

RECORD OF PROCEEDINGS

Minutes of

Jerome Township Board of Trustees

Meeting

GOVERNMENT FORMS & SUPPLIES 644-224-3338 FORM NO. 10148

Held December 3, 2019 20

The Jerome Township Board of Trustees met in regular session on December 3, 2019 at 7:00 p.m. Board Chairman Joe Craft called the meeting to order and led the Pledge of Allegiance. Ronald Rhodes, Joe Craft and C.J. Lovejoy answered the roll call. Also in attendance were Robert Caldwell (Fiscal Officer), Eric Snowden (Zoning Coordinator/Inspector), Doug Stewart (Fire Chief/Director of Departments) and members of the public.

Mr. Craft presented the agenda which was reviewed, modified as necessary and approved.

Mr. Caldwell presented minutes for approval. It was moved by Ron Rhodes and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees waive the reading and approve the following minutes:

- Regular meeting of November 6, 2019
- Special meeting of November 12, 2019
- Special meeting of November 19, 2019
- Regular meeting of November 19, 2019

The vote resulted as follows:

Ronald Rhodes, yes
Lonnie (Joe) Craft, yes
Charles (C.J.) Lovejoy, yes

The motion carried.

Robert Caldwell, Fiscal Officer, provided the Board with updated financial reports (receipt account status, appropriation status and fund status). Mr. Caldwell presented the pending warrants as detailed in the "Pending Warrant Report," for payment. The Fiscal Officer certified that there were sufficient funds to pay the bills. It was moved by Ron Rhodes and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve warrants 40610 through 40637 and 99088 through 99089 for payment.

The vote resulted as follows:

Ronald Rhodes, yes
Lonnie (Joe) Craft, yes
Charles (C.J.) Lovejoy, yes

The resolution carried. (Res. 19-118)

Mr. Caldwell indicated that he planned to present the 2020 budget to the Board at the next regular meeting.

Mr. Rhodes asked if Mr. Caldwell had issued a check to the Union County Sheriff for the additional contribution the Board had previously discussed. At that time it was discussed that the contribution would assist the Sheriff's office in purchasing a canine. Mr. Stewart indicated that discussion had taken place with the Sheriff's office but that had not proceeded with acquiring a canine as of yet. The Board suggested that they make the contribution and not restrict it to use for a canine. It was moved by Ron Rhodes and seconded by Joe Craft that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve the contribution of \$25,000 to the Union County Sheriff's office.

The vote resulted as follows:

Ronald Rhodes, yes
Lonnie (Joe) Craft, yes
Charles (C.J.) Lovejoy, yes

The resolution carried. (Res. 19-119)

Public Participation

Barry Adler indicated to the Board that the Zoning Commission is conducting work sessions to address twenty items the Commission had identified needed addressed. However, in the past two years, he reported that the Board has only acted on two items. As such he questioned

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whether the Board of Trustees should continue to provide for the additional meetings. He also indicated the need to revise the comprehensive plan which has not been updated since 2008.

Department ReportsPublic Safety Officer

Deputy C. Myers reminded those in attendance to drive safely and to practice good judgment during the holidays by not placing gift boxes out for trash pickup where everyone can see them.

Director of Departments

Doug Stewart provided the following updates:

- New windows and doors will be installed at the Township Hall this month
- Vehicle repairs of the Road Division trucks has been completed
- The flagpole has been installed at the cemetery by the Eagle Scout
- 200 tons of road salt has been delivered

Planning/Zoning

Eric Snowden provided the Board with a quote from iWorQ Systems for zoning software, indicating that three software options were reviewed. He reported that iWorkQ's represented the best choice for the Township. He indicated the base annual cost of \$4,000 with an additional \$2,500 for the public portal to provide transparency and public service. There is also a one-time charge of \$4,400 for setup, configuration and training. He reported that the data put into the software remains the property of the Township. He also indicated that there is the ability to upgrade if needed and access can be granted to other agencies such as the LUC. Mr. Rhodes asked how long the company has been in business. Mr. Snowden indicated they have been in business since 2001. Mr. Craft asked if references had been checked. Mr. Snowden reported that, yes he had checked references. Mr. Craft asked about storage costs and limits. Mr. Snowden indicated that the department was automating some of the procedures but not all, thus the initial storage needs would be low. Mr. Lovejoy asked how long it would be until the software could be implemented and started. Mr. Snowden reported that the company was holding an implementation spot for the Township with an ideal start date of January 1 or at least the first part of January. It was moved by Ron Rhodes and seconded by Joe Craft that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve the purchase of zoning software from iWorQ Systems in the amount of \$10,900.

