

Westfield Township Board of Trustees

Regular Meeting
January 18, 2016

Schmidt makes a motion to call the meeting to order at 7:19 PM. Roll call: Likley- aye, Schmidt- aye, Thombs- aye.

Executive Session

The Trustees do not need to go into executive session at this time. They will wait to see if Bill Thorne will be attending the meeting and decide if executive session will be necessary.

Comments from the floor

Matt Whitmer- 5606 Buffham Road

- Storing logs/firewood at an area down the street from him. Business (wood) is being brought onto the property and then distributed. Not sure if they are the owner (present owner is Durham). AJ Tree Service which is out of Seville is selling firewood but is not chopping wood from this property. Whitmer provided 2 pictures of PP#041-15B-27-024 marked as Exhibit "A" and Exhibit "B". The pictures and PP# are not verified by the township.
- Concerned about 7515 Seville Road and 7552 Seville Road- Likley explained that there is an application on file for a variance with ZI Sims but the zoning inspector is waiting on the check.
- Concerned about 7552 Seville Road- Likley explained that this is an ongoing process and they are aware of the area and the problems.
- Concerned about 5833 Greenwich Road- Likley explained that a letter has been drafted and will be forwarded to the Prosecutor's Office for review. All communication with this property owner will first have the Prosecutor's Office approval.

Bill Hall- 6585 Buffham Road

- Concerned about a neighboring property that has trash, 50 gallon drums and cars around the house. He is concerned that this is affecting his property value. Likley explained to the resident that this is not a zoning issue (cars have license plates) but he should notify the health department or the EPA. Likley explained that the Trustees have limited authority on zoning issues.

Carol Rumberg- 5909 Mud Lake Road

- Asked the Trustees to clarify some of the new policy and application process for the hall rental and Thombs will recheck the wording for non-profit excluded from fee. She also asked for clarification on when the hall would be cleaned; which is on an 'as needed' basis.

Meeting minutes to be approved

July 23, 2015- waiting for Zweifel to get the correct figures

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Likley makes a motion to accept the December 30, 2015 meeting minutes as submitted; seconded by Thombs. Roll call: Thombs- aye, Likley- aye, Schmidt- aye. The motion passes.

Likley makes a motion to accept the January 4, 2015 meeting minutes as submitted; seconded by Thombs. Roll call: Likley- aye, Schmidt- aye, Thombs- aye. The motion passes.

Road Report

- ✓ Thombs thanked Evans for not charging the Township overtime and just adjusted his days to come in for working on the roads.
- ✓ Lafayette's salt is being stored in the Township's bins (their structure collapsed)

Cemetery-

Solar lights are not bright enough for flag at cemetery.

Zoning Report

- Pursuing filling alternate positions for ZC and for BZA. Job description has been written by Likley who has shared with the Trustees. Job descriptions will be posted on the webpage.

Likley makes a motion to accept the job description for the BZA and ZC as submitted; seconded by Thombs. Roll call: Schmidt- aye, Thombs- aye, Likley- aye. The motion passes.

- Application for Chrissy Colbert has been accepted by ZI Sims but waiting on her application payment.
- Seville Road property is an ongoing process.

Old Business

Solid Waste District Board is looking at options and will make recommendations.

Electronic Risk Consultants- Schmidt talked with a representative and the Township would already have to have a service contract with someone else in order to receive a discount. This would not apply to the Township.

Brownfield Grant- has nothing to report at this time.

Nexus Motion to intervene- Schmidt communicated to Mr. Lyons and there is nothing more at this time.

Website- Making progress

Likley requested 'Resolution Listing Numbers' and correction on resolution numbers that were previously used incorrectly. Records need to reflect accurate resolutions numbers. Zweifel will get list to Trustees.

New Business- none

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Fire Station Purchase

Trustees will close on the purchase of North LeRoy, 6.3 acre property. Likley identified an overpayment to the Transfer Title Company of Medina for conveyance fee in the amount of \$2100.00. Townships do not pay this fee. Township will pay \$150,000.00 for the land and \$12,000.00 commission fee to the realtor. Property was appraised at \$470,000 and the seller will receive a \$325,000.00 credit for tax purposes as a donation.

- Title Company- \$162,000.00
 - Closing costs- \$ 600.00
 - Title check- \$ 330.00
 - Title insurance- \$ 862.00
 - Doc. prep. \$ 85.00
 - Recording Fee \$ 29.00
- \$ 1,906.00 plus real estate commission the total is \$13,906.00

Total cost for property is: \$163,906.00

Deposit \$ - 5,000.00

No taxes to pay in July \$ - 3,296.56

Total amount Township still owes: \$155,609.43

Thombs makes a motion to authorize the Fiscal Officer to write a check to pay for the property from the sale of the Westfield Center Property in the amount of \$155,609.43 and is also authorized to pay the real estate taxes of \$3,296.57 from the same fund; seconded by Schmidt.

Discussion: Likley questioned the need to be so specific on the place where the money will come from and also the second check does not need to be paid until July.

Thombs modifies his motion: Thombs makes a motion to authorize the Fiscal Officer to write a check from the money market account in the amount of \$155,609.43 to the Transfer Title Agency, Inc.; seconded by Schmidt. Roll call: Likley- aye, Schmidt- aye, Thombs. The motion passes.

Announcements

ZC Organizational and Regular Meeting on January 27, 2016 @ 6:30 PM

Trustee Regular Meeting on February 1, 2016 @ 7:00 PM

Fiscal Officer's Report

Correspondence

- Ohio Department of Transportation- signed by Trustees (\$21.745)

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- New paper work- Anthem Life (no new rates for 2016)
- Fire Safe Cabinet- Likley will look at fixing handles to save the township money for a new safe.
- Ohio Bureau Works- (Care Works)- Fiscal Officer completed online training

Payments in the amount of \$14,261.07

Fund Status in the amount of \$423,647.71- Cash summary by fund was provided to the Trustees by the FO.

- ✓ Likley asked the Fiscal Officer if the books for 2015 were closed. The FO said no.
- ✓ Likley asked if there were temporary appropriations for 2016- The FO said no.

Thombs makes a motion to pay the bills in the amount of \$14,261.07 as submitted; seconded by Schmidt. Roll call: Schmidt- aye, Thombs- aye, Likley- no. The motion passes.

Schmidt makes a motion to adjourn at 8:45 PM; seconded by Thombs. All said aye.

Respectfully submitted by;

Cheryl Porter, Zoning Secretary

Date approved: February 1, 2016

Trustee Michael Schmidt, Chair

Trustee James Likley

Trustee William Thombs

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