

Troy Township Trustee Meeting
March 12, 2025

Trustee Chairperson Recker called the meeting to order at 7:00 p.m.

SIGN-IN - Roger Scarborough, Thelma Scarborough, Norman Zavela, Jamie Pustay, Mike Pustay, Christy Schramm, Joe Omler, Tom Woodruff, Deanna Goodman, Barb Friend, James Goodman, Bob Bennett, Jacki Bennett, Christine Greulich, Kim Nicely, Deb Oberhause, Tom Muir, Bryant Sillman, Suzanne Henry, Matt Young, Melissa Snyder, Kasey Williams (unsure if correct name, writing difficult to read), Tony Vavrik, Rick Greulich

ROLL CALL with the following Trustees present: Trustee Brinker, Trustee Knitz, Chairperson Trustee Recker

Trustee Chairperson Recker asked everyone to please stand for the pledge of allegiance.

MINUTES – Trustee Knitz made a motion to suspend the reading of the minutes of the February 24, 2025 Trustee Meeting and approve the minutes of the February 24, 2025 Trustee Meeting with a second motion by Trustee Brinker.

Vote 2-Yes 0-No. Motion carries.

GUESTS

Melissa Snyder stated she and Stony Ridge was notified this week that a cell tower was being placed in the park. She would like more information on that. What is the process? She feels they were left in the dark. She heard the process is half done with permits. Melissa understands that the park is privately owned but would like more information. Melissa feels she was attacked for giving out education information. She works in Healthcare and uses Library of Medicine to research facts and data. She has information regarding the health risks of living so close to a cell tower. Her kids have grown up in the park. She believes it will be unsafe and she will protect her kids and is concerned her kids will get sick. She loves the park and would like to continue to have a safe park. Melissa wanted to voice her concerns and see if there were any new updates.

Chairperson Trustee Recker did research, spoke with Zoning Inspector Hahn and with the Township Attorney regarding this matter. The park is privately owned and zoned A1 Agriculture and the Township has no say over cell phone towers or public utilities in an A1 District. There were some permits done for roadway work. This was confirmed by Zoning Inspector Hahn. Chairperson Trustee Recker encouraged Melissa Snyder to attend the Civic Meeting scheduled for tomorrow night, March 13, 2025.

Karina Hahn-Claydon has a question about the survey and committee for the Comprehension Plan and asked what is the goal of the committee and who is on the Committee. Chairperson Trustee Recker stated there is a meeting on March 18, 2025. The Township is trying to put together a Comprehensive Plan and to get everyone in the community involved in completing the survey to see what everyone wants for Troy Township. Some people want business, some don't want business, some want parks and in order to get more involvement and opinions a survey was sent out. A survey can be

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completed online or a paper survey can be mailed upon request. Surveys will be available at the March 18, 2025 meeting to complete and help will be available if needed. The data from the surveys will be published.

Karina Hahn-Claydon asked who was on the Committee. Zoning Inspector Hahn stated that it was requested a representative from the Zoning Commission (Mike Nutter), the Zoning Board of Appeals (Dana Nutter), Administrator (Greg Keiser), Trustee (Matt Brinker), Zoning Inspector Hahn, two at large (Eric Moenter, Resident/Farm and Andy Bonner) are on the Committee. Karina Hahn-Claydon asked if all on the Committee have current positions on or in the Township? Zoning Inspector Hahn said yes.

Karina asked if there will be more than one meeting and what is going to come out of the survey information that is collected. Zoning Inspector Hahn stated there will be more than one meeting. The meeting on March 18, 2025 will be to explain what a comprehensive plan is and to explain what the Township is trying to do. Crossroads out of Columbus is the group hosting the meeting and will explain the data that has been collected. There will be another public meeting for additional input and then a Comprehensive Plan will be completed to show what direction the Township will going in for the future, a 20-year future plan. Mrs. Hahn-Claydon wanted to make sure that data collected was going to be made available for the residents see the percentages that was for or against a question on the survey.

