

BALLVILLE TOWNSHIP TRUSTEES – REGULAR MEETING
BALLVILLE TOWNSHIP HOUSE
TUESDAY, AUGUST 7, 2018 – 5:30 P.M.

The meeting was called to order at 5:30 p.m. with Chairman David P. Stotz leading the Pledge of Allegiance. Also present were Trustees Richard A. Geyer and W. Robert Kusmer, along with James Barney of Kocher & Gillum, Solicitor.

Moved by Mr. Kusmer, seconded by Mr. Stotz, that the minutes of the July 17, 2018 meeting be approved as written. Upon a vote, Mr. Geyer - Yes; Mr. Kusmer – Yes; Mr. Stotz –Yes; the motion carried.

Ellen Ickes, Fiscal Officer, provided printed financial reports to the trustees: Appropriation Status, Payment Listing, Receipt Listing, Fund Status, Cash Summary by Fund, Resources Available for Appropriation, and Comparison of Budget and Appropriated. A verbal financial report was given as follows for today’s meeting:

Total bills:\$ 49,838.18

Total receipts:\$ 19,466.35

Cash total in all funds:\$ 1,006,509.34

It was moved by Mr. Kusmer, seconded by Mr. Geyer, that the financial report be approved and the bills be paid. Upon a vote, Mr. Geyer – Yes; Mr. Stotz – Yes; Mr. Kusmer –Yes; the motion carried.

PUBLIC COMMENT

A sign-in sheet was passed around and all present were requested to sign in (attached).

David Schwartz of 2504 Buckland Avenue asked about the recent change to non-payment for Parks and Zoning Board members, about the acquisition of the new Tiffin Road property, and the township’s financial status and proposed levy. Mrs. Ickes advised that the township’s carryover in the General Fund is less each year due to losing revenue from estate taxes, which stopped in 2013. We do not have much left to carry over from year to year. The estate taxes were combined in the past with the property taxes to keep the General Fund solvent. She stated that the county auditor gives the township an estimate of what the property taxes will be for each year, but it fluctuates. And if taxpayers do not pay, that money is not collected. She stated that low revenues in the General Fund is an often-discussed topic at the Ohio Township and State Auditor’s Local Government Conferences as it has affected many public entities adversely. Discussion ensued. Trustee Kusmer clarified that the revenue that townships used to get from several sources has been taken by the state to balance its budget.

Former township trustee David Rimelspach of CR 201 spoke about the township’s business base, and the need to think ahead. Trustee Kusmer advised that the Hydraulic Park storage building is falling apart and this storage space will be replaced at the new township facility across the road and that will save the township much in time and trips.

Dale Hill of 3017 Hayes Avenue asked why the township didn't get the \$36,000.00 purchase price of the new Tiffin Road property down.

Discussion took place regarding a salt bin planned for the new property, having three years' worth of salt stored, and fluctuation in salt prices.

Mr. Hill stated that it is easier to spend other people's money, and that retired people cannot afford increases. He continued with the following: learn to cut where you can; cut out overtime; sell the Chudzinski-Johannsen park property (it was discussed that it cannot be sold). Trustee Geyer advised that the township should sell the new park. Mr. Wood stated that the \$300,000 coming from the state was grant money. It was agreed after some discussion that the source of grant money is taxes. Trustee Kusmer stated that this park is being developed with state money, not township, and that \$500,000.00 was raised without township taxes. He added that it cannot be farmed.

Mr. Hill continued, stating that Superintendent Lagrou should stop driving his township truck home, and employees should have to pay something on their health insurance. There was a brief discussion with Trustee Kusmer regarding the 75% tax abatement on Hayes Ave., with Mr. Kusmer advising that this is what kept the business here, the company has had an increase in jobs and expects many more jobs to come about. Mr. Hill stated that he believed this was a bad decision. Mr. Hill suggested holding raises for employees; having residents pay for brush drop-off; enforcing the zoning code and following through with fines. Zoning Inspector Bain responded to Mr. Hill's mention of a trailer in a driveway on Route 53 that there was a two-year permit on it. Mr. Hill brought up the Mull Covered Bridge repairs and this was discussed. He stated that the township should only buy what it can afford, like people have to do, and you have to do what the people want when you are elected.

