

## Edinburg Township Trustees – Regular Trustee Meeting

At Edinburg Town Hall

March 12th

2020

CALL MEETING TO ORDER BY: Tim Pfile@ 7:30 p.m. Pledge of Allegiance

Fiscal Officer: Roll Call

Pfile Chair: Here, Vice Chair Bixler: Absent, Trustee Diehl: Here, Fiscal Officer McCluskey: Here, Roads, Cemetery, Parks, Biltz: Here, Fire Department Baughman: Absent, Zoning Lippy

Guests: Dan Morganti.

Guest Speaker: Dan Morganti, Portage County Land Bank:

Good Evening, Thanks for having me. My name is Dan Morganti I am the Portage County Land Bank Executive Director. I started in this roll in November taking over for Neighborhood Development Services. We administer Land Bank Prior to that point. To just give you a quick background Land Bank is a standalone, non-profit 501C organization it is considered governmental, but we are not technically a County agency, so I answer to the board of 7, 5 of those slots are dictated so we have the County Treasurer, 2 Commissioners, a representative from the largest Township from a population stand point, which is Brimfield and Suffield and representative from the Largest Municipality so that is the City of Kent. We also in Portage County have two additional slots a Finance Professional and Real Estate Professional that is currently vacant. So our mission is to facilitate the conversion of vacant abandoned and tax delinquent properties back to productive use. So when I think about it, it is really about two things, one from the physical use to go from abandonment and vacancy to situation where it is occupied and from a tax bank stand point basically a tax delinquent scenario and creating another structure that is again paying taxes. So our goal is to re-utilize property from that stand point not necessarily hold it or bank it for longer than we need too. So we are trying to turn over property quickly. Our most common method of acquisition is tax foreclosure and really three things really need to be present for it to be eligible. Again it has to be vacant and abandoned, that includes even illegal occupancy, it has to be tax delinquent for the time of two years and then there has to either be someone that wants the property or plan a place for the property for use. So to this point in time the Land Bank has primarily administered residential demolition grants so 2013 up and through 2019 of last year Land Bank administered about 2 million dollars of demolished of 200 structures in the County. So we are at a point in time now where that outside funding is drying up and the Land Bank is moving to wanting to rehab as opposed to demolish, so we feel that we can further our mission by acquiring mainly housing rehabbing it and reselling to further our mission. To this point we have completed 4 acquisition rehab/resales and one on its way. We really want to get good at that and replicate that. I have had some inquiries since I started to talk commercial properties and the Land Bank has not owned commercial property to this point. The Board is a little apprehensive giving the higher cost and environmental issues and things like that related to commercial property. But if you have some basically a development agreement on the front end and users lined up once to site to bridge commercial that way. That is kind of an overview I headed up two properties in Edinburg I wanted to discuss. One is a residential demolition we did in 2019 at 6427 Giddings. Rhonda: It doesn't have enough frontage; it is short on frontage. Dan: It is a skinny lot, I think that it is 100 ft and the minimum frontage is 150 ft. Chris: Isn't some people interested in buying that from you? Dan: Well the deal is with it is per the grant requirements we have to hold it for a certain period of time and we want to put it on the open market, that is the best way that we can have an impact is to create market sales, so we hold it for three years, we put it on the market for sale for whoever wants to buy it of course if it is a build-able lot it would have higher value if not it would have a lower value. Chris: I guess I was in the back of my mind maybe misunderstood you, I was thinking that you demolished it with the thought of having somebody in mind that was interested in it already. Dan: Right, Ideally we will have an end user in place with the grant funding that would often dictate the strategy so we pursued that site for the purposes of demo without an said end user in place, with a residential site like that it is relatively low risk at minimum it is likely that a neighbor or

