

MADISON TOWNSHIP BOARD OF TRUSTEES

REGULAR MEETING

MAY 15, 2024

The Madison Township Board of Trustees met this day in REGULAR session at the Township Administration building located at 5610 W. Alexandria Road, Middletown, Ohio at 6:30 p.m. The meeting was called to order by Board President Jeff Willoughby with the Pledge of Allegiance.

ROLL CALL: Mr. Willoughby – Present, Mr. McGuire – Present, Mr. Coldiron – Present, Mrs. Lapensee – Present, Mr. Runnels – Present.

PUBLIC COMMENTS:

Teresa Nichols – Reveal Marketing gave an update on the website. She stated that the .gov is approved and is ready to go. She stated that we should wait a bit with emails due to invoices, etc. She wanted to know if the board wanted to add any business content on the website where businesses could advertise. Mr. Willoughby asked if any of her other clients had that kind of content on their websites or other governments. Ms. Nichols stated that none of her other clients do this, but she thought it was an innovative idea for the community. Mr. Willoughby stated that he believed that if a business wants to advertise, they should buy an ad in the newsletter.

Will Kroger – asked about the property on State Route 122 and wants to know if it has been sold to Ryan Homes or anyone else. He stated that he heard a rumor that the City of Middletown was asked about getting sewer to the property and they may annex it. There was a discussion about the potential of annexation, but the City would have to annex a lot of property through West Middletown to get to that property which is not contiguous.

ITEM 2024 – 072 – APPROVE THE MINUTES

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve the minutes of the regular meeting of April 17, 2024, and the special meetings minutes for March 30, 2024, and April 29, 2024, as presented. Vote: AYES: Mr. McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

ITEM 2024 – 073 – APPROVE THE BILLS

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve the bills for this period as presented. Vote: AYES: Mr. McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

ITEM 2024 – 074 – APPROVE THE ROAD SIGN CHECKS

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve the road sign checks as presented. Vote: AYES: Mr. McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

ITEM 2024 – 075 – APPROVE THE FISCAL OFFICERS REPORT

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve the Fiscal Officers Report as presented. Vote: AYES: Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

FIRE/EMS DEPARTMENT REPORT – Dave Runnels presented the April fire and EMS stats and discussed previous notable fire runs within the community. He stated that there were twenty-seven (27) incidents in April, 2 mutual aid runs, and 11 EMS calls. Mr. Runnels stated that we recently received a portable ventilation fan that is battery operated for the rescue unit and he demonstrated how to use it. He stated that they recently completed skydiver training, received the new jaws of life and they were told that we received a BWC grant to buy five (5) new sets of turnout gear. He stated that there is another grant pending for battery tools so that all sets can be replaced. He stated that the command vehicles were in service, they have placed the jeep on GovDeals to sell (it was replaced with a Durango) and will be doing trench rescue training in July. Mr. Runnels stated that the remodeling was completed at Station 153, and they will be applying for the OTARMA grant to purchase traffic vests. Ms. Nichols suggested that they put this in the newsletter and on Facebook so that everyone can see it.

ROAD/CEMETERY REPORT – Mr. Cassidy reported that they have finished all foundations in the cemetery. He stated that the mini truck has been more useful than expected. He stated that they have cleared out all around the Miltonville Cemetery property lines. He stated that Tom Pucket with the Southwest Regional Water District said that they are trying to get a grant to replace all the water lines in West Middletown and would like to ask the Board if they are interesting in applying for paving at the same time so that they can get bonus points for the application if they collaborate. The Board asked Mr. Cassidy to get a quote on what that paving would cost before they decide. Mrs. Lapensee also asked if any of the roads in the West Middletown area were in the upcoming paving list for the next 5 years. Mr. Cassidy stated that he would check into that.

OLD BUSINESS:

CULVERT PIPES – Mr. Cassidy asked the board to consider changing their policy on installation of culvert pipes for private driveways. He stated that he had asked OTA whether we should be providing this service, and they recommended that we end the practice due to liability. There was a discussion back and forth with the board about the positive and negatives of providing the service, but ultimately it was decided that we do not do many installations and that we could do a license agreement with the individual who is asking that covers the township by holding us harmless, getting a permit through the county, we would only replace with gravel (no matter what materials is there now), we would not be responsible for any other pipes that have been tied in by the owner or anyone else, the owner would still have to purchase the pipe, and we would increase the fee to perform this service. Mrs. Lapensee stated that she has an example of a license agreement and will forward to Mr. Cassidy.

