Minutes of Greenfield Township Trustees Meeting

June 12, 2024 - Held 6:00 PM

The Greenfield Township Trustees met in regular session at the Firehouse. Trustee Searle called the meeting to order and led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Kent Searle were present.

Trustee Searle presented the minutes of May 1, 2024 - Special Trustee Meeting to discuss the Comprehensive Plan for approval. With no corrections noted, Trustee Cotner made a motion to approve the minutes as written; Trustee Kosch seconded the motion.

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

Trustee Searle presented the minutes from the May 22, 2024 Trustee Meeting. With no corrections noted, Trustee Kosch moved to approve the minutes as written; Trustee Cotner seconded the motion.

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

FLOOR:

Jeff Williamsen, 1201 Winding Oak Court, spoke from the floor. He stated the solar exclusion for Fairfield County was passed on May 21, 2024 by the county commissioners; however, two projects were approved prior to the exclusion and were grandfathered in. One of them is Eastern Cottontail, in Walnut Township. He asked the Board to write a letter or make a resolution to the Public Utilities Commission of Ohio and the Ohio Power Siting Board to state their opposition to the project going on in Walnut Township. Mr. Williamsen had sent a draft resolution he had written to the Board for their review and consideration and provided a copy to the Board. He noted the draft resolution explained the situation and expressed the desired outcome regarding the solar project in Walnut Township, and noted their opposition to the project. Mr. Williamsen noted he had spoken with Scott Baker, Richland Township trustee, who also opposes the project. He stated Mr. Baker had written a letter which was posted on the Ohio Power Siting Board website. Mr. Williamsen provided a copy of Mr. Baker's letter to the Board. He also stated Mr. Baker was going to ask the other two Richland Township trustees to draft a resolution in opposition of the project to submit. Mr. Williamsen noted the state of Ohio and PUCO has the final authority on the regulation of solar panels and solar energy; however, he stated it carries more weight when the county commissioners and township trustees voice their concerns and opposition, rather than individual constituents doing so. Trustee Searle stated he needed more information and wanted to find out how the Walnut Township trustees felt about the project and what was happening in order to make a decision. Mr. Williamsen noted Walnut Township's Board was the first Board to write an exclusionary zone resolution for greater than 50 megawatts and sent it to the county commissioners. After further discussion, the Board determined that they would sign a letter stating their opposition to the Eastern Cottontail project in Walnut Township, and submit it to the Ohio Power Siting Board. If it is found that other townships are writing a resolution to this effect, then the Board would consider doing the same. Mr. Williamsen volunteered to draft a letter for the Board's review, and he will use Mr. Baker's

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letter as a template. This will be reviewed at the next Trustee Meeting. Trustee Searle stated he would be reviewing all of the other information that Mr. Williamsen provided, as he had not seen some of it before.

Jack Barr, Winding Oak Court, was the second speaker. He asked about the digging of the ditch. Tom Shafer replied that he had that work in the queue. Mr. Barr stated that Tom had done a beautiful job on the rest of the ditch. Tom reported he intended to come back and touch up the berm and re-stone the apron; he was waiting for the water to get out of the ditch. Mr. Barr had also spoken with Trustee Cotner about the repair to the road where the semi had driven and turned up the pavement. Tom Shafer stated he had reached out to the claims department of the company and hoped to get them to repair it or get compensation in order to repair it.

FROM THE FISCAL OFFICER:

Fiscal Officer Kull asked for a motion to pay the bills associated with warrants 3323 through 3348, and electronic debits 96-2024 through 113-2024; Trustee Cotner made a motion to approve the above; Trustee Kosch seconded the motion.

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

Fiscal Officer Kull asked for a motion to pay any open purchase orders. Trustee Kosch moved to approve this payment; Trustee Cotner seconded the motion.

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

Fiscal Officer Kull reported the bank reconciliation for May 2024 was completed and everything balanced with no issues.