Tom Klos informed the trustees that the superintendent's township truck is seen at the Ballville Volunteer Fire Station and that the truck is driven to fires at night. He said the township should take the township truck away from Mr. Lagrou which would be a savings to the township.

Mr. Hill questioned whether the township needed all of what the levy would generate, and Mr. Kusmer advised that it would raise the General Fund annual revenue to \$350,000 total.

Todd Lindsay of 2301 S. Buchanan Rd. said that a property tax levy would hit farmers hard and the township should have done something before this. He added that the township did not need to buy the new Tiffin Road property. Trustee Kusmer said it will be more efficient in the long run, having everything in one place (backhoes, trucks, salt, etc.). Mr. Hill suggested expanding on land that the township already had in Conner Park, and Mr. Kusmer stated that heavy trucks would destroy the park. Mr. Lindsay stated that Conner Park costs the township money and most of the people that use it aren't even township residents. Mr. Hill said that the township could lose the back parking lot.

Trustee Geyer advised that the other trustees want a whole new complex and township hall, and discussion followed. Mr. Hill advised that there should be a freeze on new equipment unless absolutely necessary. Mr. Lindsay said it doesn't look good for the township.

Ms. Feral Dobransky of 3105 Hayes Avenue stated that she worked for a city government years ago, and explained that her budget needed to be approved, and that she understands fund accounting. She stated that the township should shop things out, naming insurances. She will not vote for this levy. Her husband had medical issues and there is no money for additional things. Ms. Dobransky mentioned the expense of the City of Fremont sewer and that they had to take out a home equity line of credit to pay for the installation. She said that at one time she had complained about drainage at her property and the township never looked into it.

Mr. Lindsay asked if the Kenworth truck was purchased from the low bid. Mr. Kusmer stated that the low bid had dropped out.

Mr. Hill asked who the township purchased the new Tiffin Road property from, and Mr. Kusmer advised that it was Jack Zimmerman, and then he was asked if it was Jack Zimmerman, a business owner from Fremont. Mr. Kusmer responded that it was not Jack Zimmerman from Fremont, but a Jack Zimmerman who lives in Port Clinton.

Bill Rusch, of Tiffin Road and a former trustee, informed the trustees that there was a plan for Conner Park when it was built and suggested that they check with the Sandusky County Historical Society. He said Hydraulic Park was given to the township and he doesn't know why, but it had been a church and a school. Mr. Rusch stated that the trustees can look at the township's minutes which are at the courthouse.

Mr. Hill asked about dirt from the Ballville Dam demolition being dumped on township property.

Mr. Schwartz advised that there is a lot of concern about the levy. Chairman Stotz stated that the trustees will review the original Conner Park plan.

Mr. Rusch told the trustees that Conner Park was \$2,200.00 an acre when it was purchased in 1988 or 1989. Solander and Porczak were trustees at the time.

It was discussed that if the trustees develop in Conner Park and not on the new property, we would only get part of the money from the sale, and Trustee Kusmer advised that the township would still fall short for cash, although it would help.

Mr. Lindsay stated that it was easy to spend other people's money. Trustee Kusmer stated that the township has made cuts, and a discussion ensued. Mr. Hill said it looks bad for the township.

Mr. Schwartz asked why the township needed a new building. Trustee Kusmer stated that there are electric and heating/cooling issues, and there is no insulation in the building, which is more than 70 years old. In the long run, it would be cheaper to construct and maintain a pre-engineered building.

Mr. Lindsay asked why the township did not want to rent out the new Tiffin Road property since it costs money to mow and spray it. Mr. Lindsay stated that he has fixed drainage on the township's land.

Rex Damschroder of 2425 Buckland Avenue said he heard Mrs. Ickes say that half of the people don't pay their property taxes, and a discussion ensued to correct any misunderstandings.

