

**RECORD OF PROCEEDINGS**  
Jerome Township Board of Trustees

Minutes of

Meeting

GOVERNMENT FORMS &amp; SUPPLIES 814-224-3338 FORM NO. 10148

Held

November 21, 2023

20

The Jerome Township Board of Trustees met in regular session on November 21, 2023, at 7:00 p.m. Board Chairman Wezlynn Davis 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), Brandon Standley (Township Administrator), Eric Snowden (Zoning Inspector / Coordinator), and members of the public.

Wezlynn Davis presented the agenda which was reviewed, modified as necessary and approved.

Robert Caldwell presented minutes for approval. It was moved by Wezlynn Davis and seconded by Barry Adler 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 meeting of November 3, 2023
- Special meeting of November 8, 2023
- Regular meeting of November 8, 2023

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 Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees approve warrants 44172 through 44212 and 93094 through 93097 for payment.

The vote resulted as follows:

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

The motion carried.

Zoning, Nuisance and Economic Development

It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees set a public hearing for Case #PD23-004 Pulte Del Webb for December 5, 2023, at 7:00 p.m. at the Township Hall located at 9777 Industrial Parkway, Plain City, Ohio.

The vote resulted as follows:

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

The motion carried.

Eric Snowden requested the Board approve a nuisance declaration for 10310 Industrial Parkway. He stated notices were sent to the property owners beginning in June of 2022 with remedy. It was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees approve A Resolution Declaring the Property Owned by McClaske Helen I LLC Located at 10310 Industrial Parkway in Jerome Township, Union County, Ohio a Nuisance.

The vote resulted as follows:

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

The motion carried. (Res. 23-108)

Eric Snowden requested the Board approve a nuisance declaration for 0 Coe Drive. He stated the Township has received a high number of complaints regarding the property with additionally items to be corrected. It was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees approve A Resolution Declaring the Property Owned by Glacier Pointe Development Ltd., Located at 0 Coe Drive in Jerome Township, Union County, Ohio a Nuisance.

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GOVERNMENT FORMS & SUPPLIES 644-224-3339 FORM NO. 10148

Held November 21, 2023 \_\_\_\_\_ 20 \_\_\_\_\_

The vote resulted as follows:  
Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes  
The motion carried. (Res. 23-109)

Eric Snowden requested the Board approve a motion to refer a violation of the zoning resolution to legal counsel. It was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees authorize and direct the Zoning Inspector to refer Case Number 20230020, 20230021, and 20230030 regarding alleged violations of the Zoning Resolution on a parcel of land located at 0, 8740, and 8745 Glacier Pointe Drive to legal counsel for further action in accordance with the provisions of Chapter 260 of the Zoning Resolution and applicable law.**

The vote resulted as follows:  
Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes  
The motion carried.

Department Reports

Administrator

Brandon Standley provided the Board with an update on the Industrial Parkway and Route 42 interchange project from ODOT (Ohio Department of Transportation). He noted that parties involved have indicated there is no funding gap with construction contingent upon obtaining necessary property in the area.

Eric Snowden reported the comprehensive plan is on schedule with an estimated time of the middle of 2024 for Board review. He noted that reviews by the Zoning Commission, LUC, and the Trustees could add time to the process.

New Business

Brandon Standley indicated he had provided the Board with the updated personnel policies and procedures manual. Noting there were no changes to be made it was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve the updated personnel policies and procedures manual dated November 2023.**

The vote resulted as follows:  
Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes  
The motion carried.

Brandon Standley indicated he had provided the Board with an employee evaluation form and performance improvement plan. Noting there were no changes to be made it was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve the employee evaluation form and performance improvement plan.**

The vote resulted as follows:  
Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes  
The motion carried.

Brandon Standley provided the Board with a mutual aid agreement with Washington Township for fire and EMS services. It was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adopt the following motion:

**The Jerome Township Board of Trustees approve the mutual aid agreement with Washington Township for fire and EMS services and authorize the Township Administrator to execute the agreement.**

The vote resulted as follows:  
Megan Sloat, yes

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Barry Adler, yes  
Wezlynn Davis, yes  
The motion carried.

Executive Session

At 7:44 p.m. it was moved by Wezlynn Davis 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)(3) with legal counsel to discuss pending or imminent court action and 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 there with; that is to be provided or administered under any provision of Sections 3735.67 to 3735.70, 5709.61 to 5709.69, 5709.73 to 5709.75 of the Revised Code, or that involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project. 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 8:29 p.m. it was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees adjourn from executive session.

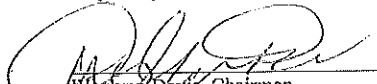
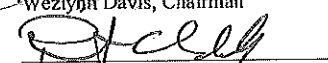
The vote resulted as follows:  
Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes  
The motion carried.

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 the Assignment and Assumption Agreement among the Board of County Commissioners of Union County, Ohio, KTH Parts Industries, Inc., dba KTH, Inc., and R.T. Moore Co., Inc. and approve A Resolution Assignment of Two Enterprise Zone Agreements between Union County, Ohio, Jerome Township, Ohio, and KTH Parts Industries, Inc. dba KTH, Inc and Authorizing the Execution and Delivery of Assignment and Assumption Agreements in Connection with the Same.

The vote resulted as follows:  
Megan Sloat, yes  
Barry Adler, yes  
Wezlynn Davis, yes  
The motion carried. (Res. 23-110)

At 8:33 p.m. it was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adjourn. The motion carried.

  
Wezlynn Davis, Chairman  
  
Robert Caldwell, Fiscal Officer