

RECORD OF PROCEEDINGS

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

January 8, 2025- Held 6:00 PM

The Greenfield Township Trustees met in regular session at the Firehouse. Jane Baughn, Administrative Assistant, was in attendance in the place of Jessica Kull, Fiscal Officer, who was unable to attend due to illness. Ms. Baughn called the meeting to order and led those present in the Pledge of Allegiance. Kent Searle, Dave Cotner and Lonnie Kosch were present.

Ms. Baughn noted that because this was the first meeting of the year, a new chairman needed to be named, and asked for nominations. Trustee Kosch nominated Trustee Cotner; Trustee Searle seconded the nomination.

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

Ms. Baughn then asked for a new vice chairman to be nominated. Trustee Cotner nominated Trustee Kosch; Trustee Searle seconded the nomination.

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

Trustee Cotner presented the minutes of the December 31, 2024 Trustee Meeting. With no corrections or edits noted, Trustee Searle made a motion to approve the minutes as written; Trustee Cotner seconded the motion.

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

FROM THE FISCAL OFFICER:

Jane Baughn, Administrative Assistant to the Fiscal Officer, presented the following six resolutions for approval:

RESOLUTION 2025-01-08-01: Temporary Appropriations for 2025:

**TOWNSHIP ANNUAL TEMPORARY APPROPRIATION RESOLUTION
Rev. Code, Sec. 5705.38**

The Board of Trustees of Greenfield Township, Fairfield County, met in regular session on January 8, 2025, at the township in Carroll, Ohio, with the following members present:

David Cotner
Lonnie Kosch, Sr.
Kent Searle

David Cotner moved the adoption of the following Resolution:

BE IT RESOLVED by the Board of Trustees of Greenfield Township, Fairfield County, Ohio, that to provide for the current expenses and other expenditures of said Board of Trustees, during the fiscal year, ending **December 31, 2024**, the attached sums be and the same are hereby set aside and appropriated for the several purposes for which expenditures are to be made for and during said fiscal year, as on the attached sheets.

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Lonnie Kosch, Sr. seconded the Resolution, and the roll call vote for its adoption was as follows:

<u>David Cotner</u>	<u>Yes</u>
<u>Lonnie Kosch, Sr.</u>	<u>Yes</u>
<u>Kent Searle</u>	<u>Yes</u>

Adopted January 8 2025

THE STATE OF OHIO, FAIRFIELD COUNTY, ss:

I, Jessica R. Kull , Fiscal Officer of the Board of Trustees of Greenfield Township Fairfield County, Ohio, and in whose custody the Files, Journals and Records of said Board are required by the Laws of the State of Ohio To be kept, do hereby certify that the foregoing Annual Appropriation Resolution is taken and copied from the original Resolution now on file with said Board, that the foregoing resolution has been compared by me with the said original and that the same is true and correct copy thereof.

WITNESS my signature, this 8th day of January, 2025

Jessica Kull
Township Fiscal Officer

RESOLUTION 2025-01-08-02:

Elected/Appointed Officials Compensation

The Board of Trustees of Greenfield Township, Fairfield County, met in regular session on January 8, 2025, at the township in Carroll, Ohio, with the following members present:

David Cotner
Lonnie Kosch, Sr.
Kent Searle

Kent Searle moved the adoption of the following Resolution:

BE IT RESOLVED by the Board of Trustees of Greenfield Township, Fairfield County, Ohio, to approve payment of salary and benefits for the current elected and/or appointed officials and that the compensation will be paid by annual salary not to exceed the maximum amount set forth in the O.R.C 505.24 and O.R.C 507.09, for fiscal year 2025. The annual salary is to be paid in equal monthly installments and may be paid from the general fund or other funds in such proportions specified by the board.

David Cotner seconded the Resolution, and the roll call vote for its adoption was as

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follows:

<u>David Cotner</u>	<u>Yes</u>
<u>Kent Searle</u>	<u>Yes</u>
<u>Lonnie Kosch, Sr.</u>	<u>Yes</u>

Adopted January 8, 2025

Ms. Baughn noted there was a compensation chart from the Ohio Township Association which showed the annual salary for the Fiscal Officer as \$35,076. The Trustee Compensation amount per day, not to exceed 200 days per year, is \$128.01 per day, equivalent to \$25,602 for the 200 days.