Fiscal Officer Kull presented Resolution 2024-06-12 regarding the new road levy. This resolution needs to be approved by the Board in order to finalize the information with the Auditor's Office and get it to the Board of Elections. She read the Resolution as follows:

"This is a resolution declaring it necessary to levy a tax outside the ten mill limitation; further stating the intent to proceed to place an additional road and bridge levy on the November 5, 2024 General Election ballot".

GREENFIELD TOWNSHIP BOARD OF TRUSTEES

Fairfield County, Ohio

The Board of Trustees of Greenfield Township (the "Board"), Fairfield County, Ohio (the "Township") met in regular session on June 12, 2024 at 6:00 p.m., at the Greenfield Township Fire Station, with the following members present: Kent Searle, Lonnie Kosch, Dave Cotner.

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Greenfield Township Trustees

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RESOLUTION NO. [2024-06-12]

RESOLUTION DECLARING IT NECESSARY TO LEVY A TAX OUTSIDE THE TEN-MILL LIMITATION AND FURTHER STATING THE INTENT TO PROCEED TO PLACE AN ADDITIONAL ROAD AND BRIDGE LEVY ON THE NOVEMBER 5, 2024, GENERAL ELECTION BALLOT

WHEREAS, on May 22, 2024, the Board of Trustees of Greenfield Township, Fairfield County, Ohio passed Resolution No. 2024-05-22-03 declaring the necessity for an additional levy outside, and in excess of, the ten-mill limitation for the purpose to levy a tax in excess of such limitation for the general construction, reconstruction, resurfacing, and repair of streets, roads, and bridges in the township as provided by R.C. 5705.19(G) and 5705.25 at a rate not exceeding 2.5 mills for each one dollar of valuation, which would generate \$88 per \$100,000 of the county auditor's appraised value, for a continuing year term, commencing on January 1, 2024, first due in calendar year 2025; and,

WHEREAS, the Fairfield County Auditor has certified to the Board of Trustees of Greenfield Township, Fairfield County, Ohio that the dollar amount of tax revenue that would be produced by such an additional levy during the first year of collection is \$633,000 based on the current assessed tax valuation of the unincorporated territory of Greenfield Township, Fairfield County, Ohio of \$256,875,000.

NOW THEREFORE, be it resolved by the Board of Trustees of Greenfield Township, Fairfield County, Ohio, at least two-thirds of all members concurring, in accordance with Revised Code Section 5705.19(G) and 5705.25, as follows;

Section 1: That the amount of taxes that may be raised within the ten-mill limitation will be insufficient to provide for the necessary requirements of the Township and that it is necessary to levy a tax in excess of that limitation for the purposes of general construction, reconstruction, resurfacing, and repair of streets, roads, and bridges in the township as provided by R.C. 5705.19(G).

Section 2: That the Board proceed with submission of an ADDITIONAL LEVY at a rate not exceeding 2.5 mills for each one dollar of valuation, which amounts to \$88 for each \$100,000 of the county auditor's valuation.

Section 3: That said ADDITIONAL LEVY shall be for a continuing period, commencing on January 1, 2024, first due in calendar year 2025.

Section 4: That the question of such ADDITIONAL LEVY shall be submitted to the electors residing in the unincorporated territory of Greenfield Township, Fairfield County, Ohio at the general election to be held therein on November 5, 2024.

Section 5: That the Fiscal Officer or designee of Greenfield Township is hereby directed to certify, not later than August 7, 2024, at 4:00 pm, to the Board of Elections, Fairfield County, Ohio, a copy of Resolution No. 2024-05-22-03, and a copy of this resolution together with the Certification of the Fairfield County Auditor, and notify the Board of Elections to cause notice of election on the question of levying the tax to be given as required by law.

