

ALLEN TOWNSHIP BOARD OF TRUSTEES

February 5, 2024

Minutes

Call to Order

Trustee Reiff, Chairman called the regular meeting of the Allen Township Trustees to order on February 5, 2024.

Pledge of Allegiance

Trustee Reiff began the meeting with the Pledge of Allegiance.

Roll Call:	Ken Reiff	Township Chairman
	Greg Gerten	Township Vice Chairman
	Rick Kingham	Township Trustee
	Lori LaCella	Fiscal Officer
	Nick Johnson	Road Superintendent
	Steve Brose	Fire Chief
	Bill Streng	Zoning
	Tom McCarthy	Union County Commissioners Primary
	Andrea Weaver	County Auditor
	Tracy Richardson	State Representative

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of January 8, 2024 said minutes were approved as read.

The Fiscal Officer provided each member of the Board with a list of recent receipts and pending expenditures for review. There was a motion by Trustee Kingham and a second by Trustee Reiff, and upon certification by the Fiscal Officer that appropriate funds were available, the pending expenditures were approved. The Fiscal Officer also provided the most recent payroll reports for the Board’s review. The board reviewed the previous month’s bank reconciliation and verified the sequence of the checks.

The fiscal officer swore in Gregory Gerten, as Trustee I, “Gregory Gerten, do solemnly swear that I will support the Constitution of the United States and the Constitution of Ohio, and will faithfully and impartially discharge and perform all the duty’s incumbent upon me as Township Trustee in Allen Township, Union County, Ohio, according to the best of my ability and understanding. This I do as I shall answer unto God.”

Lori LaCella, Fiscal officer reviewed the packet received from Union Soil and Water and the Trustee’s agreed to not authorize the service.

Trustee Kingham noted the need for the Township Trustees to each have a laptop. Trustee Kingham will research the options available.

The 4-H group requested to you the hall on the following dates: February 14, February 28, March 6, March 20, April 3, April 17, May 8, May 29. Trustee Kingham made the motion to allow the 4H group to use the township hall, with a second motion from Trustee Gerten.

PUBLIC FORUM

Tom McCarthy attended the meeting as Commissioner to introduce himself and to let the township know he is on the ballot, with no one running against him.

He asked if there were any issues the township needed assistance with. Trustee Gerten noted the need for fiber and high speed in the township for farmers and residents.

Trustee Kingham noted there has not been a relationship with Honda for many years, and the township would like to pursue a working relationship.

Tracy Richardson, State Representative, attended the meeting to share what is the House of Representative projects currently are.

Tracy is running on the ballot and asked for support to run for office for one more term.

Andrea Weaver attended the meeting to review the annual review of the Allen Township levy money funds.

ZONING BUSINESS

Mr. Streng has not heard any new information from the Union County Engineer office or the Union County Commissioner regarding the abandonment of many of the alleys and streets in Pottersburg. Mr. Streng contacted the Commissions Office and they advised him that they had no paperwork from anyone. Mr. Streng then contacted Chris Clapsaddle of the Union County Engineers Office and he is going to investigate. The commissioners have completed a Resolution to be signed tonight by the trustees and will be forwarded to the Union County Commissioners and the Union County Engineer. Rick received guidance and data from the attorney who spoke to the Trustee's Association meeting at Bokes Creek Winery on September 7, by the trustees completing the resolution it is anticipated that the quest to vacate the streets and alleys should be approved. Mr. Streng contacted the Union County Commissioner's Office today and they have not received the resolution. The hearing before the Union County Commissioner's to abandon the street and alleys will be held on January 10, 2024 at 9:00 A.M. in their office. The Commissioner's by unanimous vote elected to abandon the streets and alleys in Pottersburg.

