

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees

Minutes of

Meeting

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

Held

October 4, 2022

20

The Jerome Township Board of Trustees met in regular session on October 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 Inspector/Coordinator), Doug Stewart (Fire Chief), and members of the public.

Ms. Sloat presented the agenda which was reviewed, modified as necessary and approved with Ms. Sloat and Ms. Davis approving with Mr. Adler dissenting.

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 Wezlynn Davis that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees approve warrants 43100 through 43134 and 92075 through 92077 for payment.

The vote resulted as follows:

Megan Sloat, yes

Barry Adler, yes

Wezlynn Davis, yes

The motion carried.

Executive Session

At 7:06 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)(8) for the purpose of considering confidential information related to the marketing plans, specific business strategy, trade secrets, and/or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance and to take any action in connection therewith; that is to be provided or administered under any provision of Chapter 5709.61 to 5709.69 of the Revised Code. By unanimous quorum, the Board hereby determines that the executive session is necessary to protect the possible investment or expenditure of public funds to be made in connection with the economic development project.

The vote resulted as follows:

Megan Sloat, yes

Barry Adler, yes

Wezlynn Davis, yes

The motion carried.

At 7:16 p.m. 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 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.

Zoning

Mr. Snowden identified the need for the Board to schedule to public hearings. 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 set a public hearing for Case #PD17-126 DP-03 Jerome Park Subarea A-3 Memorial Health for October 18, 2022 at 7:00 p.m. at the Township Hall located at 9777 Industrial Parkway, Plain City, Ohio 43064.

The vote resulted as follows:

Megan Sloat, yes

Barry Adler, yes

Wezlynn Davis, yes

The motion carried.

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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 set a public hearing for Case #PD21-005 DP-01 Curry Farm for November 1, 2022 at 7:00 p.m. at the Township Hall located at 9777 Industrial Parkway, Plain City, Ohio 43064.

The vote resulted as follows:

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

The motion carried.

Mr. Snowden presented the Board with a resolution for the initiation of a zoning amendment ZT22-001, a text amendment. He emphasized the purpose of this resolution was only to initiate the amendment. Mr. Adler expressed his concerns stating he was provided a ninety-four-page document to review. He also noted that the LUC review provided twenty-one comments. He expressed that this is a significant policy change for the Township not just some text changes and requested an extra couple weeks to review and consider the changes. Ms. Sloat stated she had read the document several times and has met with Mr. Snowden who has answered her questions. She also stated that that this evening's action would send the matter before the Zoning Commission which would then come back to the Board for consideration and therefore is prepared to move forward with the initiation. Mr. Snowden added this is a policy change relating to procedure and the Board has the power to initiate an amendment with the opportunity to review for approval, change, etc. later. He stated specifically the policy change is what body will approve detailed (final) development plans and it is his recommendation that the body be the Zoning Commission as opposed to the Board of Trustees. Ms. Davis asked Mr. Adler why this process could not be conducted by the Zoning Commission as opposed to the Board of Trustees. Mr. Snowden added the process involves comparing the final development plan to the original and should not involve renegotiations. Mr. Adler stated the decision to approve the final development plan needs to be that of the Board of Trustees to be held accountable. Ms. Sloat stated the Zoning Commission is more than capable of conducting this process and the Board has other responsibilities and needs to concentrate on other things. Ms. Davis asked Mr. Snowden how different the final development plans are from the original. Mr. Snowden stated anything other than minor changes would require a new rezoning hearing, otherwise the differences are usually the relocation of lots or changes required by the Union County Engineer. 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 approve the Resolution to Initiate an Amendment to the Zoning Resolution and Certify the Change as a Zoning Amendment to the Zoning Commission for Public Hearing for Zoning Text Amendment #ZT22-001.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, no
Wezlynn Davis, yes

The motion carried. (Res. 22-096)

Department Reports

Fire Division

Doug Stewart, Fire Chief, provided the following updates:

- Responses for 2022 are up 7.8%
- Station 211 construction remains on schedule
- Applicant identified for the Community Safety Lieutenant position