Section 6: That the form of the ballot to be voted on for said levy shall be as follows:

PROPOSED TAX LEVY (ADDITIONAL)
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO

A majority affirmative vote is necessary for passage

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An additional tax for the benefit of Greenfield Township for the purpose of providing for the general construction, reconstruction, resurfacing, and repair of streets, roads, and bridges in the township, that the county auditor estimates will collect \$633,000 annually, at a rate not exceeding 2.5 mills for each one dollar of taxable value, which amounts to \$88 for each \$100,000 of the county auditor's appraised value for a five year period, commencing in 2024, first due in calendar year 2025.

FOR THE LEVY
AGAINST THE LEVY

Motion by Dave Cotner

Seconded by Kent Searle

The resolution be adopted this 12th day of June, 2024 was carried by the following vote:

YES: 3 NO: 0 ABSTENTIONS: 0

This resolution represents a complete and accurate statement as to the actions taken by the Greenfield Township Board of Trustees.

Trustee Cotner made a motion to approve the resolution; Trustee Searle seconded the motion.

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

Fiscal Officer Kull reported she had reached out to the Fiscal Officer, Melissa, at Amanda Township, and Melissa met with her last Friday to provide assistance with what was needed for preparing the budget. This was provided to the Board in an email for review. A special meeting needs to be held to approve the budget, and it was suggested that the Board meet prior to the next Trustee Meeting on June 26, 2024 at 5:30 p.m. in order to approve the budget. By getting it approved at that time, it will be submitted two weeks prior to the deadline - July 10, 2024 - to the Auditor's Office. It will also give a two-week window of time in case the Auditor's Office finds any issues with the budget in order to get things corrected. The Board was in agreement to hold a Special Meeting on Wednesday, June 26, 2024 at 5:30 p.m., prior to the next regular Trustee Meeting, in order to review and approve the budget.

Fiscal Officer Kull raised the issue of advertising the Zoning Inspector position. She will be posting it on glassdoor.com, a job-seeking site. She suggested using the Town Crier for a paper advertisement, as the Eagle Gazette is quite expensive - \$150 for a one-time ad - and likely does not have the reach it has had in the past. She will take the four-page job description and pull elements out of it that can be included in the ad. Anyone interested can request the entire job description. She will create a draft ad and email it to the Board for their approval.

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ZONING DEPARTMENT: Fiscal Officer Kull presented the following zoning report in the absence of Tom Erlenwein, Zoning Inspector:

Metro Development: A representative from Metro Development had been in the office today and presented paperwork to Tom Erlenwein and wanted him to sign off on them. This was for the lot split at the doctor's office along Election House Road. Tom told the representative he would need to take the information before the Board, and the representative replied that the permit says the Zoning Inspector does not need to ask the Board for permission; he just needed to sign it. At that point, Tom asked Jessica to bring the paperwork to the Board for their review and input. It is unsure at this time whether the church is involved in an annexation or not. Per Tom, who asked that this point be stressed, the lot split would almost be a moot point if they are not going to annex. Trustee Kosch noted there had been an arrangement made at the last RPC meeting for this situation. Trustee Cotner stated at the last meeting with the mayor of Lancaster, they were told that the church did not want to be annexed into Lancaster, and that Metro Development would be coming back to Greenfield Township. After further discussion of the understanding of the permit that was issued and where things stood with the details of the situation and potential annexation or not having any annexation, the Board stated they would not be signing anything at this time. A meeting can be scheduled with Metro Development at a later time to discuss the details of the situation and what they are seeking before anything is signed.

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

Bid Opening: The bid opening for the roadwork for the Brook Rd. resurfacing and the cape seal and microsurfacing for Helena Drive, Claypool Drive and Dolson Court will be held on Friday, June 14, 2024 at the Fairfield County Engineer's Office. Trustee Cotner will try to attend.

Mt. Zion Road Tree Trimming: Tom reported he had made a phone call to obtain a third quote, but had not received it. He presented two quotes he had gotten a few weeks ago as follows: Arbaugh Tree Service: \$4,750; and A to Z Tree Service: \$10,500. He stated he also wanted to take Arbaugh to Sterling Drive, as it needs work on the canopy and tree cover. He noted Arbaugh Tree Service has proven their work with being timely, professional and the lowest cost. If Tom feels it is a reasonable quote, he would like to be able to tell him he can be hired to do the work, with the Board's approval so he can get it scheduled.

