

WESTFIELD TOWNSHIP

SEPTEMBER 20, 2006 MINUTES

BOARD OF TRUSTEES

RECORD OF PROCEEDINGS  
MINUTES OF THE WESTFIELD TOWNSHIP BOARD OF TRUSTEES  
REGULAR MEETING HELD: SEPTEMBER 20, 2006, @ 7:00 P.M.

Vice Chairman Jeff Plumer called the meeting to order at 7:00 p.m. with the pledge of allegiance. Roll call indicated two trustees were present: Carolyn Sims and Jeff Plumer. Trustee Tim Kratzer was absent. Marlene Oiler was acting as secretary pro tem for this meeting. Also present were Denise Moteleski, Jack Snoddy, Jim Likley, Ron Oiler, June Maynard, James Keaton, Lyn Methlie, and Gary Harris; those arriving late included Martha Evans, Frank Galish, Lee Evans and Tom Galliton.

**Westfield Terrace**

Denise Moteleski reiterated her concern with Westfield Terrace retention pond/drainage problems. June Maynard also expressed her concern with the drainage as her property is affected as well. The trustees have discussed this issue with County Engineer Mike Salay. The concerned residents were advised to prepare a detailed letter explaining their problems/concerns and get it to Mike Salay for review/investigation. June Maynard had gotten aerial photos, which were reviewed. Trustee Sims borrowed the aerial photos as she plans to meet with Mike Salay soon (photos to be returned next meeting).

Trustee Plumer indicated that we were able to get rid of the dumpster that had been at the Westfield Terrace property. However, apparently there are still businesses or residents who are dumping trash at the property. The township will check to see if the access road can be barricaded. Trustee Sims indicated that it appeared there was an old creek that had been diverted in some way and that might be causing some of the water problems. The Prosecutor's Office has been contacted relative to the bond and whether it could be pursued and also as to the definition of the word "improvements" stated on the bond. Zoning Inspector Gary Harris stated he had talked with the Prosecutor's Office relative to noxious weeds and junk vehicles. A.P. James Bennett was just assigned this and he will be getting information/procedures to Gary relative to the mowing of weeds and junk vehicles.

**Westfield Landing Road**

In regard to the Westfield Landing Road matter, Trustee Plumer read into the record the 9/11/06 letter from Trustee Kratzer to Lyn Methlie who is representing the Grubiss brothers. Lyn Methlie stated she had a counter-offer on behalf of Grubiss. The county engineer is drawing up a more accurate document but it appears the road improvement costs will range between \$155,000 - \$170,000 (she had got a similar estimate from another contractor). A three-year payback period is okay but Grubiss is looking for

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something between 70% - 100% from the lot sales until all is paid on the contract. Grubiss have some other costs involved with these lots – an excavation allowance, costs to sell the lots, surveyor costs to re-stake the lots, costs to the owner of the corner lot to allow signs, some other concession costs and some additional costs so they can have some operating capital.

Originally the township had abandoned the road but the county never officially abandoned it. There was considerable discussion about this matter relative to – the background, the cost of the road upgrade, the payback time frame, the payback percentage amount, whether a performance bond might be feasible, whether the township was getting interest, whether A.P. Thorne had received the ownership information, possibly putting a lien on the property until the entire amount was paid, etc. Trustee Sims indicated her concerns were:

- payback percentage amount and time frame to pay back;
- whether the lots were grandfathered;
- confirm lot ownership as of 8/10/1998.

Lyn Methlie inquired if the trustees would consider 90% only on the sale of the first lot if the time frame were shortened to 2008. That issue was discussed. Trustee Sims indicated she would prefer to have A.P. Thorne resolve that issue and she personally would like to see a one or two year payback time frame. There was a suggestion about the possibility of interest on any unpaid balance if it was less than 100% payback.

Lyn Methlie will discuss the matter further with Grubiss and she will be in contact with A.P. Thorne. The township will ascertain that A.P. Thorne has received the ownership information and talk to him about the preparation of the written agreement between the township and Grubiss.

