

WESTFIELD TOWNSHIP TRUSTEES

Regular Meeting
December 17, 2012
7:00 pm

Chairman Harris opened the meeting by asking those in attendance to stand and Pledge Allegiance to the Flag followed by roll call.

Trustees present: Ronald Oiler, Gary Harris, James Likley (other guests per attached sign in sheet)

Guests were welcomed

ZONING:

Zoning Inspector, Matt Witmer

- ✓ Hughes: We are still waiting. Bryan Richter called and asked if I have heard anything and I have not. A site plan was to have been to me before now. Bryan was going to call Kevin Dunn and see if he can get this moving.
- ✓ Lesiak: Received a packet from the prosecutor and I had a few corrections. I took photos and it is a lot better than it used to be but there is still machinery everywhere and an abandoned Camero where it has been for the last 2 years; he has built a chicken coop without an agricultural exempt permit; and now has an old signal house, and steel girders. I will get this into to prosecutor.
- ✓ Truck wash – I left a voice mail – no answer. I will try earlier or e-mail the building department
- ✓ Rec'd e-mail from Mike Sweeney. Trailer and decking has been moved to the camp ground. Trustee Harris asked if the site plan for the front lot has been received. Matt answered, not yet. The zoning commission has photos of the parking and a previous site plan. I am waiting on Heather to get the last few minutes reviewed. Willie took out the fence between his property and the campground. Had a permit from Water & Soil to fill in old swimming hole west of the lake with grindings. Everyone is going over there to park now. I said from the beginning it would be used for a parking lot and it is now used for parking. Do you want me to work on that? He shouldn't be doing it. Drive is not 10 feet from the property line. Trustee Likley, let's get the site plan established then as it proceeds we will go from there.
- ✓ Had a few calls for the Morningstar Conditional Use. The hearing is Jan. 3, 2013. Bill states if a contiguous property cannot attend the hearing there are 3 options: 1. Meeting could be started then continued. 2. Meeting started and other testimony taken then continued. 3. Resident could send a representative and their letter could be read.

FIRE:

Trustee Likley – spoke with Mayor Tom Horwedel concerning a lease agreement for fire equipment and fire station facility. Mayor Horwedel will speak with their law director, Bill Hutson. The village would like the district to invoice them for each quarterly payment. During their conversation encumbered funds were discussed. Those funds are critical as the township cannot transfer township revenue that is

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left at the end of the year. The village is still on board with supplying their 41% of the encumbered funds. Bill Hutson will be asked to incorporate lease language in the contract.

Trustee Oiler – an ordinance to soft bill village residents is a possibility at the village's year end meeting. We tried very hard to get that accomplished before but possibly they see the need now.

RESOLUTION 2012-23 ALL WESTFIELD TOWNSHIP REVENUE FOR FIRE LEVY BE DEPOSITED TO THE WESTFIELD FIRE & RESCUE DISTRICT BEGINNING DECEMBER 18, 2012

The fiscal officer stated this will facilitate getting the final carryover balance to be encumbered at the end of the year. The volunteer payroll and chief salary will be done after Christmas. If revenue keeps coming in; the balance will continue to change.

Trustee Oiler made a motion to pass Resolution 2012-23, seconded by Gary.

Roll call: Oiler, aye; Likley, aye; Harris, aye.

CEMETERY AND PARK:

Trustee Oiler made a motion to allow the Westfield Alumni to place the bell from the Westfield School and install a lighted flag pole in the township park, seconded by Trustee Likley. Roll call: Harris, aye; Likley, aye; Oiler, aye

Martha Evans stated the NE quadrant of the park seems to be more open. Members of the alumni that live in Westfield Center or the township are: Kathy Kindall, Anita Weaver, Sandra Kelling and Martha Evans. We will get some designs drawn and the alumni will recommend a design to the trustees. Lee Evans will help in getting the bell moved. Lee would like to see the alumni keep moving on the location of the bell because when it comes time to bid out the sidewalk in the park he will know where to run the electric line. The sidewalk around the gazebo may need replacing. The original sidewalk was around a tree prior to the gazebo being there and is showing signs of cracking.