Trustee Searle moved that the Township use Arbaugh Tree Service and Landscaping to do some tree trimming for Mt. Zion Road for \$4,750; Trustee Cotner seconded the motion.

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

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Another quote will be sought for the work to be done on Sterling Drive; however, Tom wants to be able to move forward with the work and not drag it out while seeking a quote and not getting responses. He stated there is a large dead standing ash tree that needs to be removed while Arbaugh is there. The canopy is high and the Township cannot reach high enough to complete the work. He will work with Gary from Arbaugh and come back with a quote from them for that work.

Unused Cemetery Plots in Carroll Cemetery: Tom explained a situation with cemetery plots that a family wants to purchase. They currently own two grave spaces, and have for many years. There are eight contiguous grave spaces right next to them where there has been no activity. They have been owned by Jim and Nellie Dove; they were purchased in 1949. The Smith family wants to purchase several of those lots. Tom had gotten information from the ORC and spoke with Trustee Kosch who was the cemetery supervisor before him to find out if anything like this had arisen in the past. Tom also contacted Anthony at the Prosecuting Attorney's Office and briefed them on what was going on. Tom was informed the Prosecutor's Office would draft a resolution so these spaces could be sold and it would cover all the cemeteries so it occurs again. he won't have to go back and seek approval again. However, this will need to be advertised for 180 days in the public before the sale can occur. He asked if anyone knew Jim & Nellie Dove or knew the family, to please contact him. Anthony advised the Township did not need to go extraordinary lengths to try to find anyone in the family, but the advertising does need to take place. Also, if anyone comes forward claiming to be a descendent, they will need to provide proof. Then, the plots can be re-sold. Fiscal Officer Kull will also be copied on the communication from the Prosecuting Attorney's Office. Tom noted there were other spots in some of the other cemeteries that are in the same situation. Trustee Searle asked that Tom get the information about how the information needs to be advertised so that it is done according to the rules. Tom stated Anthony said he would provide this information to him.

<u>Cemetery Grant Funding:</u> There was an email received from the Ohio Township Association about Senate Bill 288. Tom researched it and found many various grants - 30 townships - that had been awarded for a lot of various projects such as basketball courts, pickleball courts, a community center (to build or upgrade) for Violet Township, as well as cemetery funding. He will be researching more information on this grant and how it works.

New Truck: Tom presented the quotes he had received on the cab and chassis for the new truck as follows: Valley Ford (near Cleveland) who were awarded the state bid: \$71,611. He also received a quote from Rush Truck Centers for \$67,840. He stated he tried on numerous occasions to get a quote on an F600 from Bob Boyd, but he could not get any information, so he moved on to Krieger Ford. Krieger's quote was \$67,040. Tom noted all three vendors told him to purchase the chassis now because the prices are going to go up in October. He also noted he would be getting rid of a truck when this one is purchased. Discussion continued as to how the state bid works, and what can be done when there are quotes

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obtained that are less than the state bid and not using the vendor who was awarded the state bid? Is it still required to obtain more quotes? It was recommended to ask the Prosecutor's Office as to how to proceed. Tom reiterated that the quotes he received were under the \$75,000 threshold. Tom will reach out to Amy in the Prosecutor's Office for clarification. He also noted that the timeline for a completed truck is now the end of February 2025. He also confirmed he has the funding for the truck. He also went on to review the vendors he had consulted for the upfitter package. He noted Henderson, who he wants to use, produces a superior product, and does all the work themselves; all parts are built by them. He stated they give a 25-year service life on their products. The Board agreed that the cheapest bidder does not have to be the vendor that is used.

Tom asked if the Board wanted to hold an Executive Session regarding Road Department compensation. Trustee Searle stated they would hold the session at the end of the meeting during the Trustee portion of the meeting.

