

**RECORD OF PROCEEDINGS**

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

November 13, 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. Kent Searle, Dave Cotner and Lonnie Kosch were present.

At this time, Trustee Searle proceeded with the swearing in of the two newest full-time firefighters on the Greenfield Township Fire Department, Samuel Stanley and Dylan Anthony, as follows:

“I, Sam Stanley/Dylan Anthony, do solemnly swear that I will support the constitution of the United States of America, and the constitution and laws of the state of Ohio, and the rules and regulations of the Greenfield Township Fire Department, and that I will faithfully discharge the duties as a full-time firefighter of the Greenfield Township Fire Department, Fairfield County, Ohio, to which I have been appointed according to law and to the best of my ability, so help me God”.

Congratulations were given and photos were taken to record the event. Refreshments were made available to the family and friends in attendance.

Trustee Searle presented the minutes of the July 24, 2024 Trustee Meeting, which had been amended due to a typographical error on a date. With no corrections or amendments noted, Trustee Kosch made a motion to approve the minutes as updated/changed; Trustee Cotner seconded the motion.

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

Trustee Searle presented the minutes of the October 23, 2024 Trustee Meeting. With no corrections noted, Trustee Cotner made a motion to approve the minutes as written; Trustee Kosch seconded the motion.

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

**FROM THE FISCAL OFFICER:**

Jane Baughn, Assistant to the Fiscal Officer, was in attendance due to the absence of Fiscal Officer Kull.

Ms. Baughn asked for a motion to pay the bills associated with warrants 3476 through 3495, and electronic debits 211-2024 through 223-2024; Trustee Cotner made a motion to approve the above; Trustee Kosch seconded the motion.

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

Ms. Baughn asked for a motion to pay the purchase orders. Trustee Kosch moved to approve this payment; Trustee Searle seconded the motion.

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

## RECORD OF PROCEEDINGS

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Ms. Baughn presented the following information per the notes provided from Fiscal Officer Kull:

The renewals for Med Mutual, Delta Dental and Benestar premiums were presented to the Board for their approval. It was noted that the specific information for each plan had been made available in the Township office for review prior to the meeting. It was also noted that Med Mutual had a decrease in premium, Delta Dental had an increase in premium, and the Benestar premium stayed the same. With no further discussion, Trustee Searle made a motion to approve the renewals of the Med Mutual and Delta Dental insurance plans; Trustee Cotner seconded the motion.

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

The next annual Records Committee meeting needed to be scheduled, and the date of November 25 at 5 p.m. was proposed. This would be prior to the Trustee Meeting at 6:00 p.m. on that date. Trustee Searle was in agreement with this meeting schedule.

The County Commissioners meeting is scheduled to be held at the Greenfield Township Firehouse on Tuesday, March 25, 2025 at 7 p.m. The room has already been reserved for this meeting.

Trustee Searle noted the renewal of the Benestar premium, and made a motion to approve that renewal, also; Trustee Kosch seconded the motion.

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

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

**Zoning Permits:** Five permits have been issued since the last Board meeting; three or four of them are not complete upon submission.

### **Public Complaints:**

- **River Valley Life Center:** This complaint was the main complaint, and regarded the noise and music on the property, as well as having a non-compliant gun range on the property. Upon Jeff's investigation of the noise/music coming from their service, he only detected 50 db, which is well below the threshold of objectionable noise. He noted in discussing the complaints with the facility, they have done things to mitigate the noise. He also noted in regard to the gun range, they are not using it as much as in the past; however, he also found that because they are zoned as special use, this does meet the requirements to allow for the gun range usage. He just found this information last week, and has not notified them of this issue as yet. Jeff plans to call them and discuss this issue with them before sending a letter, and determine whether they can take some other action without needing to go through a formal process.

## RECORD OF PROCEEDINGS

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**Property Records Fee Request:** Jeff received the okay from the Prosecutor's Office to charge a fee; however, it needs to be documented accurately. This is still in process.

