

Washington Township Board of Trustees Record of Proceedings

ENTITY NAME: Washington Township / Logan County

MINUTES TITLE: Minutes from the Regular Meeting held on April 11, 2022

BOARD NAME: Washington Township Board of Trustees

TYPE OF MEETING: Regular

VOTING SESSION: Yes

DATE: 4/11/2022

START TIME: 6:30 PM

END TIME: 8:05 PM

MEETING LOCATION: Washington Township Hall, Lewistown, OH

RECORD OF PROCEEDINGS: Fiscal Officer, Lisa Miller

CALLED TO ORDER BY: Chairman Faulder

BOARD MEMBERS / FISCAL OFFICER / DEPT HEADS ROLL CALL

NAME	PRESENT
Trustee Lewis	Present
Trustee Faulder	Present
Trustee Berg	Present
Fiscal Officer Miller	Present
Chief Rick Core	Present
John Newland, Road Supervisor	Present
Gary Bias, Zoning Inspector	Present

MINUTES from 3/14/2022 not ready at time of meeting

FINANCIAL OBLIGATIONS

MOTION TO APPROVE PAYMENT OF FINANCIAL OBLIGATIONS	
MOTION TO APPROVE BY	Trustee Lewis
MOTION SECONDED BY	Trustee Berg
VOTING ROLL CALL	VOTE
Trustee Lewis	Yes
Trustee Berg	Yes
Trustee Faulder	Yes
VOTING RESULTS - Approved	YES: 3 NO: 0

REPRESENTATIVE'S NAME	Fiscal Officer, Lisa Miller
FINANCIAL REPORT 3/1/22-3/31/22	Financial Report from 3/1/22-3/31/22: Starting fund balance was \$1,257,084.00 on 3/1/22. We received \$\$307,392.82 and expenditures were \$77,243.46 leaving an ending balance of \$1,487,233.36 as of 3/31/22. Our YTD revenue is \$344,094.72 and our YTD expenditures are \$121,511.11.
MOTION TO APPROVE FINANCIAL REPORT	Trustee Lewis
MOTION TO APPROVE SECONDED	Trustee Berg
VOTING ROLL CALL	VOTE
Trustee Lewis	Yes
Trustee Berg	Yes
Trustee Faulder	Yes
VOTING RESULTS - Approved	YES: 3 NO: 0

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Introduction of Office Logan Miller by Police Chief Rick Core

I am proposing to the Trustees that due to Officer Martz leaving due to a promotion received and not being able to use Officer Burnes because he has entered nursing school, that I need to hire a new part-time WTPD Officer. It is my pleasure to announce that Officer Logan Miller and myself have come to an agreement where he will primarily be used for first shift on Saturdays. He can also fill in when another officer takes time off so we can maintain planned coverage. Officer Miller, do you want to come up and join me so that you can take the Oath of Office? Officer Logan Miller took his Oath of Office Chief Core: Congratulations Officer Miller and welcome to Washington Township.

Guest: Joe Hughes, Speaker on SB52 Regarding Solar Panels

Joe Hughes - I live in Jefferson Twp. This is my 5-6th Township I'm visiting about SB52. Senate Bill 52 addresses the siting of major wind and solar projects. It's a complete change in the procedures that have been in place forever. Because over the years when a wind or solar project is proposed the general public had very little knowledge of that project - it was a closed door. The developers had the opportunity to sign leases two years in advance so you wake up one morning and find behind closed doors leases for land were signed without any communication to anyone in a public meeting....it's a "surprise" to everyone except to a few. A lot of this has been driven by the fountain point project submitted to the Ohio Siting Board today for serious review. In January at a public meeting at BLHS one of the key lease holders was going around telling people to keep quiet. Go home and shut up. That it's too late and leases are signed and it's a "done deal". Senate Bill 52 brings the process to the County Commissioners. They become all power as to where major wind/solar farms go. Some of the solar projects are grandfathered before SB52 was put into place and won't be determined by the commissioners. Fountaine plaza project which is Bokescreek, Perry and Rushcreek may not be able to do anything at this point but we're trying and need your help. Logan County is getting ready to explode with solar projects if the people don't stand up and do something about it. I go back to SB52 - the change was designed to bring the process to the people. So under SB52 the County Commissioners have several options. One resolutions and five different Township have done it by asking the County Commissioners restrict large scale solar panel or wind farms. This is what Allen County did to lock the door so to speak. They don't let anything in unless it's in an established industrial zone. So, by and large Allen County is restricted. As the process goes, Allen County residents can petition to put it on the ballot. Even though the County Commissioners have the power, the people can put it on the ballot and vote. Logan County needs to follow Allen County's lead to keep the large solar panel farms out of our Logan County.

