

**Wayne Township Board of Trustees  
Regular Meeting  
February 14, 2018**

**Call to Order:** Chairperson, Warren Walker at 7:00 p.m.

**Roll Call:** Warren Walker, Teresa Hinnners, Carl Ritter, Sandra Borchers, David Moulden

**Guests:** Sue Allen, Corporal Lori Saylor, Chris Hicks, Dennis Elchlinger, Ken Miller, Claire Corcoran, David Painter

**Prayer & Pledge:** Chairperson, Warren Walker

**Public:**

- Corporal Lori Saylor gave the Sheriff's Office Report for January. There were only 7 offenses in Wayne Township for the month (1 assault, 4 drug offenses, 1 theft, and 1 burglary). Corporal Saylor said the number of offenses usually decreases when the weather is colder. Mrs. Allen asked if there had been any more reports of ATV's on Township roads. Mrs. Saylor said there have not been.
- Claire Corcoran is running for Clermont County Commissioner. Mrs. Corcoran feels that Commissioners should outreach as much as possible. She served on the Goshen Township School Board for 4 years and then as a Goshen Township Trustee for 4 years. During her 8 years of Public Service there was not one County Commissioner that attended to seek the needs of either Board. She would like to see Round Table meetings with local officials and Commissioners to get them working hand in hand.
- Chris Hicks is running for County Auditor. Mr. Hicks wants to make sure there are Checks & Balances in our County Government. He describes himself as very conservative and wants to ensure everyone has a voice and the County remains fiscally conservative.
- Roger Winemiller proposed the idea of a Sober Living House in one of the for sale vacant properties in the Township. Mr. Winemiller is looking into funding for one of these properties. A Sober Living House is for people coming out of treatment that provides structure and discipline, helps people get a job and become productive members of society. Currently there are Sober Living Houses in Blanchester and Cuba. Mr. Winemiller is aware of the process he would have to go through to get zoning approval. The biggest issue for Mr. Winemiller is funding. Mr. Winemiller will keep the Board up to date with his progress.
- Dennis Elchlinger asked if all the Township vehicles are marked with the Township logo on the side. Chief Moulden answered that the Chief's Explorer and the 2005 Explorer are not marked. Chief Moulden said that the cost to mark the Chief's vehicle was around \$1,500.00 and that was one of the reasons they decided not to. Mr. Elchlinger thinks it would be good to let the public know that the Township is present. The Board said there has never been an official logo adopted and they would look into establishing a logo for the Township.
- Mr. Ritter, in response to Mrs. Corcoran, stated that Commissioner Painter had attended Township Meetings to give info on various County and Township issues.

**02142018-01:** Teresa Hinnners moved to pay all bills.

2<sup>nd</sup> by Carl Ritter

**Vote: WW, TH, CR**

**All Aye**

**Motion Carried**

**02142018-02:** Carl Ritter moved to approve all then and now certificates of purchase as needed.

2<sup>nd</sup> by Warren Walker

**Vote: WW, TH, CR**

**All Aye**

**Motion Carried**

- On October 26, 2016 the Board adopted Resolution No. **10262016-02** which authorized Wayne Township to participate in the Ohio Enterprise Zone Act, under ORC Section 5709.61 through 5709.69. The Act allows for the designation of areas as Enterprise Zones and to execute agreements with certain enterprises for the purpose of establishing, expanding, renovating or occupying facilities and hiring new employees and preserving jobs within said zones in exchange for specified local tax incentives granted by the county. The Resolution and other documents needed were