Karina has concerns regarding the questions on the survey and having this or that option and not having the option to say that someone didn't want that at all. Trustees and Zoning Inspector Hahn stated there was options to say no and also an area to write in a response. Karina asked who did the questions on the survey the company or the committee? Trustee Brinker stated the Company had most of the questions. Zoning Inspector Hahn said the majority of the questions came from Company based on the information provided from the Committee such as what the Township is, how residents reacted when industry came into the Township. Questions were established based on the information provided and the Committee edited. There was no direction intent from the Committee to steer one way or another. The questions were for Community/public input.

Tom Woodruff thought that the questions were good and the survey was going down the right path to get opinions and ideas. He did not feel questions were leading. Mr. Woodruff asked if the March 18, 2025 meeting will have some accumulative results. Trustee Brinker and Inspector Hahn stated that the March 18, 2025 meeting will have some accumulative results from the 183 surveys received so far. The Committee has seen some of the results. Another public meeting will be held for the final results of the survey. The Company has seen Troy Township surveys come in quickly and it shows that the residents of Troy Township care.

Thelma Scarborough stated that a paper survey should have been sent because some people don't do the code scan. Inspector Hahn stated that there was a way to request a paper survey on the card that was sent out and she has sent approximately 20 paper

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surveys out. Chairperson Trustee Recker stated the Township wanted as many residents and community as possible to be able to complete the survey.

Susan Henry asked how it was determined who received the survey. Zoning Inspector Hahn stated names and addresses in Troy Township were obtained from the Wood County Auditor's site. Some people did not receive the survey because their post office box is not listed on the Auditor's site and was not on the mailing. Trustee Recker stated anyone that did not receive a survey can give their address and one will be sent.

Karina Hahn-Claydon also asked about the flags on Lemoyne Road from Garling Road to State Route 582. Zoning Inspector Hahn stated that some of the flags are for Brightspeed, formally Centurylink. They are placing fiberoptic and they do have permits for the road right-away.

Some road repair will also be done on Garling Road where the road edge is breaking down and needs repaired.

Karina also asked what was the outcome of the lawsuit of the Zoning Inspector and Katakis case. Chairperson Trustee Recker stated the settlement was \$10,000 and the Township has to pay \$1,000 deductible.

Matt Young has one major question and concerns regarding things he is hearing that is happening in the community, Stony Ridge area, such as a cell tower going up and a Dollar General. His question is there was land sold behind the old Nollenberger Company on State Route 20 and he has heard a trailer park might be going there. The Trustees stated they have not heard this.

The land was sold to a General Contractor out of Norwalk that wants to park machinery on such as excavators.

The property is zoned A1 and has no public water or sewer. There are some wetlands on the property also. Matt Young asked if there was a way to know if this would change. Trustee Knitz stated that there would have to be Zoning meetings and requests for rezoning.

Tom Woodruff asked about the flags on Lemoyne Road. Zoning Inspector Hahn stated that those are Northwest Water and Sewer District. Those markings are for connecting a residential storm water into a water basin.

Barbara Friend, Recker Road, has concerns regarding a trucking company that is being run out of a property that has a barn and no house on the property. Zoning Inspector Hahn said Troy Township does have zoning regulations that require a primary resident before a barn. The Wood County Prosecutor has been involved. The property owner indicated he has a PUCO, Public Utility Commission of Ohio permit and the Township has no say over public utilities. The Troy Township Trustees, Trustee Knitz and Chairperson Trustee Recker, asked Zoning Inspector Hahn to look into the PUCO and the property on Recker Road.

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Barbara expressed concern regarding the property next to her. The property owner stated they have spoken with Inspector Hahn and they do not have to stop their water from running off onto her property. Zoning Inspector Hahn stated that the property owner had the Health Department come out and did a grade inspection and Barbara's property is actually higher. Inspector Hahn stated the property is naturally wet, there is no drainage and there is a wet-lands across the street. Barbara stated the property owner has a barn, concrete and asphalt stone and all water run-off is onto her property and leach field. Why is it her responsibility to build up her property. Zoning Inspector Hahn stated that Health Department did not see a concern and there is nothing the Township can do. A conversation with the property owner or the Health Department, or Wood County Engineers Office might be of help. Trustee Knitz offered her help and assist with making some calls. The property is zoned agriculture with the water run-off. Tom Woodruff stated the law states you cannot flood your neighbors.