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something would want it, in cases of residential we are willing to take a little bit of a risk. Chris: I understand now. Dan: And then the other site is 6762 Tallmadge so this is the former gas station site down the road on the southwest corner of Route 14 and Tallmadge. So basically just a quick background that was pursued in tax foreclosure by the County Treasurer, it went to Sheriffs sale in 2019 last year and was not sold, it went to two sales and did not sell. The minimum bid was I think \$50,000. So by virtue of no sale at the Sheriff sale then Land Bank has the opportunity to request the property and can take ownership of it. So giving its prior use before we jump in with taking ownership we want to be able to do due diligence and find out everything that we can about the property and we applied for a targeted ground field assessment grant through the Ohio EPA and basically the way that works is EPA pays a consultant directly to assess the site phase one environmental review with limited release testing so they can test the ground also. And they pay them direct so there are no local funds we are not paying anything out of pocket for it. The funds don't even flow through us it is EPA directly. That phase one assessment is currently underway; we don't know the results yet either A. Ideally it is a clean site given the prior use there is no tank in the ground possibly or no of any release in the ground from the prior use or B. If there is the extent of that, if scenario B plays out in talking with the consultant they are pretty confident that this could be a good candidate for state abandoned gas station clean up funds, which again is a full grant program, so we are kind of waiting now to get the results of the assessment to determine what the approach is going to be and whether or not we want to jump in and take ownership but ideally the goal here is to get a clean property on the market for sale, hopefully maybe create a development opportunity and get it back on the tax roll, so that is kind of the end game. We will see finding out what the results of that assessment will be is obviously important on how we are going to get there. When I do find that out I would be happy to certainly share that with information with you. Chris: How soon will that happen? Dan: I spoke to the consultant last week and they were finishing up, they need to send the report to the EPA before I see it, so my thought is the EPA can really do two things they can say yep looks good or they can say I want you to do based upon this assessment I want you to do some more testing which the consultant thinks that is the more likely outcome. So there could be another round of onsite a little bit of drilling, that is most likely, but we won't know until we officially hear back which I would assume would be in the next month or so. It is hard to gauge but that would be my guess. Chris: If you end up taking ownership of it will that be another three-year deal where you have to hang onto it for three years before you can put it on the market? Dan: Once we obtain ownership of that one we can dispose of it right away. It was just that specific grant fund that funded the demolition that was a specific requirement, but this would not, so the idea would be hopefully not hold it for long. Tim: How big is that lot? Dan: It is not huge; I think that it is like 7/10 of an acre. Chris: I was going to say about 3/4 of an acre. Rhonda: There isn't very much to it. Dan: It is a nice piece of land close to the highway and road access is great but obviously no sewer so that could be a hurdle for a new development for sure. Rhonda: That red house right there they did have to put a septic in really close to the property line because of what they had done, but there was not much else to do, they had to fix it so. Dan: Sure. Bill: The land was turned over so Portage County turned that property over, so right now it is owned by the State? Dan: Right, so if you look on the auditors' website I think that it is still in the prior owner's name, but there is a court judgment entry by virtue of the two sales and no sale by law it is forfeited to the State, so given that scenario that is how we were able to get access to go on-site. Kevin: That house over on Giddings that you demolished that driveway pipe, could we pull that driveway pipe so that the water can drain from the one property down to the pipe. The pipe is plugged up and it is real small, I was just going to go pull it, but now that you are here I will ask you. Chris: It is a substandard pipe is part of the problem, from years and years and years ago. Kevin: What happens is it hold the water to the east of there and water is backing up there and it almost comes up to the road, but if I could take that pipe out, they put in a new pipe right to the west of there, I could open that up and get rid of that water. Rhonda: Then the new owners would have to put a new pipe

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in. Kevin: Right then the new owners would have to put a new pipe in anyway. Dan: Absolutely, if it is plugging things up pull it out. Kevin: I got permission. Chris: We appreciate you coming into our Township and taking care of those two pieces of property at least anyways. Dan: Thanks for having me. Kevin: This corner lot over here, could we like pull those flags in a couple of weeks or so, because we mow that, the Township mows it just to keep it looking nice there, but I don't want to pull them until. Dan: Let's wait until we get the results. Kevin: Why don't you get a hold of me, because we are not going to mow probably until about another month anyways. Dan: I hope that it is before then that we will know more, before you go to pull those give me a call just to make sure. I will keep on them to try and find out information as soon as it is available. Kevin: I didn't want to go start pulling, I don't want to mow either because they get wrapped around. Tim: Thank you for the information that is great. Dan: Thank you for having me, I appreciate it. Chris: Yes, we appreciate you keeping us in the loop. We want to keep in looking nice and mowed nice and everything but as soon as we can give it somebody else we would be happier yet. Let somebody else mow it.

