

MINUTES OF THE WAYNE TOWNSHIP BOARD OF TRUSTEES MEETING HELD FEBRUARY 7, 2017

Mr. Bradley Coffman called the meeting to order at 7:03 pm.

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

The following *staff* were also present: Administrator, Donald Edwards; Fire Chief, Paul Scherer, Roads Department Supervisor, Scott Camery and Zoning Inspector and Asst. Administrator, Erin Hartsock; and Fiscal Officer, Darrell Coffman.

The following *residents* were also present: Richard Furnas, George Cherryholmes, Andrew Jacobs, Kimberly Kaan, Dale Kaan, Keith Valiquette, Gary Breeze, David O’Banion and Pete Wical.

Guests present: Linda Oda, Warren County Recorder; Kara Schirmer, Warren County Soil and Water Conservation District.

Mr. Coffman led those in attendance in the **pledge of allegiance to the flag**.

Mr. Coffman motioned to **approve the Minutes** of the previous meeting. Mr. Foley seconded the motion. Upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea, Mr. Patrick – yea, Mr. Foley – yea.

Board President, Bradley Coffman **welcomed** guest Linda Oda, Warren County Recorder, who provided a brief overview of her Office’s Annual Report and shared details regarding services available for Warren County Veterans. Hard copies of the full Annual Report were shared with those present.

CITIZEN’S COMMENTS:

Kara Schirmer of the Warren County Soil and Water Conservation District introduced herself and her role as advocate for the Local Agricultural Easement Preservation Program (LAEPP) applicant, Richard Furnas. Mr. Coffman welcomed her and thanked her for her attendance, but asked that she wait to present the proposal until after the time allotted for Citizen’s Comments.

Andrew Jacobs extended a “Thank you” to the Roads Department for keeping the roads safe and well treated during recent icy weather conditions.

Keith Valiquette expressed his wishes for the Township to pursue an aggregated solid waste district with the goal of reducing household monthly bills and reducing the amount of traffic and subsequent road wear and tear on local roadways from the volume of heavy trash trucks.

Having no further Citizen’s comments, Mr. Coffman invited Ms. Schirmer to share the details of the **Furnas LAEPP application**.

Ms. Schirmer stated that Mr. Furnas submitted two large tracts for the program. Both properties are addressed as 7143 State Route 73; one on the north side of SR 73 with 160.332 ac and the other on the south side of SR 73 with 90.25 ac.

She shared that both parcels have immediate road frontage which is desirable for the program so as to make them accessible for educational opportunities. The northern parcel was stated to be 85% prime agricultural soil with the southern parcel 64.94% prime agricultural soil.

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She shared that the parcels were located within close or immediate proximity to other agriculturally used lands as well as protected lands and/or Caesar Creek State Park, which also added to the desirability of the farms for the LAEPP program.

She shared that Mr. Furnas had applied to the program in 2002, 2003 and 2004. At these times the application was endorsed by the Township Trustees however, did not receive the award from the Department of Agriculture. She added that the farm had been in the Furnas family for multiple generations which also enhanced the attractiveness of the farm for the program.

Mr. Foley inquired as to how the Furnas land ranks in comparison to other applications across the County. Ms. Schirmer stated that the immediate location of Caesar Creek State Park coupled with the multi-generational aspect of the farm meant it scored competitively.

Mr. Foley went on to share that the 2030 Comprehensive Plan does not support the location of the farm with the Township's long-term goals.

Mr. Coffman thanked Ms. Schirmer for her presentation. The Trustees expressed their *unanimous* respect for Mr. Furnas' goal and wishes for his farm.

Mr. Coffman stated that the Board would need additional time to deliberate on the application and its potential impact to the Township. Mr. Coffman stated that that the Board would make a determination of endorsement at the **March 7th** Board of Trustees meeting.

Regarding Ms. Schirmer's previous presentation of Mr. O'Banion's LAEPP applications, Mr. Coffman expressed his personal support of the 36.848 acres (parcel ID: 06213000182 and 62.929 acres (parcel ID: 0621300081) with the following corresponding legislation. (See legislation)

Regarding Mr. O'Banion's third (3rd) parcel at 7663 US Rt. 42 submitted for support, Mr. Coffman expressed his personal reluctance to lend official support of the 49.38 acres (parcel ID: 06312260050). He expressed his respect for Mr. O'Banion's intentions and personal property rights, but also wanted to retain the right to develop this ground for future property owners if desired.

