

## RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF TRUSTEES

11420 Millersport Rd., Millersport, OH 43067

### REGULAR MEETING MINUTES

December 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 Berry; Fire Chief- Bob Price; Property Maintenance Inspector - Kelly Smith were absent.

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

Elizabeth Conn, a senior from Fairfield Union High School was in attendance and told us a little about herself and a scholarship she is applying for. She asked the Trustees and Fiscal Officer if they would sign paperwork for the scholarship, which everyone was happy to sign.

**Special guests-** Sgt. Williams presented the Walnut Township run report for November 2025

**Number of members of the public present:** 10 as recorded on Sign-in sheets.

### MEETING PROCEEDINGS

**Approval of Minutes:** Trustee Leith moved to approve the minutes with revisions from the Board Meeting on November 19, 2025. Seconded by Trustee Horn. Motion carried with 3 yes votes.

#### **Financial Report – Fiscal Officer, Amy Amspaugh**

Investment update, Amy passed out investment report and noted Interest year to date is \$84,706.01. She will be investing at Star Ohio once she gets the forms back from Amy Brown-Thompson once she approves them.

There will be a Special Board meeting Tuesday, December 30<sup>th</sup> at 7pm to approve the 2025 Final Amended Appropriations, the 2026 Temporary Appropriations, and the 2026 Budget for all departments. The Trustee Reorganizational Meeting will be held January 5, 2026 at 7pm.

### DEPARTMENT REPORTS

**Township Fire Department - Chief Robert Price;** Chief Price was absent but, sent in his report. The Fire Department had 120 runs for November 2025.

**Parks and Roads Supervisor – Nate Wagner;** The playground project at Fairfield Beach started today and should be done, if weather permits, very quickly. Nate stated that we need a variance for the well at the Tornado shelter. Trustee Leith moved to approve the Township getting a variance from the county for the well. Seconded by Trustee Horn. Motion carried with three yes votes.

Nate asked for a resolution authorizing the Fairfield County Engineer's Office to oversee permitting, pertaining to the Eastern Cottontail Solar Project.

**Resolution 21-2025** states

**Whereas,** Walnut Township has the authority to issue permits for utilizing township road right-of-way and for the special hauling of oversized/overweight vehicles on township roadways; and

**Whereas,** the Fairfield County Engineer advises townships in engineering matters and administers their own right-of-way permits and special hauling of oversized/overweight vehicle permits; and

**Whereas**, Eastern Cottontail Solar LLC will construct a 220-megawatt solar project within Walnut Township, Fairfield County, called the Eastern Cottontail Solar Project; and

**Whereas**, the Eastern Cottontail Solar Project will include various equipment, including but not limited to solar panels inverters, and a project substation, all sufficient size and capacity; and

**Whereas**, this Board of Walnut Township Trustees requests the Fairfield County Engineer act on their behalf and issue all permits pertaining to the Eastern Cottontail Solar Project.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF WALNUT TOWNSHIP TRUSTEES, COUNTY OF FAIRFIELD, STATE OF OHIO.**

**Section 1:** that the Board of Walnut Township Trustees authorize the Fairfield County Engineer to act on their behalf and oversee all permitting pertaining to the Eastern Cottontail Solar Project.

**Section 2:** that the Fiscal Officer of this Board of Walnut Township Trustees return the signed copy of this resolution to the Fairfield County Engineer for further processing.

Trustee Leith moved to approve Resolution 21-2025. Seconded by Trustee Horn. Motion carried with three yes votes.

**Zoning – Mike Berry;** 15 permits issued in November : 3 new homes; 1 addition; 1 accessory structures; 1 shed; 5 fences; 3 pools; 1 variance; 11 lot splits, ties; Sent out 6 letters, 6 variances, 1 for a violation. Returned 45 phone calls.

**Property Maintenance – Kelly Smith;** Kelly was not present. She sent in her report. She does want to take a case to court.