## I. MOTION TO APPROVE AGENDA FOR 3/12/2020

Moved By: Chris Second: Tim  
Mr. Diehl: Yes Mr. Pfile: Yes

## II. MOTION TO APPROVE MINUTES 2/27/2020

Moved By: Chris Second: Tim  
Mr. Diehl: Yes Mr. Pfile: Yes

III. CORRESPONDENCE: Chris: Bill evidently put this in my box. They inspected the septic system here and they approved it. Bill: I did get a bill for the Town Hall, but I have not received one for the Fire Department.

## IV. OLD BUSINESS:

A. Road Bids (Copy handed to trustees for review) Tim: This one is from Amber Zavara she is bidding 1800. for the 26 horse power X1. Rodger O'Shields, Rock Spring Road this one if for everything. He bid under the minimum. But we did state it that way. He bid \$1,700.00 on the X1, \$1,700.00 on the super mini Z and \$2,300.00 on the Land Pride Trekker. They are all under the minimum, but we did leave it open. Bill: That is why it was stated that way so trustees could decide to accept below minimum or not. Tim: Right.

### **Motion:**

Motion: Accept Amber Zavaras bid of \$1,800.00 for the 26 horse power X1.

Moved By: Chris Second: Tim  
Mr. Diehl: Yes Mr. Pfile: Yes

### **Resolution: 2020-028**

### **Motion:**

Motion: Accept Roger O'Shields bid for \$1,700.00 for the Super Mini Z and \$2,300 for the Land Pride Treker.

Moved By: Chris Second: Tim  
Mr. Diehl: Yes Mr. Pfile: Yes

### **Resolution: 2020-029**

Chris: Kevin, Do you want to notify these people, because you are going to have to deal with them one way or the other. Kevin: That is fine. Bill: I put it in there that they had to pick it up.

Bill: You did get copies of Road Bids, I put it in your box, when I was updating it last year it was 325 tons of the slag and in the minutes it said to go to 400 tons. Tim: It is 400 more or less. Bill: So you want 400 instead of 325. Because in the minutes you said the same as last year 400. Tim: Oh, OK. Bill: But last year it was 325. Tim: We put 325 more or less. Kevin, Last year we put 325 more or less this year have it listed as 400

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more or less. I guess that it doesn't matter, do we want to lower it to 325? Kevin: We have quite a bit of a pile over there, I would say lower it to 325. Tim: We could keep it at 400 and just order 325 and then that leaves you open, that way you could, so if we bid it at 400, then tell them that we only want 325 for now and that leaves you in-case you need more. Kevin: We can do that. Tim: Just leave it at 400. Bill: Do you want me to go ahead and post that now? Tim: Yes, that would be great.

### V. TRUSTEE REPORTS:

A. Tim Pfile, Chairman: I got a call in regards to the Easter Egg Hunt on the sign. Chris: Jesse told me that they canceled it. Tim: Are you talking about the Fire Department Easter Egg Hunt or South East Co-op Easter Egg Hunt? Chris: The Fire Department. Tim: This is for the Pre-School Easter Egg Hunt. Chris: The Fire Department canceled.

### VI. DEPARTMENT REPORTS:

A. Kevin Biltz-Roads/Buildings/Cemetery/Park Report: I have signed Nate up for the Grant Writing Class, but this class was canceled until further notice. I found out that the recycling is not going to be taking tires this year. I enclosed the paper that I received from the County it reads "We regret to inform you that due to the rising costs and limited option for scrap tire disposal, the Portage County Solid Waste Management District is suspending the scrap tire disposal program for 2020. Unfortunately, the costs for processing tires rose from \$54.02 per ton in 2012 to \$222.93 in 2019 and those figures do not include labor for or transportation. Furthermore, the District is also down to only one available outlet for the tires, which is located in Minerva, Ohio, a 2.5-hour round trip compared to our previous processor at 45 minutes. We do hope to be able to continue the scrap tire collection program in 2021 and have applied for a grant from the Ohio EPA to help offset the costs. We anticipate, however, that this program will look differently than what the county has done in the past. The number of collection events will likely be fewer and the District will charge residents a small disposal fee for each tire collected. We will share more information with you in early 2021 about what to expect. In the meantime, the District will have a container at our office for the tires collected by your road departments. Please contact me with any questions. Again, we apologize for the inconvenience, but will continue working to solve the problem. Sincerely William G. Steiner, II." Kevin: We went and patched holes. We got 48 ton of salt. We cleaned up some brush from the trees that were taken down. We are servicing the equipment. I am going to get bids on grinding the stumps. We have 25 stumps to grind. I think that there is 14 at the park, 5 at the cemetery and 5 here. We have been cleaning up the little building. We are putting our signs in it and arranging it. I did receive a couple of bids for the equipment that we had advertised. Cemetery: We had a funeral. They are working on the mausoleum.