Mr. Hill recommended updating the current building a little at a time. Trustee Kusmer stated that this is all a plan for the future, and work would be done when the money is available. The road at the new Tiffin Road property has been started because the township will have road grindings available soon for the driveway base. Discussion took place on the cost of a salt bin. Mr. Hill stated that the township should expand on existing property in the middle of the parking lot in Conner Park if it is hurting for money.

The price and quantities of road salt (purchased and stored) were discussed. Mr. Rusch did not think a three-year supply was necessary and said that with one phone call four trucks could arrive with road salt, and stated that nobody else has a three-year stockpile.

Trustee Geyer stated that he was not in favor of the purchase of the new property on Tiffin Road and voting for it was his biggest mistake, but he did so because he thought the township had money, and then the trustees were told the township was not doing good. He apologized to Mr. Lindsay because he did not know that he farmed the land. He said he told the other two trustees to sell this land, and that no one is in favor of a levy. He apologized again to Mr. Lindsay. Mr. Hill asked why the township waited until now if there is no money.

Trustee Geyer continued by stating that the township always does things - "boom" – need a decision right now – it has always been that way. The money from the state for the new park (Chudzinski-Johannsen) was supposed to be for fighting drugs. He mentioned Kay Reiter and the 75% tax abatement several years ago and when it happened it couldn't wait one more meeting.

Trustee Geyer said he was not informed of township things before, but since Mrs. Ickes is here, she sends him stuff. He likes Solicitor Barney, and the other two trustees are always breaking the Sunshine law. Trustee Kusmer stated that this was said because Trustee Geyer is up for re-election. Trustee Geyer advised that he was not running again; and he stated that Solicitor Barney made them follow rules, and Mrs. Ickes keeps him informed.

Trustee Geyer stated that he should be able to vote "no" without pressure from the other trustees on the levy. This is the fourth time they have voted on this levy. The other two trustees have been gossiping about him since the first day, and he would like to be able to say "no". They don't need him to vote to pass things. He thanked the audience members.

Mr. Hill told the trustees that if they wanted a JEDD, they should put one in behind their houses first.

Tom Halm of Roselawn Drive was present to ask the trustees about the Roselawn extensions (following the drainage project done last year). Trustee Kusmer advised that the township has no prices yet, and will look at it after this year's paving projects are completed. Mr. Halm also asked whether a permit was needed if replacing a shed that was torn down. Zoning Inspector Bain advised that a permit was not needed if the new shed was the same size. They will be in touch to discuss this soon. Superintendent Lagrou and Mr. Halm went outside so Mr. Halm could show him what kind of tree he wanted in his yard, as agreed upon previously because of the drainage project work.

Mr. Damschroder expressed his concern over the tax delinquencies in the county. Trustee Kusmer spoke about property tax settlements and how they are handled, including fees that automatically come out of them.

Mr. Hill suggested that the township have something on pit bulls, and stated that some insurance companies will not insure someone with a pit bull. Mr. Klos stated that some pit bulls are good.

Mr. Lindsay asked the trustees to look at the plan for the original Conner Park, and he was advised that they would do so.

CEMETERY BOARD REPORT - Jack Ferguson and Jim Gillis

Mr. Gillis advised that the cemetery rates were raised as of July 1. Superintendent Lagrou told the trustees he had one deed to be signed tonight. The trustees signed a deed for Robert Hammer, McGormley Cemetery, Section 4, Lot 8, Grave 5.

There was a funeral today, one set for Friday, and probably one next week.

Mr. Hill inquired about a complete listing of burials because he has a family member buried here.

ZONING INSPECTOR REPORT - David Bain, Zoning Inspector

Mr. Bain reported that he was notified that the Civil Protection Order that was requested by Veronica Rohm was not granted.

Mr. Bain reviewed the Ballville Township Zoning Report from August 7, 2018, which was entered into the township's meeting minutes.

Mr. Bain said that he will use written communication for zoning issues. Trustee Stotz advised that Mr. Bain needs to make sure residents/occupants at properties know that he is on the property. The fiscal officer should be given a copy of all written correspondence from the zoning inspector for the township's records.