Trustee Kosch asked if Tom had had a chance to talk to Gary Wilson; he had not.

Trustee Kosch also asked if Tom had done anything with the OTARMA log he had given he and Brad at the beginning of the year regarding inspections which would enhance their insurance coverage. Tom stated he does monthly sign inspections and fuel logs which he turns into the Fiscal Officer. The log from OTARMA was recommending various inspections to be done at various intervals. Tom stated he currently does a monthly sign inspection on paper. It was suggested that the township policy be changed to mirror the OTARMA recommendations. Fiscal Officer Kull noted she did not have the OTARMA log, and asked Trustee Kosch to provide a copy so she could make a copy for herself.

FIRE DEPARTMENT: Chief Brad Smith presented the following business:

<u>Station Vehicles/Equipment</u>: The Chief from Richland Township wanted to thank Greenfield Township for selling the old medic 562 to them. They will move it to their first out medic once it is up and running. Chief Smith thanked the Board for approving the sale. It was purchased for \$5,000.

The Department has been discussing old engine 562 and the issues it has, and whether it is worth putting money into the truck, which is 32 years old, vs. waiting for the FEMA grant. The information for the grant should be released in July. There are vendors sending information on new trucks, and also information on purchasing a used truck, which always has risks.

<u>Medical Billing Vendor</u>: Chief Smith stated the first meeting with the EMS billing vendor happened yesterday, and it went well. They will meet weekly for 60 days, and then every other week until everything is up and running and fully functioning.

Employee Update: Chief Smith noted interviews were held and he had two part-time candidates he would like to move forward with upon completion of their physical and

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background check. The first one is Dillion Comer - Firefighter/EMT Basic. The other person is Isaiah Wilson - EMT Basic. He is currently in paramedic school and will be done in July. Both will be paid at the \$15 per hour rate.

Trustee Cotner made a motion to approve Dillion Comer and Isaih Wilson after finding out their background check and physical for part-time employment at the Fire Department; Trustee Searle seconded the motion.

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

Chief Smith presented the resignation of Melissa Riyadi, effective immediately, due to time constraints she has. Trustee Cotner made a motion to accept Melissa Riyadi's resignation, effective immediately; Trustee Kosch seconded the motion. It was noted that she is a part-time employee.

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

Chief Smith noted the two full-time candidates who had completed their background checks and physicals had successfully completed and passed, and they will be starting employment within the next pay period. The finalized paperwork will be forwarded to Fiscal Officer Kull. This will put the full-time manpower back at regular staffing levels. With the two new members, there will be 30 in the Department. The two part-timers are Hadyn Ashby and Sam Stanley.

Departmental Events:

- There was a virtual reality training-the-trainer session held which simulated mass-casualty events and trauma events. This will allow the VR sessions to be held at the station. The training is very realistic and the participants actually are on their knees going through the motions of treating patients in the training. The EMA will buy the laptops and VR glasses through the Healthcare Coalition. The software was developed by Ohio State University, and they are working on adding more applications. There will potentially be buses, vehicles and schools added into the software.
- The Department worked with Basil Joint Fire District for a mass casualty training event
 tornado casualty.

Chief Smith stated he needed to have an Executive Session held regarding a pay discrepancy for an employee.

Trustee Searle noted that once the new firefighters get on board, there should be a swearing-in held. This will likely happen around the July 10th time frame.

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FROM THE TRUSTEES:

Trustee Searle raised the issue of the resignation of Jim Reincheld from the Road Department. Fiscal Officer Kull explained she had spoken with the Prosecutor's Office, and was advised that a "constructive resignation" could be accepted. This was due to the fact that he had texted and said he would be off work for "some time", and then never returned. The effective date of the resignation will be the day after the last text.

Trustee Searle made a motion to terminate Jim Reicheld based on the Prosecutor's guidelines of constructive resignation, effective immediately; Trustee Kosch seconded the motion.