submitted to the Clermont County Department of Community and Economic Development for approval by the County Commissioners. The Ohio Enterprise Zone Act Resolution was not submitted to the County on time and would therefore require the Board to adopt a new resolution in order for Wayne Township to participate in the Ohio Enterprise Zone Act. The proposed Resolution was the same as the adopted Resolution in 2016 (**10262016-02**). Mrs. Hinners is not in favor of the Enterprise Zone Act. Mrs. Hinners stated the following as reasons for her opposition: The act is about tax abatements and easements and businesses coming into the Township that could cost the Township up to 60% of tax revenue (property, school and payroll taxes) from a new business. She is in favor of new business but not if there is no tax benefit from it. The Board would then have to go through other grants and resolutions to meet the infrastructure needs of potential businesses. She is not in favor of giving businesses tax breaks and then asking tax payers to approve a levy for fire equipment. The County Commissioners negotiate the deal which may leave the Township without a voice. Mrs. Hinners sees it more as a possible loss and cost to the Township than a benefit. She has read online that businesses can easily get 60% off taxes and 10-year exemptions and possibly 100% tax free for 15 years. She stated that there are businesses like Amazon that are relocating with no tax breaks. Mr. Walker sees the Enterprise Zone Act as a tool that makes us a viable candidate to be considered for business location. Mr. Walker has seen the benefits of participation in other areas and stated that the abatement is not typically all, or nothing deals. Mr. Walker also said there are Economic Development Organizations that work with Townships throughout the process, so they have a voice in negotiations. Mr. Walker feels that participation at least “puts us in the race”. The Board decided to have Adele Evans, Clermont County Department of Community and Economic Development, come to a meeting and answer any questions about participation in the Enterprise Zone.

- Chief Moulden presented the Board with the 2017 Road Mileage Certification to be signed and submitted to ODOT by April 1, 2018. The document said the Township is responsible for 27.340 miles of public roads.

**02142018-03:** Warren Walker moved to line item transfer \$3,500.00 from line item 1000-760-730-000 to 1000-760-720-9910 for payment of the Community Center Loan.

2<sup>nd</sup> by Teresa Hinners

**Vote: WW, TH, CR**

**All Aye**

**Motion Carried**

**02142018-04:** Carl Ritter moved to approve the Community Center Loan payment for \$17,561.98 due March 1, 2018

2<sup>nd</sup> by Teresa Hinners

**Vote: WW, TH, CR**

**All Aye**

**Motion Carried**

- Mr. Walker turned the floor over to County Commissioner David Painter. Mr. Painter spoke about the Newtonsville Sewer Project. There will be a Community Meeting scheduled at CNE High School and the public will be notified when it is scheduled. The Commissioners want to give the citizens one more opportunity to voice their opinion and investigate output from the first meeting, such as alternative systems, gravity flow and possible locations. Only about 40 residents supplied info, so the Commissioners are hoping to get a better turn out at the next meeting.
- Commissioner Painter asked the Board if there was anything else the County could help with. Mrs. Borchers asked about the Eastern Bypass Proposal in relation to Wayne Township. Commissioner Painter stated that he does not know too much about the project but would share what he does know. Mr. Painter attended meetings for the Henry Fisher Legacy Project which spurred the Eastern Bypass Proposal. He feels Mr. Fisher is sincere in his motivation to leave a legacy and not out to increase the opportunity for more housing. Studies have been done and preliminary plans are done. The original proposal does not include things like land acquisition and EPA Studies regarding location in relation to Stonelick Lake. The route proposal is just that, a proposal. Governor Bevins (KY) said that the Project does merit further study and consideration. Mr. Painter is a member of the OKI Board and said the project is now on their priorities list. This is a project that does need to be done about 29 years from now. The number one priority of the OKI Board is the Brent Spence Bridge replacement. Mr. Painter is not for or against the Proposal but feels there is much more work to be done regarding the project. Mr. Painter said he puts any updated information regarding the project on his web site and welcomes feedback from the public

- Mr. Walker informed Mr. Painter on the comments from Mr. Winemiller regarding a Sober House and asked if he had any information from the County in relation to the Opioid Epidemic. Mr. Painter said that Clermont is the only county with a decrease in opiate deaths and that opiate deaths are down 20% since 2015.

**Department Reports:**

**Cemetery**

- Cemetery – YTD Revenue = \$4,250.00
- Mrs. Hinners is going to Woodville Cemetery Maintenance Meeting on 2/28/2018. She will ask about the fence and rate increase.
- Date of 3/16/2018 set for all ground decorations to be removed from Cemeteries. Date will be posted on sign at Plainview Cemetery and on Township web site.