The Trustees unanimously shared this sentiment. (see legislation)

DEPARTMENT REPORTS:

ROAD DEPARTMENT:

Road Department Supervisor, Scott Camery reported as follows:

Dayton Power & Light is planning a power upgrade/reroute of the power lines along Gard and Elbon Roads. Mr. Camery has permit drawings and prints available.

The Crack Sealer/ Melter has arrived. The Roads Department has made some improvements and user-friendly additions.

Currently the Department has been working on removing active rust from the front end loader. They have scraped, cleaned and brushed the loader and have painted it. Additionally, they have removed and re-built the heater box, which was rusted out.

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After an on-going need the Road Department has fabricated and built a sign post puller. This was built with spare scrap material on hand. Mr. Camry has seen "New" pre-made pullers cost in upwards of \$700.

He and Gus are all but done with the road re-surfacing recommendation for this year.

He has also started working on the data collection from the new spreader control systems. The format just needs re-worked to make it more user-friendly and readable.

Mr. Camery concluded by stating that the Department has no equipment out of operation and is at 100% availability.

FIRE DEPARTMENT:

Fire Chief, Paul Scherer reported as follows:

Monthly **activity reports** for January were previously distributed to the Trustees.

The Wayne Township Fire Department responded to:

65 EMS calls and
16 Fire Runs

81 total runs.

Current response tallies are down 1 from 2016.

Chief Scherer shared that legislation was prepared for the Department's contract Sign-On Bonus standard operating procedure (SOP) and for direct deposit of payroll SOP. (see legislation)

Chief Scherer went on to discuss that the 2009 PL Squad had a vacuum lift pump fail and has since been repaired by Mr. Camery.

Tanker 91 had batteries that failed (dating back to 2009) which have been replaced. Additionally, new batteries have been ordered for Tanker 92 as they are the same age.

Chief Scherer shared that an order was recently placed to Kleem for additional high-visibility address placards. The cost has risen since the time of the last order. The cost to the Township is now averaging \$12.28 per placard.

Ms. Hartsock was instructed to reflect a price increase from \$10 to \$12.50 on the pending revised fee schedule.

Chief Scherer shared that the Township was selected to receive one of the license for a patient care report (PCR) software program from Hamilton Township. All that Wayne Township has to pay is the annual fee.

Additionally, due to a structure fire, the Fire Department members were unable to attend Wednesday's fire house tours with the architect/design firm.

The Officers were looking at options to streamline and update the interview process for new members while including interview opportunities with the Administrator.

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Chief Scherer concluded with a discussion of two (2) new applicants: Tamina Repp and Wade Easterling and educational requirements for new members. After discussing the professional education standards of for certification, the Trustees determined that the Township would maintain the same standards. At which point, Mr. Coffman **motioned to accept both new applicants**. Mr. Patrick seconded the motion. The motion carried by unanimous vote.

ZONING DEPARTMENT:

Zoning Inspector, Erin Hartsock reported on the following:

Five (5) permits were issued and one (1) PUD application was processed in January 2017:

4 single family dwelling permits were issued all to Ellis Custom Homes for:

9042 Valdosta Way,
9525 Valdosta Way,
9141 Valdosta Way and
6363 Trillium Run

1 Accessory building permit issued to: 9725 Lytle-Ferry Rd., Tom Fridley

1 PUD application processed from Dan Manley for 5275 Lytle Rd. The Zoning Commission hearing for this application is scheduled for Thursday, February 9th at 7:00 pm.

Regarding the **Zoning Commission hearing on the revision of the zoning code** held February 2.

Hearing went well. A final copy of all recommended language and map at:

http://www.waynezoningupdate.com/uploads/5/9/2/8/59284263/complete_copy_feb_3_2017.pdf

http://www.waynezoningupdate.com/uploads/5/9/2/8/59284263/proposed_zoning_map.pdf

Recommended adjustments from the initiation meeting:

- All secondary dwelling units undergo a Conditional Use hearing with the BZA whether attached or detached, and;
- All junk shall be enclosed in a structure, screening alone is not sufficient.