Mr. Streng has been in contact with a realtor or representative of a company wishing to locate a property on Northwest Parkway on land zoned B3 in Complete Auto Auction. They want to place a modular or office trailer on the property for use as their office. Mr. Streng informed him that he will need more information on the type of business, exact location, and type of building they want to place or erect before he can help him. Mr. Streng explained to him the requirements of building in B3. The ATZR is not clear on the meaning of a permanent foundation therefore it is difficult to clarify to someone placing a trailer (which is clearly not permitted, or a modular building on a site in the township). The business is CarMax and Mr. Streng were contacted by a modular building company relative to what is required to set their office building on site. Their engineer contacted Mr. Streng last week with questions of how to best build a privacy structure around their dumpster. Mr. Streng asked him how this project was proceeding and he told him that they were likely over a month away from submitting their drawings and request to him. This past week Mr. Streng provided them with information relative to the ATZR sign requirements. A zoning certificate for the building was issued on 5/3/23. Mr. Streng heard from a woman on 8/3/23 from a sign company regarding obtaining a permit for three signs to be installed on the site and she was informed that all 3 signs would be required to be approved by the Board of Zoning Appeals. She is going to complete the required paperwork and get back with him to file the papers for the BZA hearing. The

BZA hearing will be at 6:00 September 11th. They were issued zoning certificates for both signs that evening. Nothing new to address.

Mr. Streng received information from a consultant relative to an unknown party planning to construct a facility on a site immediately southwest of the Trillium Compressed Natural Gas (CNG) station on SR 739. This site will be like the CNG station however it will be an electric vehicle charging station initially planned to have 20 charging stations. They had many questions of which Mr. Streng provided answers however many of the questions require additional information from them to enable me to answer all their questions. Mr. Streng informed them that the first thing they should do is to obtain confirmation from the state that they can be granted an access drive. The land is currently owned by Honda. Mr. Streng have been in contact with two parties relative to this project, neither of whom appears to know the other. Mr. Streng have sent to both answers to all the many questions presented to us but have heard nothing further from either of them.

A neighbor called with a complaint. There is a property on Smokey Rd. that has a camper on site they were living in. Bill Streng has spoken with the resident letting him know he could only have a camper on the property for 30 days per year. The camper was removed and he sold his home to enable the purchase of the land. The camper has not returned to his site.

Mr. Streng received a complaint regarding an oversized political sign on St. Rt. 245. The sign is 32 SF which greatly exceeds our 6 SF stated in the ATZR. It is a sign for a candidate for sheriff. Mr. Streng did a tour of the township to ascertain if there were any others and there are numerous signs for both candidates currently running for sheriff. The signs for the current sheriff are slightly smaller than 32 SF but still exceed our limit. Mr. Streng contacted LUC for some guidance and was told that it is advisable to leave them alone. Mr. Streng was told that they are currently working on sign policy recommendations and would keep us informed. Mr. Streng was informed that our policy of requiring all signs exceeding 6 SF requiring approval by the BZA may not be correct. Thayne, the county prosecutor had alluded to this earlier but there was nothing set in stone, and until hearing otherwise it will be up to the Zoning Board and trustees of how to handle. According to Thayne, if a sign meets the requirements set forth in Article VIII – Signs and Advertising of the ATZR, the Zoning Inspector would grant the Zoning Certificate without BZA approval, and that it may be unlawful to require BZA approval. We will be updated as the LUC study progresses.

SHERIFF REPORT

Not in attendance.

ROAD BUSINESS

Road Superintendent, Nick Johnson noted dumpster day will be on April 20th, 2024.

Road Superintendent, Nick Johnson noted the garage door on the shop broke and the repair is \$800.00 with Bob Vanhose. Trustee Reiff made the motion to accept the repair on the garage door with second motion from Trustee Kingham.

Road Superintendent, Nick Johnson noted the large maple tree had a limb that fell and Delmar had to remove the tree with a cost of \$1200.00, Trustee Gerten made the motion to accept the tree removal with a second motion from Trustee Kingham.

Road Superintendent, Nick Johnson, noted there was a root blocking the ditch on Hunters Run.

Road Superintendent, Nick Johnson, noted on Smokey Rd the state highway patrol had found a resident had covered the road in wood chippings. The road department were called out and made sure it was cleaned up. Nick noted damage on the road from the new homes on Smokey Rd. with Wayne Homes, Nick has spoken with the foreman.

Road Superintendent, Nick Johnson, noted the wood on the trailer was replaced and is being painted next.

Road Superintendent, Nick Johnson, noted the bed on pickup truck will need to be replaced, it is rotting out. He is asking to seek estimates.

Road Superintendent, Nick Johnson, noted a quote from Paige, A Women's Touch for landscaping, for approximately \$20,000, the Trustees requested Nick to get detail invoice with what the charges are for.

