

Jefferson Township Board of Trustees
July 7, 2015
Regular Meeting Minutes

The Jefferson Township Trustees met in Regular Session with the following members present:

Mary Johnson – Present
Damon Woods – Present
Roy Mann – Present

Administrator Len Roberts and Fiscal Officer Tracey Edwards were also present.

Trustee Woods moved to approve the Regular meeting minutes held June 2, 2015 and the Work Session minutes held on June 16, 2015. The motion was seconded by Trustee Mann.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Fiscal Officer's Report: Ms. Edwards will be distributing the financial report to the Board for their review. She stated that the next audit committee meeting is scheduled for July 21, 2015.

Motion made by Trustee Woods to accept the Fiscal Officer's financial report. Motion seconded by Trustee Mann.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Old Business - none

New Business

Record Commission – Approve Certificate of Records of Disposal

Trustee Woods made a motion to approve the Certificate of Records Disposal. Trustee Mann seconded the motion.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Resolutions for Consideration

Resolution 15-42 – Approving the Appointment of Ben Norrod as a Lieutenant with the Jefferson Township Fire Department

Trustee Woods made a motion to approve Resolution 15-42. Trustee Mann seconded the motion.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Resolution No. 15-43 - Adopting a No Smoking Policy for All Jefferson Township Buildings and Property

Trustee Woods made a motion to **table** Resolution 15-43 pending further discussion by the Trustees at the next work session. Trustee Mann seconded the motion.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Resolution No. 15-44 - Authorizing the Use of Charles Richardson Park on August 1, 2015 by Phyllis Defurr

Trustee Woods made a motion to approve Resolution 15-44. Trustee Mann seconded the motion.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Resolution No. 15-45 - Approving the Appointment of Mathew Netzley and Justin Saunders to Part-Time Firefighter Positions in the Jefferson Township Fire Department

Trustee Woods made a motion to approve Resolution 15-45. Trustee Mann seconded the motion.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Resolution 15-47 - Approving the Appointment of Joshua Taylor to a Volunteer Firefighter Position in the Jefferson Township Fire Department

Trustee Mann made a motion to approve Resolution 15-47. Trustee Woods seconded the motion.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Resolution 15-48 - Approving the Appointment of Doug Roberts to a Paid Per Shift Firefighter Position in the Jefferson Township Fire Department

Trustee Mann made a motion to approve Resolution 15-48. Trustee Woods seconded the motion.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Resolution 15-49 - Expressing Appreciation to St. Peters Baptist Church for the Use of Their Facility for Holding a Community Workshop for the Jefferson Township Future Land Use Strategic Plan

Trustee Mann made a motion to approve Resolution 15-49. Trustee Woods seconded the motion.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Resolution 15-50 - Expressing Appreciation to St. Peters Lutheran Church for the Use of Their Facility for Holding a Community Workshop for the Jefferson Township Future Land Use Strategic Plan

Trustee Woods made a motion to approve Resolution 15-50. Trustee Mann seconded the motion.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Resolution 15-51 - Placing 1635 Snyder road in the Expand Your Lot Program

Trustee Mann made a motion to approve Resolution 15-51. Trustee Woods seconded the motion.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Nuisance Cases - Zoning Director Jeffrey Payne presented a list of 23 properties to be considered for declaration of nuisances.

Grass, trash, and debris violations at: 305 Bricker, 25 S. Northhampton, 36 S. West End, 32 West End, 10 Bricker, 105 Bricker, 113 Bricker, 128 Maeder Avenue, 208 Maeder, 213 Maeder, 218+/- Maeder, 220 Maeder, 300 Maeder, 36-42 Taft, 100 Colgate, 51 Chain, 53 Chain, 149 Infirmary Rd, 10 Jenkins, 5970 Dayton Liberty.

Grass, trash, debris and boarding of structures at: 301 Bricker, 146 Infirmary

Grass, trash, debris and removal of an abandoned vehicle at 4317 Germantown

After reviewing the record, Trustee Woods moved that the Jefferson Township Trustees find that the owner's maintenance of vegetation, garbage, refuse and/or other debris at **305 Bricker, 25 S. Northhampton, 36 S. West End, 32 West End, 10 Bricker, 105 Bricker, 113 Bricker, 128 Maeder Avenue, 208 Maeder, 213 Maeder, 218+/- Maeder, 220 Maeder, 300 Maeder, 36-42 Taft, 100 Colgate, 51 Chain, 53 Chain, 149 Infirmary Rd, 10 Jenkins, 5970 Dayton Liberty, 301 Bricker, 146 Infirmary, 4317 Germantown** constitutes nuisances in the township, and order the abatement, control and removal of said nuisances consistent with the Ohio Revised Code 505.87. Trustee Mann seconded the motion.