Thelma Scarborough, 3880 Truman Road, stated back in year 2022 there was a Dollar General that wanted to be built on Truman Road and 420. She thought that was denied and residence never heard any more about this. Now residence have received a letter stating Dollar General wants to get an easement to put it up. She indicated Trustee Knitz sold the property for the Dollar General. Trustee Knitz assured Thelma that she did not sell that property to Dollar General. Trustee Knitz has the listing for the 96 acres around the Dollar General property. Trustee Knitz stated that there is a zoning meeting tomorrow night, March 13, 2025 at 7:00 p.m. to discuss the Dollar General topic. Thelma expressed her concern of traffic and truck traffic on Truman Road and the Dollar General will increase the traffic and the expense of replacing the road when it is needed from all the traffic.

Justin Rodemich asked about the permits that were approved for the cell tower in the Stony Ridge Park. Chairperson Trustee Recker gave copies of the permits to Justin. Mr. Rodemich asked for more transparency with the cell tower and the residence.

REPORTS

SHERIFF – Monthly Sheriff Stats Report was given to Trustees.

ZONING – Zoning Inspector Hahn stated there will be a Zoning meeting March 13, 2025 at 7:00 p.m. for Dollar General variances, Comprehensive Planning Committee meeting on March 18, 2025 and Zoning Commission meeting on March 21, 2025 and on March 25, 2025 two variances and a conditional use permit that the Zoning Board of Appeals will be hearing.

Zoning Inspector Hahn has also been issuing Road Right-Away permits.

Trustee Knitz reminded everyone of the website TroyTownship.org and the calendar of all Township meetings and events that are posted on there.

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FIRE/EMS – Chief Woodruff presented his February credit card reports.

Chief Woodruff presented an Ohio CAT proposal for annual service for preventative maintenance on the generator at the Fire/EMS station for one year instead of a three (3) year quote for \$11,729.00 that was presented at the February 24, 2025 meeting. Trustee Brinker made a motion to accept the proposal from Ohio CAT for the maintenance agreement on the generator at the Fire/EMS station for one (1) year instead of three (3) in the amount of \$3,317.00 with a second motion by Chairperson Trustee Recker. Vote 3-Yes 0-No. Motion carries. Fiscal Officer Abke will send a Purchase Order to Chief Woodruff.

Chief Woodruff presented 181 runs for the year.

Chief Woodruff had Todd Gottschalk and John Blecke (Roads/Maintenance) look at the sirens in Stony Ridge and Lemoyne. The Stony Ridge siren did not activate at the last testing. According to John Blecke, they were not able to reach the batteries of the Stony Ridge siren but looking at the bottom of the electrical it's black on the bottom and the batteries at the Lemoyne siren froze and broke. John gave Chief Woodruff the contact number that was on the siren as a certified repair person needs to be contacted. In 2022, the technician retired that normally serviced the sirens. Chief Woodruff has made calls to obtain a new service company to service all three (3) sirens, Stony Ridge, Lemoyne and Luckey and will report at the next meeting.

Captain Ashley Shaffer has a follow-up from the staff meeting: When is the EMS Chief position going to be posted, pay increases on 2% this year and no pay increase was given last year. Trustee Knitz stated that employment issues will be discussed in executive session. Captain Ashley asked if a fifth full-time paramedic will be discussed. Chairperson Trustee Recker stated hiring a fifth full time paramedic will be discussed along with hiring an EMS Chief and posting and reviewing the EMS Chief job description.

Captain Ashley asked about the vote to remove Kelly days and thought this was discussed at the staff meeting and understood what this meant. Trustee Knitz said she spoke to the attorney and because the Township is not Union and has less than 5,000 residents in our Township, Kelly days do not have to be offered and there will be a vote after executive session. Captain Ashley needs to know for scheduling purposes. That is a \$70,000 extra for the Township.

Captain Ashley also needs direction on uniforms. New hires in December has not received uniforms yet.