RESOLUTION 2025-01-08-03: Meeting Dates

2025 Meeting Dates

The Board of Trustees of Greenfield Township, Fairfield County, met in regular session on January 8, 2025, at the township in Carroll, Ohio, with the following members present:

David Cotner
Lonnie Kosch, Sr.
Kent Searle

Lonnie Kosch, Sr. moved the adoption of the following Resolution:

BE IT RESOLVED by the Board of Trustees of Greenfield Township, Fairfield County, Ohio, that the meeting dates for 2025 are set as: 2nd and 4th Wednesday of each month, at 6:00 p.m., at the Greenfield Township Fire Department, located at 3245 Havensport Road, Greenfield Township. Occasionally, meeting dates will change to accommodate various scheduling conflicts. When this occurs, the change will be posted on the township website, U.S. Post Office (Carroll, Ohio) and at the Administrative Office building. In addition, it will be sent to any media requesting the information. Special meetings will be held as called by the Chair of the Trustees with a minimum of 24-hour notice and posted on the township website, U.S. Post Office (Carroll, Ohio) and at the Administrative Office building. In addition, it will be sent to any media requesting the information. Emergency meetings called by the Chair of the Trustees will be held, if necessary, using the same procedures listed above. Meetings will be held at the Greenfield Township Fire Department unless otherwise announced on the website, U.S. Post Office, and the Administrative Office.

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Trustee Kosch asked for discussion at this point, and addressed the issue of changing the meeting time to 7:00 p.m. He noted he had had several emails and things where people asked about changing the time of the meetings, due to their work schedules. After discussion, the Board agreed to change the Trustee meeting time to 7:00 p.m. Trustee Kosch made a motion to change the Trustee Meeting time to 7:00 p.m.; Trustee Searle seconded the motion.

ROLL CALL: Cotner: No Kosch: Yes Searle: Yes Motion Passed 2-1

With the approval of the meeting time to 7:00 p.m., the Resolution was adopted as follows: Trustee Kosch moved to pass the Resolution, just to change the time of the meeting to start at 7:00 p.m. instead of 6:00 p.m.

Kent Searle seconded the Resolution, and the roll call vote for its adoption was as follows:

<u>David Cotner</u>	<u>No</u>
<u>Lonnie Kosch, Sr.</u>	<u>Yes</u>
<u>Kent Searle</u>	<u>Yes</u>

Adopted January 8, 2025

Trustee Searle noted that if there is no improvement in attendance noted, the time can be changed back to 6:00 p.m. Trustee Cotner stated the time had been changed in the past from 6:00 p.m. to 7:00 p.m., and there was no improvement noted in attendance.

RESOLUTION 2025-01-08-04

2025 Mileage Reimbursement Rates

The Board of Trustees of Greenfield Township, Fairfield County, met in regular session on January 8, 2025, at the township in Carroll, Ohio, with the following members present:

David Cotner
Lonnie Kosch, Sr.
Kent Searle

Lonnie Kosch, Sr. moved the adoption of the following Resolution:

BE IT RESOLVED by the Board of Trustees of Greenfield Township, Fairfield County, Ohio, to set mileage reimbursement rates per the Standard Mileage Rates set by the IRS for

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FY2025.

David Cotner seconded the Resolution, and the roll call vote for its adoption was as follows:

<u>David Cotner</u>	<u>Yes</u>
<u>Lonnie Kosch, Sr.</u>	<u>Yes</u>
<u>Kent Searle</u>	<u>Yes</u>

Adopted January 8, 2025

RESOLUTION 2025-01-08-05

2025 Meetings and Seminar Attendance

The Board of Trustees of Greenfield Township, Fairfield County, met in regular session on January 8, 2025, at the township in Carroll, Ohio, with the following members present:

David Cotner
Lonnie Kosch, Sr.
Kent Searle

David Cotner moved the adoption of the following Resolution:

BE IT RESOLVED by the Board of Trustees of Greenfield Township, Fairfield County, Ohio, to authorize the Trustees, Fiscal Officer, and Department Supervisors to attend local, state, and national conferences and seminars in 2025, with proper registration for such events.

