

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF TRUSTEES

11420 Millersport Rd. NE, Millersport, OH 43046

REGULAR MEETING MINUTES

August 1, 2023 -7:00 PM

Township Officials present:

Trustees Terry W. Horn, William R. Yates, and Douglas G. Leith and Fiscal Officer (FO) Pam Underwood.

Department Heads/Staff present:

Roads & Parks Supervisor - Nate Wagner; Fire Chief - Robert Price; Zoning Inspector - Mike Berry; and Recording Secretary and Fiscal Accounting Clerk - Tammy Oliver; Regional Planning Commission Representative - Robert W. Slater II, and Property Maintenance Inspector - Kelly Smith were not present.

The meeting was called to order at 7:00 PM by Trustee Chairman Yates and the Pledge of Allegiance to the Flag was recited.

Invited guest(s) present: Fairfield County Sheriff's Office – Sgt. Martin;

Number of members of the public present: 22 as recorded on Sign-in sheets.

MEETING PROCEEDINGS

Fairfield County Sheriff's Office – Sgt. Martin had no comments and the public had no questions for the Sheriff's department.

Property Maintenance Inspector – Trustee Horn spoke on behalf of Kelly Smith. Trustee Horn referred to the July 2023 Property Maintenance Violations Log that Kelly had distributed to the Trustees prior to the meeting, updating her progress with the Township's Property Maintenance Violations.

Trustee Horn made the motion to approve that the Property Maintenance Inspector submit the following property for non-compliance to the City of Lancaster's, Law Director's Office for review and possible court action. This property being: 13111 Birch Road NE, Thornville, Ohio (Willis - PM 22-04). Trustee Leith seconded the motion. The motion passed with 3 yes votes.

Approval of Minutes:

The minutes for the Regular Meeting on July 11, 2023 were presented for approval. Trustee Horn made a motion to approve the minutes as corrected. Trustee Leith seconded the motion. The motion passed with 3 yes votes.

The minutes for the Special Meeting on July 19, 2023 were presented for approval. Trustee Leith made a motion to approve the minutes with corrections. Trustee Yates seconded the motion. The motion passed with 2 yes votes. Trustee Horn abstained.

Financial Reports – Fiscal Office, Pam Underwood:

Approval of Checks and Electronic Fund Transfers (EFT's):

Trustee Horn made a motion to approve checks # 25918 through # 25968, Electronic Fund Transfers # 417-2023 through # 444-2023, and approve the Fiscal Officer's financial reports for June 2023. Reports include: Investment Listings, Appropriation Summaries, Cash Summaries, Fund Status, Payment Detail Listings and the Bank Reconciliation Reports for May 2023. Trustee Yates seconded the motion. The motion passed with 3 yes votes.

Comments from the public:

There were no comments from the public.

DEPARTMENT REPORTS

Township Fire Department - Chief Robert Price;

Chief Price stated there were 122 Total Runs in July 2023.

Chief Price brought up the gutter repair quote from Revere Roofing Company. Repairs to Station 1 are \$35,410.00 and repairs to Station 3/Thurston that are \$8,300.00. Chief Price would like approval to move forward with these repair projects. Trustee Horn suggested that Chief Price move forward with the roof and gutter repairs not to exceed the estimates for the \$43,710.00. Chief Price and the Fiscal office will follow-up with OTARMA as to an insurance claim for the repairs at Station 3/Thurston.

Chief Price and the Fiscal Office will talk with OTARMA about filing an insurance claim for station 3 damage and repairs.

Regional Planning Commission (RPC) Representative – Robert Slater II;

Mr. Slater was not present and there was no report.

Zoning – Mike Berry;

18 permits issued in July 2023: 1 home, 2 additions, 3 sheds, 4 fences, 1 deck, 3 pools, 3 variances, and 1 Ag-exempt. No outstanding fees.

