

**ELIZABETH TOWNSHIP BOARD OF TRUSTEES
MIAMI COUNTY, OHIO
REGULAR MEETING MINUTES OF OCTOBER 17, 2018**

The Elizabeth Township Board of Trustees held a Regular Meeting on October 17, 2018 at 5710 E. Walnut Grove Road, Troy, Ohio at 7:00 p.m. John R. Ryman, President, called the meeting to order and the Fiscal Officer called the roll. The following members were present:

President	John R. Ryman	EMS	Steve Trusty-Absent	Kris Mick
Vice Pres.	Greg D. Dilts	ETCC	Zlata Garrison	Ron Swallow
Trustee	William D. Sutherly	FRPP	Randy Mott	J. Scott Myers
Fiscal Officer	Mary Ann Mumford	Zoning	Paul Hershberger	Flora Rectenwald
			Kristen DesAutels	Mike Rectenwald
			Logan DesAutels	Sara Gudorf
				Sheriff Dep.

- ITEM # 1 Meeting with representative from Miami County Sheriff's Department
- ITEM # 1A Miami County Parks Dist.-Scott Meyer-Children's Home Road Property
- ITEM # 2 Meeting with representative from EMS
- ITEM # 3 Meeting with representative from ETCC
- ITEM # 4 Meeting with representative from Farmland Preservation
- ITEM # 5 Meeting with representative from Zoning
- ITEM # 6 Presentation of the Minutes of the previous Meeting of October 3, 2018
- ITEM # 7 Presentation of Bills and Authorization for Payment
- ITEM # 8 Fiscal Officer Report
- ITEM # 9 COMMITTEE REPORTS:
 - A. William D. Sutherly-Equipment and Cemeteries
 - B. John R. Ryman- Buildings and Personnel
 - C. Greg D. Dilts-Roads
- ITEM # 10 Any other business to be transacted.
- ITEM # 11 ADJOURNMENT

ITEM # 1 The sheriff deputy said the Children's Home was recently used for school shooting training. The deputy said there was no visible water damage to the building.

ITEM # 1A J. Scott Meyer from the park district was present to express the park district's interest in purchasing the 49.3 flood plain acres of the Children's Home Road property, if the township were to purchase the property from the county commissioners. Mr. Meyer explained that the flood plain parcel would be used as a woodlands, and would not be open to the public. The park district would apply for a Clean Ohio Grant. Mr. Meyer said the park district has been successful with the grant before, and he sees no reason the park district would be denied for funding. The next round of Clean Ohio Grants would be next year, and if approved the park district would receive the funds in 2020. Mr. Meyer and the board discussed the fact that the 49.3 acres are not as valuable as the other acres of the property.

Flora Rectenwald asked what the board's plan was with the property and the trustees explained that the board's goal is to purchase the land, put an agricultural easement on the property to prevent it from being developed and then resell the property. The idea of using the ball diamonds at the property was discussed. The board explained if the township were to do something like that, it would open up liability issues for the township and maintenance expenses for the township. Logan DesAutels asked what would be done with the Children's Home and the board said it would be torn down due to the expenses and burdens of maintaining the home. The trustees discussed that the township already has the ETCC to maintain, and costs the township approximately \$150,000.00 per year. Ron Swallow said the trustees spend tons of money for the ETCC, EMS building, EMS equipment expenses, and FRPP. Mr. Swallow said he is not saying it is a good or bad idea to buy it, but we need to look at the expenses that already face the township. Mr. Rectenwald asked why the township got the first crack at purchasing the property and not the park district. The trustees explained that the commissioners

ELIZABETH TOWNSHIP MEETING MINUTES OF OCTOBER 17, 2018, CONTINUED

knew the township was interested in the property. The commissioners would have fewer expenses to sell to another government entity, than selling it through a realtor or through auction.

ITEM # 2 Mr. Trusty was absent.

ITEM # 3 Zlata reported receipts from October 1,-October 12, 2018 totaled \$1,385.50. There are currently 383 members, including spouses and dependents.

ITEM # 4 Mr. Mott had no new business to discuss.

ITEM # 5 Mr. Hershberger said Rick Konicki purchased the Marshall Road property. \$400.00 has been received for mowing, and the Mechanic's Lien on the property has been released. Mr. Hershberger said Amy Eidemiller and Wilbert Hershberger are up on the Zoning Board of Commission and Gerald Elleman and Deborah Skillings are up on the Zoning Board of Appeals. Mr. Hershberger will check with the above individuals and ask if they want to continue serving on their respective boards.

ITEM # 6 The Meeting Minutes of October 3, 2018 were approved as presented.

