

BATH TOWNSHIP BOARD OF TRUSTEES

November 2, 2016

This regular meeting of the Bath Township Board of Trustees was called to order by Mr. Pitstick. Other township personnel in attendance were Mr. Martin, Mr. Ross, Mr. Heizer, Mr. Miller, Mr. Trimbach, and Mrs. Brown. Mr. Martin made a motion to approve the agenda; seconded by Mr. Ross. Roll call: three ayes, no nays, motion carried. Mr. Martin made a motion to approve the minutes of the October 19th meeting; seconded by Mr. Ross. Roll call: three ayes, no nays, motion carried. Mr. Ross made a motion to pay the bills totaling \$73,582.95 that included checks for \$17,633.25 for highway rock salt and \$21,217.04 for mastic application; seconded by Mr. Martin. Roll call: three ayes, no nays, motion carried.

GUEST: Mr. Pete Bales, Fairborn Interim City Manager, addressed the Board about various projects and plans that the city would like to pursue. One project is to make Col. Glenn Highway along Wright State University pedestrian friendly so that students and faculty will frequent the businesses on the south side of the highway. Another project is to make Skyway Plaza into a public works facility area for their water, sewer, parks, street and equipment maintenance departments. Mr. Bales stated that there are property owners at the 444-I675 interchange that are interested in developing an industrial park noting that this might be an opportunity for a joint venture between the city and the township. There are also plans for the Col. Glenn corridor between University Drive and Kauffman including a round-about at the Col. Glenn/Kauffman intersection. The city will continue with blight removal along Broad Street. Mr. Bales reported that Tangible Solutions, a 3D printing company, is planning to move to Fairborn with the help of a \$500,000 loan from the city. The city council is working on projects to revitalize Fairborn—gateway signage, residential demolitions. Economic development projects include a small business incubator for downtown. There are plans for a retreat for council, the Chamber of Commerce Executive Board, and the Downtown Fairborn Business Association to discuss the future of downtown. Mr. Bales is starting a Fairborn Leadership Institute in the spring for interested citizens where he hopes to teach our future leaders how local government works. This would be done in eight to ten intensive sessions. The Fairborn Development Corporation has just launched a new website Fairborndevelopment.org to address any economic/business development questions and issues. Fairborn has also partnered with Wright State University to create a small business (not retail) incubator space off of Presidential Drive across from Wright State called Fairborn Nucleus. Concerning the hiring of a new city manager, Mr. Bales reported that city council will be hiring a firm to spearhead a nationwide search.

OLD BUSINESS: Mr. Martin reported that he had talked with Michael Mayer, the City Solicitor, about the delinquent tax release claim on the Rockdell Drive property. (See minutes of the September 7, 2016 meeting.) Apparently the city is not interested in a quid pro quo. Mr. Mayer will get back with Mr. Martin after he checks into how this kind of foreclosure is handled. Mr. Ross made a motion to table the issue; seconded by Mr. Martin. Roll call: three ayes, no nays, motion carried.

Concerning the damage to the mastic surface on Greenbriar Drive that occurred shortly after Strawser had completed the project (see minutes for the November 4, 2015 and December 16, 2015 meetings): Strawser has completed the repair and submitted a bill for \$922.14. After a brief discussion, Mr. Ross made a motion that Mr. Miller compose and send a letter to Mr. Greg Lewis asking for reimbursement for the repair; seconded by Mr. Martin. Roll call: three ayes, no nays, motion carried.

STAFF REPORTS: Mr. Heizer, Road Supervisor, reported that Cemex is agreeable to an exchange of services—the township mowing the brush along a mile of haul road and Cemex removing and disposing of the concrete/debris piles in Bryon Cemetery. The Board reviewed a written agreement prepared by Mrs. Phillips that Mrs. Brown will submit to Assistant Prosecutor Hayden for review. Mr. Martin made a motion to enter into the agreement—Resolution 33-2016; seconded by Mr. Ross. Roll call: three ayes, no nays, motion carried. Mr. Heizer will present it to Steve Cheney for Cemex's approval. Mr. Trimbach noted that Cemex estimates 20-22 loads using their 20-ton trucks to remove the debris piles. Mr. Heizer stated that the road crew will probably start mowing the latter part of November or December. By then Cemex will have less traffic and the leaves will be off the brush. Mr. Heizer also reported that they are catching up on equipment maintenance to be ready for winter.

Mr. Pitstick read the cemetery report. Mrs. Phillips reported that the road department had completed the asphalt patching. Some of the areas received a temporary fix and will need more work in the future. (She reported on the Cemex agreement—see above.) Cornerstone

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Homeowners' Association has returned the signed agreement regarding the drainage installation. This project will begin tomorrow.