FOUNDATIONS FOR HEAD STONES AT THE CEMETERY:

Trustee Oiler and Lee have had several conversations the last 2 weeks concerning the installation of foundations for headstones and the possibility of installing the foundations in house. Lee mentioned the going rate is \$.40 to \$.45 per sq. inch (rates will be going up the first of the year). Lee believes the township could install foundations for \$.50 per sq. inch. Trustee Likley stated there has been some inconsistency lately and feels the consumer is at a very vulnerable time and should be able to look at the township's price list and be able to make a rational decision. There was a discussion by all trustees on specifications and rates other area cemeteries are charging.

Trustee Likley asked that Lee and Trustee Oiler have specifications and rates by the January organizational meeting for consideration.

FUEL TANK FOR FIRE DISTRICT:

Lee looked into getting a separate fuel tank for the fire district. Lee's concern was the fiscal officer billing fire district for fuel. Bill Thorne stated he didn't think that would be a problem but Lee talked with the chief and he thought that would be a good idea. Now the volunteers must record their gallons

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on a log sheet in the garage. Great Lakes Oil and Bauman Oil said they would supply the tank, pump and dike. Great Lakes wanted a 2 year contract but Bauman has been supplying fuel for the township since 2000 and would not require a contract. All three trustees agreed to have Lee call and get the fire district its own fuel tank. Trustee Likley stated he didn't think billing would be an issue but if it makes it easier then it's ok.

Oil dry – There is a partial pallet now in the garage. Lee doesn't use it that much. Lee and the chief will count the bags and those will be designated for the fire district.

ROADS: (Lee reporting)

- Slag is coming in
- Lee has given the county engineer a list of possible roads to be chipped and sealed in 2013. Mudlake; Daniels between Mudlake & Seville; Ballash between Kennard & township line; Ryan from Eastlake to Kennard. Ballash and Ryan asphalt is showing stress cracks, preliminary figures; \$82,000. He used blue limestone not the slag. Of course this is an estimate and depends on the oil prices when the project is bid.
- Front end alignment on Pete – 2 tie rods replaced
- Polished little truck - Let it snow as we have plenty of salt.

FISCAL OFFICER:

- ✓ Bills were presented in the amount of \$9,084.50. **Trustee Harris moved to pay the bills, seconded by Trustee Oiler. Roll call: Likley, aye; Oiler, aye; Harris, aye**
- ✓ Fund Status - (attached) Investment \$300,000 and checking \$606,355.55. Fiscal officer noted to take particular attention to the fire levy, grant, and cost recovery balances. Those balances will be the ones that must be encumbered at year end.
- ✓ \$50,000 7 month CD at .77% was purchased
- ✓ OTRAMA next year will have a surplus in excess of million dollars which will be returned back to the townships.
- ✓ Letter from court on the Bugsville lot. Taxes of \$ 6,400 Outstanding loan \$180,000; to remove bldg. \$5,700-6,000. Trustee Oiler couldn't pin Bill down on paying the taxes as it needed to go to the Attorney General for determination. We don't want to encumber another board. Trustee Likley – we didn't miss anything taking into the consideration of the location and the possible monetary expense. If we are forced into it we can go to county or chase a grant.
- ✓ Concrete in the building moves every year. Lee had one estimate of \$1,875 – possibly a pole moving. When the stone bins were being excavated, there was a stream of water like a river flowing. Lee suggested setting up the laser at different times and see if the wall or concrete is moving. We will keep track of it and make sure that it is not the 6by6's moving. In the spring we should plan on putting in a drain along the east wall. There is not footer drains around this building. The building is setting on 1 & 2's. The building is sitting on 1,000 tons of fill. Discussion held possibly taking off closures for closet doors and put a floor stop.
- ✓ Sherrif Hassinger's retirement at Buffalo Creek January 2, 2013

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- ✓ Medina soil & Water Conservation District sent an updated STATE INCENTIVES UPPER CHIPPEWA CREEK WATERSHED BALANCED GROWTH PLAN

MINUTES of the November 26, 2012

Trustee Likley made a motion to approve November 26, 2012 minutes, seconded by Trustee Oiler.

