

RUSHCREEK TOWNSHIP TRUSTEES
BOARD MEETING
09/02/15

Bill Myers, Chairman called the Rushcreek Township Trustees Board meeting to order at 7:00pm leading with the Pledge of Allegiance. Those in attendance in addition to Bill were: Dave Myers, Trustee; Hart Van Horn, Trustee; Connie Moyer, Fiscal Officer; Bob Suer, Road Superintendent; and Will Duvall, Fire Chief. Bill asked that all cell phones be muted along with all fire radios except the Chief and Road Superintendent.

Visitor
Joel Denny

Minutes

The minutes of the August 19th meeting were presented to the Trustees for approval. Bill made a motion to dispense with the reading of the minutes because the Trustees had reviewed them prior to the meeting and approve the minutes. Dave seconded the motion. Roll Call: Dave, yes; Bill, yes; Hart, aye. Bill reminded everyone that the minutes are available upon request at the Fiscal Officer's office and the township website www.rushcreektwp.org.

Treasurer's Report

EFT #491-2015 - #530-2015 and Warrants #40007-40028 in the amounts of \$59,311.54 along with the August bank reconciliation were presented to the Trustees for signatures. Dave made a motion to pay the bills and Hart seconded the motion. Roll Call: Hart, aye; Dave, aye; Bill, aye.

Appropriation Change: \$606.24 from 2191-220-420 to 2191-220-381

Purchase Order #40-2015 and #14-2015 were presented for signatures.

Old Business

Medicount (EMS billing company) sent a memorandum concerning write-off and uncollectable accounts along with a financial hardship policy for patients in financial distress. Copies were distributed prior to the last meeting to the Trustees and Fire Chief. The Trustees requested the subject be brought up again at the next meeting allowing them to research the matter. Hart explained that the policy was due to Medicount purchasing MBI which set a specific time that the company would look at financial collection in arrears. This did not have a large bearing with the agreement between Rushcreek and Medicount as the Township had only been under contract for a few years. After reviewing and discussing, Hart made a motion to accept the financial hardship policy for patients in financial distress as written and Dave seconded the motion. Roll Call: Hart, aye; Dave, aye; Bill, aye.

Ohio Township Association provided our membership insurance package for 2015-2016 insurance which covers auto, property, and liability coverage. At the last meeting Connie advised the Trustees to review the package prior to the September 2nd meeting so the board can continue with this policy if they so desire. Discussion was held on "scheduled" and "unscheduled" items. Dave presented a list of items that had changes from last year to present with Connie giving explanation. Hart made a motion to accept the OTARMA policy for the 2015-2016 policy period and Dave seconded the motion. Roll Call: Hart, aye; Dave, aye; Bill, aye. Connie was instructed to send OTARMA an email checking coverage on "trailed" equipment and "rented" equipment.

Business

At 7:33pm, Hart made a motion to enter into Executive Session under ORC 121.22(G)(1) to consider complaints against a public official. Bill seconded the motion. Roll Call: Hart, aye; Dave, aye; Bill, aye. Hart invited Road Superintendent Bob Suer into the Session. Executive Session ended at 8:10pm with open session beginning immediately.

Chief Will Duvall reported the following:

- Seifert Construction finished the catwalk in the attic which closes all expenses incurred from the Declaration of Emergency.

- PERSO was contacted and found that the tornado siren is not covered because it is not part of the building. Once a final decision is made on the unit, Chief Duvall will add to the policy.
- Tanner Kline presented his letter of resignation to Chief Duvall on August 23rd around 12:30pm. However the letter of resignation from Kline was back dated and showed an effective date of August 20th. Hart made a motion to NOT accept Kline's letter of Resignation as written and Dave seconded the motion. Roll Call: Hart, aye; Dave, aye; Bill, aye. Bill made a motion to accept Tanner Kline's resignation effective August 23, 2015 and Hart seconded the motion. Roll Call: Hart, aye; Bill, aye; Dave, aye. All township materials were returned on August 23rd.
- Bremen Rushcreek Fire Department responded to a large fire at Seifert Construction on August 29th. The damage is estimated at approximately 2 million. This is the largest single structure fire that Bremen Rushcreek Fire Department has ever fought. The Board and Fire Chief expressed their sadness for the owners and personnel of Seifert Construction. However, the Chief was very satisfied with the performance of our personnel and was grateful for the surrounding departments who responded. Three counties responded with twenty-four pieces of apparatus and approximately seventy personnel. Also, recognition was given to the Village's employee Byron Bowersock who monitored and provided support with the water supply during the entire time.