#### **OLD BUSINESS**

1. **Update on North Walnut Storm Drainage Project-**
  - a. State of easements - Still have a few easements we need to receive before we can start anything.
  - b. Grants – Amy and Tammy are still running into problems with applying for the EPA Grant for the Project. There seems to be some issue between the Grants.gov and the SAM.gov information they have for Walnut Township. They will continue to try and figure out what is going on.
  - c. Overall Project Funding – Trustee Horn stated that the North Walnut Project funding is all reimbursed funding except for the \$500,000.00 from the One Time Community Investment Grant that the Township has already received and is being mainly used to pay msconsultants for engineering. The Township Administrator and the Fiscal Officer told the Trustees, that the general fund does not have the funds to “finance” this project currently because the Township is waiting for the Tornado Shelter (Safe Room) FEMA/Ohio EMA funds of approximately \$700,000.00 to be released to the Township.
2. **Update of Tornado Shelter FEMA Grant Funds** - Ohio EMA has the money and it is available and ready for disbursement; it just needs the Federal Government to release the funds. We require these funds for the approximate \$700,000.00 Advance to be repaid to the General Fund. Without the repayment, the general fund cannot fund any projects which will require prepayments.
3. **Update on Eastern Cottontail/Ohio Power Siting Board (OPSB) matters-** The Township’s attorneys are working with the Community’s “Citizens for Fair Fields” group’s legal counsel in filing an appeal to the Ohio Supreme Court on the OPSB decision on the Eastern Cottontail Solar Project. The group had raised enough funds to pay their attorney for the appeal but asked the Trustees to reimburse them for the \$100.00 filing fee. It was filed on December 12, 2025.

## NEW BUSINESS

1. Approval of Property Maintenance to send the following, non-compliance properties to the Lancaster City Law Director's office for review and possible court action.
  - a. **25-12 Moss-13330 Oak Road.**  
Trustee Leith moved to send 25-12 Moss-13330 Oak Road to the Lancaster City Law Director's office for review and possible court actions. Seconded by Trustee Horn. Motion carried with three yes votes.
2. Approve disposal of Non-working Township office equipment per ORC 505.10 (7).
  - a. Non-working Printers  
Trustee Horn moved to the disposal of non-working printers per ORC 505.10 (7). Seconded by Trustee Leith. Motion carried with three yes votes.
3. Acceptance of donations:
  - a. Rebecca and Roy Schneider for \$75.00 for the Fire Department.
  - b. The Beach Stop Market \$500.00
  - c. Andrew Wolfe \$500.00  
Trustee Leith made the comment that we Thank those making the donations and moved to accept the donations to the Fire Department. Seconded by Trustee Horn. Motion carried with three yes votes.
4. Acceptance of Resignation of Storm Wolfel (FD) effective November 14, 2025.  
Trustee Horn moved to accept the resignation of Storm Wolfel (FD) effective November 14, 2025. Seconded by Trustee Leith. Motion carried with three yes votes
5. Approval to hire Robert Carpenter (FD) effective December 12, 2025 to replace Storm Wolfel.  
Trustee Horn moved to approve hiring Robert Carpenter effective December 12, 2025 to replace Storm Wolfel. Seconded by Trustee Leith. Motion carried with three yes votes.
6. Acceptance of Resignation of Troy Myers (FD) effective December 11, 2025.  
Trustee Horn moved to accept the resignation of Troy Myers (FD) effective December 11, 2025. Seconded by Trustee Leith. Motion carried with three yes votes.
7. Acknowledgement of Terry Horn's 16 years of service to the residents of Walnut Township as Trustee and that his term ends effective December 31, 2025. Trustee Leith moved to acknowledge the end of Trustee Horn's term effective December 31, 2025. Seconded by Trustee Yates. Motion carried with two yes votes.
8. Oath of office for newly elected Trustees to take office January 1, 2026 per Amy Brown-Thompson, Prosecuting attorney.
  - a. Douglas Leith
  - b. Robert Slater IIDoug Leith and Robert Slater II each read their Oath's of Office for Township Trustee with term starting January 1, 2026. Trustee Yates moved to accept their oath of offices for Township Trustee, Seconded by Trustee Horn. Motion passed with two yes votes. Witnessed by Walnut Township Fiscal Officer Amy Amspaugh.

### **Comments from the public:**

Robin Thompson asked about the snow fence not being put out along Millersport Road going towards State 79. Trustee Yates explained that is the responsibility of the County.

**Adjournment:** At 8:15 pm, December 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 Amspaugh

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Amy Amspaugh, Fiscal Officer

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William R. Yates, Chairman

Terry W. Horn, Vice Chairman

Douglas W. Leith