Trustee Geyer questioned how John Willey of Sandusky County Regional Planning is involved on a particular zoning issue. It was discussed that a bank discovered that there are two houses on one parcel, and that the parcel would need to be separated to effectuate a sale, leaving one of the properties land-locked. Regional Planning is one of several county departments that are involved in split approvals.

Zoning Inspector Bain discussed the recent increase to a \$500.00 flat fee for certain zoning items, effective August 1, 2018. Solicitor Barney advised that the fees should appear on applications so that people can see them up front.

Mr. Bain apologized for the Civil Protection Order issue involving Veronica Rohm. It was discussed that the township wanted the coffin and the junk removed from the front of her property.

Mr. Bain requested the trustees' approval on taking off the Thursdays of August 16 and 23 (regular zoning meeting days). The trustees OK'd the request.

When Fremont Fence was at the Terri Weickert property (Pinewood Drive) recently to correct the fence issue, Mr. Kusmer stated that he and Mr. Lagrou went and they re-measured the fence and found no issues there anymore. Per the agreement that was made previously, there is a letter for the trustees to sign tonight for Ms. Weickert stating that the fence issue is all good. Zoning Inspector Bain informed the trustees that Ms. Weickert's next door neighbor, Paul Shoemaker, is happy with the situation, too. Solicitor Barney indicated no motion was needed as long as the trustees signed the letter to Ms. Weickert, which they did

The trustees also signed letters, per the July 17 meeting, to waive the certified mailing and legal notice fees for Joe Walby (KYODY Rentals), Jeremy Addair, and Stephanie Rusher. A letter was also signed returning these fees paid by Universal Farms. This was done to correct a miscommunication that occurred within the zoning appeals process.

PARKS BOARD REPORT - Bill Lagrou and Kerry Wood

Mr. Wood advised that there was nothing new to report.

Superintendent Lagrou stated that the portable restrooms were gone from Hydraulic Park (a savings of \$82 a month); and stated that there will be no portable restrooms in the parks for the winter.

The Sandusky County Parks District Grant that the township received money from in December, 2017 for swings is being reworked, according to Superintendent Lagrou, and this is still up in the air.

He reported that the township has slowed down on mowing.

ROAD SUPERINTENDENT REPORT – Superintendent Bill Lagrou

All of the road signs received in the 2016 Signs Grant from ODOT have been installed and the final paperwork has been sent in by Superintendent Lagrou.

Christine McBride, a resident at the corner of Michaels Road and Pond Side Drive recently complained to Superintendent Lagrou about speeding in the neighborhood, and they discussed options to slow things down. Speed bumps are illegal, and a three-way stop would require a traffic study showing a sufficient amount of traffic. It was discussed that the township already has installed signs for "Children at Play" and "SLOW". Signs have to be installed legally, per Solicitor Barney, so Mr. Lagrou will follow-up with Carlos Baez of the County Engineer's office.

Superintendent Lagrou asked for a photo of Mr. Barney for the township's fair board.

Spoerr Precast has the Stahl Road catch basin done – it just needs to be picked up.

The trustees took no action on a request by Ron Goehring of Celek Drive, who asked Mr. Lagrou if the township would replace the curb in front of his house. He has a new driveway and doesn't like the appearance of the curb as it is cracking. The contractor performing the driveway work wanted \$3,500 for the 42 feet of curb in front of Mr. Goehring's home; the entire curb replacement is estimated at around \$100,000.

Superintendent Lagrou asked the trustees if they were going to renew the contract for 2019 for the brush drop-off at Universal Farms. He advised that Universal is making up magnets for next year, at their cost, with the dates, etc. Mr. Geyer stated that the township has to have the leaf pickup, but residents should have to pay when they drop off their brush.

Mr. Lagrou said that the March brush drop-off day has been changed to April. Drop-offs will be on the second Saturdays of the month for the months of April, May, July, September, and November. He noted that there is a week-long drop-off in July.

