

**RECORD OF PROCEEDINGS**

Jerome Township Board of Trustees

Minutes of

Meeting

GOVERNMENT FORMS &amp; SUPPLIES 844-224-3338 FORM NO. 10148

Held

May 4, 2022

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The Jerome Township Board of Trustees met in regular session on May 4, 2022 at 7:00 p.m. Board Chairman Megan Sloat called the meeting to order and led the Pledge of Allegiance. Megan Sloat, Barry Adler and Wezlynn Davis answered the roll call. Also in attendance were Robert Caldwell (Fiscal Officer), Eric Snowden (Zoning Coordinator/Inspector), Doug Stewart (Fire Chief), Breht Fillinger (Road Division Supervisor) and members of the public.

Ms. Sloat presented the agenda which was reviewed, modified as necessary and approved.

Mr. Caldwell presented minutes for approval. It was moved by Megan Sloat and seconded by Wezlynn Davis 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:**

- Special meetings of April 5, 2022 (2)
- Regular meeting of April 5, 2022

Being no opposition, 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 Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve warrants 42723 through 42757 and 92029 through 92031 for payment.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

The motion carried.

Mr. Caldwell reported that as a result of the added fire levy and Board of Election costs the appropriations for auditor and treasurer fees that are deducted from property tax settlements needed to be increased. He asked the Board to approve the following amendments to the 2022 Appropriations Resolution. It was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following resolution:

**The Jerome Township Board of Trustees amend the 2022 Appropriations Resolution as follows:**

- Appropriate \$13,000 from previously un-appropriated funds to appropriation 01-A-17 "Auditor and Treasurer Fees" General Fund
- Appropriate \$2,000 from previously un-appropriated funds to appropriation 04-A-15 "Auditor and Treasurer Fees" Road & Bridge Fund
- Appropriate \$42,000 from previously un-appropriated funds to appropriation 10-A-19 "Auditor and Treasurer Fees" Fire District Fund

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

The resolution carried. (Res. 22-055)

Zoning

Eric Snowden stated that from time to time the Board needed to officially adopt a replacement of the official zoning map to account for changes that have taken place since the previous adoption. He presented the Board with the most recent revised map for adoption. It was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve Resolution 22-044 Resolution to Adopt a Replacement Official Zoning Map for Jerome Township, Union County, Ohio.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

The motion carried. (Res. 22-044)

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Mr. Snowden presented the Board with a resolution relating to a zoning map amendment request relating to property located at 9330 Railroad Street. It was moved by Barry Adler and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve Resolution 22-045 A Resolution to Initiate an Amendment to the Official Zoning Map for a +/- 1.17 Acre Tract Located at 9330 Railroad Street and Certify the Change as a Zoning Amendment to the Zoning Commission for Public Hearing.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

The motion carried. (Res. 22-045)

Mr. Snowden presented the Board with a resolution relating to a zoning map amendment request relating to property located at 7177 Industrial Parkway. It was moved by Barry Adler and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve Resolution 22-046 A Resolution to Initiate an Amendment to the Official Zoning Map for a +/- 5 Acre Tract Located at 7177 Industrial Parkway and Certify the Change as a Zoning Amendment to the Zoning Commission for Public Hearing.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

The motion carried. (Res. 22-046)

Department Reports

Public Safety Officer

Ms. Sloat expressed concern over current traffic detours and speeding. Ms. Davis added a concern regarding truck traffic.

Fire Division

Doug Stewart, Fire Chief, provided the statistics through April as well as updates on construction of Station 211 and training.