Yes, we would like Washington Twp to pass a resolution or a letter (similar to the other five already in the County Commissioners hands). Although, it's totally in the Commissioners power to grant or not to grant bringing solar panels we need all Townships to send a message to the Commissioners that we expect them to stand up and represent the majority of the people in Logan County who don't want solar panel farms covering our beautiful land.

In just the fountain point solar project these solar panels will cover 3,860 acres in Perry, Bokescreek and Rushcreek Townships and generate 280 megawatts, it should have gone to a vote of the people. In SB52 If there is one township that is restricted, the whole county votes. There is a county wide vote on that restriction. County Commissioners must provide notice to Townships, School Districts, etc. When it comes to Commissioners with SB52 they now have a lot of hoops to jump through where everyone from Commissioners, Trustees, etc..to people like you and I can be informed and get involved from the get go, not after the fact.

Pathway for the public to address the County Commissioners. What if they do nothing. If a project is grandfathered in and it appears we have a bunch of them coming into Logan County they will come in as normal with two exceptions. Once through the system then SB52 would come into play and Commissioners would have the ability to say yes or no. If they fail to do anything after SB52 and there is a problem, they still have to come to the County Commissioners. They must be notified and they have the ability to say no, we deny or they can modify or they can modify with no vote. If no restrictions and this rides on out. You will see County Commissioners making decisions for every new project with no recourse. With no recourse, it's a done deal. One other than that SB52 does, the high power siting board decides if big wind/big solar goes through. I think nine people that vote on a project - up or down. They are the jury. Starting now....with fountain point project the first for this to happen. One County Commissioners (or their designee) and one Trustee (or their designee) will have a vote. Before, everything happened in Columbus - they had all the power and they told you how it was going to work. If County Commissioners restrict, we already know there are a bunch of projects in the pipeline maybe more than we would ever want. If they restrict. We have five townships that have chosen that path. Every Trustee in Allen County voted to have that happen - put in restrictions. My thought is, why would I ask you to do that? I'm here spending my own money and my own time on zoning and speaking out about what township should do.

My request tonight is for you guys to be pro-active and restrict your area. I think, I believe your Township would be a better Township without big solar and big wind. You have a tremendous amount of farmland that will be consumed in Logan County unless we stand up and do something about it. One part of the solar panel project with Bokescreek, Perry, and Rushcreek is 3,860 acres sitting right in people's back yard. Property value, quality of life is going to suffer and for what purpose? I would like to share something with you. Logan County Co-op magazine last October stated "Solar today does not save money for us or for our members if it were cheaper than producing power at our coal plant and we had a way to get energy when the sun isn't shining, but it's not there yet". I had a hand out from another Logan County Co-op magazine that said, "We will have thousands and thousands of acres giving back an insignificant impact to your Township". Another company is installing solar panels from China. SB52 addresses wind over 50 MW and up anything below that is local zoning. I don't see anything about solar on your web site. So website someone could build or you could add it to yours. Perry, Bokescreek, and Rushcreek signed and passed right away and got busy organizing and gathering information to help others. Trustee Lewis: They signed because they know it doesn't mean anything. Joe: No, what It means is that there will never be another solar panel farm.

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Guest: Brad Bodenmiller, LUC Speaker Regarding Solar Panels

Brad Bodenmiller - This is what we came up with and have boards and three counties that are planners, engineers, to come help us make sure we make this right. For you all when you do a zoning change you give it to your ZCB. That runs in the newspaper so everyone is aware of it. After the hearing they have to make a decision to recommend, not recommend, and it comes to us for our opinion, and it comes to you for the final vote. We can change along the way. So, I thought I would give you a highlight of this first. I would let the ZCB do their thing. Brad presented the LUC Model Zoning Text. Accessory (have a use on my lot and the solar panels are powering my house).