Station security was also addressed by Captain Ashley. Chairperson Trustee Recker asked what she meant by station security. Ashley stated checks and balances on door codes and security cameras and not just one person has control of and not just anyone can walk into the station. Trustee Knitz stated there is a lot of security in the Fire/EMS

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station and there should not be any issues. Captain Ashley is asking that more than one person has access to the security system if there is an issue. Trustee Knitz stated the Trustees will discuss who will be added to the security system.

ROADS/CEMETERY

Roads Supervisor, John Blecke presented a proposal from Morlock Asphalt, Inc. in the amount of \$14,800.00 for repair to Garling Road from 4688 to 4642 Garling Road. This is a patch repair for 350' x 8'. Approximately three to four feet of the edge of the road is gone. This road is not on the schedule for new asphalt. The quote is to mill existing asphalt, compact stone and will be 5" thick. Trustee Brinker stated this works well to hold the road until new asphalt is scheduled. It will give it a year or so to settle.

Christy Schramm asked if the Trustees get multiple quotes. She had to get quotes for a project at her employment and Morlock was much higher than other quotes she obtained. John said Morlock is the only company he can find that will put in a wedge like the Township has requested. Trustee Brinker stated if it less than \$50,000 they do not have to obtain multiple quotes.

Trustee Brinker made a motion to accept Morlock Asphalt, Inc. quote in the amount of \$14,800.00 to mill existing asphalt from 4688 to 4642 Garling Road with a second motion by Chairperson Trustee Recker.

Vote 3-Yes 0-No. Motion carries.

The proposal was signed by the Trustees and given to Road Supervisor, John Blecke.

Mr. Blecke presented that the air compressor was taken to Southeastern Equipment Co. for an antifreeze leak and the throttle will not idle down. The repair quote states a new front cover is needed, which the throttle runs through and antifreeze. To diagnose the problem the cost was \$810.00.

The total cost to repair could be \$13,700.80 to put a new radiator in, new oil cooler, belts and hoses. John suggested to repair the front timing cover and idle. If the radiator needs replaced that can be done by the maintenance department.

There are not many hours on this air compressor. The timing cover is \$3,110.93. Trustee Knitz asked if there is a place to get a second quote. It was purchased from Southeastern Equipment Co. Trustee Knitz asked if he would call John Deere and Murphy's for a quote for the timing cover repair. Chairperson Trustee Recker asked John Blecke to obtain a second quote for the next meeting to compare repair costs. The \$810.00 will be invoiced for the diagnostic costs.

John Blecke will call Morlock and a new contractor in the area for crack sealing and get quotes for:

Lemoine Road from Sugar Ridge Road to State Route 582
Devils Hole Road from Pemberville Road to Bradner Road
East side of Devils Hole Road and Bradner Road intersection
Five Point Road
Strail Road

Recker Road the new part and part patch was put in heading west (West of Bradner)

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John also reported that on Dowling Road there was a fire that melted plastic car parts into the crack sealer tar. John suggested using the Dura-patch to apply a thin coat over the area. Is this enough for an insurance claim Trustee Recker asked. John did not think that was necessary.

Road Supervisor Blecke asked if there was a way for vendors and parts delivery personnel to gain access into the maintenance building. Parts delivery will not leave parts outside. Trustee Knitz stated a code can be placed in the security system for vendors. He stated this is a business and why can't a door be unlocked during business hours. Having to unlock a door after the doorbell is pressed is not always convenient for the maintenance department as they may be in the middle of working on something. Trustees asked for a list of the vendors, account numbers and phone numbers to help with access.

FISCAL OFFICER

Fiscal Officer Abke gave the three (3) Trustees the January 31, 2025 Bank Reconciliation to review and signatures will be obtained at the next meeting.

Wood County Township Association Meeting will be held on March 20, 2025 at Job & Family Services, 1928 E. Gypsy Lane, Bowling Green, Ohio at 6 p.m. The minutes from the January 16, 2025 Wood County Township Association meeting were given to the Trustees.

Chairperson Trustee Recker made a motion to approve and sign checks from March 2, 2025 through March 7, 2025 in the amount of \$38,210.63
ACH 98-2025 to ACH 131-2025 and
Check #62256 to and including check #62268 and reissue of check #62225 with a second motion by Trustee Knitz.
Vote 3-Yes 0-No. Motion carries.

