

Westfield Township Board of Trustees

December 5, 2016
Regular Meeting

Schmidt called the meeting to order with the Pledge of Allegiance

Roll call: Likley- aye, Schmidt- aye, Thombs- aye.

Comments from the floor

Thombs makes a motion to go into Executive Session with Attorney Schraeder to discuss pending litigation with ZI Sims; seconded by Likley. Roll call: Schmidt- aye, Thombs- aye Likley- aye. The motion passes.

Thombs makes a motion to come out of Executive Session at 7:22 PM with no action; seconded by Likley. Roll call: Schmidt- aye, Thombs- aye, Likley- aye. The motion passes.

Zoning Report

- 3 permits will issue; 8395 Friendsville Road for a deck; 5570 Mud Lake Road for a pond and dock.
- Zoning violation on Greenwich Road for a box truck location has been removed.
- Zoning Commission meeting is on December 14, 2016 @ 6:30 PM. This is a special meeting with Mark Majewski to discuss zoning language.
- Westfield Terrace has a completed application before the BZA for 2 variances, conditional use and Site Plan Review. A recommendation has been provided by Planning Services (sanitary testing and 2 variances; 100 foot variance closer to an oil well and a variance for square footage (1600 sq. ft. without basement and 1400 sq. ft. with a basement). The application is addressed as Westfield Lakes LLC but also known as Westfield Terrace.
- Medina Quarry (ODNR- new or lapsed permit) a Site Plan Review and Conditional Use will be coming before the BZA soon.
- FO Evans has started retyping the zoning text.

Minutes to be approved:

November 7, 2016 (will strike previous F.O. will receive @208.38 and instead she owes the township \$3.94)

Thombs makes a motion to accept the November 7, 2016 meeting minutes as corrected; seconded by Likley. Roll call: Likley- aye, Schmidt- aye, Thombs- aye. The motion passes.

Thombs makes a motion to accept the November 18, 2016 meeting minutes as amended; seconded by Likley. Roll call: Thombs- aye, Likley- aye, Schmidt- abstain. The motion passes.

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Likley makes a motion to accept the November 21, 2016 meeting minutes as amended; seconded by Thombs. Roll call: Likley- aye, Schmidt- abstain, Thombs- aye. The motion passes.

Road's Report

Community Building and Fire Station

- DS Architect close to final figures. Will have by December 10th.
- 1.) Resolution of Intent will be sent to Auditors Office; 2.) Auditor's will calculate millage; 3.) Approval by Trustee through resolution; 4.) Send Resolution to the Board of Election; 5.) Once the levy is passed DS Architect will prepare bid package for construction and will be assisting us in reviewing the bid documents and the selection process.
- Thombs would like a joint meeting with Village and DS (perhaps 1st meeting of month in January or February)
- A Committee liaison is still needed for the levy campaign. Thombs will contact the Mayor of the Village to hold a special meeting regarding the Community Building.

Old Business

- Solid Waste Facility- Improved Recycling
- Cell Tower- Structure Addition will bring in \$500.00 income to township per month and renewal extension for additional towers. The contract will be reviewed by the Prosecutor regarding language (taxes are responsibility of tenants) and confirm the writing and wording of the amendments for the existing contract. Contract also has an initial increase of \$200.00 a month for rent with renewals every 5 years with a 15% increase and \$30,000 signing bonus.

Thombs makes a motion to accept the lease extension for the cell tower provided by Legal Counsel with the understanding the tenant is to pay the property taxes as well as the taxes on the equipment; seconded by Likley.

Discussion: Likley will contact Thorne.

Roll call: Likley- aye; Schmidt- aye, Thombs- aye. The motion passes.

- **Verizon Cell Tower-** 1st amendment to the Lease Agreement for Verizon to add structure (12' x 30') to the leased property. Verizon is subleasing to American Tower and consents to \$500.00 per month.

Likley makes a motion to direct Legal Counsel to write an agreement with Verizon and to add monthly consent fee; seconded by Schmidt. Roll call: Schmidt- aye, Thombs- aye, Likley- aye. The motion passes.

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Hall Rental

This Saturday- December 10, 2016- Likley

Next Monday the room will be painted and molding will be in the corners.

New Business

- Brownfield Grant- Nothing new
- Concrete Leveling in meeting room and foyer- done
- Rob Henwood- FO will contact for reimbursement for Zoning Grant Monies. FO sent invoices.
- Legal Counsel for BZA and Township- nothing new at this time regarding Prosecutor Holman and contacting the courts due to conflict with the newly elected Prosecutor Thompson.
- MC Commissioners' request a letter of support from the Trustees for Bike Trails (signage) to accompany their Transportation Grant Application. Thombs will write letter and provide by December 9, 2016 to Peggy Folk

Thombs makes a motion to write letter of support; seconded by Likley. Roll call: Likley- aye, Schmidt- aye, Thombs- aye. The motion passes.

Announcements

Trustee Records' Commission meeting on December 19, 2016 @ 6:50 PM

Trustee Regular Meeting on December 19, 2016 @ 7:00 PM

End of Year Meeting on December 31, 2016 @ 9:15 AM

F.O. Report

- Bills in the amount of \$12,670.80 which includes payroll.
- Remove Doors and More amount for \$475.00 which was paid last meeting
- Painting Pros- \$715.00 to purchase paint
- Benches in Foyer will be removed

Likley makes a motion to pay the bills in the amount of \$12,195.80 as amended; seconded by Schmidt. Roll call: Schmidt- aye, Thombs- aye, Likley- aye. The motion passes.

- ***Fund Status in the amount of \$457,991.25***

Medina Co. Highway Engineers Open House 1-4 PM on December 15, 2016

MC Township Association Meeting December 15 at 6:00 PM

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

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date approved: _____

Trustee Michael Schmidt, Chair

Trustee James Likley

Trustee William Thombs