Lonnie Kosch, Sr. seconded the Resolution, and the roll call vote for its adoption was as follows:

<u>David Cotner</u>	<u>Yes</u>
<u>Lonnie Kosch, Sr.</u>	<u>Yes</u>
<u>Kent Searle</u>	<u>Yes</u>

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Adopted January 8, 2025

RESOLUTION 2025-01-08-06

Request for Advance of Taxes Collected

Municipalities, School Districts, Townships

Revised Code Section 321.34

To the Auditor of **Fairfield County, Ohio:**

Lancaster, Ohio, January 8, 2025

*YOU ARE HEREBY REQUESTED to issue your warrant upon the County Treasurer of said County, in favor of **Jessica Kull** as **Fiscal Officer** of **Greenfield Township** in said County for 90% of the current collection of taxes assessed and collected for and in behalf of said **Greenfield Township** which shall be held and treated as an advance payment on the current collection of taxes due said **Greenfield Township** at the ensuing settlement for tax year 2024, as provided by law.*

*Pursuant to a Resolution adopted by the **Greenfield Township**, adopted **January 8, 2025**.*

*Resolution No. **2025-01-08-06***

The roll call vote for its adoption was as follows:

<u>David Cotner</u>	<u>Yes</u>
<u>Lonnie Kosch, Sr.</u>	<u>Yes</u>
<u>Kent Searle</u>	<u>Yes</u>

Trustee Cotner signed the Resolution as the President of the Board.

ZONING DEPARTMENT: Jeff Williamsen, Zoning Inspector, presented the following zoning business:

Meeting Schedule:

- **Future Meetings:** Zoning Commission Hearing and a Meeting on Tuesday, January 14, 2025 at 6:00 p.m. The hearing will address changing the lot size from 1.5 acres to two acres. The regular meeting will follow the hearing.

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- Regional Planning Meeting: Jeff attended on Tuesday, January 7, 2025.

Zoning Permits: One permit was issued since the last Trustee meeting: a variance for RAH Enterprises, 2663 Setter Court. This was approved at a BZA meeting in December 2024.

Regional Planning Meeting: Jeff explained the discussion at the RPC meeting on January 7 regarding the two Babamov lots on Old Columbus Road; the two lots adjacent to the corner lot on business 33 and Old Columbus Road. Mr. Babamov first wanted to change them to B1, but B1 was grandfathered; so he wanted to change them to I - Industrial. Regional Planning reviewed it and recommended that he do a Planned Use Development. However, the PUD would require 20 acres, which he does not have at that location, so he could apply for a variance. After much discussion, it was determined that it could be joined with the other PUD that ARE has for the Uplands Apartments, which has 24 acres, and the two lots are adjacent to it. At this point, it is only a recommendation from the RPC; it is up to the Zoning Commission to determine how to proceed. There is a chance the landowner would pull their request if they insisted on combining it with the other project. It would need to be planned for a totally different type of business than an apartment building. The RPC's concern with making it Industrial was that it was too wide open; also, the kinds of business could be done on that property which is just over two acres. They stated if it was a PUD, the Township would have more control over it. They also had a concern about possibly encroaching on the flood plain, which a portion of the property touches. Mr. Babamov is well aware of that issue.

Trustee Kosch asked if the Zoning Commission Public Hearing was in the paper, as he had not seen it. Jeff responded that it was supposed to have been published in the paper last Friday.

Trustee Searle went on to state that the 2024 Omnibus bill signed by the Governor and passed did away with the requirement of having these public notices published in the newspaper; however, it does not take effect until 90 days after the Governor signs the bill. There are several public hearings coming up in early 2025 that will still need to be published in the newspaper.