Discussion took place on the township's cost of \$2,500 a year; Mr. Lagrou advised that some people take advantage of the "free" drop-off days while others choose to go other times and pay. He explained the township regularly drops off items at Universal under the contract – leaves, brush, large trees, Christmas trees – and figuring per truckload, the township gets more than \$2,500 out of the contract alone. Following further discussion, Mr. Geyer stated that he now agrees with the brush drop-off contract and that he did not understand it included leaf drop-off and brush for the township and for residents. Mrs. Ickes stated that this is a Road and Bridge expense, not a General Fund expense. Mr. Geyer stated that Universal is giving us a deal, and Mr. Lagrou recounted that 10-15 years ago the township was having to drop off, unload and chip everything. The trustees agreed to set these drop-off days, and that having the magnets was a good idea. Mr. Geyer added that the magnets are good because he doesn't see the drop-off dates on the sign in front of Conner Park when they are posted. Mr. Kusmer made a motion, seconded by Mr. Geyer to accept the brush drop-off dates with Universal Farms for 2019. Upon a vote, Mr. Geyer – Yes; Mr. Kusmer – Yes; Mr. Stotz – Yes; the motion carried.

The trustees took no action on a request from Dennis Goetz regarding Sunday parking at the New Hope Church at the corner of Cole Road and Maple Lane. Superintendent Lagrou informed the trustees that Mr. Goetz would like parking only on one side of Maple Lane on Sundays because a family member of his backed into a parked car due to the church parking situation.

Dave Thornberry of the Visitors Bureau contacted Superintendent Lagrou and inquired about a 5K run for the Haunted Hydro that would go from Conner Park and down to Cemetery, Siler, on Oakwood to Lutz School, and then back. This would be a night run and the streets would have to be closed. Due to liability issues, it was agreed this should be referred to the Parks District.

Superintendent Lagrou advised that the township was recently asked for help on CR 201A. Black Swamp Conservancy owns 40 acres back there. A campsite was discovered in the middle of the river. It had been mowed, and there were tiki-torches, tents, chairs, a fire pit, a lawnmower, trimmers, and other items, which were all removed. Because the conservancy wants visitors, a "Stay Out" sign cannot be posted. High water would be directed around this island, and not go over it.

The Melissa Drive cul-de-sac is about 80% removed, and the dirt is not good since it is all clay. Sandusky Township loaned Ballville a skid loader, which would be \$160/day if we had to pay for it. Mr. Lagrou will return it cleaned up and will send a thank-you note.

Road paving for Issue II and Poorman's subdivision will likely start in September.

Milling of the roads was discussed and the best price was with Northcoast (Garza) for \$4,800.00 with the township hauling the millings and cleaning up after them with a broom and skid loader. Erie Blacktop was \$20,400 to do all of the work themselves. Mr. Lagrou said the township could rent a broom from Streakers for millings, then sweep all at once and get it done in a day. A brief discussion followed.

A break began at 7:45 p.m. and the meeting resumed at 8:00 p.m.

Mrs. Ickes advised there were problems with the township's Staples account. The information is still connected to the old fiscal officer, and a number of problems have been encountered with much time spent working with Staples to correct the account. She will open a new Staples account to start over with the correct information.

Several items were reviewed by the trustees, including a thank-you note from Sacred Heart Parish for the use of picnic tables for their festival.

OLD BUSINESS

NEW BUSINESS

Solicitor Barney explained that a new resolution was prepared to correct language in Resolution 2018-28, which stated incorrectly stated a rate of \$1.25 per \$100.00 of valuation for the General Fund current operating expenses levy language for the November 6, 2018 ballot, something discovered by Mrs. Ickes. The new resolution correctly states \$0.125 per \$100.00 of valuation. Mr. Kusmer made a motion, seconded by Mr. Stotz, for correction of the levy language to twelve and a half cents per \$100.00 of valuation. The motion passed 2-1 following a roll call vote: Mr. Geyer – No; Mr. Stotz – Yes; Mr. Kusmer – Yes; as Resolution 2018-30:

RESOLUTION 2018-30

A RESOLUTION AMENDING RESOLUTION 2018-28 TO CORRECT A CLERICAL ERROR

Mr. Stotz made a motion, seconded by Mr. Geyer, for transfer of \$30,000.00 from Road and Bridge fund to the Kenworth truck loan fund for payment due in September, allowing for extra principal to be paid. The motion passed following a roll call vote: Mr. Kusmer - Yes; Mr. Geyer - Yes; Mr. Stotz – Yes; as Resolution 2018-31:

RESOLUTION 2018-31

A RESOLUTION OF THE BOARD OF TRUSTEES OF BALLVILLE TOWNSHIP TO TRANSFER \$30,000.00 FROM 2031 - ROAD AND BRIDGE FUND TO 3101 - DEBT SERVICE – 2017 KENWORTH/ACCESSORIES FUND AND TO ADJUST APPROPRIATIONS OF CERTAIN ACCOUNT LINES IN 3101- DEBT SERVICE – 2017 KENWORTH/ACCESSORIES FUND

Mrs. Ickes explained the resolution for reallocations for anticipated expenditures. Mr. Kusmer made a motion, seconded by Mr. Stotz, for reallocations within various funds. The motion passed following a roll call vote: Mr. Geyer - Yes; Mr. Stotz – Yes; Mr. Kusmer - Yes; as Resolution 2018-32:

RESOLUTION 2018-32

A RESOLUTION OF THE BOARD OF TRUSTEES OF BALLVILLE TOWNSHIP TO REALLOCATE AMONG ACCOUNT LINE ITEMS WITHIN VARIOUS FUNDS

Mrs. Ickes advised that the first regular meeting of the trustees in 2019, for the first Tuesday of the month, would fall on New Year's Day, January 1. After discussion the trustees decided to move the January 1 meeting date to Wednesday, January 2, 2019 at 5:30 p.m. No change was made to the Tuesday, January 15 meeting. As scheduled it will be the third Tuesday of the month, and is in keeping with the first and third Tuesday schedule.

The trustees also set the Inventory meeting for Monday, January 14, 2019 at noon at the township house.

Mr. Geyer wanted to discuss the health insurance premium changes made in June, 2018 and advised that he had cited Ohio Administrative Code in his recent overnight letter to Mrs. Ickes.

It was discussed that a payment (check) from an employee should be hand-delivered to the fiscal officer by the 10th of the month of the coverage.

Upon discussion, it was decided that the entire spouse and dependent health insurance premium, now the responsibility of the employee, does not have to be paid by check to the township by the employee, and can be deducted from the employee's paycheck. The employee should provide the fiscal officer with a statement as to a preference in handling the premium (withholding deduction and/or payment by the employee in full or in part). Solicitor Jim Barney prepared the amendment below to the changes voted on June 19 regarding health insurance premiums. Mr. Geyer made a motion, seconded by Mr. Kusmer, to adopt the following amendment:

To amend the motion made on June 19, 2018 to allow payments for healthcare premiums to be deducted from paychecks. A check should be made out to Ballville Township if there is not enough money in the paycheck to pay the health insurance premium. The employee has the option of paying the difference between the deducted amount and the cost of the premium or paying the full amount and forego the deduction.

Upon a vote, Mr. Geyer – Yes; Mr. Kusmer – Yes; Mr. Stotz – Yes; the motion passed.

Fiscal officer Ickes requested a written statement tonight from the employees that this affects so that each employee's preferences are known and payroll can be processed accordingly as checks will be signed at the August 21 meeting for the trustees.

The July 31, 2018 Bank Reconciliation, purchase orders and checks for bills were signed by the trustees at this meeting.

Purchase orders and checks for bills were signed by the trustees at this meeting.

There being no further business, it was moved by Mr. Geyer, seconded by Mr. Kusmer, to adjourn the meeting at 8:40 p.m. Upon a vote, Mr. Geyer - Yes; Mr. Kusmer - Yes; Mr. Stotz – Yes; the motion passed and the meeting was adjourned.

Respectfully submitted,

Ellen K. Ickes, Fiscal Officer

David P. Stotz, Chairman