B. Jesse Baughman-Fire Department: Chris: For the month of February the Edinburg Fire Department ran a total of 35 calls. 28 calls were EMS related with 9 of them being mutual aid given to other departments. 2 calls were fire related with 1 being mutual aid given. 6 calls were MVC with 2 mutual aid was given and 1 mutual aid received. 4 service calls, 0 open burn complaints, Total calls for the year through February 29, total 66, total calls through February 28th, 2019 was 76. Jim Batanian service tech from Finley has been out over the past month working on 1518 as requested in past meeting, He has been able to repair the pump aid shifter, (just needed a good cleaning). repaired and replaced the tank light indicators, and cleaned aid cylinders on the tank side discharges. On Friday March 6th he came out to look at the primer switch on 1513 and advise that the starter motor on primer is shot, he is waiting PTO pump on 1513 for the generator and he recommended to do a service check on the unit since it has been sitting idle for so long to make sure there is no water or any other contaminants in the system then we can make sure it will work if we go with the new generator. When I get his quote back on the primer I would like to schedule him for next week. The Fire Association has canceled the Easter Egg Hunt due to the COVID-19.

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C. Rhonda Lippy-Zoning: I ordered an AG permit for a house on Stroup Rd. I think that people are pre-occupied with other things right now. Bill: There is no charge for that? Rhonda: No charge for an AG Permit.

D. William McCluskey-Fiscal Officer: Shared Warrants, PO's/ Financial Reports/ Wage Changes/ Audit 2020, Local Government Conference: So I put our permanent budgets in so your appropriations report should be up to date. Since the permanent funds are in there they are not temporaries now. This year is our Township Audit. Every two years you get an audit, so this year is our audit. Local Government Conference that was scheduled in April is canceled so they will be rescheduling that. These are the PO's and blanket certificates. I think everything that I need to talk about is covered. Oh, One thing I did speaking of the Covid-19. Depending on how it goes from a Fiscal stand point I was trying to read into the health laws, I have had to do a lot of that with our business. Like right now I have to take temperatures of everybody that walks in the door. If someone is put in quarantine in their home. The health department is required to provide access for them to bring food and everything in to that persons home. If the person at the end of the situation is unable to afford that, they are basically supposed to reimburse the Health Department for that, if they are not able to afford that, it is my understanding that the City or the Township will be responsible for it. Picking up that bill. That caught my eye. Chris: That could be massive. Tim: This whole thing is costly. Kevin: I don't think that we have seen anything yet. Chris: I think that your right Kevin. Bill: I did try to order hand sanitizer and stuff for the township, it is on back order. Rhonda: They said that in Ohio right now there is probably 100,000 people that have it. Tim: The only thing that I agree with the whole thing is of what they are doing with like people in retirement communities, they are isolating them and that is the smartest thing to do. General discussion of policies in place for Nursing homes and Family homes relating to visiting restrictions.

VII. MOTION TO PAY THE BILLS: WARRANTS 41621-41647

Moved By: Chris Second: Tim  
Moved By: Yes Second: Yes  
Mr. Diehl: Yes Mr. Pfile:

VIII. MOTION: MEETING ADJOURNED, TIME: 8:12 PM

Moved By: Chris Second: Tim  
Mr. Diehl: Yes Mr. Pfile: Yes

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Tim Pfile Chris Diehl, Chairman Jeffrey Bixler, Vice Chairman  
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Chris Diehl, Trustee William McCluskey, Fiscal Officer