

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF TRUSTEES

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

September 17, 2025 – 7:00 PM

Township Officials present:

Trustees Terry W. Horn, William R. Yates, Douglas G. Leith, and Fiscal Officer (FO) Amy Amspaugh, were present.

Department Heads/Staff present:

Township Administrator- Tammy Oliver; Roads & Parks Supervisor - Nate Wagner; Zoning Administrator- Mike Beery were present. Fire Chief- Bob Price; and Property Maintenance Inspector - Kelly Smith were absent.

The regular meeting was called to order at 7:00 PM by Trustee Chairman Yates.

Special guests- Sgt. Williams went over the call reports for August. He was asked if we could put in for a speed check sign on Lakeside Rd. Sgt. Williams will ask for more patrol, possible speed trailer and more enforcement.

Number of members of the public present: 11 as recorded on Sign-in sheets.

MEETING PROCEEDINGS

Approval of Minutes: Trustee Leith moved to approve the minutes with revisions from the Regular Board Meeting on August 20, 2025. Seconded by Trustee Horn. Motion carried with 3 yes votes.

Financial Report – Fiscal Officer, Amy Amspaugh

Investment update, Amy stated that year to date 2025 for all the CD's that she has invested, we have made \$72,258.96 in interest. The CD that matures on November 1st, 2025, she will invest at Star Ohio. We have new paperwork that we had to send to Prosecuting Attorney Amy Brown-Thompson to look over. Still working on financial reports for July 2025, we should have ready for the next meeting.

Comments from the Public:

David Zollinger asked if the Township has heard anything about the property across the road from the township house. Trustee Yates said he heard from Rick Ricketts, that he plans to put in 200 new homes and plans on breaking ground this year. A resident who lives on the corner of 3200 Sheppard and Clark Ave. was contacted about a right away easement. They received a letter from Rocky at ms Consultants that mentioned the owner selling them part of the property and the owners are feeling pressured. The wrong letter was sent and Trustee Horn will investigate it. It should be for a temporary easement. Several residents had questions about where the easements are going to go. There is a lot of confusion about where they are going to be put and paperwork does not match. Trustee Horn will talk to the residents to clear it up. And he will contact ms Consultants tomorrow to share the concerns of the residents. A resident asked if there was any update on the playground at Fairfield Beach Park. Nate stated that regional commission of Fairfield County is administering the grant and are advertising bid packets September 26th and October 3rd. The bids will be open on October 17th and the work will probably start in the Spring.

DEPARTMENT REPORTS

Township Fire Department - Chief Robert Price; Chief Price sent his reports and they had 141 runs for August. He has twelve applications for the six full time positions available. They will be interviewing next Monday (9/22) and Tuesday (9/23) for the positions.

Zoning – Mike Berry; 11 permits issued in August : 5 Homes; 1 addition; 5 variances. Sent out 27 letters, 1 violation; 26 were variances. Returned 96 phone calls. Mike discussed concerns about land

being divided. People are not applying for variances before dividing their land. It is slowing the process down and causing issues.

Parks and Roads Supervisor – Nate Wagner; Nate said Fairfield Beach Park grant is moving forward. The Nature Works grant for Huffman Park, the equipment is being delivered the last week of September and will be installed immediately after that. The two emergency culverts we have installed, we may be able to get assistance from the EMA for road culvert replacement. There is a lot of paperwork and they sent Nate a letter of intent saying we want to go after the money. Nate needs a motion designating him as the one that files all the paperwork for the Township. Trustee Horn moved to designate Nate as the one to file the paperwork for the township. Seconded by Trustee Leith. Motion carried with 3 yes votes. Nate has prepared the contracts for the villages of Thurston, Millersport, and Pleasantville to supply them with salt for the winter. Trustee Leith moved to approve Nate sending out the contracts to the villages of Thurston, Millersport and Pleasantville to supply them salt for the winter. Seconded by Trustee Horn. Motion carried with 3 yes votes. The engine is to be installed in the number 5 snow plow in the next week. Will be working on patching the roads in the next week.

Property Maintenance – Kelly Smith; Kelly was not present. She did send in her report for review.

OLD BUSINESS

1. **Tornado Shelter-**

- a. The alarm system seems to be working. Senior citizens are there once a month. We put in a refrigerator for the senior citizens meetings and Bill put in another sink so they have a two-compartment sink. Still waiting on the money from the Feds of \$700,000.00. The State is going to back us up. October 5th is when they will start clearing out for the year, and is due the middle of January. But they are refusing to give any of the money back to the Feds until they pay us.