Ms. Hartsock anticipates having a **revised Fee Schedule** produced for approval at February 21st meeting. New schedule will reflect new processes and procedures.

Ms. Hartsock finished her report with a discussion of the **membership status of the Zoning Boards**.

The Zoning Commission received two resignations from Bart Goodwin and Richard Smith as well as Art Carney who wished to serve instead on the Board of Zoning Appeals. Additionally, another Commission member is anticipating leaving the area in the near future.

She received a letter of resignation from the Board of Zoning Appeals from Andrew Jacobs. And a new application from Jeff Palmer for the Zoning Commission. Copies of all resignations and applications were shared with the Trustees. Ms. Hartsock had legislation prepared for the new board appointments pending approval. (see legislation)

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ADMINISTRATOR REPORT:

Administrator, Donald Edwards reported the following:

Regarding the **Fire Station No. 2**, we now have an executed contractual agreement with Architects Associated Inc. for design services.

Gary Snyder has started the programing portion of design and he has met with Fire Department officers and members. We also toured three stations on February 1, 2017.

The Construction Manager Pricing and Technical Proposals from the Schueler Group have been reviewed. There have been a few adjustments in pricing along with contract language that we are waiting on Bricker & Eckler to weigh-in on.

Regarding **vacating a portion of Middletown Rd.**, the Warren County Commissioners passed Resolution 17-0157 Declaring Portions of Certain Highway Right-of-way Easement for Middletown Road (Township Road 30) in Wayne Township, Warren County, Ohio to be vacated. This Resolution was passed on January 31, 2017. We will have one more Resolution to pass on this vacating.

Warren County Commissioners passed Resolution 17-0147 **Approving** Trillium Drive in **Trillium Run for Public Maintenance** by Wayne Township on January 31, 2017.

Ohio Insurance Services will have a meeting with all employees covered by the OPEC-HC plan tomorrow at 1:00 here at the office.

Another **fire house tour** has been scheduled for members that were unable to attend the last tour. We will be going back up to Station # 64 this Thursday afternoon.

OLD BUSINESS:

Potential property acquisition:

Trustees discussed the potential purchase of property. Mr. Foley urged dialogue between the two parties to remain open and active. Mr. Patrick urged that discussions wait until the sale of other surplus Township property to minimize the impact to the General Fund. Mr. Coffman will pursue a renegotiated price and report back to the Board.

Lytle Rd. lot

Ms. Hartsock shared that she has reached out to WCRPC and the surveyors for details regarding replatting. The Trustees instructed Ms. Hartsock to proceed.

Replacement windows:

Ms. Hartsock shared that Premier Builder Supply had not successfully placed the order to Pozzi as stated in November. As such, the windows are now expected in a few more weeks.

NEW BUSINESS:

Questions or Concerns Regarding the Bills: None

Legislation:

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RESOLUTION 2017-12 A RESOLUTION APPROVING OF A WAYNE TOWNSHIP FIRE DEPARTMENT SIGN-ON BONUS FOR NEW MEMBERS AND THEIR SPONSORS

Mr. Edwards presented for consideration and Mr. Coffman moved for adoption of said resolution with amended language reflecting previously submitted parameters. Mr. Patrick seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Foley – yea; Mr. Patrick – yea. The resolution was therefore adopted the 7th day of February 2017.

RESOLUTION 2017-13 A RESOLUTION APPROVING AMENDMENTS TO THE WAYNE TOWNSHIP FIRE DEPARTMENT S.O.P. PAYROLL SCHEDULE

Mr. Edwards presented for consideration and Mr. Coffman moved for adoption of said resolution. Mr. Patrick seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Foley – yea; Mr. Patrick – yea. The resolution was therefore adopted the 7th day of February 2017.