Will presented the Trustees with a list of expenditures for the next period in the amount of \$3,700.00. Hart made a motion to approve the list of expenses and Dave seconded the motion. Roll Call: Dave, aye; Bill, aye; Hart, aye. Runs reported during the pay period: 25 squad with 15 being transports and 5 fire.

Road Superintendent Bob Suer reported the following:

- All the roads that were designated for chip/seal were prepared before the project began.
- Prior to the project beginning all equipment was inspected for safety and minor repairs were done.
- With the Trustees assistance, portions of Holiday and Thomas roads were chip/sealed. Borah Hill, West Point, Oak Hill, Marietta Loop, and Locust Grove Roads were completely chip/sealed. The following intersections were completed: Purvis & Locust Grove, Durbin Run & Pleasantview, and Marietta & Holiday. The project required long days, however this year we were able to complete a total of seven miles in four days.
- The road crew will continue to do more surface repair on roadways getting them ready for winter.
- The Freightliner shuts off while going down the road. It is scheduled to go to the shop on the 8th.
- No safety class was held today making this the third month in a row. After discussion Dave stated he will try harder to get those classes held with the next class being scheduled on September 9th.

Hart commented that the chip/seal project was originally set as a five year process with five miles a year to be completed. Last year, Bob Suer was authorized to plan a more effective approach after being held off by the Trustees for two years and completed over 6 miles of Chip Seal. This year, with the Trustees under his direction, seven miles were completed. With the results that we are encountering there is a possibility that the program could be amended to a three year cycle to make up for the deterioration of the roads for the last several years. Hart commended Bob by stating this would not have been accomplished without Bob's management skills and the ability to deal with challenges on the project. The estimated cost is approximately \$10,000 per mile, far below contract fees, thereby making better use of taxpayer monies. Bob stated his goal is to possibly schedule ten miles next year.

Bob presented the Trustees with a list of expenditures for the next period in the amount of \$7,700.00. Hart made a motion to approve the list of expenses and Dave seconded the motion. Roll Call: Dave, aye; Bill, aye; Hart, aye.

Connie reported the following:

- No zoning permits have been issued since the last meeting.
- House Bill 64 set up supplemental distributions of Local Government Funds to Townships. This windfall has increased our Certificate of Estimated Resources for 2015 by an additional \$4,272.78 in the General Fund. The monthly increase is \$712.13 so the 2016 General Fund revenue in Local Government Fund will increase an additional \$8,545.56. This increase is anticipated to run through June of 2017.

- The next Fairfield County OTA meeting will be held at Hocking Township on September 19th at 6pm. Connie was instructed to reserve six spots.
- The September Grassroots Clippings distributed to members.
- Fairfield County Board of Elections requested use of the Township as a voting machine transport garage during the November 3rd election. This has been done for at least five years. Bob had no objections to using the garage therefore the Trustees agreed.
- The Township received a check back in March of this year from Debra Engelgau's insurance company due to a fire destroying the property. We must now get an Amended Certificate from the County Auditor so the funds can be released back to the rightful owner. A report from Zoning Inspector Richard Campbell was presented to the Trustees. Hart made a motion to release \$24,000.00 to Debra Engelgau from fund #9001 once an Amended Certificate is received and a purchase order is signed. Dave seconded the motion. Roll Call: Hart, aye; Dave, aye; Bill, aye.
- Spoke to Bremen Village Council President Mike Henwood regarding our salt inventory that we no longer use. He stated that the Village would be willing to purchase the salt. They are evaluating their need for the stone that we are storing for them from the Strayer Avenue project. Bob will work out the details with the Village to dispose of the inventory.
- It is the Trustees responsibility to go over the payroll prior to funds being transferred. Since Hart works in Columbus and both Bill and Dave oversee the departments with employees, they have agreed approve the payroll expenditures prior to each submission. This last payroll did not get submitted until the following day. Both Dave and Bill were reminded to make this a priority as our employees are depending on their attentiveness.