Letters issued: 1 violation – Accessory Building on Alder and Ivy. Citation letter for 5557 Alder for Resident living in camper on property. Letters for Tourist Home/Short Term Rentals (STR) Violations, first pending citation letters were sent to the following properties: 5032 Bateson Beach Dr. and 3617 South Bank. Second round of pending citation letters were sent to the following properties: 3780 South Bank Road, 3788 South Bank Road, 4003 North Bank Road, 4139 North Bank Road, 4445 North Bank Road, 5051 Dahalia, 5271 Lakeshore Road, 3224 Sheppard x3, 3523 Sellers x2, 13400 Birch Road.

Returned 94 phone calls.

Parks and Roads Supervisor – Nate Wagner;

Roads:

Nate updated the Trustees that he and Mike King have completed the second mowing for the summer.

Shelly Company has completed the roads resurfacing project for 2023. We have not yet received the bill.

Nate asked the Trustees to approve the purchase of some much-needed equipment for the roads department. Nate asked for approval to purchase 2 snow plows for the big trucks at \$12,295.00 each. He would also like to purchase a ditching machine for the mower at \$13,784.00. The road and bridges fund has available funds in the budget to cover the costs. Trustee Horn made the motion to authorize Nate Wagner to purchase two snow plows and a ditching machine. The motion was seconded by Trustee Leith. The motion passed with 3 yes votes.

Nate updated the Trustees that he would like to dispose of two utility trailers that have not been moved for approximately 13 years and are not being used. There are bunches of used rusted steel culvert with holes, plastic culverts that are unusable with no value, galvanized pipes of various sizes that are not usable, and dirt, clay, 304, stone and concrete that need disposed of. A motion was made by Trustee Yates and seconded by Trustee Leith to approve resolution #23-2023 to allow for the disposal of miscellaneous scrap materials with no value per ORC # 505.10. The motion passed with 3 yes votes.

Nate advised the Trustees that there were several contractors that showed up at the Tornado Shelter/Safe Room pre-bid meeting on August 1, 2023. The Bid Opening will be on September 5, 2023 at 7:00 pm. The estimate for the project is between \$1.4 Million to \$1.5 Million with a 12.5% Township contribution.

OLD BUSINESS

1. **Salt Storage Facility** - Trustee Horn provided an update on the status of the Salt Storage Facility. The cost estimate for the project of Salt Storage facility to be \$486,654.00. The ARP funds will be used to pay

for the project. Trustee Horn informed the Trustees that the Bid opening for the Salt Storage Facility will be at 11:00 am on August 8, 2023.

2. **North Walnut Township Storm Water (Lakeside/Phase One)** - Trustee Horn updated the Trustees on the status of the North Walnut Township Storm Water Phase One. The engineers have the Survey crew on site. They are working from the west side towards the canal. Phase one construction of the project is approximately \$650,000.00. The Township will apply for the Ohio Public Works Commission (OPWC) grant in early November of this year.
3. **Community Funding Grant Status** – Trustee Horn applied for a \$2,000,000.00 Federal Community Project Funding earmark grant through Congressman Troy Balderson's office to complete the remaining phases of the Lakeside Storm Water project. The Township found out that the house appropriations committee put in for a \$1,000,000.00 project, but stills need to be approved by the full House, Senate and the President before being approved. We should know sometime between September and December 2023 on the approval of the \$1,000,000.00. The Phase 1 Lakeside Stormwater, if approved by the OPWC, will serve as the local match for the Community Funding Grant. We will know about the OPWC grant request in the first quarter of 2024.
4. **BLRC/Walnut Township logo/identity** – A motion was made by Trustee Horn to approve Resolution 22-2023 " A Resolution to Develop a Township Brand/Logo and Signage for the Township and the Fairfield Beach Community" and was seconded by Trustee Leith. The motion passed with 3 yes votes.
5. **County Land Use Plan** – Trustee Horn informed the Trustees that there will be a meeting on August 24, 2023 at the Liberty Center. The focus of this meeting is to educate officials of what is contained in the County Land Use Plan that is being proposed. The Trustees will be in attendance and it will be a public meeting that anyone may attend.
6. **Bike Buckeye Lake signage update** – The Township will be responsible for the installation of 65 posts with 95 signs. Trustee Leith expressed his concern with the amount of Nate's and Mike King's time that this project will require. The project is to be completed by the end of 2023.
7. **Community Safe Room (Tornado Shelter) update** – Trustee Yates stated that the State and the Federal government are working to help the Township acquire additional funds to complete the project because of the costs for building increasing dramatically because of our bad economy. The township will know better as to where we stand with the project after the project Bid opening on September 5, 2023.