Roll Call: Mary Johnson (yes) Damon Woods (yes) Roy Mann (yes)

Trustee Woods asked Mr. Payne if he was able to check out the house at Derby and Blairwood. Mr. Payne stated he would bring that to the next work session.

DEPARTMENTAL REPORTS:

Montgomery County Sherriff Office (MCSO): Captain Brem reported on the activities for the month.

He reported there were 1 seat belt ticket, 543 logged patrols in the neighborhoods, 5 traffic crashes, 1 DUI, 26 evidence reports, 3 felony arrests, 46 field interrogations, 399 incidents total; 1 juvenile arrest, 13 misdemeanor arrest, 3 non-moving citations, 28 non-moving warnings, 10 other non-moving warnings, 25 bar checks, 87 reports marked other, 37 traffic stops, no speeding tickets.

Zoning Department – Jeffrey Payne reports there was one zoning certificate issued in June. He stated that most of the zoning activities have been in addressing nuisance issues. He has been able to step up the effort of the nuisance processing. The student intern has been helpful in processing routine paperwork.

There are 38 nuisance declarations, 18 properties currently under contract, 17 properties currently out for bid. Bids have been received for 17 properties, and 10 properties going out for bid in the next day.

Strategic Land Use Planning Progress – Now at the end of the process. August 27 will have a community wide open house which will provide for brining all the information, goals, and strategies that have been identified for each of the four goals. Individual will be identified who will serve on various task forces that support each of the goals.

There is a completed report of the workshops posted on the website.

Road Department – Craig Howell reports the road department mowed township owned properties; serviced all road equipment and patched potholes; replaced a W1-6 lane turn sign at Germantown-Liberty Road.

He stated the department has started replacing the street signs: Alamo Ct, Altrim Rd, Blairwood, Chain Avenue, Coulson Drive, Hackett, Hopewell, Kimmel, Retford, etc.

Mr. Howell mentioned that an 11.5 million settlement had been reached by Ohio Attorney General Mike DeWine with two suppliers of rock salt who fixed salt prices between the years of 2008-2011.

The Road Department will review salt purchased between the years of 2008-2011 and see if Jefferson Township purchased salt from these companies if so, some of the money will be reimbursed to Jefferson Township Road Department. August 8, 2015 is deadline to submit purchasing information.

Salt prices will be at a better rate this year (67.23 per ton). Last year was \$125 per ton.

Road staffing, still looking for another employee.

Road removed a sign from Princeton to be repainted. Mr. Roberts stated Corby Yeldell will repaint the sign and it will be replaced.

Fire Department – Chief Larry Sexton - stated there were a total of 109 runs for the month of June, which 88 were EMS runs. Medic 61 is running.

Hydrant testing is 90% complete.

Maintenance on apparatus and medic unit is being done by some of our fire employees who are good mechanics. Also a mechanic who does work for the Butler Township Fire department has been coming here for about the last six months and he does not charge a thing.

The fire department provided mutual aide 7 times (3-Dayton, 4-Trotwood). The fire department received mutual aide 6 times.

Reach Out update: Battalion Chief McInturff is now up and operational. We are still waiting to get the business agreement between Reach Out and the Township signed.

A Release of Information form is being created that residents must complete that gives Reach Out the information and permission to make contact with them after they are released from the hospital. Reach Out is doing a lot for the township behind the scenes.

A lot of the EMS supplies can now be purchased from vendors. Reach Out uses a lot of the same items and because they are a free clinic they get exceptionally great rates; they now allowing the fire department to purchase a lot of the things through them.

Dr. Scherlock informed Chief Sexton that during the community garage sale on September 5, Reach Out could setup and give out free flu vaccinations if anyone is interested. Let Larry know so he can inform Dr. Scherlock.

Trustee Comments

Trustee Woods referred to a conversation he spoke about at a previous trustee meeting which he'd had with some individuals who were looking at multi-tenant residential housing here in the township and trying to find some land. They have gotten stuck on some soil testing with concerns about some of the land they were looking at; so at this point they are still waiting on the soil testing results before they proceed with anything.

Trustees Woods urged everyone to be a part of the zoning meeting Mr. Payne spoke about which will take place on Thursday, August 27 at 6:30 p.m.