The vote resulted as follows:

- Ronald Rhodes, yes
- Lonnie (Joe) Craft, yes
- Charles (C.J.) Lovejoy, yes

The resolution carried. (Res. 19-120)

Mr. Snowden went on to agree that the comprehensive plan does need to be updated and that the work sessions of the Zoning Commission are vital to moving forward. He indicated that the new processes being employed will move things faster and at the next meeting the Zoning Commission will be setting priorities for 2020. In addition, Mr. Snowden indicated that he was working with Fire Division staff to make improvements to the website.

Mr. Craft indicated that the Board needed to set two public hearings. It was moved by Joe Craft and seconded by Ron Rhodes that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees set a public hearing for PD-19-133 Revision #2 for December 17, 2019 at 7:00 p.m. at the Township Hall.

The vote resulted as follows:

- Ronald Rhodes, yes
- Lonnie (Joe) Craft, yes
- Charles (C.J.) Lovejoy, yes

The motion carried.

It was moved by Joe Craft and seconded by Ron Rhodes that the Jerome Township Board of Trustees adopt the following motion:

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GOVERNMENT FORMS & SUPPLIES 844-224-3333 FORM NO. 10140

Held December 3, 2019 20**The Jerome Township Board of Trustees set a public hearing for Common Access Drives for December 17, 2019 at 7:00 p.m. at the Township Hall.**

The vote resulted as follows:

Ronald Rhodes, yes
 Lonnie (Joe) Craft, yes
 Charles (C.J.) Lovejoy, yes
The motion carried.

Fire Division

Doug Stewart, Fire Chief, reported that in November the Township placed a 5.5 mill fire levy on the ballot, the first since 2011 and the second since the formation of the department for the purpose of retaining and increasing necessary firefighters. However, the levy failed. Since then the department has been working on where to go and have decided to recommend to the Board to reduce the amount of the levy request to 3.5 mills which with the new valuation will raise approximately \$1.4 million per year or \$107 per \$100,000 of valuation.

Chief Stewart reported that the department had received a Safer Grant which will provide for 75% of the cost of nine new personnel (75% in year one and two, 35% in year three and zero after year three). He indicated that the 2.9 mill fire levy was due to be renewed or replaced in 2021 at the latest. He stated that the Township is contractually obligated to open a station in Jerome Village and that staffing is needed to service the community.

Mr. Craft indicated that the original 5.5 mill request on old values equated to 4.9 mills on the County Auditor's new values. Following an initial motion of 3.5 mills Mr. Craft asked that the motion be revised. It was moved by Ron Rhodes and seconded by Joe Craft that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve the Resolution Declaring the Necessity to Levy a Tax in Excess of the Ten Mill Limitation of 3.5, 2.9 and 2.5 mills.

The vote resulted as follows:

Ronald Rhodes, yes
 Lonnie (Joe) Craft, yes
 Charles (C.J.) Lovejoy, yes
The resolution carried. (Res. 19-121)

Chief Stewart indicated that the Board had approved the disposal of the 2005 Smeal Fire Truck due to its replacement because of a rusted frame. With the assistance of the Union County Prosecutor's office a sealed bid announcement was made with a minimum bid of \$20,000. Chief Stewart reported that only one bid had been received and proceeded to open the bid. The bid was from Fire Unlimited, LLC and was in the amount of \$20,780. It was moved by Joe Craft and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees accept the bid from Fire Unlimited, LLC in the amount of \$20,780 for the sale of the 2005 Smeal Fire Truck.

The vote resulted as follows:

Ronald Rhodes, yes
 Lonnie (Joe) Craft, yes
 Charles (C.J.) Lovejoy, yes
The resolution carried. (Res. 19-122)

Old Business

Chris Connelly, legal counsel, representing the Township in regards to a tax increment financing agreement addressed the Board. Mr. Connelly indicated that the notices to the schools had been delivered. He also stated that the area is approximately 130 acres with some parcels in Jerome Township, Union County. Mr. Craft stated that he had communication with the superintendent of Johnathan Alder schools.

It was moved by Joe Craft and seconded by Ron Rhodes that the Jerome Township Board of Trustees adopt the following resolution:

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The Jerome Township Board of Trustees approve the "Resolution Exempting Improvement to Certain Real Property from Real Property Taxes; Identifying Certain Public Infrastructure Improvements that are a Public Purpose and, One Made, Will Directly Benefit the Real Property; Requiring the Owners of the Real Property to Make Service Payments in Lieu of Taxes; Establishing a Township Public Improvement Tax Increment Equivalent Fund; and Related Authorizations" with Schottenstein Real Estate Group, LLC.