Trustees were given Wage and Overtime Detail Reports and EFT Reports.

NEW BUSINESS

Received a letter of resignation for Administrator Greg Keiser effective March 2, 2025. Trustee Knitz does not accept the entire letter of resignation. She does not believe he should remain on the Comprehensive Plan Committee as there are enough members without him on the Committee. Zoning Inspector Hahn stated he can remain on the Committee as a resident of Troy Township. Trustee Knitz stated as long as he does not remain on as a Township Employee she is fine with it. Trustee Brinker made a motion to accept the letter of resignation for Administrator Greg Keiser effective March 2, 2025 with a second motion by Chairperson Trustee Recker. Vote 3-Yes 0-No. Motion carries.

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OLD BUSINESS

Trustee Brinker asked what the status of the 2025 Troy Township Road Projects is. Fiscal Officer Abke stated she spoke with Josh Belknap from the Wood County Engineer Officer and she will follow-up with him.

Road Supervisor John Blecke obtained a telephone number for ODOT to contact regarding Railroad Street and the access roads on each side of the Lemoyne Road overpass. The access roads might be ODOT right-away. Fiscal Officer Abke will also contact Josh Belknap regarding this.

John Blecke asked what the status was of the old ambulance and the GovDeals auction. Pictures and equipment prep needs to be done according to Chief Woodruff. Mr. Blecke stated a minimum bid or reserve can be placed on equipment if Don Rose Auction does the sale. According to Mr. Blecke there is a lot of little items that needs to be sold. Trustee Knitz made a motion to use Don Rose Auction for the auction of Township surplus items with a second motion by Chairperson Trustee Recker.
Vote 3-Yes 0-No. Motion carries.

Road Supervisor Blecke and Chief Woodruff will work together in gathering items and preparing items for the auction. Trustee Brinker asked John Nissen what he suggested for minimum bids or reserves for auction items in the past. That information will be gathered again.

EXECUTIVE SESSION

Chairperson Trustee Recker made a motion to enter into executive session for employment with a second motion by Trustee Knitz.

Roll Call: Trustee Brinker – Yes Trustee Knitz – Yes Trustee Recker – Yes
Motion carries.

Entered into executive session at 8:16 p.m.

At 8:52 p.m. Chairperson Trustee Recker asked Captain Ashley Shaffer to enter into executive session.

At 9:11 p.m. Captain Ashley Shaffer exited executive session.

Chairperson Trustee Recker made a motion to come out of executive session with a second motion by Trustee Knitz.

Roll Call: Trustee Brinker – Yes Trustee Knitz – Yes Trustee Recker – Yes
Motion carries.

Came out of executive session at 9:18 p.m.

Chairperson Trustee Recker made a motion to advertise the approved EMS Chief job in the Sentinel-Tribune, Suburban Press, Indeed, on Social Media, Wood County EMS Website and Troy Township Website. The position will be advertised for one (1) month for the date of the first advertisement with a second motion by Trustee Brinker.

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Vote 3-Yes 0-No. Motion carries.

Trustee Brinker made a motion to forward Administrator Greg Keiser's email address to Fiscal Officer Laura Abke with a second motion by Trustee Knitz.

Vote 3-Yes 0-No. Motion carries.

Trustee Knitz made a motion for Fiscal Officer Laura Abke to take over insurance, payroll, new employee information, key to mail, new system for key for employee files, keep track of employee vacation and sick days and advertising with a second motion by Chairperson Trustee Recker.

Vote 2-Yes 0-No. Trustee Brinker did not vote.

Motion carries.

Trustee Brinker made a motion to adjourn the meeting with a second motion by Chairperson Trustee Recker.

Vote 3-Yes 0-No. Motion carries.

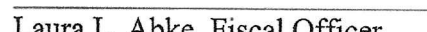
The next regular meeting is Wednesday, March 26, 2025 at 7:00 p.m.

Meeting ended at 9:22 p.m.


Kenneth J. Recker, Chairperson


Kelley Knitz, Trustee


Matthew L. Brinker, Trustee


Laura L. Abke, Fiscal Officer