RESOLUTION 2017-14 A RESOLUTION TO THE EXTENT PERMITTED BY LAW, AUTHORIZING SUPPORT OF PARTICIPATION IN THE OHIO LOCAL AGRICULTURAL EASEMENT PURCHASE PROGRAM FOR DAVID O'BANION (parcel ID: 0621300082)

Mr. Edwards presented for consideration and Mr. Coffman moved for adoption of said resolution. Mr. Foley seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Foley – yea; Mr. Patrick – yea. The resolution was therefore adopted the 7th day of February 2017.

RESOLUTION 2017-15 A RESOLUTION TO THE EXTENT PERMITTED BY LAW, AUTHORIZING SUPPORT OF PARTICIPATION IN THE OHIO LOCAL AGRICULTURAL EASEMENT PURCHASE PROGRAM FOR DAVID O'BANION (parcel ID: 0621300081)

Mr. Edwards presented for consideration and Mr. Coffman moved for adoption of said resolution. Mr. Foley seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Foley – yea; Mr. Patrick – yea. The resolution was therefore adopted the 7th day of February 2017.

RESOLUTION 2017-16 A RESOLUTION ADDRESSING CONCERNS REGARDING THE AUTHORIZATION OF SUPPORT OF PARTICIPATION IN THE OHIO LOCAL AGRICULTURAL EASEMENT PURCHASE PROGRAM FOR DAVID O'BANION (PARCEL ID: 06312260050)

Mr. Edwards presented for consideration and Mr. Coffman moved for adoption of said resolution. Mr. Foley seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Foley – yea; Mr. Patrick – yea. The resolution was therefore adopted the 7th day of February 2017.

RESOLUTION 2017-17 A RESOLUTION TO ADDRESS CONCERNS FOR AUTHORIZING SUPPORT OF PARTICIPATION IN THE OHIO LOCAL AGRICULTURAL EASEMENT PURCHASE PROGRAM RICHARD FURNAS- - Tabled until March 7th

RESOLUTION 2017-18 A RESOLUTION TO ADDRESS CONCERNS FOR AUTHORIZING SUPPORT OF PARTICIPATION IN THE OHIO LOCAL AGRICULTURAL EASEMENT PURCHASE PROGRAM RICHARD FURNAS- Tabled until March 7th

RESOLUTION 2017-19 A RESOLUTION AFFIRMING THE APPOINTMENT OF JEFF PALMER TO THE WAYNE TOWNSHIP ZONING COMMISSION

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Mr. Edwards presented for consideration and Mr. Coffman moved for adoption of said resolution with amended language reflecting previously submitted parameters. Mr. Patrick seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Foley – yea; Mr. Patrick – yea. The resolution was therefore adopted the 7th day of February 2017.

RESOLUTION 2017-20 A RESOLUTION AFFIRMING THE APPOINTMENT OF ANDREW JACOBS TO THE WAYNE TOWNSHIP ZONING COMMISSION

Mr. Edwards presented for consideration and Mr. Coffman moved for adoption of said resolution. Mr. Patrick seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Foley – yea; Mr. Patrick – yea. The resolution was therefore adopted the 7th day of February 2017.

RESOLUTION 2017-21 A RESOLUTION AFFIRMING THE APPOINTMENT OF HARRY “ART” CARNEY TO THE WAYNE TOWNSHIP BOARD OF ZONING APPEALS

Mr. Edwards presented for consideration and Mr. Coffman moved for adoption of said resolution. Mr. Patrick seconded the motion and upon call of the roll thereon the vote resulted as follows: Mr. Coffman – yea; Mr. Foley – yea; Mr. Patrick – yea. The resolution was therefore adopted the 7th day of February 2017.

CORRESPONDENCE:

- **United States Department of Commerce (U.S. Census Bureau):** Boundary and Annexation Survey
- **State of Ohio Public Works Commission:** Call for nominations to serve on committees
- **Warren County Combined Health District:** Monthly Newsletter
- **Ohio LTAP:** Quarterly Newsletter

WORK SESSION: None

EXECUTIVE SESSION: None

Being no further business, the Mr. Coffman motioned to adjourn at 8:35 p.m. Mr. Patrick seconded the motion. The motion passed with a unanimous vote.

President, Board of Trustees

Fiscal Officer