### **Special Activities Report:**

- **Uplands Townhouses - Old Columbus Road:** There is currently one property that is zoned R3; five others are planned to be rezoned to R3. This totals 28.3 acres and 36 units they want to build. The plan is currently at Regional Planning for review, and includes making sure the wetlands are not being encroached upon, and that the dirt being brought in will support the new construction being done. Jeff noted there should be a report from the RPC at the December 3, 2024 meeting. If it does go forward, this will need to go to the Zoning Commission for rezoning of the other five parcels. Trustee Searle questioned whether this plan could move forward based on what the developer wants to build according to the zoning. Discussion continued as to the number of units per square foot of property, as well as the record, or lack thereof, concerning appropriate approval of the zoning in prior years. There was a question as to whether the past Board held the appropriate public hearing for rezoning approval. This will be looked into further.
- **Coakley Estates Subdivision - Election House Road:** This project involves two parcels for a total of 45.26 acres; 18 lots; all at or more than two acres. Jeff noted the code change to a minimum of two acres has not been approved by the Board as yet. It is currently tabled at the RPC, waiting on the Township input. Jeff noted a parcel on the top right of the layout presented to the Board, and stated the access to the property would be changing by way of the owner/developer giving the owner access through the subdivision. The owner is in agreement with this plan. Jeff stated once all of the plans are approved for this subdivision, a variance will be needed for Lot 16. He noted this plan should also be approved at the RPC on December 3, 2024.
- **The Reserves at Farms Creek - Carroll Southern Road:** This project involves a total of 75 acres, 27 lots - all two acres or more - and two reserve basins. Discussion was held concerning the size and shape of the lots, as well as the ease of large vehicles/service vehicles maneuvering through the area.

Trustee Kosch asked if all of the permits are listed on the website. Jeff stated there are three that are not on there, but he did complete an update last week.

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

**Bethel Cemetery:** There was an outstanding question about the bequest funds being exhausted by the current owner before the cemetery is transferred to Greenfield Township. Tom wanted to know whether the cemetery sign needed to be updated before the actual transfer to Greenfield took place, and then having the current owner reimburse Greenfield

## RECORD OF PROCEEDINGS

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

November 13, 2024 - *Held 6:00 PM*

Township. He shared a picture of the Baugher Cemetery sign with Fiscal Officer Kull, who shared it with Amy Brown-Thompson for her input. The picture would ensure the same style, color, font, etc. He also reached out to Kleem for a quote for the sign, which was \$146. After further discussion, it was determined that Tom would reach out to Amy to ask her to contact the church to find out if they would be in agreement with reimbursing the Township for the sign.

**Tornado Siren Repair in Bloom Township:** Tom noted this issue had been discussed with the Board back in the spring. He provided the Board with an estimated total of \$1,898.58, which was Bloom Township's half of the repair cost. Bloom, in turn, sent this estimate to the Village of Carroll to ask them to split this cost in half with them. The discussion with the Board of Greenfield Township had been whether they wished to contribute any part of this cost, even though the tornado siren is not in their Township. Discussion continued, with Chief Smith noting one of Greenfield's tornado sirens was rebuilt last year, and the other one will need to be rebuilt next year. After further discussion, the Board decided to get an opinion from the Prosecutor's Office on whether Greenfield should contribute money for the other Township's siren repair. Tom will reach out to them to inquire.

**CIMS Update:** Discussion had been held as to whether the CIMS information was backed-up to the cloud. Tom reported the final dollar amount for this charge as \$1,400. This included a one-time set up fee which had been approved by the Board at the previous meeting. He stated he felt it needed to be done, but it could not be done in the current year due to low funds; it will need to be done next year. After further discussion, it was determined that Tom will follow-up with Jessica to find out exactly what the fee will be.

**Arbaugh Tree Service:** Tom has been working with Gary of Arbaugh Tree Service to hopefully create a package deal for some bigger jobs that need to be done, including Brook Road and Sterling Drive; they worked on Mt. Zion Road this week. Also, on Rainbow Drive, there are some dead standing ash trees that need to be dealt with. Tom will report back to the Board once he and Gary have an estimated cost to complete the work.

**FIRE DEPARTMENT:** Chief Brad Smith presented the following business:

**Tanker 561:** Some lights have been updated in-house on this truck. Chief Smith provided information to the Board regarding the purchase of a new tanker since the current tanker is 33-34 years old. There is a manufacturer (Ohio based) who has a tanker available now (it was pre-built, but not purchased, and it has all the equipment the Department is looking for). The cost on this tanker is approximately \$489,000.00. He also noted he planned to apply for another FEMA grant that had recently opened; however, he also stated that the process takes approximately one and a half years, which will make the tanker even older by the time the Department would find out if they even received the grant. He noted a brand new truck would cost in the range of \$525-550.00. Chief Smith noted that he was looking at various options such as using money from the capital budget for a down payment and then financing the remainder to offset the cost. He will continue to explore options.

## RECORD OF PROCEEDINGS

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

November 13, 2024 - *Held 6:00 PM*

### **Grants:**

- State Fire Marshall Grant - equipment and reimbursement - opens in December. The goal is to purchase a few more sets of turnout gear. The average cost is \$3,500 to \$4,000. The grant is for \$15,000 which would be approximately five sets of gear. The reimbursement grant would be for classes already attended, which include the books.

**Station Damage:** Chief Smith pointed out the damage to the building wall from the runaway farm tire. A contractor will be out next week to give an estimate.