Ms. Sloat asked the Board if they would like to get a quote from Sutphen for the purchase of an aerial ladder truck. Ms. Davis stated the Board does not necessarily need multiple quotes as she supported buying locally and wants to know what Sutphen can do for the Township as our neighbors and friends. Mr. Adler noted that there is a difference in safety features and recommended the quote from Sutphen have as many safety features as possible. Ms. Davis stated it should be left to the Chief to work with Sutphen. Chief Stewart asked if the Board would like a quote for a stock verses a spec truck. Ms. Davis and Ms. Sloat responded they would like to see both.

Road Department

Mr. Caldwell presented to the Board for approval a quote from the Union County Engineer for chip seal work to be formed on Weldon Road. It was noted that the developer who had caused some damage to the road has agree to pay one half of the cost. It was moved by Megan Sloat and seconded by Wezlynn Davis that the Jerome Township Board of Trustees adopt the following motion:

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The Jerome Township Board of Trustees approve the resolution from the Union County Engineer to chip seal a portion of Weldon Road.

The vote resulted as follows:

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

The motion carried. (Res. 22-097)

Ms. Davis stated that because the Road Department is working on other projects, she recommends moving forward with a local company to provide one round of week spraying for all the parks and cemeteries in the Township at a cost of \$4,567.50. Mr. Adler asked if this had been compared to the cost to acquire the necessary equipment. Ms. Davis responded to get the project done this month it needed to be contracted out as our licensed staff is currently off.

Ms. Davis also stated she has been speaking with vendors regarding park equipment and design. Specifically, she stated there is no equipment for children the ages of two to five and would also like to look at ages six to twelve in maximizing the area. She indicated she is just gathering information at this time.

Zoning Department

Ms. Sloat reported the request for quote responses for the comprehensive plan are due Friday.

Old Business

The Board discussed the options available for upgrading the audio-visual equipment. Ms. Sloat stated the Board needed to figure out how the process will work and what the expectations are such as only being able to view the Board members, being able to view the screens, etc. Ms. Sloat recommended the purchase of a single camera and delaying the purchase of any additional cameras unless Mr. Adler would be able to operate the system to switch between the various cameras. Mr. Adler asked why this function could not be performed by the contractor. Both Ms. Sloat and Ms. Davis agreed it is not worth the added cost and the desire to keep the process simple. 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 approve the quote from eGreen Computers for the purchase of additional audio-visual equipment at a cost of \$8,550.

The vote resulted as follows:

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

The resolution carried. (Res. 22-098)

New Business

Ms. Sloat asked the Board who should have access to the security camera recordings stating she believed it should be the Office Manager, Fiscal Officer, and Dustin Newland of eGreen Computers the IT consultant. Mr. Adler stated he felt all the Trustees should have access. Ms. Sloat replied it is not necessary and it should be limited to just a few individuals.

Mr. Caldwell reported the attorney hired by the Board to represent the Township in a Workers Compensation case has requested permission to engage a doctor to review medical records. Based on the potential increase in premiums based upon the claim the Board agreed this was the action to be taken. It was moved by Megan Sloat and seconded by Wezlynn Davis that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Board of Trustees approve the engagement of a medical professional to review the information related to a Workers Compensation claim against the Township.

The vote resulted as follows:

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

The resolution carried. (Res. 22-099)

Executive Session

At 8:25 p.m. 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 adjourn into executive session pursuant to Ohio Revised Code Section 121.22(G)(1) to consider the employment of a public employee.

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The vote resulted as follows:

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

The motion carried.

At 9:01 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.

As a result of discussion in executive session, it was moved by Megan Sloat and seconded by Wezlynn Davis that the Jerome Township Board of Trustees adopt the following motion:

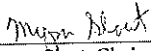
The Jerome Township Board of Trustees direct the Board Chair to work with the Office Manager to schedule interviews with the candidates selected by the Board.

The vote resulted as follows:


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

The motion carried.

At 9:02 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