Version 1 <50 MW

- Principal Solar Energy Production Facility - an area of land used for solar collection
- Solar Energy Equipment
- Solar PC
- Clear Fall Zones (Solar Energy)
- Accessory Solar Energy Systems
- Each township we've worked with has tinkered with this at one time or the other
- Principal Solar Energy Production Facilities - you're not trying to run anything 50MW or greater; it's for your own personal use.

Version 2 >50 MW

Restrict your Township by letting your Commissioners know that anything greater than 50MW you do not want in your Township by letter or resolution. They have complete power to allow or disallow the solar panel farms and under SB52 Townships, Villages, Cities, etc..all have to be notified.

Trustee Faulder: If we were to implement the conditional use allows you to use anything < 50 MW for your own personal use at your home? Brad/Gary: Yes. Chris Swygart: If under 50 MW on your house do you have to dump the energy? What is the benefit to the Community of the large solar farms? There aren't any. None of that energy is staying here. Trustee Faulder: The Trustees have no say on the over 50 MW. Tammy Mansfield: How much of that energy stays here in Logan County? Joe: None. Company is from Canada and based in Chicago and power is not for local residential or business consumers, it's going to be sold to the East Coast.

Chris: My question was could we put in our restrictions locally but go in and vote with the County Commissioners. Trustee Faulder: Only the Commissioners will have the ability to vote yes or no in making the decision to approve / disapprove large scale solar panel farms (over 50 MW), correct? And, it is up to us to provide a document to the Commissioners showing that we aren't interested in solar panel farms in Logan County, is that right? Joe / Brad: Correct. Joe: You get hosed if you don't restrict.

Trustee Faulder to Trustees Lewis and Berg: I'm in favor of signing the letter now and sending it to the Commissioners. Do you two want to sign the letter? Joe: You have no binding power. You're asking them to protect your township and your people.

Trustee Lewis: I want to find out more about it. Aubrey Snapp: Don, you said that at the last meeting and have had a month to do that. Did you? Trustee Lewis: I talked to some people and they were 50/50 on it. FO Miller: How many and who did you talk to? If you haven't learned enough by now regarding large solar panel farms, what did you ask them?

Trustee Faulder to the Washington Township residents attending the meeting, How many Washington Township residents sitting in this meeting want the Trustees to sign the letter restricting large solar panel farms in Washington Township and send it to the County Commissioners"? Washington Township residents agreed 100% by show of hand they wanted the letter signed. Trustee Faulder made a motion to sign the letter and send it to the Logan County Commissioners to restrict Washington Township from large solar panel farms and Trustee Lewis seconded it. Both Trustees Faulder and Lewis signed the letter of request to restrict and Trustee Berg who was not in agreement chose not to sign the letter restricting large solar panel farms in Washington Township.

Joe: Thank you very much for your support. Lisa can I have a copy and you send to the three Commissioners tonight. FO Miller: Yes, here's your copy and I will email to all three of the Logan County Commissioners

DEPARTMENT	ADMINISTRATION / FINANCES
NAME	Fiscal Officer, Lisa Miller
Thank you's	<p>I would like to thank Butch and Cheryl Dilbone who raised \$500 for the Police Dept. to purchase signs for the levy as well as going door-to-door to ask for support and putting up many, many signs up. We appreciate your help so very much and the huge amount of support we felt by your actions. Thank you!</p> <p>Thanks also to Janna Rice who is the Treasurer for the WTPD Levy and she did a fantastic job working with the PD to ensure there were enough supplies so we could get the word out via signs door-to-door visits, and the township website also time spent organizing the campaign with Lt. Thompson and Chief Core.</p> <p>Would also like to thank Lt. Thompson for transferring three inmates back and forth for a couple days to help us get work done in the park. They did a nice job and it was free help for us. Thank you also to John Newland and Jeff Carpenter for going above and beyond as well. All of these gentlemen had great ideas, enthusiasm for the park and worked very hard so just wanted all of them to know as residents of Washington Township, we really appreciate each and every one of them!</p>
Logan County Land Reutilization Corp.	Logan County Land Reutilization Corporation – will have some grant monies available for demolition of commercial or residential buildings. If we have a property that may qualify for the program the deadline to apply is no later than May, 13th. Gary or John can probably tell you more about this grant and qualification requirements.
Liquor Control	Liquor Control – any problems with businesses that have liquor permits? If you object to any of them, we would need to advise Division of Liquor no later than May 2 nd . Trustees / Chief Core: We have no objections.