**Septic Issue:** There was an issue with a breaker that got tripped and was not sending the notification that the lift station was getting high. This caused other issues, but it was caught in time. E.C. Babbert was at the station today to replace the float, and it's back to normal operation.

### **Departmental Events/Training:**

- Training took place at the EMA for EM/Track. This allows tracking patients in large scale events.
- Turkey Supper will be held on Saturday, Nov. 23 at the Firehouse.
- Safety Council Meeting: Chief Smith made the recommendation to discuss cloud storage. The EMA has reached out to various companies on this subject. It was suggested that someone else should also attend. After discussion, Tom Shafer stated he would talk to Chief Smith about this in more detail.

### **Summary of October - Thanks from the Community:**

Chief Smith noted there were a few notes of thanks given from various community members based on emergencies that had taken place. This included an issue during Fair Week where someone dropped their keys down a sewer drain and the Department was able to retrieve the keys. There was also an auto accident where the Department was able to deescalate the situation and keep people calm, so those involved were very thankful. Another note of thanks was from a lady involved in an EMS run, and she was very appreciative for all the Department did.

### **FLOOR:**

Debbie Fisher, 1903 Rainbow Drive, NW was the first speaker. She asked the Board if they were aware of an article in the Lancaster Gazette from October that talked about Route 158 and Rainbow Drive, and also talked about land acquisition. The Board stated they were not aware of anything related to land acquisition. Tom Shafer explained he had been told the roundabout at Route 158 and Coonpath is moving forward. Per ODOT, once that roundabout is completed, they will move south to Rainbow and Route 158. They will cut the hump in the road down for better site visibility. Ms. Fisher also raised the issue of annexation of property

## RECORD OF PROCEEDINGS

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

November 13, 2024 - *Held 6:00 PM*

on Election House all the way to Rainbow, as she is concerned about more traffic. The Board confirmed the current annexation on Victor Road stops at the church, and Greenfield Township is not involved in that.

Cathy Haemmerle, 5801 Feldon Court, was the next speaker. She was following up on her easement issue. Austin Lines of the Prosecutor's Office had reached out to the Board, and Trustee Searle noted the response: The easement does not belong to Greenfield Township. It is a general easement that can be used by anyone who needs access, including utilities, residents of the development, etc. After further discussion on various details of the situation, the Board suggested Ms. Haemmerle could reach out to the County Prosecutor's Office - Kyle Witt - to seek further clarification on the questions she has regarding the easement issue.

### **FROM THE TRUSTEES:**

Trustee Cotner presented the following business:

- Records Room expansion: This will not be done this year due to cost: Estimate of \$10,900. Another estimate will be sought to be planned for next year. It would come out of the General Fund.
- NCA's and CEDA: Trustee Cotner has spoken with attorney Kevin Stanek; however, there are different ideas on how to proceed. Trustee Cotner reached out to Jeff Fix, County Commissioner, and Rick Ricketts, attorney, and they are willing to meet with the Board to discuss these items. After discussion, it was determined the Special Trustee meeting would be held on Wednesday, November 20 at 4 p.m. at the Township Office. This will be posted as a Special Trustee Meeting - public meeting. Trustee Cotner will confirm this schedule with all involved.
- Marijuana Referendum - Rescission of the Resolution: Trustee Cotner raised the issue of rescinding the resolution that was passed regarding the referendum so the Township could receive an additional amount of the sales; in this case, the cap could be raised to \$200,000, and it would be a three-year timeframe. If the Township doesn't rescind the resolution, they would only get the 3.6 percent sales tax. After further discussion about the email the Board received from Amy Brown-Thompson on this issue, it was determined the issue will be tabled until the next meeting. Trustee Searle will contact Amy to get further clarification on her email.
- Bader's On-line Auction: The starting bid for farmland on Pleasantville Road is \$9,000 per acre. This will also be discussed at the Nov. 20 meeting with Mr. Ricketts.

Trustee Kosch raised the issue of the OTA conference in January, and asked who was interested in attending. Trustee Kosch and Jeff Williamsen are both interested in attending portions of the conference; Trustee Searle will inform Fiscal Officer Kull when he would like to attend.

Trustee Searle noted the Fairfield County OTA meeting on December 30.

**RECORD OF PROCEEDINGS**

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

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He also raised the issue of the draft letter submitted by attorney Marshall McCormick to notify residents concerning the Comprehensive Land Use plan. Discussion continued as to determining a list of addresses and submitting them to a printing company to create the card and have it mailed to residents. Chief Smith can provide the information for what company was used previously.

Zoning Inspector Williamsen presented a draft of a settlement agreement from the Township attorney regarding the 5ARE1 issue. Copies will be provided to the Board for their review.

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                      Cotner: Yes                      Kosch: Yes                      Motion Passed 3-0

Meeting adjourned at 7:37 p.m.