NEW BUSINESS:

ITEM 2024 – 076 - APPROVE THE RESOLUTION FOR THE SOLID WASTE MANAGEMENT PLAN FOR BUTLER COUNTY SOLID WASTE MANAGEMENT DISTRICT.

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve the updated Solid Waste Management Plan for the Butler County Solid Waste District. Vote: AYES: McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

ITEM 2024 – 077 – APPROVE THE PURCHASE OF A BLOCK OF 25 HOURS WITH COMPUTER SERVICE NOW/IT COMPANY AT THE COST OF \$3,000.00

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve a block of 25 hours with Computer Service Now/IT Company at a cost of \$3,000.00. Vote: AYES: Mr. McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

ITEM 2024 – 078 – DECLARE 7128 TRENTON FRANKLIN ROAD A NUISANCE DUE TO THE PRESENCE OF NOXIOUS WEEDS.

Mr. McGuire moved; Mr. Coldiron seconded the motion to declare 7128 Trenton Franklin Road a Nuisance due to the presence of Noxious Weeds. Vote: AYES: Mr. McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

ITEM 2024 – 079 – APPROVE THE PURCHASE OF A 2024 ST7 X 18TA UTILITY 7K TRAILER FOR THE ZERO TURN MOWERS AT A COST OF \$4,895.00.

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve the purchase of a Utility Trailer for the Road Department for the zero turn mowers at a cost of \$4,890.00. Discussion continued.

Mr. Cassidy stated that with the new mowers they purchased earlier this year, they cannot all fit on the trailer that they currently have and now need to buy a new one. He stated that they would like to give the existing trailer to the fire department so that they have a trailer to haul their ATV.

Vote: AYES: Mr. McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

ITEM 2024 – 080 – APPROVE THE PURCHASE OF EIGHT (8) NEW WINDOWS FOR THE TOWNSHIP BUILDING THROUGH J & J COMFORT WINDOWS AT A COST OF \$10,972.00.

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve the purchase of eight (8) new windows for the township building through J&J Comfort Windows at a cost of \$10,972.00. Discussion continued.

Mr. Cassidy stated that the windows need to be replaced the township building and he sent everyone the pictures of the existing windows which depicted many of the frames and seals broken. He stated that some of the windows do not even open. He stated that the total cost will include removal of the old windows and installation of the new double hung windows and outside trim. He stated that the township building is now 30 years old.

Vote: AYES: McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

ITEM 2024 – 081 – DECLARE 5109 and 5021 MOSIMAN ROAD A NUISANCE DUE TO THE PRESENCE OF NOXIOUS WEEDS AND JUNK.

Mr. McGuire moved, Mr. Coldiron seconded the motion to declare 5109 and 5021 Mosiman Road a Nuisance due to the presence of Noxious Weeds and Junk. Vote: AYES: Mr. McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

ITEM 2024 – 082 – DECLARE 3567 RADABAUGH ROAD A NUISANCE DUE TO THE PRESENCE OF NOXIOUS WEEDS.

Mr. McGuire moved, Mr. Coldiron seconded the motion to declare 3567 Radabaugh Road a Nuisance due to the presence of Noxious Weeds. Vote: AYES: Mr. McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

ITEM 2024 – 083 – DECLARE 7390 ELK CREEK ROAD A NUISANCE DUE TO THE PRESENCE OF NOXIOUS WEEDS.

Mr. McGuire moved, Mr. Coldiron seconded the motion to declare 7390 Elk Creek Road a Nuisance due to the presence of Noxious Weeds. Vote: AYES: Mr. McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

DISCUSSION:

ITEM 2024 – 084 – APPROVE A LEASE OF TOWNSHIP OWNED PROPERTY.

Mr. Willoughby asked for discussion concerning a request to lease a portion of township owned property next to the park. Mr. Cassidy stated that the owner of property next to the park has asked to lease a portion of the township's owned land to use for his donkey rescue. This would include a portion of parcel E221002300071. The Board did not have an issue with leasing the ground to help the farmer who runs the rescue which helps the township maintain it. Mrs. Lapensee stated that she has an example lease and will share it with Mr. Cassidy.

Mr. McGuire moved, Mr. Coldiron seconded the motion to approve a lease of township owned property for the adjacent neighbor to harvest the grass as feed for his donkey rescue.