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LEGISLATION

NUMBER	Resolution 2022-010
TITLE	In the Matter of Adoption of ARPA Standard Allowance
STATUS	Passage
MOTION TO	Approve
DISCUSSION	The election provided for under 35.6(d)(1) of the Final Rule allowing a recipient to take up to \$10,000,000 as a standard allowance provides the County with more certainty as to exactly how much “revenue loss” funds may be used to provide for the provision of government services over the multi-year performance period allowed for use of ARP funds
VOTING ROLL CALL	Trustee Lewis made a motion to approve Resolution 2022-005 and Trustee Berg seconded. A vote was taken and the results were:
Trustee Lewis	Yes
Trustee Berg	Yes
Trustee Faulder	Yes
VOTING RESULTS	YES: 3 NO: 0; Resolution 2022-010 was Passed

NUMBER	Resolution 2022-011
TITLE	In the Matter of Approving Gary Bias as Project Manager of the BRIC Grant
STATUS	Passage
MOTION TO	Approve
DISCUSSION	Requesting Gary Bias be approved as the Project Manager for the Building Resilient Infrastructure & Communities (BRIC) Grant to lead project implementation steps along with Lisa Miller the designated applicant agent (see attached table of contents showing steps for this project) .
VOTING ROLL CALL	Trustee Lewis made a motion to approve Resolution 2022-011 and Trustee Berg seconded. A vote was taken and the results were:
Trustee Lewis	Yes
Trustee Berg	Yes
Trustee Faulder	Yes
VOTING RESULTS	YES: 3 NO: 0; Resolution 2022-011 was Passed

DEPARTMENT	POLICE DEPARTMENT
Name	Police Chief, Rick Core
Report / Discussion	Good evening. Our Calls for Service (CFS) were 231.
PD Levy Signs	We are looking for all of our stolen PD Levy signs.
Purchase Radio / Radar	Trustees approved the purchase of a radio and radar for the new cruiser last year. We thought as slow as things are arriving that we wouldn't get the cruiser until November-December. But, it's ready now and I've checked with Lisa that funds are available for the purchase of a refurbished radio from Sunny Communications for \$1697 and the radar from Statewide that is \$2200 which will be included in the cruiser lease. Trustee Faulder made a motion to accept the request for funds to purchase a radio and a radar for the new cruiser not to exceed \$4000. Trustee Lewis seconded. All answered “Aye” and the motion was passed 3-0.

DEPARTMENT	ROAD DEPARTMENT
Name	John Newland, Road Supervisor
Park	Is done – brought some prisoners over to help; turned out nice. <ul style="list-style-type: none"> - Parking lot in back is done. - Water is on; couple breaks and put in a new heating element. - Dugout framed up today; getting started on the other one.
Maintenance Bldg	Water heater is here.
TR 52	TR52 - Sent a copy of quote to Reames. We would do half and Russell's Point would do half. Trustee Lewis: No paving and old them to bill us separate. Have not heard back from Russell's Point.
TR 211	211 - Culvert is bashed bad going under the culvert; hefty drop off. Quote to repair a new culvert, catch basin on one side of the road ; there's a tile coming out of the field goes into a t and under the road over to a creek. Estimate to repair is \$4930.40 (Logan Construction). Trustee Faulder made a motion to spend not more than \$5000; Trustee Lewis seconded. All answered “Aye” and motion was passed 3-0.
Alley approach in Lewistown	Alley approach up here - Ronnie can't do it and Robbie isn't insured. Todd's quote was too high (\$6500) Ronnie's was \$2600 with the concrete. I'll get a quote from Dawson to see how much he is.