**Fire/EMS**

**02142018-05:** Warren Walker moved to approve a Training Academy Assistant Instructor Contract with Advanced EMT Stefanie Zimmerman to assist the Training Academy with EMS Student Practical Examinations. Contracted pay rate for Assistant Instructor is \$14.00 per hour

2<sup>nd</sup> by Carl Ritter

**Vote: WW, TH, CR**

**All Aye**

**Motion Carried**

**02142018-06:** Carl Ritter moved to authorize the payment of the 2018 Volunteer Firefighter Accident and Sickness Insurance Policy at the cost of \$2,954.00. Funds to come from line item: 2111-220-229-1203.

2<sup>nd</sup> by Teresa Hinners

**Vote: WW, TH, CR**

**All Aye**

**Motion Carried**

- Chief Moulden presented a customer satisfaction survey from last month to the Board.

**02142018-07:** Warren Walker moved to authorize Chief Moulden to sign a four-year contract (reviewed and approved by Mr. Ramos) with Medicount Management for our EMS Billing services.

2<sup>nd</sup> by Carl Ritter

**Vote: WW, TH, CR**

**All Aye**

**Motion Carried**

**Township Items**

**02142018-08:** Warren Walker moved to approve a line item transfer of \$2,810.00 from 2031-330-599-0000 to 2031-330-420-2500 for additional road salt.

2<sup>nd</sup> by Teresa Hinners

**Vote: WW, TH, CR**

**All Aye**

**Motion Carried**

- Chief Moulden presented an updated 2018 Department Work List showing known projects and annual work requirements that need to be completed in 2018.
- Edenton Gas Station Cleanup Project – Mr. Weinstein, Patriot Engineering
  - Permits submitted to ODOT for 3 additional test wells were approved today and are expected to be completed in the next few weeks.
- Stonelick State Park and Clermont Park District – Chris Clingman
  - Scott Fletcher is the new Stonelick State Park Manager. Mr. Fletcher sent our formal request letter (to allow the Township to put a playground/recreation area on the property where the old Park Office was located) to Columbus about 7 weeks ago and has not heard anything back. Mr. Fletcher is requesting Columbus provide us a status update on our request. Discussions are being held between Clermont County Park Board and ODNR. Chief Moulden does not expect any response from ODNR until discussions between Clermont County Park Board and Stonelick State Park are complete.
- Homeowner flooding concerns at 3634 (Mr. Terry Kroth, Jr.) and 3636 (Mr. Williams and Mrs. Nicki Haas) Lucas Road have been addressed. On 1/28/2018 Chief Moulden and Jason Browning met Mr. Woodmansee (County Engineer) at on Lucas Road. The County Engineer plans to ditch this section of Lucas Road in April or May

of 2018. The homeowners do not want the ditch significantly deeper, so Mr. Woodmansee feels there will still be high water when we have heavy rains. Cleaning the ditch without making it significantly deeper will help but not solve the problem, the residents were satisfied with this solution.

- Bill Weiderhold, Jackson Township Trustee contacted Chief Moulden with a proposal to the Wayne Township Trustees to jointly purchase an Asphalt Hot Box that each Township would pay half the cost for the unit and it would be available to both Townships to use for asphalt repair work. Estimated total cost is \$22,000.00. The Board agreed to discuss the proposal with Jackson Township.
- Chief Moulden presented mailers that will be sent out from Rumpke to current and prospective customers in Wayne Township. They will be printed on 2/15/2018 and should go out by the end of February.