ITEM # 7 Bills submitted for payment totaled \$7,349.98. A Motion by William D. Sutherly, Seconded by John R. Ryman to approve the payment of bills for \$7,349.98 as submitted per attachment. VOTE: Mr. Sutherly-yes, Mr. Dilts-yes, Mr. Ryman-yes. John R. Ryman, President, declared the Motion carried.

ITEM # 8 Various financial reports were shared with the board and were duly noted. Mary Ann asked board approval to Amend Resolution Number 2009-16 Deposit of Receipts. Mary Ann explained to the board with Minster Bank providing a courier service to the township to pick up deposits, the threshold for the maximum amount of funds is \$1,000.00 be deposited within 24 hours. Mary Ann said the renewal of ETCC memberships have started and reaching the \$1,000.00 threshold will easily be met. A Motion by William D. Sutherly, Seconded by Greg D. Dilts to pass **RESOLUTION NUMBER 2018-008** to Amend Resolution Number 2009-016 increasing the threshold dollar amount up to \$3,000.00 be deposited within 24 hours. VOTE: Mr. Sutherly-yes, Mr. Dilts-yes, Mr. Ryman-yes. John R. Ryman, President, declared **RESOLUTION NUMBER 2018-008** passed. The Resolution can be found in its entirety in the Elizabeth Township Book of Resolutions.

ITEM # 9 COMMITTEE REPORTS

- A. William D. Sutherly-Cemeteries/Equipment
- B. Greg D. Dilts-Roads
- C. John R. Ryman-Buildings and Personnel

Mr. Sutherly said Frank had the dump truck serviced. Zlata said Linda Campbell told her that tombstones are being stolen from cemeteries. Linda Campbell will research it further and let Zlata know if it pertains to any of our cemeteries.

Mr. Ryman said the job description for the zoning inspector needs completed. The board discussed minimum parcel sizes for building a home in 1964 went from 1 acre to 5 acres. Mr. Sutherly said his brother thought parcel minimums changed from 5 acres to 10 acres in 1976 or 1978. Mr. Wagner told Mr. Sutherly it was already 10 acres in 1984 when he was on the board of trustees. The road frontage went to 300 feet in 2003.

Mr. Hershberger said each trustee needs to know and read the Elizabeth Township Zoning Manual as well as the zoning inspector. Mr. Hershberger said he believes permit applications need shared with the trustees before approving them.

Mr. Sutherly said Frank and Dale caulked the roof at the ETCC. When they were on the roof they saw holes where the flashing is not matching or the caulk was missing. Frank said he thinks the caulking they did will help. Mr. Ryman said he has not heard from Tim Holzen yet about the ETCC.

Mr. Dilts said Frank and Dale have done some weed eating.

ELIZABETH TOWNSHIP MEETING MINUTES OF OCTOBER 17, 2018, CONTINUED

ITEM # 10 The board discussed Prosecutor, Chris Englert's Opinion on the Miami County Commissioner's Purchase Agreement of the Children's Home Road property. Mr. Englert said he felt the cost of \$3,000.00 for a Phase I Site Assessment was high. The assessment does not test for asbestos or the water. The assessment would take approximately 4 weeks to complete. Mr. Ryman said he searched a Phase I Site Assessment on line and the cost ranged from \$2000.00-\$4,000.00. Mr. Englert, in his Opinion would have a Level I done, review a copy of the survey and have a title search done. The commissioners are offering a Quit Claim Deed and not a General Warranty Deed. Mr. Englert suggests the trustees request a General Warranty Deed. If they will not offer a General Warranty Deed, ask them why. Per his Opinion, the above items need agreed upon before the board of trustees sign the Agreement to Purchase with the commissioners. Mr. Swallow asked what good is a town hall meeting, Mr. Ryman said to answer questions and hear ideas. Mr. Hershberger said you do not need a meeting, because the board already knows the plan. The trustees discussed they can always back out but would be out the earnest money, Phase I Site Assessment, and title search, which would be approximately \$8,500.00. The board discussed the purchase is to preserve the land, but how much do you stand to lose to accomplish it. It could cost up to \$100,000.00 to demolish and remove the home, to keep it from becoming an eye sore in the township.

ITEM # 11 With no other business to be transacted a Motion by John R. Ryman, Seconded by Greg D. Dilts was made to adjourn. The meeting adjourned at 9:15 p.m.

APPROVED: NOVEMBER 7, 2018

John R. Ryman, President

Greg D. Dilts, Vice President

William D. Sutherly, Trustee

Mary Ann Mumford, Fiscal Officer