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DEPARTMENT	ZONING DEPARTMENT
REPRESENTATIVE'S NAME	Gary Bias, Zoning Inspector
Report/Discussion - calls	I handled approximately 90 calls last month
Zoning Permits	Issued one (6) zoning permits for: <ul style="list-style-type: none"> - New house at 7259 Hancock - Install a covered front porch at 8761 Chautauqua - Install an awning over front patio at 8900 College St. - Install an awning over rear patio at 8916 College St. - Demo old/ build a new garage & install fence at 8916 Crescent - Construct a new pole barn for the FFA at IL High School. There is a new form that the landowner must fill out & sign if the property is used for agricultural purposes.
ZAB Meeting – 3/21	<u>The ZAB met on March 21</u> & approved a setback variance application for a garage across from the property owners house on Willow Island. <ul style="list-style-type: none"> - I received a front setback variance application for a carport on Walnut St. I am waiting to hear back from some ZAB members to see if I can get five to attend a May 16 at 6 PM meeting. Then I will run the public notice in the Examiner.
ZCB Meeting 3/28	<u>The ZCB met on March 28</u> for an organizational and work meeting. Mark Gibson was elected chairman & Ron Kimmel was elected vice chair. Aaron Smith from the Logan Union Champaign Planning Commission attended. He gave presentations covering solar farms & residential uses, medical marijuana, agricultural definitions, and short-term rentals. These topics are things the commission needs to consider when making changes to our zoning resolution. There is currently house bill # 563 is being considered by the Ohio General assembly that prohibits a county, township, or municipal corporation from adopting or enforcing any regulation or restriction that (1) prohibits short term rental properties or (2) regulates the number, duration, or frequency of rental period for short term rental. <p>Mark Gibson will also be attending Monday's meeting to get the trustees opinions on how they want the Zoning Commission to proceed on making changes to our zoning resolution.</p>
LUC	<u>Brad Bodenmiller or Aaron Smith</u> from the Logan Union Champaign Planning Commission will be at Monday's meeting to go over some of these same items and to answer questions.
Jerry Snipes	I assuming the Trustees were aware of Jerry Snipes passing away & would like to thank him for his role on the Zoning Commission Board. They will need to appoint someone to take his place. We currently have Michael Thompson and Dave Snapp as alternates for that Commission.
BRIC Meeting	Lisa & I sent a few hours on a conference call with Sharon Rolf concerning the requirements for the Washington Township Acquisition/Demolition Project for Curtis & Cheryl Brandt at 5618 SR 235. First thing that needs done is get it appraised, possibly 3 quotes, from companies approved by the state and then create schedule for the project.
Violation Letters	<u>Violation letter status update:</u> <ul style="list-style-type: none"> - Heard back from first class letters sent to the owners of the Montgomery & Marion Drives. They are working to get these properties cleaned up. This raining weather is making it difficult to get equipment in there to get the cleanup done. They have asked me to give them to the 1st of June to get it done & I was Ok with that. - I have talked to the new owner of the property at 7640 Williams, and he has contacted the Logan County Health Department to see what needs to be done. I told him that he needs to demolish that back portion of that house as it is hazard. He will get back to me after the health dept. gets back to him. - Sent first class letter for 7078 T R 94 property (Renna Hinkle C/O Renna Stuntzmen) that Chief Core asked to me to do in last month's meeting. I have not heard anything back from them and I am not sure anyone is living there. But someone paid \$10,000 in back taxes recently but there is currently \$2100 in taxes due.
William Boegel Parcel	Gabe Wickline may be contacting the trustees concerning the William Boegel parcel at 7666 Ash St. back in Waterbury that the owner wants to vacate a section of ROW for the parcel owner.
Mike & Cassie Sherer	I still have not heard anything from Mike & Cassie Scherer at 2869 TR 247 about what it would take to install a dwelling, manufactured home (permanent sited) on their 5-acre parcel. I drove out by there but did not see any construction going on.
New Laptop	I am still working on the transition files from my old township laptop to my new one. I want to thank the trustees for approving that purchase and Lisa for loading all the software.
Nuisance Properties from Moving Ohio Forward to hopefully use in Logan County Land Reutilization Corporation	I have begun updating my old Moving Ohio Forward files with new information. I hope to have ready to present at Monday's Township meeting but there is a lot to get through by then. Right off the top of my head there are two properties that the trustees should complete the paperwork and file to the Logan County Land Reutilization Corporation to have demolished. The two properties are the house at 7604 Williams St. In Lewistown (taxes paid \$20201 on 3/2022) and the second is at 8937 Crescent St. (taxes paid \$11709 on 8/2021) on Orchard Island This paperwork must be completed & turned in by May 13. I will continue to work on parcels list for the trustees to consider turning over to the Logan County Land Bank.
Questions?	Any questions or follow-ups for me?

