopt the resolution. Mr. Foley seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Patrick – yea; Mr. Foley – yea; Mr. Coffman - yea. The resolution was therefore adopted the 6th of August 2019.

RESOLUTION 2019-48 APPROVING AND AUTHORIZING THE WAYNE TOWNSHIP ADMINISTRATOR TO SIGN A NEW NATURAL GAS AGGREGATION CONTRACT THROUGH TREBEL, LLC

Mr. Foley motioned to adopt the resolution. Mr. Patrick seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Patrick – yea; Mr. Foley – yea; Mr. Coffman - yea. The resolution was therefore adopted the 6th of August 2019.

[Mr. Edwards spoke concerning the rates, quotes and estimated township resident usage of natural gas.]

Other: Mr. Edwards told about a recent conversation he had with Deerfield Township Fiscal Officer, Dan Corey concerning property tax receipts in comparison to cost of township provided services. He said Mr. Corey stated that, in general, the only area where property tax receipts are more than the cost of provided services is from condominium housing areas.

Mr. Patrick said he had a copy of a comparison which the Village of Waynesville had done, which he was willing to share.

Mr. Duerr asked if Deerfield Township had income tax levy.

Mr. Edwards said townships cannot have an income tax except in an economic development district.

Mr. Patrick gave his understanding of how income taxes work in economic development areas.

CORRESPONDENCE:

Warren County Health Department: Monthly newsletter.

Warren County Commissioners: Copies of two resolutions. Resolution 19-0960: "SET PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE WARREN COUNTY THOROUGHFARE PLAN" and Resolution 19-0961: "TO CONSIDER AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN TO AMEND THE WAYNE TOWNSHIP FUTURE LAND USE MAP".

Vickie Bates: An e-mail thanking the Board for work the Road Department had done in the drainage ditch along the front of her property.

**MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING
HELD AUGUST 6, 2019**

WORK SESSION: Road funding. [on hold]

EXECUTIVE SESSION: None

ADJOURNMENT: Being no further business, Mr. Foley moved to adjourn at 8:16 p.m. Mr. Patrick seconded the motion. The motion passed with a unanimous vote.

President, Board of Trustees

Fiscal Officer