Zoning Commission and Board of Zoning Appeals Membership: Trustee Searle noted the following members who are on five year terms and need to be reapproved for membership:

Zoning Commission: Jeff Zech: Term expired on December 31, 2024. Trustee Searle made a motion to appoint Jeff Zech to another five year term that will end on 12/31/2029; Trustee Cotner seconded the motion. The vote was as follows:

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

Board of Zoning Appeals: Leann Racki : Term expired on December 31, 2024. Trustee Searle made a motion to reappoint Leann Racki to another five year term that will end on 12/31/2029; Trustee Cotner seconded the motion. The vote was as follows:

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

Trustee Searle noted all other members are still serving a term. He stated there was one opening on the Zoning Commission for a regular member with a term ending in 2026. Trustee Kosch asked if June Queen was going to continue as a member of the Zoning Commission. It was noted she would stay on until such time as her property was moved into Carroll. He also asked if Kim Wickham would move to a full-time position, as she is currently an alternate; however, it was noted she did not want a full-time position, and wanted to be an alternate member. It was noted June Queen is currently in the Township, but requested to be annexed into the Village of Carroll; however, the paperwork hasn't been finalized.

Trustee Searle noted the BZA has a full board with five members, and the Zoning Commission has five members and an alternate currently.

ROAD DEPARTMENT: Tom Shafer, Road and Cemetery Superintendent, presented the following business:

Tom noted there were two burials last week; one on Thursday and one on Friday.

Snow Removal: Due to the recent snowstorms requiring snow removal, Tom estimated about 80 tons of salt has been used. There is approximately 1,000 tons in the barn. Tom stated the barn was built with a capacity of 1,000 tons.

Eagle Drive Snow Removal: Tom stated he had received two calls from residents of Eagle Drive during the last snowfall. It is not currently a Township road, and Tom had not done anything with the road at that point. However, Tom then spoke with Eric McCrady at the Fairfield County Engineer's Office, and then also Todd May of the Fairfield County Engineer's Office (after he had not heard back from Mr. McCrady). Mr. May told Tom he thought the process was completed in the late summer/early fall for the Fairfield County Engineer's Office to accept that road. Tom again noted he had had two phone calls from Eagle Drive residents, as well as Greg Price, the developer. At that point, he did go and plow and salt the road. He also noted there were two bus stops on the road, and Tom observed students being dropped off the school bus when he was working on the road. He then received a follow-up text from Todd May, and he said he believed it was sitting on the desk at Regional Planning for acceptance, and he would get back with Tom on January 9. Trustee Kosch confirmed he had had similar conversations with residents. Tom noted he was concerned about the safety of the

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children and the bus traffic on the road. Trustee Searle asked for clarification about whether Bloom Township is plowing part of the road, and they are. Tom stated that Greenfield Township will eventually be officially responsible for approximately 1,800 feet of the road. Then, that will lead into the main part of Pine Hill Estates. Trustee Kosch stated there were other factors that came into play, and that was why the road had not been officially turned over to Greenfield Township as yet. It was noted the developer was responsible for the road until such time that it is turned over to the Township. This means the remainder of the process is with the County Commissioners and Regional Planning for final release to the Township

FIRE DEPARTMENT: Chief Brad Smith presented the following business:

Dylan Anthony has officially received his paramedic certification.

Department Events:

EMA is hosting a class for debris management. Trustees are invited, and Chief Smith confirmed he would attend.

Part-Time Firefighter Hours: Trustee Searle stated they would hold off on discussing the details until Fiscal Officer Kull is available. He noted Chief Smith had stated the hours had changed to 1,976 from 1,500; however, the policy manual had not been changed. Amy had confirmed with Chief Smith that a waiver is no longer required. The Board will need to make a motion to allow up to 1,976 hours for a part-time firefighter.

Land Use Plan Meeting Postcard: Chief Smith presented a draft of the postcard on behalf of Fiscal Officer Kull. He noted he had created the card, as well as adding a QR code for residents to scan so they could offer their comments and questions. She had used the verbiage from the legal counsel the Board had hired for this issue, which was on the back of the card. Trustee Searle noted he had stated in the last Trustee meeting that he had never seen the postcard; however, he stated he had, in fact, seen the post card. Trustee Kosch asked how the card would be funded; he stated he thought it had been done from the general fund. It was suggested a special meeting could be held in order to move on getting the card mailed out, since the meeting is scheduled for January 20, 2025. Trustee Kosch noted a card should be sent to Tony Vogel so he has the meeting information; Trustee Cotner stated Jeremiah Upp planned on attending the meeting, as well. He also noted the cost was going to be less than \$1,500, and stated he would contact Fiscal Officer Kull to finalize the process and get the cards mailed.