Votes: AYES: Mr. McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

DUKE ENERGY SOLAR FIELDS – Mr. Willoughby asked for discussion concerning the Duke Energy Solar Fields that were brought up at a previous meeting. Mr. McGuire stated that he believed that Duke Energy is moving forward to get a permit to install their solar field on the

property they own on Woodsdale Road, which is adjacent to the City of Trenton. He stated that he believes the city will try and annex that piece of land as well.

PARKING RESOLUTION – Mr. Willoughby asked for discussion concerning Parking for Renee Drive, Twin Oaks, Bertha, and all Cul-de-sacs. Mr. Cassidy stated that they have received complaints about vehicles being parked in dead-end streets and cul-de-sacs and not being moved again. He asked the board to consider adopting a resolution for “No Parking within 5’-0” feet of the end of the pavement. The Board discussed it briefly but did not decide. Mrs. Lapensee offered an example “No parking resolution” that she will share with Mr. Cassidy for the next meeting.

TOWNSHIP PARK STATUS – Mr. Willoughby asked for discussion concerning the PARK. He stated that the Township will be receiving the \$150,000.00 dollars to build a concession stand. He stated that we will now need to work on a scope of work for the building and terms for borrowing money to build it. He stated that the original cost estimate to build the building was around \$375,000.00. Mrs. Lapensee asked when he thought we could build this structure. Mr. Willoughby stated that he was hoping to start the bidding process in the fourth quarter of this year. Mrs. Lapensee stated that she asked Andy Brossart to attend our next meeting to discuss financing of many items (Fire Station, Fire Engine and now the Park Building).

JEDD – Mr. Willoughby asked for discussion concerning the potential JEDD for the Proeschel property. He stated that he reached out to Ross Township, and they have an example of a JEDD agreement to follow. He stated that St. Clair Township is also interested in participating.

YEARLY CALENDAR – Mr. Willoughby asked for discussion concerning the yearly school/township calendar. Mr. McGuire stated that he has talked to the schools about paying their fair share of the calendar this year – which would be 50% - since it is mostly all a school calendar which depicts all school dates and functions.

MOVIES IN THE PARK – Mr. Willoughby asked for discussion concerning the movies in the park. Mr. Runnels stated that the movies have been ordered. He stated that they will have “Trolls Band Together” on 6/22 and “Elemental” on 8/3.

ENERGY HARBOR – Mr. Willoughby asked for discussion concerning the letter that was sent to Energy Harbor letting them know we will be looking at other energy consultants. Mr. Runnels stated that he sent the letter to Energy Harbor on 4/18/24 and has not heard anything back from them. He stated that he attempted to call Ron Michalak, but the calls have gone unanswered. He asked if he should send a certified letter just in case. The board agreed that would be a clever idea.

AGGREGATION – Mr. Willoughby asked for discussion concerning a suggestion from a resident about the aggregation program. Mr. Runnels stated that we did have a resident complaint about the program and that we should change the wording on the letter to “Opt In” instead of “Opt Out.” Mr. McGuire stated that we would not be able to do that because of the way the ballot language was worded.

ITEM 2024 – 085 – MOTION TO SET THE PUBLIC HEARING DATE FOR THE FISCAL YEAR 2025 TAX BUDGET.

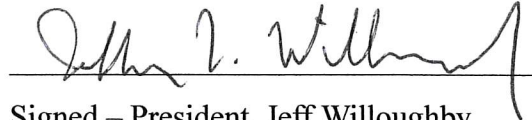
Mr. McGuire moved, Mr. Coldiron seconded the motion to set the public hearing date of June 19, 2024, at 6:30 p.m. to discuss the Fiscal Year 2025 Tax Budget and set a Special Hearing Date of June 26, 2024, at 6:00 p.m. to adopt the Tax Budget for 2025. Vote: AYES: Mr. McGuire, Mr. Willoughby, Mr. Coldiron. NAYS: None. The motion was declared approved.

ITEM 2024 – 086 – ADJOURNMENT

Mr. McGuire made a motion to adjourn the meeting at 8:01 p.m. Mr. Coldiron seconded the motion. A roll call of the vote resulted: AYES: Mr. McGuire, Mr. Coldiron and Mr. Willoughby; NAYS: None. The motion was declared approved.



Attest – Fiscal Officer, Kimberly Lapensee



Signed – President, Jeff Willoughby