The vote resulted as follows:

Ronald Rhodes, yes
 Lonnie (Joe) Craft, yes
 Charles (C.J.) Lovejoy, yes

The resolution carried. (Res. 19-123)

It was moved by Joe Craft and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve the "Resolution Approving a Tax Increment Financing Agreement with Schottenstein Real Estate Group, LLC; and Related Authorizations."

The vote resulted as follows:

Ronald Rhodes, yes
 Lonnie (Joe) Craft, yes
 Charles (C.J.) Lovejoy, yes

The resolution carried. (Res. 19-124)

New Business

Mr. Craft reported that the Township was in litigation in regards to action brought by Homewood Corporation. He indicated that a Consent Decree has been reviewed by legal counsel and the Board needed to set a public hearing and release the document no less than fifteen days before the hearing. He indicated that he had a few questions in regards to the draft document. It was moved by Ron Rhodes and seconded by Joe Craft that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve the draft consent decree and to release the document when notice of the public hearing is made.

The vote resulted as follows:

Ronald Rhodes, yes
 Lonnie (Joe) Craft, yes
 Charles (C.J.) Lovejoy, yes

The resolution carried. (Res. 19-125)

Mr. Craft went on to explain that per ORC 505.07 a public hearing must be conducted no less than fifteen days prior to notice. The Board indicated that the earliest the notice could be made would be December 9 thus making the earliest meeting date December 24. Due to the date being the day before Christmas and the related holidays the Board agreed that Monday, December 30 would be the best date. It was moved by Joe Craft and seconded by Ron Rhodes that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees set a public hearing for December 30, 2019 at 8:00 a.m. at the Township Hall in accordance with ORC 505.07 for the purpose of discussing and taking action on a proposed consent decree.

The vote resulted as follows:

Ronald Rhodes, yes
 Lonnie (Joe) Craft, yes
 Charles (C.J.) Lovejoy, yes

The motion carried.

Mr. Caldwell indicated that he, Chief Stewart and representatives of the Fire Division met with the insurance broker to discuss the health insurance renewal. He stated that the proposed increase of a little over 15% was in line with other quotes obtained by the broker. He also reported that due to limited use of the wellness option that a quote was obtained to provide

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for EAP coverage. He reported that it was the recommendation of those involved to renew with the current carrier, drop wellness and add EAP. It was moved by Joe Craft and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve the renewal of the Township's health insurance with Medical Mutual, to eliminate the wellness program and to add EAP coverage.

The vote resulted as follows:

Ronald Rhodes, yes
Lonnie (Joe) Craft, yes
Charles (C.J.) Lovejoy, yes

The resolution carried. (Res. 19-126)

Executive Session

At 8:35 p.m. it was moved by Joe Craft and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees adjourn into executive session pursuant to Ohio Revised Code Section 121.22(G)(1) to consider the compensation of a public employee.

The vote resulted as follows:

Ronald Rhodes, yes
Lonnie (Joe) Craft, yes
Charles (C.J.) Lovejoy, yes

The motion carried.

At 8:53 p.m. it was moved by Joe Craft and seconded by Ron Rhodes that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees adjourn from executive session.

The vote resulted as follows:

Ronald Rhodes, yes
Lonnie (Joe) Craft, yes
Charles (C.J.) Lovejoy, yes

The motion carried.

No action was taken as a result of executive session.

Mr. Craft reported that at the last meeting Eric Phillips had presented the Board with an Enterprise Zone Agreement. It was moved by Joe Craft and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve and sign the Enterprise Zone agreement as presented by Eric Phillips.

The vote resulted as follows:

Ronald Rhodes, yes
Lonnie (Joe) Craft, yes
Charles (C.J.) Lovejoy, yes

The resolution carried. (Res. 19-127)

Mr. Craft stated the Board needed to have a special meeting to meet with legal counsel to discuss the pending litigation. It was moved by Joe Craft and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees set a special meeting for the purpose of meeting in executive session with legal counsel regarding pending litigation on December 5, 2019 at 7:00 p.m. at the Township Hall.

The vote resulted as follows:

Ronald Rhodes, yes
Lonnie (Joe) Craft, yes
Charles (C.J.) Lovejoy, yes

The motion carried.

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It was moved by Joe Craft and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees release the draft consent decree on the date the notice of the public hearing appears in the newspaper.

The vote resulted as follows:

Ronald Rhodes, yes
Lonnie (Joe) Craft, yes
Charles (C.J.) Lovejoy, yes

The resolution carried. (Res. 19-128)

Mr. Craft stated that the draft can change as a result of the Thursday meeting.

At 9:01 p.m. it was moved by Joe Craft and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adjourn. The motion carried.



Lonnie (Joe) Craft, Chairman



Robert Caldwell, Fiscal Officer