Road Division

Breht Fillingger reported that he has two qualified candidates to fill the vacant Road Division position. He recommended the Board hire Kenneth Young due to his qualifications and experience. He reported that Mr. Young has a CDL and has worked for the Union County Engineer, the City of Dublin and the Dublin City Schools. He stated while the current starting wage is \$22 per hour, he would like to request the Mr. Young be hired at \$23 per hour due to him having a CDL. It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following resolution:

**The Jerome Township Board of Trustees approve the hiring of Kenneth Young to the Road Division at a rate of \$23 per hour contingent upon background check, drug test, and drivers abstract.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

The resolution carried. (Res. 22-047)

Mr. Fillingger reported at the last meeting that he was awaiting quotes for micro-sealing and crack sealing of the Woods of Labrador and Oak Ridge Land. He reported receiving the best quote from Strawser Paving. It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following resolution:

**The Jerome Township Board of Trustees accept the quote from Strawser Paving for micro-sealing and crack sealing of the Woods of Labrador and Oak Ridge Lane in the amount of \$79,407.96.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

The resolution carried. (Res. 22-048)

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Mr. Fillinger provided the Board with quotes for concrete for the cold storage building. He reported the lowest quote was from Mid-Ohio Concrete. It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following resolution:

**The Jerome Township Board of Trustees accept the quote from Mid-Ohio Concrete for concrete for the cold storage building in the amount of \$7,000.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

**The resolution carried. (Res. 22-049)**

Zoning

Mr. Snowden addressed the Board regarding questions raised relating to the policy for public hearings on zoning amendments. He explained the policy calls for the Board to close the public hearing and render a decision at the next regular meeting. Ms. Davis asked that the policy not be so restrictive. Mr. Snowden explained that the current language allows for any legal action to take place which would mean the Board could act at the public hearing if they so desired. He added that a policy is not required as the Ohio Revised Code sets fourth the requirements. Ms. Sloat added the Board had previously adopted the policy to allow the Board time to reflect on information received at the public hearing or consult with legal counsel prior to making a decision. It was noted that having a policy allows the Board to manage the expectations of applicants. Mr. Snowden stated he would work on rewording the policy to allow for flexibility.

Mr. Snowden indicated that despite best efforts, sometimes there an error can occur in collecting zoning fees. He reported that two occurrences had taken place. The first, the Zoning Department accepted two zoning certificate applications for a two-family dwelling resulting in an over collection. The second, the Zoning Department accepted a zoning certificate application for which it was later determined the parcel is located in Darby Township and not Jerome Township. He asked the Board to approve refunds in these two situations. It was moved by Barry Adler and seconded by Wezlynn Davis that the Jerome Township Board of Trustees adopt the following resolution:

**The Jerome Township Board of Trustees approve refund requests from Epcon Communities for \$200 and HT Builders, Inc. for \$250.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

**The resolution carried. (Res. 22-050)**

Old Business

Mr. Adler reported that he has contacted the Daughters of the American Revolution and it was determined that the monument rock has never been registered. Therefor, registration paperwork is to be completed.

Mr. Adler reported that bids from design firms were being solicited but due to the cost estimates has limited the scope with additional items to be addressed as part of the comprehensive plan update. He noted that design plans are needed in order to submit for grants. Ms. Sloat indicated the need for more detail on what is being worked on due to staffing constraints and the need to concentrate on day-to-day duties. Mr. Adler replied the scope of the project has been cut back as to not duplicate work that will be performed as a part of the master plan and the assessment focuses on three parks, Harry Wolfe Park, the Fire House park and Ryan Memorial Park. Ms. Sloat requested an outline of what Mr. Adler is working on. Ms. Davis added the Board needs to be more involved.

New Business

Eric Phillips, Marysville/Union County Economic Development Director, presented the Board with an enterprise zone agreement for Velocys, Inc. He noted that Velocys has operated in the Township for twenty years and is looking to expand its operations and has made the decision to stay in Jerome Township. As part of their expansion, Velocys would like to construct a new manufacturing, technology and office facility with an estimated investment of \$11 million in real property and \$8 million in personal property. The location of the new facility would be on Warner Road behind two existing buildings. Mr. Phillips stated the enterprise zone agreement calls for a ten-year seventy-five percent tax abatement, only on real property. He added that Jobs Ohio is providing \$200,000 to the project and the business will be a part of the JEDD.

Brian Cody, of Velocys, explained to the Board what the company does. He indicated the company has developed technology to convert landfill and other waste into jet and diesel fuel and currently has contracts with a few airlines.