Towne Construction is finished bringing in dirt and has graded the area. Their foreman, Scott Svoboda, said it should settle and pack down over the winter, but may still have a few soft areas. Mrs. Phillips noted that Vectren wants to use this area next year when they are working on the gas line on Cemex property just east of the cemetery. She has spoken with Tom Jones, Vectren Project Engineer, and will be advising him of the ground conditions at that time.

Mrs. Phillips reported that she plans to have NewCom add the remaining pinned areas of the cemetery to the GIS program. Some of these areas will be opened for purchase in the near future. NewCom's cost estimate is \$640—8 hours at \$80/hr. She also included a letter from Seth Treon requesting permission to hunt coyote on the Byron Cemetery property. Mr. Martin made a motion to allow him to hunt with a bow only; seconded by Mr. Ross. Roll call: three ayes, no nays, motion carried. Mr. Ross signed the hunting permit, noting that this was for bow hunting only, no guns.

Mr. Miller, Zoning Inspector, noted that the property at 9570 Adams Road that he had reported on at the October 5th meeting has been cleaned up. He also reported that he had met with Assistant Prosecutor Stephanie Hayden, Al Kuzma from Greene County Building Regulations and Jackie Gruzza from the Health Department concerning the Joseph Sunday property at 4953 Bath Road. The neighbors would like to see the house boarded up. It appears that there are squatters living there. Ms. Hayden stated that the township could proceed under Section 505.86 of the Ohio Revised Code: Removal, repair or securance of insecure, unsafe buildings or structures. This would involve passage of a Resolution by the Board of Trustees, notification of the interested parties, and a hearing, if requested by an interested party. The cost to the township of securing the property can be put on the owner's tax duplicate. Mr. Miller reviewed the actions that he has taken to resolve the problem. After a general discussion about the situation, the Board agreed that Mr. Miller should pursue the matter.

NEW BUSINESS: After reviewing the Annual Report of Township Roads for 2016, Mr. Martin made a motion to approve the report (Resolution 31-2016); seconded by Mr. Ross. Roll call: three ayes, no nays, motion carried. The township maintains 29.826 miles of roadway.

Mr. Ross made a motion to approve a Supplemental Certificate of Funds in the General Fund – Interest for \$3500; in Cemetery Fund – Non-resident Lots for \$9,000; in the Cemetery Perpetual Care Fund – Non-resident Lots for \$1,000; and to the General Property Tax – Real Estate accounts in the General Fund \$10,000, in the Road Fund \$9,400; and in the Fire Fund \$27,000; seconded by Mr. Martin. Roll call: three ayes, no nays, motion carried. About 90% of the Property Tax adjustments are from delinquency payments.

Mr. Ross made a motion to approve reallocations in the General Fund for \$396 to Administrative—Other-Professional & Technical Services from Administrative—Property Insurance Premiums and in the Road Fund \$75 to Other-Professional & Technical Services from Property Insurance Premiums; seconded by Mr. Martin. Roll call: three ayes, no nays, motion carried.

The Board reviewed the Fund Summary Report through November 2.

Mr. Ross made a motion to approve the closing of the US Bank Municipal Investor account and wiring the balance to the Fifth Third checking account; opening a separate savings account at Fifth Third for Perpetual Care Fund receipts; and transferring the September and October Perpetual Care Fund receipts to the new Fifth Third savings account; seconded by Mr. Martin. Roll call: three ayes, no nays, motion carried.

The Board reviewed Resolution 32-2016 providing for the destruction of noxious weeds at 1491 Dayton-Yellow Springs Road and the certification to the Greene County Auditor that noxious weeds were growing on the lands of Justin Risch and were cut and removed by the Bath Township Road Department on October 3, 2016 and requesting that charges of \$562.50 be placed on his tax duplicate. Mr. Martin made a motion to approve the Resolution; seconded by Mr. Ross. Mr. Heizer explained the location of the property and the work that was done. Roll call: three ayes, no nays, motion carried.

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Mrs. Brown, Fiscal Officer, reported that she has selected the semi-annual payment schedule for the Workers' Compensation premium payment. The first installment is due January 3, 2017. The check will need to be written in December to meet the deadline.

Mr. Pitstick noted that Frank Harmon, Ohio Insurance Services Agency, will be here at 11:30am November 16 to review procedures for submitting HRA claims.

Brett Bishop, a Sinclair student, asked to interview one of the trustees following the meeting. Mr. Pitstick volunteered.

There being no further business, Mr. Martin made a motion to adjourn; seconded by Mr. Ross. Roll call: three ayes, no nays, motion carried.

Elaine M. Brown, Fiscal Officer

Tom Pitstick, Chairman