Joel Denny, Rushcreek Township Representative on the Regional Planning Commission presented a report which is attached to the minutes. In addition to his report, Joel advised that after attending the RPC meeting, Bremen Village Administrator Jeff White, made mention about the pile of debris at the McCandlish property. The debris is actually located in the Township not the Village. The Trustees stated at one time they had been interested in using the material for a road project but the county did not feel the material was adequate for our need. After discussion the Trustees agreed to have Zoning Inspector Richard Campbell contact the Raymond McCandlish family and see about disposing of the materials, with an offer to assist as needed.

As the Trustee in charge of Administration Hart reported the following:

- A Public Records Request was received from Attorney Elsea that was very broad and confusing. The request was turned over to Assistant Prosecuting Attorney, Josh Horacek who examined the request the request and agreed that it was too broad. He will contact Attorney Elsea to get the request narrowed down to a manageable request.
- Every two years the Township goes through a State Audit. The Trustees and Fiscal Officer met with the auditor for a post audit conference. The auditor informed the group that there are approximately 1300 townships in the State of Ohio and only approximately 20 percent come out with a "clean" audit. A clean audit cannot include a negative report, such as change recommendations. This is a great accomplishment that few governments receive and Rushcreek has never received. Such a report is of great value to our Township and demonstrates best use of taxpayer dollars. Hart emphasized that this accomplishment is a result of Connie's attentiveness. An audit is not only financial but minutes are reviewed along with policies, procedures, contracts and many other areas that we must maintain to be compliant with the Ohio Revised Code. Hart continued that he and the other Trustees were very appreciative of Connie's due diligence and the report was greeted with applause for Connie's accomplishments.
- A letter was received from Sharon VanAtta advising the property located next to the Township, 127 Mulberry Street, will be placed on the market. The owner, Helen VanAtta, had requested that the township be given the first option to purchase. Hart stated he contacted Sharon and expressed our gratitude for the offer however no value has been established as of yet. He continued that if we were interested in purchasing the following must be established. 1) A reason for purchase. 2) Appraisal 3) Cost analysis including disposing of the buildings. The Trustees agreed to obtain more details before moving forward.

Meeting Adjourned: 9:00 pm

SIGNATURES ON FILE

FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION REPORT

Rushcreek Township Board of Trustees Meeting: 9/2/15

RPC Meeting: 9/1/15

RPC Representative: Joel Denny

Fairfield County Land Reutilization Corporation (Land Bank) Presentation by Michael Kaper, Executive Director

- Michael Kaper took over as Executive Director in 2014
- The easiest reclamations that the Land Bank can enact is on properties that are vacant and tax delinquent (properties that are not tax delinquent can still be taken on by the Land Bank, but it's not as easy)
- The township may contact Mr. Kaper either with a single property or with a list of multiple properties and he will begin investigating into said properties (Mr. Kaper also offered to present this information to the township in person, if so desired).
- Once the Land Bank acts, the tax delinquent property would be foreclosed on through the Treasurer's office (the property would not go through a sheriff's sale); the homeowner would be given the opportunity to pay the back taxes.
- Using mostly grant money the Land Bank would buy the property and the back taxes on the property would be wiped clean on the title.
- The Land Bank would then seek to improve the property, which usually entails the demolition of sub-standard structures.
- The Land Bank would then seek to sell the property (not for profit), possibly to a neighbor, someone in the community, or even to the ruling municipality for use as a government property.
- A 7-person board evaluates each property and determines the pricing of all properties.
- If the Board of Trustees decides to move to utilize the Land Bank within Rushcreek Township, a list of potential properties should be developed and then Mr. Kaper should be contacted.

Subdivision Activity

- The RPC voted to approve the Preliminary Plan for a new subdivision in Violet Township (Heron Crossing) to the west of Toll Gate Elementary School (Pickerington School District) on Refugee Road.

Proposed Zoning Text Amendment

- Liberty Township submitted a list of 25 text amendments to their zoning code for review by the RPC
- The amendments cover everything from revised and added definitions, to redefining quorums for the Board of Zoning Appeals, to permits for fencing around pools & OH EPA storm water requirements and driveway culverts
- The RPC staff recommended and the RPC proceeded to vote to NOT recommend these changes because the changes do not reference their Zoning By-laws and because the proposed amendment stipulates that for a quorum, a minimum of 4 members of the Board of Zoning Appeals be present and voting in the affirmative to approve a variance, approve a conditional use, or overrule the Zoning Inspector's interpretation.

Contract for the Preparation of an Analysis of Impediments to Fair Housing

- The RPC voted to give the RPC executive director the ability to sign a contract for Community Development Block Grant funds on behalf of the County.