### **Clerks Report**

The preliminary budget packet for 2007 was given to the trustees to review. The Medina County Budget Commission is meeting on 9/29/06 to approve the budget packet. If there are questions, please contact the clerk ASAP.

### **Other Business**

Trustee Plumer indicated that ODOT is planning a meeting with contractors, etc. and they wanted to use our town hall. The meeting will be scheduled for Wednesday, October 4, 2006, from 10 a.m. – 3 p.m.

Road Maintenance Lee Evans provided the trustees with the specs and sample legal ad for the replacement truck that had been previously discussed. He has cleared this with A.P. Thorne. The bid does not include the plow. He will fax the information for the legal ad to run on 9/23/06 (bids cannot be opened until two weeks after the legal ad). A special trustee meeting will be held on Tuesday, October 10, 2006, at 1 p.m. with bids to be opened at that time. Delivery of the truck should be within ten days thereafter.

Trustee Sims asked Martha Evans if she would be willing to write some information relative to the park so it could be included in the township website. Mrs. Evans agreed to do so.

Martha Evans inquired about Time Warner cable on Ryan Road. Trustee Sims indicated she had talked with Lafayette Township Trustee Lynda Bowers and Mrs. Bowers is already proceeding with this matter.

The township website update is virtually complete except for possibly some photos, zoning code updates, park information, etc. Jim Likley indicated that Greg Anderson could handle the transition from Jupiter to a new server. Greg's initial bid package included: \$300 for website design, \$800 for one-year website maintenance and \$108 for one-year website hosting. Trustee Plumer made a motion to accept the whole bid presented by Greg Anderson for the new township website (includes \$300 for website design, \$800 for one-year website maintenance and \$108 for one-year website hosting service). Trustee Sims seconded the motion.

Roll Call Vote: Carolyn Sims - yes  
Jeff Plumer - yes  
Tim Kratzer (absent)

Motion Carried.

Jim Likley stated that he and Gary Harris would be starting to work on building the trustee console bench/clerk's desk in a few days. He got an estimate for the lumber for \$998.15 but prices are still needed for the laminate, carpeting, staining and finishing materials.

Trustee Sims made a motion to pay the bills. Trustee Plumer seconded the motion. All voted in favor.

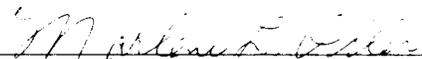
#### **Announcements**

- Continuation of the hearing on Mr. Carrasco's zoning district change is Tuesday, October 3, 2006, at 7:30 p.m.
- Next regular trustee meeting is Wednesday, October 4, 2006, at 8 p.m.
- Special trustee meeting is Tuesday, October 10, 2006, at 1 p.m. to open bids, etc.

#### **Adjournment**

The meeting was adjourned at 9:17 p.m.

x \_\_\_\_\_  
Vice Chair, Jeffrey Plumer

x  \_\_\_\_\_  
Marlene L. Oiler  
Secretary pro tem

FAXED  
9/12/06

**WESTFIELD TOWNSHIP TRUSTEES**  
**6699 BUFFHAM ROAD**  
**P.O. BOX 788**  
**WESTFIELD CENTER, OHIO 44251**

**TIMOTHY KRATZER TRUSTEE**

**CAROLYN SIMS TRUSTEE**

**JEFF PLUMER TRUSTEE**

**KELLY GREGOIRE CLERK**

**LEE EVANS MAINTENANCE**

September 11, 2006

Realty One  
Medina, Ohio  
Attn. Lyn Methlie

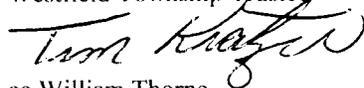
Dear Lyn;

The Westfield Township Trustees have discussed the contract language between the Township and your clients the Grubis brothers. The Trustees are looking for a payback time limit of December 2009 and want to see 100% of the profit of the sale of lots to go to the township until all is paid on the contract.

The Trustees feel that the Grubis Brothers are not taking any risk with their money so the township should be paid first. Please relay this to your clients and get back to me on this matter.

Thank you

Tim Kratzer  
Westfield Township Trustee



cc William Thorne  
Township Trustees  
File