Roll call: Oiler, aye; Harris, aye; Likley, aye

December 3, 2012 minutes to be received later

As Mr. Scheetz was leaving Trustee Likley asked Mr. Scheetz to stay as he will be mentioning a topic that might be of interest to him.

OLD BUSINESS:

- ❖ Creston Village Taxes – Allan Michelson they should be expected very soon
- ❖ American Tower - \$200 / month increase and re-establish a new 5 / 5 year contract. E-mail sent is attached. Wishes of the board was to acknowledge the offer and have the contract reviewed by legal counsel
- ❖ Medina Soil & Water; Upper Chippewa Watershed Balanced Growth Plan. Trustee Likley has brought suggested zoning to Zoning Commission, Bethany Dentler of the Medina Co. Economic Development and the Planning Commission in pursuing what we can do with the old truck stop area. I have reached out to the realtors who have a connection with that property. I think we have tried to be proactive in that 40 acres. There is water; sewer and I don't know what else we can do to market that property. I will reach out to Bethany Dentler and see if she has That's all I can do. We are missing an opportunity even in this economic climate.

Trustee Oiler: Truck Wash – would be an ideal area for the fire department

Trustee Likley – Yes the building is not worth anything but the property is still very valuable.

Discussion to be left open.

Mr. Scheetz: I have presented 3 to 4 drafts of possible zoning for that area and it has always been narrowed - I won't come back here to do anything. I sold 5 lots on Park Ave. in Seville the last 5 months after I got my zoning back. I suggest you go to planning services and have Rob Henwood help you with some language and you know the trustees can initiate zoning.

NEW BUSINESS:

Trustee Harris: At the Gloria Glens council meeting Allan Michelson, solicitor is working on a resolution pertaining to clean up of drug lab houses. Right now the cost goes to municipality but the resolution could be passed so the cleanup goes to the property owner. It could be very costly \$40,000-\$50,000, I spoke with Bill Thorne and he hasn't heard anything about it. Keep board informed.

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Trustee Oiler: Wayne Moore continues as a BZA member until the board changes the status per ORC 519.13. We are not anticipating any change prior to our organizational meeting. Trustee Harris: Wayne Moore is interested in being re-appointed and will serve Jan 3rd 2013. Even though there has not been very much training available and work takes him away quite often, he would like to continue in any capacity. Heather Sturdevant's term will end Dec. 31, 2012 but she will let me know before our next meeting if she is interested. Pat Kwas asked if she needed to be appointed. Trustee Likley replied to Pat that she is an alternate until she is appointed as a member.

ANNOUNCEMENTS:

Dec 28, 2012	End of year meeting	10:00 am
Jan 3, 2013	BZA	7:30 pm
January 7, 2013	Fire District meeting	6:30 pm
January 7, 2013	Trustees Organizational meeting	7:00 pm
Jan 15, 2013	Zoning Commission regular meeting	7:30 pm
Jan 21, 2013	Swearing in of volunteers	6:45 pm
Jan 21, 2013	Trustees regular	7:00 pm

Oiler asked if Mark will be in for Quick Books Thurs. Fiscal officer answered: Right now I will do everything by hand

Oiler offered to give the fiscal officer the phone number of someone that he knows that could help with Quick Books.

No public comment

Pat Kwas: Notice of Public Hearing to contiguous property owners only listed one thing: the 5 year conditional use. They would have to come up to the office to see the additional 3 things that he is asking for. I believe since the notice did not state the other 3 items listed there should be another notice sent out. Trustee Likley asked to see the notice.

Trustee Likley: I am not legal counsel but the full application is available for review at the fiscal officer's office during the office hours. That is all that is required by law; understand this is not a legal opinion but my opinion.

Trustee Harris: Would you like me to run it by Mr. Thorne? Mrs Kwas answered, I wish you would.

Trustee Oiler: It up to the individual to come and read all the documents

Trustee Harris: I will call Bill Thorne and let you know what he says.

Trustee Harris made a motion to adjourn at 8:27 pm, seconded by Trustee Oiler. Unanimous

Approved January 7, 2013