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The Board expressed their excitement of having such technology being developed within the Township. It was moved by Barry Adler and seconded by Wezlynn Davis that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve Resolution 22-051 the Resolution Consenting to an Enterprise Zone Agreement Among Union County, Velocys, Inc., and the Pagura Company.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

**The motion carried. (Res. 22-051)**

Sheriff Jamie Patton was in attendance to present the Board with the Union County Sheriff's Office Annual Township Report for Jerome/Millcreek Townships for 2021.

Mr. Caldwell reported that the most recent employee handbook was approved and referenced a sick leave donation policy that was still in draft form. He reported that there is a current need to utilize the policy and asked the Board to approve the policy in its final form. It was moved by Barry Adler and seconded by Wezlynn Davis that the Jerome Township Board of Trustees adopt the following resolution:

**The Jerome Township Board of Trustees approve the sick leave donation policy to be incorporated into the employee handbook.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

**The resolution carried. (Res. 22-052)**

Mr. Snowden presented the Board with a draft resolution to regulate noise within the unincorporated territory of the Township. He noted the resolution was crafted with the assistance of special legal counsel. He stated that requests to regulate noise have been made at the time of zoning and was seeking a more universal policy. Several members of the Board expressed some concern over the nature of the regulation noting that while there were some exemptions that they may not be all inclusive. In addition, it was noted that a majority of the Township is still rural in nature and may infringe on the rights of existing property owners to continue to use their property as it is being used now. Chief Stewart stated that since it is the Union County Sheriff that would have to enforce such a regulation, their input should be sought. Mr. Snowden took action to take a second look at the regulation and to meet with the Union County Sheriff to discuss the regulation.

Mr. Adler reported that he is still waiting on the Union County Prosecutor to review the technology service agreement. As such, he asked the Board to approve an additional continuation of the existing contract. Ms. Sloat noted a requested change to the draft to read as directed by the Board not as directed by a single individual. It was moved by Barry Adler and seconded by Wezlynn Davis that the Jerome Township Board of Trustees adopt the following resolution:

**The Jerome Township Board of Trustees approve the extension of the eGreen Computers service agreement for an additional thirty days until June 1.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

**The resolution carried. (Res. 22-053)**

Mr. Caldwell reported being in receipt of a notice to legislative authority from the Ohio Division of Liquor Control regarding the liquor permit request for City Barbeque to be located at 7320 State Route 161, in the Dublin Green plaza. Mr. Adler noted that there are very few reasons to pursue a hearing for denial. It was moved by Barry Adler and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following resolution:

**The Jerome Township Board of Trustees do not request a hearing on the advisability of issuing a liquor permit to City Barbeque to be located at 7320 State Route 161.**

The vote resulted as follows:

Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes

**The resolution carried. (Res. 22-054)**

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Executive Session

At 9:07 p.m. it was moved by Megan Sloat and seconded by Wezlynn Davis 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 complaints against a public official.**

The vote resulted as follows:

Megan Sloat, yes

Barry Adler, yes

Wezlynn Davis, yes

**The motion carried.**

At 9:38 p.m. it was moved by Megan Sloat and seconded by Wezlynn Davis 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:

Megan Sloat, yes

Barry Adler, yes

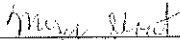
Wezlynn Davis, yes

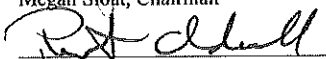
**The motion carried.**

No action was taken as a result of executive session.

Mr. Adler provided the Board with an update on the audio and visual systems project. He reported that he had reviewed the system used at the City of Marysville who had experience similar problems as the Township. He stated that they found a specific microphone to work and to be better than the wireless option the Township is looking at. He noted he had sought recommendations to be brought back to the Board based on the fact the current microphones proposed are on backorder and there may be an opportunity to pursue a better option. Ms. Sloat stated the Board had already made a decision and had ordered microphones that hang from the ceiling and would eliminate the need for setup at every meeting.

At 9:56 p.m. it was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adjourn. The motion carried.

  
Megan Sloat, Chairman

  
Robert Caldwell, Fiscal Officer