## Roads

- 74 tons of salt were purchased on 1/22/2018 and 50 tons were purchased on 2/6/2018. There is enough salt on hand for a couple of minor snow events.
- From 1/25/2018 to 2/15/2018 the Road Department plowed and salted Township Roads 4 times using approximately 80 tons of salt.
- Turnout Gear Washer installed at Station 55 completed on 1/18/2018.
- New sink and two electric services installed at Station 55 on 2/14/2018
- Jason Browning completed the ditching survey of Township Roads and began ditching in non-residential areas with the tractor. Leuders, Roudebush, Meek and Park Roads have been completed so far.
- Road patching: Roudebush and Manila Roads have been patched so far using 3,150 pounds of patching material. More patching material will be ordered.
- Road Department Overtime this period: Jason – 1 hour, Scott – 0 hours
- Road Department Overtime YTD: Jason – 7.2 hours, Scott – 6.5 hours

## Zoning

- 3229 Jordan Road – Mobile Home in poor condition, sent to mediation 2/2018
- 3231 Ernies Drive – Failed to attend Mediation. Meeting with Jason Fountain from Prosecutors office on February 20<sup>th</sup> to take next step of action.
- 6166 Manila Road – Abandoned Mobile Home. Fire Department Citation issued on 9/16/2017. 2<sup>nd</sup> letter issued on 11/17/2017. Mobile home boarded up as of 2/12/2018. Meeting with Jason Fountain from Prosecutors office on February 20<sup>th</sup> to take next step of action.
- 6561 ST RT 133 – Resident requested an extension. Mr. Castle has attempted to contact the resident two times and been unsuccessful. The property will be taken to Mediation for a second time.
- 2821 Cedarville Road - 2 letters have been sent without response.
- 3691 Lucas Road – Pole Barn considered Agricultural. Mr. Castle will meet with the owner tomorrow.
- 5956 Newtonsville Road – Garbage sitting at end of lane for over one month. Mr. Castle is in the process of contacting the residents of the home.
- 1 application for single family home approved. 1 application for single family home denied. 1 application for single family home will be approved this week
- Zoning Board of Appeals Meeting scheduled for 3/5/2018 at 7 p.m.

- Growth Management Plan and Zoning Map have been completed with the County. Mr. Castle submitted them to Mr. Ramos on 1/18/2018. Jason Fountain, Prosecutors Office, is supposed to contact Mr. Castle. Mr. Castle requested Chief Moulden ask Mr. Fountain about this at their meeting on February 20<sup>th</sup>.
- Clint Roy (building house on Johnson Road) applied for Zoning Commission.
- Jason Jewett (No. 5 Road) applied for Zoning Board of Appeals.
- The Board will interview the applicants on 2/28/2018 at 8 p.m.
- Mr. Ritter asked if the culvert pipe on Bigam Road has been addressed. The culvert pipe has been run over and the end is crushed restricting water flow. Chief Moulden said the pipe was still under water. The Road Department will attempt to cut the crushed segment of pipe to allow water flow when the ditch is low enough to access the pipe. Chief Moulden or Jason Browning will recommend installing a wider pipe to prevent this problem in the future to the resident.

**Old Business**

- Mrs. Hinnners discussed her attendance of the Ohio Township Association Conference in Columbus. She attended classes on 7 subjects, including 2 for new Trustees. Mrs. Hinnners attended a class on Social Media and emailed Mr. Ramos about legal matters involving Facebook and other Social Media. Mrs. Hinnners attended a class on Medical Marijuana and learned a lot about the zoning issues that come along with the new industry. Mrs. Hinnners attended 2 classes on Cemeteries and one about the Census.
- Mrs. Hinnners would like her question about then and now certificates of purchase and the answer to Mrs. Allen’s question about the burn trailer added to the 1/24/2018 minutes.

**02142018-09:** Carl Ritter moved to approve the minutes from 1/20/2018.  
2<sup>nd</sup> by Teresa Hinnners

**Vote: WW, TH, CR                      All Aye                      Motion Carried**

- Mrs. Allen asked about the bridge replacement on Marathon Edenton Road. Chief Moulden said he thought they were going to do it last year. He is not sure if it is on the schedule for this year. Chief Moulden will check with the County and report back.

**02142018-10:** Carl Ritter moved to adjourn at 8:46 p.m.  
2<sup>nd</sup> by Warren Walker

**Vote: WW, TH, CR                      All Aye                      Motion Carried**

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**Warren Walker, Chairperson**

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**Teresa Hinnners, Vice Chairperson**

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**Carl Ritter, Trustee**

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**Sandra Borchers, Fiscal Officer**