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

Trustee Searle raised the issue of the resignation of the Zoning Inspector, Tom Erlenwein, which was to be effective tomorrow. However, if the Board were to accept this resignation, there would be no one in the position, as it hasn't been advertised yet. Tom has agreed to stay on and work from home on zoning permits for the foreseeable future. This issue will be revisited at a later date.

Trustee Searle made a motion to go into Executive Session to discuss compensation for the Road Department; Trustee Cotner seconded the motion.

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

At this time, a participant who wanted to speak was recognized; however, they had not indicated on the sign-in sheet that they wished to speak. Trustee Seale noted the vote had already been taken for the Board to go into Executive Session. It was determined that the person would need to wait until the Board returned from Executive Session in order to ask their question/seek information.

Trustee Searle moved to return from Executive Session; Trustee Cotner seconded the motion.

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

The Board returned from Executive Session at 8:02 p.m.

Trustee Searle asked if there was a motion to be made. Trustee Cotner moved to give the Road Department the first year a 12 percent raise; and then we'll discuss the other one the following year, effective beginning of next pay period; Trustee Searle seconded the motion.

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

FLOOR: At this time, David Day was recognized to speak from the floor. Mr. Day raised the issue of the court order that was given to the Stebeltons regarding the dust control on their

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property, i.e. watering down the lot if there has been no rain within 24 hours. He noted they had not watered down the lot and it had been twelve days. He stated the rock/limestone dust is a very hazardous material that has silica in it; it causes many health problems. Trustee Cotner asked how many trucks go in and out on the property. Mr. Day stated it doesn't matter, per the order that was given, and explained it as follows: It is the presumption that dust is going to be blowing on other peoples' properties, so they have to water it down. Mr. Day went on to explain the conversation that occurred between the Stebeltons and the BZA at the hearing when they were ordered to water down the parking lot to mitigate the dust issue. Discussion ensued as to the fines that would be assessed and the amounts and totals, and who established the amounts of the fines. Trustee Searle reiterated that the Township still has a Zoning Inspector and this is a zoning issue that will fall under his oversight. He also stated that the BZA made a ruling about conditional uses, and it has to be followed; the Board of Trustees does not have any say in those decisions. Trustee Kosch stated that any challenge to the BZA's decision would have to be taken to Common Pleas court; no one else/no other entity can overrule their decision. Mr. Day again stated that he just wanted the Stebeltons to follow the law and the EPA regulations. He went on to relay the conversation that took place between the Stebeltons and the Board of Zoning Appeals at the hearing. Mr. Day reiterated that he did not want any more dust coming onto his property and his neighbor's property from the property across the road due to the health concerns and issues it has caused. Mr. Day informed the Board that his neighbor's daughter passed away earlier in the week, and he stated the smoke and dust that had come into the house affected her health. He also stated his wife had been hospitalized due to the effects of the smoke and dust coming into their house. He asked the Board to please get ahold of him and give him the phone number for the person in the Prosecutor's Office that they will be speaking with regarding the matter of the fines that will be placed upon the Stebeltons. The Board stated it would be Amy Brown-Thompson or her assistant, and Mr. Day stated he had spoken with Ms. Brown-Thompson in the past.

Trustee Searle made a motion to go into Executive Session and asked if someone from the Fire Department would be there; Chief Smith stated they would; Trustee Cotner seconded the motion.

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

The Board went into Executive Session at 8:22 p.m.

Trustee Searle moved to return from Executive Session; Trustee Cotner seconded the motion.

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

The Board returned from Executive Session at 8:27 p.m.

Trustee Searle explained that there was a firefighter who did not receive his raise in January per the contract and therefore, the Township owes him some money, \$762.48, so he moved

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that Jack Schumacher is paid \$762.48 to make him whole for the portion of the year that he didn't get a raise where he should have; Trustee Cotner 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 Kosch made a motion to adjourn; Trustee Cotner seconded the motion.

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

Meeting adjourned at 8:28 p.m.