BOARD REPORTS

ENTITY	EMS
PRESENTED BY	Trustee Lewis
Report/Discussion	<ul style="list-style-type: none"> - 131 runs last month - Hiring 3 part-time and work a 12 hr minimum per month - Sandra has to start collecting data for Medicare and make charts and graphs

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ENTITY	LUC
PRESENTED BY	Trustee Faulder
Report/Discussion	No Minutes

ENTITY	FIRE BOARD
PRESENTED BY	Trustee Berg
Report/Discussion	<p>Total of all accounts is - \$479,116.81</p> <ul style="list-style-type: none"> - Auditor of state doing audit it this year instead of Perry - no water consumption - HTM donated \$12,000 for the ATV project - Charlie Eildermuth passed Level 1 Firefighter - Chief asked to serve on taskforce board; out of area one day a month if approved.
OLD BUSINESS	<p>Trustee Faulder: I have Lawns Plus proposal here raising the price from \$310 to \$320 due to cost in fuel. Trustee Berg made a motion to accept the proposal of \$320/week for the mowing, trimming, and clean-up of both cemeteries. Trustee Lewis seconded. All answered "Aye" and motion to approve passed 3-0.</p> <p>Logan County Sewer District – asking us to re-sign the contract as it needs notarized. FO Miller: You sign and I will notarize your signature and mail it to them.</p>
NEW BUSINESS	Trustee Lewis: I make a motion to set aside \$10,500 to Logan Construction for our part of fixing TR 52 as long as Russell's Point agrees to same. Trustee Berg seconded; all answered "Aye" motion passed 3-0.

PUBLIC COMMENTS		
NAME	Regarding	QUESTIONS FOR TRUSTEES
Mark Gibson	Medical Marijuana/ short-term rentals	Medical Marijuana, Short-term Rentals. The problem is enforcing it. We can make all the rules we want but enforcing it is difficult. It's un-enforceable - I rent it out a week, well that's my uncle, brother, etc.
Aubrey Snapp	Park	Thank you to John, Jeff and Officer Thompson.
Tammy Mansfield	Pat Yokum	Can you help Pat Yokum? She applied to have her system checked and Tim Smith is dragging his feet. She has a grant to fix it. People trying to help but Tim is blocking everything. The creek is pretty nasty and it's not flowing. Can we do a creek cleanup?
Chris Swygart	Pat Yokum	Tim has the power to stop it; he's wasting grant money. Trustee Lewis: Are you still going to the Commissioners meetings? Chris: Trying....they have 3 / month. On Sewer - on our side we are at 80% clean pumping.
Sharon DeVault	Visitng	None
Ed & Faith Gambrill	Visiting	None
Butch & Cheryl Dilbone	Visiting	None
John Coleman	Visiting	None

NEXT SCHEDULED MEETING

TYPE OF MEETING	<u>Regular</u>
DATE	<u>5/9/2022</u>
TIME	6:30 PM
LOCATION	Washington Township Hall

MEETING ADJOURNMENT

MOTION BY	Trustee Lewis
MOTION SECONDED BY	Trustee Berg
VOTING ROLL CALL	VOTE
Trustee Lewis	Yes
Trustee Berg	Yes
Trustee Faulder	Yes
VOTING RESULTS - Motion Passed	YES: 3 NO: 0

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MINUTES PREPARED BY

SIGNATURE	TITLE	DATE
	Fiscal Officer	5/9/2022

WASHINGTON TOWNSHIP BOARD OF TRUSTEE CERTIFIED

SIGNATURE	TITLE	DATE
Trustee Faulder -	Trustee and Chairman of the Board	5/9/2022
Trustee Berg -	Trustee and Co-Chairman of the Board	5/9/2022
Trustee Lewis -	Trustee and Member of the Board	5/9/2022