Road Superintendent, Nick Johnson, requested an amount to spend for furniture for the shop office, Trustee Kingham motioned to not exceed \$4000.00 with a second from Trustee Reiff. This will be taken from the ARP Funds.

FIRE & EMERGENCY SERVICES

Chief Steve Brose noted the need for the telephone system upgrade.

Chief Brose noted the FD does not use the trailer mounted generator any longer. The generator is a 2007 Generac 13kw. and suggest we remove the generator from the trailer and mount it to the community building. Cost involved would be electrical hook up and possible a pad to place it on.

Chief Steve Brose noted the old Rescue listed on firetruckmall.com would like to run for 45 days then sell on Govdeals.com if it does not sell on the paper listing. Have an inquirer asking lowest price, trustees agreed bottom dollar is \$8000.00

Chief Steve Brose noted that our 1994 Haulmark special ops trailer is showing excessive wear. Chief Brose has been discussing the option of donating the trailer and its contents to the Union County EMA. The trailer holds heavy timber shoring materials for major rescues. It is called for by other departments when needed. This availability would continue for both our department and others with the EMA. The trailer would likely be stored inside to preserve it for years to come. Trustee Reiff made the motion to donate the trailer to EMA, with a second motion from Trustee Gerten.

Chief Steve Brose noted the high-pressure airbags for rescue, our current bags are 32 years old newly published material from mfg. indicates a 15-year life span. Estimated price is \$7,000 would like to use ARP funds. Trustee Kingham made the motion to not exceed the \$7000.00 estimate with a second motion from Trustee Gerten.

Chief Steve Brose noted the SCBA Face pieces for new hires, need 4 at \$449.00 each. Trustee Kingham made the motion to accept the \$1796.00 with a second motion from Trustee Gerten.

Chief Steve Brose noted will need 5 sets of gear this year. We are exploring the market to find the best gear for a fair price. Our current gear is priced at \$3,750 each set. We are looking to be below that. With full staffing levels we will need to replace 4 sets per year on average. Captain Page is exploring grant options as well.

Chief Steve Brose noted the fire blanket for Electric Vehicle Fires \$1,120, Trustee Gerten made the motion to accept the \$1120.00 with a second from Trustee Kingham.

Chief Steve Brose noted the MARCS radios, he is currently demoing a different brand of radio. We are looking to reduce the price of our radios. Due to a change in security programming 10 of our radios will cease to function July 1, 2025. Motorola radio quote is \$5873.64 per radio, Kenwood quote is \$3,040.68 per radio.

Pending trial results; ARP funds may be requested to fund the purchase of 10 radios, this would free up potential grant funding for turnout gear for the next few years.

An AED to replace the rescues current 25-year-old model. Our goal is for all EMS equipment on the engine and the rescue to match. Quoted cost is \$3,710.39. Plan to use EMS grant funds to purchase.

Chief Steve Brose noted the bay heaters in the fire apparatus bays both have cracked burn chambers these heaters were purchased in 1991. Reliant will be in this week to look at tube style heater options to replace.

Chief Steve Brose has discovered a mistake on our insurance deductible amount. The amount was posted at \$500 more per person and \$1,000 more per family than what was expected. After speaking with the Trustees and our broker, our broker has agreed to pay the difference if anyone would use that portion of their deductible.

FD Situation Awareness Report has been completed for 2024. Three new part time members have been hired. The FD manpower is up to near normal numbers. The FD has a new intern from the Marysville Stem School. He will be with us on Tuesdays and Thursday for the semester. Leap Day February 29th presents a change for fire department work schedules. To maintain their current schedule each shift will work 8 hours on the 29th. Shifts will resume normal 24/48 schedule on March 1. Chief Steve Brose will be on vacation during our next Trustees meeting. Capt. Hawkins will attend to represent the FD.

Crews completed monthly safety trainings.

CORRESPONDENCE/OTHER MISCELLANEOUS

Union County Engineer's Office Annual Township Meeting, Saturday February 17, 2024 8:30 A.M. 12:00 P.M. Union County Services Center - 940 London Ave., Marysville, Ohio 43040

EXECUTIVE SESSION

None

There being no further business, Trustee Reiff moved to adjourn the meeting, Trustee Kingham offered a second. Upon a roll call vote, all being in favor, the meeting was adjourned.



Ken Reiff, Chairman



Greg Gerton - Vice-Chairman

Rick Kingham, Trustee