2. **North Walnut Storm Drainage Project Update:**

- a. Status of easements spoke about the letters that were sent out earlier. Trustee Horn will let ms Consultants know about the error they made. Trustee Yates said an e-mail was sent letting them know about it already. ms Consultants said they corrected it. Sherry Pymer suggested that since there was an error that somebody go through all the documents and check for other errors. Trustee Yates said that we are doing that.
- b. Funding Discussion- Trustee Horn reviewed a document showing Phase 1-4 of construction cost & funds available. Total cost of construction is \$2,815,447.00. Funding available with the grants, force account and loans is estimated at \$422,115.00. Trustee Yates asked if the cost of \$422,115.00 include repaving all the roads and make sure there is a good base and do it right? Trustee Horn said no it does not. Trustee Yates stated if we are going to spend this kind of money then we need to assure there is a good base. Nate and Tammy both had issues getting in to the EPA grant. They had a zoom call with Carolyn who works with EPA grants. Carolyn said there is a problem with the system and Tammy cannot do anything with the grant until the EPA fixes the problem. Trustee Yates said he wanted to address the elephant in the room. He will not spend a dime unless we have the money in hand. He will not vote to put out to bid for the project. He will not pay a bill until it comes through this board. He wants to see every bill before they are paid. He and Nate neither one had anything to do with the requests of the easements, but they are being blamed for holding up the process. Trustee Yates stated with everything we have gone through with the tornado shelter we are not spending a dime until we get the money turned loose or get something in writing that we can take to the bank that we are going to get. There is some confusion also about who is responsible for getting the grant money for the project. ms consultants has a \$25,000 fee in their contract that says they are. Monica told Tammy that they do not do anything that it is our responsibility. If we need help, she can help a little. They have billed us for 20 hours at \$200.00 an hour but, they cannot tell us what they did for the 20 hours they billed.

Trustee Yates wants drawings for all the plans of the project. He wants the money that is being used for the project in its own account funds and not in the General fund account. Tammy (Admin.) and Amy (FO) are going to make a separate account fund for each grant per the auditors.

3. OTA promoting "Constant Contact" for a fee of \$80.00/month (\$960.00/year – No set-up cost) vs. Follow-up on talking with TextMyGov (Yr 1 = \$6,000.00/Yr 2 = \$4,000.00). "Constant Contact" is a better value. Trustee Leith moved to go with "Constant Contact" for \$80.00 a month. Seconded by Trustee Horn. Motion carried with 3 yes votes.

NEW BUSINESS

1. Acceptance of donations:
 - a. Millersport Chapter 301 OES -\$50.00 to Fire Department in honor of 9/11. Trustee Leith moved to accept the donation from Millersport Chapter 301 OES on behalf of the Fire Department for \$50.00 and a thank you card be sent to them. Seconded by Trustee Horn. Motion carried with 3 yes votes.
2. Discussion on the Township's next step in the Eastern Cottontail/Ohio Power Sitting Board Decision per our Attorney's request. Trustee Yates' proposal to reduce cost is to do a "Me 2" document. It is a short document on our behalf stating that we are still opposed to the Eastern Cottontail Solar project. Most community residents are angry because zoning did not have a say about it. This will probably end up in Supreme court. Trustee Yates moved to give the attorney permission to officially file on Walnut Townships behalf. Seconded by Trustee Leith. Motion carried with Trustee Leith-yes, Trustee Horn- abstain, Trustee Yates-yes.
3. Approval of Property Maintenance to send the following, non-compliance properties to the Lancaster City Law Directo's office for review and possible court action:
 - a. Bateson Beach Marina (Bonita Bair) PM 24-01 (0 Shell Beach Road). We have given her every opportunity to take care of the issue. Trustee Leith moved to have the Property Maintenance send the Bateson Beach Marina PM 24-01 to the Lancaster City Law Director's office for review. Seconded by Trustee Horn. Motion carried with 3 yes votes.
4. File against the gentleman who is threatening the Township and employees. Trustee Yates moved that we pursue to the fullest extent of the law with this gentleman on any type of communication. Seconded by Trustee Horn. Motion carried with 3 yes votes.

Comments from the Public:

A gentleman said he wants to keep the Fill Dirt regulation talk going on. He had questions about a flood hazard development application and elevation certificate. There are a lot of questions still that need to be asked. Richard Warren asked how much is it going to cost to get rid of mosquitos? Richard said that he found that it is \$15,000.00 to \$20,000.00 for commercial grade for mosquitos.

Executive Session: At 9:35pm, September 17, 2025 Trustee Leith moved to go into Executive Session to discuss possible employment of Assistant Road Supervisor/Maintenance Worker Position per ORC 121.22 (G)(1). Seconded by Trustee Horn. Motion carried with 3 yes votes.

Out of Executive session at 9:58 pm

Trustee Leith moved to allow our Road Supervisor Nate Wagner to hire Tony Terry at \$28.00 with 3 weeks' vacation as Assistant Road Supervisor/Maintenance Worker Position and offer our current employee Mike King \$25.00 an hour. Seconded by Trustee Horn. Motion carried with 3 yes votes.

Adjournment: At 10:00 pm, September 17, 2025 Trustee Leith made a motion to adjourn. Trustee Horn seconded the motion. The motion carried with 3 yes votes.

Minutes Recorded By: Amy Amspauh with revisions

Amy Amspaugh, Fiscal Officer

William R. Yates, Chairman

Terry W. Horn, Vice Chairman

Douglas W. Leith