Trustee Mann –no comments

Trustee Johnson reminded everyone that the newsletter update is available on the table in meeting room. She also urged everyone to turn out at the August 27 zoning meeting because this is an opportunity for residents and be engaged in what they want for the future of the township. Resident's ideas, leadership, time and effort is needed. The meeting will be held at Blairwood Elementary School.

Citizen Comments:

John Cors – asked Mr. Payne if there is a signed copy of the zoning resolution which he says he's been asking about for 15 years. *Mr. Payne replied he has been doing some research to find it and at this point he cannot say "yes".*

He asked if any applicants responded to the newspaper ad posted three weeks ago soliciting for members for the BZA and zoning commission. *Mr. Roberts says he has not seen any applications come in but he will go back and check.*

Mr. Cors stated that Rob Seiter was dismissed/not reappointed. Somebody complained and he was not given the opportunity to respond. He then asked if Mr. Seiter received his letter of appreciation. *Mr. Roberts says it was mailed to him.*

Mr. Cors further asked if Mr. Roberts ever apologized to Mr. Seiter. Mr. Roberts replied "yes". Mr. Roberts explained that he telephoned Mr. Seiter three or four times and got no answer. Then he sent him an email asking if he was interested in serving on the zoning commission and has yet to get a respond.

Trustee Johnson responded to Mr. Cors regarding her comments at the last meeting about giving each other respect. Trustee Johnson stated that the thing about giving respect is to make sure people are well informed about what their duties are whether as a volunteer or a person who is employed. There is an employee manual that is issued to people when employed and there is information that is shared with volunteers as they perform their services. We perform our services by keeping our people abreast of all the things that they needed to know when they were performing that service. Trustee Johnson says she has called Mr. Seiter and has gotten no response. She has sent emails to him about other issues and still no response.

Trustee Johnson stated that the Trustees do everything to include, to be inclusive, to be transparent, and to get information out. When Mr. Seiter came to her six maybe seven years ago, he said yes when she asked him to serve on the board. During that timeframe information about terms of service was updated. Anytime anyone serves on a board, there is a term of service. Mr. Seiter was informed about his term of service.

Trustee Mann says he talked to Rob Seiter and asked if he wanted to be reappointed. His reply to Trustee Mann was "there are times when you have to walk away". Trustee Mann says she apologized to Mr. Seiter. Trustee Mann says Mr. Seiter stated he does not want to be reappointed.

Charlene Chattams – asked how long does the Rauch compost issue stay with the judge and are the residents of the township allowed to write letters to the judge stating our not wanting it out here. Mr. Roberts responded it stays with the court until the judge makes a determination. The last brief that was filed was a request for oral arguments on the part of Rauch an opposition to that request on the part of the township. The judge will make a determination. He thinks it's at the point that will be 14 days until the next brief is due. It's up to the judge (Mary Weisman) when the decision will be made.

Ms. Chattams asked if the township could write letters to the Judge Weisman. Mr. Roberts replied you can but he's not sure how much influence it will have on the legal arguments.

Mrs. Weatherford asked Mr. Payne about the amendment of zoning progress. Mr. Payne explained that the Strategic Land Use Planning process is near completion. This process is formulating many

of the directions needed to rewrite the zoning amendments. He reminded everyone to come to the August 27 meeting at Blairwood to see where we are and what the next steps will be. The zoning code is one of the items to be discussed at this meeting.

John Jurgens – complained about the ongoing problem at abandoned properties including the ground water issue from these properties behind him. Mr. Payne stated those properties had nuisance orders on them last year and they are on the list for this year.

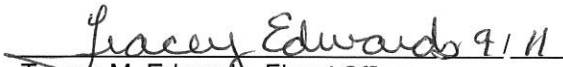
Mable Cross – asked Mr. Payne if he was over two groups of people pertaining to zoning. *Mr. Payne explained he is the secretary to the Board of Zoning Appeals and the Zoning Commission. Each board has five seats (currently not all seats are filled). He stated the state law sets a requirement for a quorum in order to conduct business. Regarding properties on Tucson and Blairwood that Ms. Cross submitted to Mr. Payne, he stated those properties have been processed and declared a nuisance. They are in the notification process and then putting them out for bid.*

Ms. Cross asked Mr. Payne how many hours he worked. *He replied he's part time he does a maximum of 20 hours a week.* Ms. Cross suggested that we could find a township resident for the zoning position who would work 40 hours a week and be paid for 20 hours.

Trustee Woods made a motion to go into Executive Session. Trustee Mann seconded the motion.

Trustee Woods made a motion to adjourn. Trustee Mann seconded.

Attest:

 9/11/2015
Tracey M. Edwards, Fiscal Officer