NEW BUSINESS

1. **Zoning District Change from RR(Rural Residential District) to I-2 (General Industrial District) by the Walnut Township Trustees (Hearing was held on August 1, 2023 at 6:30 pm)** – Trustee Horn led the discussion and informed the Public and Trustees that the Trustees would like to change the zoning of approximately 2.01 acres of the 6.28 acres of property (Parcel # 0460005970) behind the Township Building that are needed for the construction of the Salt Barn Facility, from RR to I-1 or I-2. The Regional Planning Commission allowed for the zoning change of only part of the property. The Walnut Township Zoning Commission discussed the change at their last meeting and recommended the land be changed to either I-1 or I-2. The Zoning Inspector recommended that it be changed to I-2 to allow for a broader use. A motion was made by Trustee Leith and seconded by Trustee Horn to approve the property be rezoned from RR to I-2. The motion passed with 3 yes votes.
2. **Zoning Resolution amendment to Regulate Energy Systems application by the Walnut Township Trustees (Hearing was held on 7/19/2023 at 6:00 pm)** - Trustee Yates asked Mike Berry, Zoning Inspector, to give a brief explanation of the process of approving the Zoning Solar Resolution. Mike explained that the Trustees started the process in March 2023 with approving a working resolution document, then the resolution went to Regional Planning who reviewed the document and gave their opinions on the document. It then went before the Walnut Township Zoning Commission who reviewed the document taking in consideration the Regional Planning Commissions suggestions. The Zoning Commission voiced concern with the Flood Plain areas. The Township then held a Hearing on July 19, 2023. That morning we received a review of the document by the Fairfield County Prosecuting Attorney's office that explained what the Township legally could include and not include in the resolution. The Township now has a final draft that has

all the Industrial solar removed and anything 50 megawatts or more removed and can establish the additional guidelines in the Solar Zoning Resolution. The Township only has authority on solar projects of less than 50 megawatts. The Trustees discussed the many provisions of the resolution. The Trustees came to a consensus on what changes should be made to the resolution. The Zoning Secretary will type the changes into the Zoning Resolution and the resolution will be open for public viewing for 30 days. Trustee Horn noted that the Board of Trustees should formally pass a resolution approving the Zoning Solar Resolution amendment. A motion was made by Trustee Leith and seconded by Trustee Horn to approve Resolution #24-2023 establishing the Solar Energy Systems under 50 megawatt guidelines for Walnut Township. The motion passed with 3 yes votes.

Comments from the public:

1. There were additional comments from the public Walnut Township residents on how the community does not support the industrial solar projects over 50 megawatts.
2. There was a community complaint about the finished project of the chip and seal on the roads. Nate will address the resident's concerns with several potholes.
3. A representative from EDF, stated there will be an Open House from 4 pm to 7 pm on August 2, 2023 at the Pleasantville Community Center to discuss the Solar Project.

Adjournment: At 8:55 PM, Trustee Leith made a motion to adjourn. Trustee Horn seconded the motion. The motion passed with 3 yes votes.

Minutes Recorded By: Tammy Oliver

Pam Underwood, Fiscal Officer

William R. Yates, Chairman

Terry W. Horn, Vice Chairman

Douglas G. Leith, Trustee