Tom Shafer raised the issue of the cul-de-sac on Hickory Ridge, and access to the property. He asked Jeff Williamsen if there had been any other discussion about this issue. Tom stated he was supposed to meet with the interested parties to discuss this further. Jeff noted they wanted to split the lot, because the access they have isn't wide enough. After discussion, Tom stated he would report back to the Board on the issue before anything is done. Jeff

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noted the interested parties don't need the access imminently, but they are in the planning stages.

FLOOR:

Dawn Wyne spoke from the floor. She asked Trustee Kosch if Donna Kosch had received her paperwork for being employed. Trustee Kosch confirmed that she received it and returned it to Jane Baughn. Mrs. Wyne noted there was a federal form in the paperwork that is required to be completed when hired, and the employer has three days to have it completed, and there can be a fine, if not. She also asked if Mrs. Kosch had been paid for any meetings she had attended. Mrs. Wyne noted there were meetings on Dec. 18 and Dec. 27, 2024. She also asked if David DeLong had received his paperwork, and whether or not he had been paid. Ms. Baughn responded that he had been paid for one meeting. Mrs. Wyne stated he had attended two meetings, because she had attended the meetings. Jeff Williamsen confirmed that there had been two meetings. Trustee Kosch asked Ms. Baughn to check on Mr. DeLong's pay. It was noted that Mr. DeLong was not listed on the roster for the Zoning Commission, where he had taken Amy Brown's spot; this occurred in September 2024. Trustee Searle noted he would update the roster to reflect this.

Mrs. Wyne also requested a meeting packet. Jeff Williamsen and Tom Shafer each offered their meeting packet to her; she took the packet from Jeff Williamsen.

FROM THE TRUSTEES:

- Trustee Cotner noted he had contacted Brad Hutchinson, Steve Eversole and Lloyd Helber to ask for their assistance with the road levy. He noted they needed to get information so they are able to discuss it when they are asked any questions. He stated they all agreed to help out. He also stated he had spoken with Jeremiah Upp, and he will attend the next Land Use Plan Meeting.
- Trustee Kosch stated he had left a message for Tony Vogel, and told him he would send one of the meeting cards to him.
- Trustee Kosch also noted the Fairfield County Mayor's Association Meeting on January 15, 2025, 239 W. Main St. in Lancaster at 6:00 p.m. which he received an email about; although he noted none of the Trustees had ever attended in the past. He stated the email urged elected officials to attend, and asked if the other Trustees were interested in attending. Both Trustees Searle and Cotner stated they had not attended in the past, and didn't think Township officials were invited.
- Trustee Searle stated he had reached out to Amy Brown-Thompson and explained what had happened in the last meeting where the Board failed to pass the Resolution regarding Ascend Dispensary. She agreed that the Board has some leverage in the situation with the host agreement, and agreed she would be the Board's legal counsel if they want her to do so. She also suggested offering two percent (the original offer

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was 2.75 percent, which Ascend rejected). She also suggested the Board press for a term of five years (the term offered was originally three years). It was noted the money would stop once the term was over. After further discussion, the Board agreed they should seek a two percent rate and a five year term. Amy also recommended the percentage be based on sales, rather than profit. Trustee Searle stated he would contact Amy to confirm the Board wants the two percent rate and a five year term, with the percentage based on all recreational sales (medical marijuana is not part of this agreement).

Trustee Cotner made a motion to go with two percent on the host agreement, with a five-year term, and on all sales; Trustee Kosch seconded the motion.

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

With no further business to come before the Board, Trustee Searle made a motion to adjourn; Trustee Cotner seconded the motion.

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

The meeting adjourned at 6:58 p.m.