



GERMAN TOWNSHIP BOARD OF TRUSTEES MINUTES OF THE REGULAR MEETING HELD ON AUGUST 10, 2020

Meeting held virtually using WebEx

The REGULAR MEETING was called to order by Board President Abra Reed at 7:00 p.m. The meeting was held virtually using WebEx. Attendees included:

President Abra Reed

Police Chief Joseph Andzik

Vice-President Jacob Stubbs

Road Sup't Jeremy Holbrook

Fiscal Officer Mark Heistand

Trustee Tyler Rehmert

Zoning Inspector Halie Sewell

ONLINE VISITORS:

Name	Name	Name	Name
David Gehron	Mark & Deb Cross	Mark Keener	KC
Lloyd Johnson	Jason Hartshorn	Dylan	Sam H
Kim Dupps	Abigail Hale-Dennis	Valorie	Kurt Jacoby
Brian	Scott Johnson	Call in User 2	Call in User 3
Call in User 4	Call in User 5	Call in User 7	Guest
Zach Smith & Krystal Lacy			

The Germantown Press was notified in advance of the virtual meeting.

Mrs. Reed led the group in the Pledge of Allegiance.

VISTOR COMMENT:

- Mark Cross, 7444 S. Stiver Road:** Dr. Cross reported on Township acreage owned by the regional park districts. He thanked Lora Dima and Chad Gilbert who helped him determine this number. Including the recent purchase of land along Anthony Road, a total of 2443 acres are owned by three entities: Montgomery County Park District, Five Rivers Metroparks and Miami Conservancy District. He noted that it's difficult to calculate the amount of tax revenue that has been lost by the Township, but he feels it is significant.

He attended the 8/3/20 Germantown City Council meeting. He reported that the City acquired a \$4.6 million bond for renovations at the new City Hall and the renovated police/fire/EMS building. Council also approved about \$330 thousand in change orders for the project; no details were given. The City is placing a 2.5 mill levy on the November ballot for police funding. The City received approximately \$2 million in settlement funds from the opioid litigation.

- **David Gehron, 14129 Kiefer Road:** Mr. Gehron stated his excitement to see the large attendance at the meeting, which is more than normal.

FISCAL OFFICER'S REPORT

- Mr. Heistand presented the minutes of the 7/13/20 meeting that were emailed to the Trustees prior to the meeting. Mrs. Reed made a MOTION, seconded by Mr. Rehmert, to approve the minutes as submitted. The MOTION passed.
- Mr. Heistand presented the financial reports that were emailed to the Trustees prior to the meeting: (1) the 7/31/20 Fund Status; (2) the Year-to-Date 7/31/20 Cash Summary by Fund; (3) the July 2020 Receipt Listing; and (4) the July 2020 Payment Listing. He noted that he responded by email to Mr. Rehmert who questioned the purpose of several July payments.
- Mr. Heistand reported that \$26,076.88 was received from the CARES Act for coronavirus relief. Unappropriated funds will be returned to the County by 10/15/20. Unexpended funds will be returned to the State by 12/31/20. The funds cannot be used for revenue replacement.
- Mr. Rehmert made a MOTION, seconded by Mrs. Reed, to approve the financial reports and authorize the payments of bills (warrants 50122 through 50160 and vouchers 378 through 459 for payroll direct deposit, payroll tax/withholding EFT's and other electronic payments). The MOTION PASSED
- Mr. Heistand requested approval to post the WebEx Trustee meeting recordings on the Township website. After discussion, Mrs. Reed made a MOTION, seconded by Mr. Rehmert, to post the WebEx Trustee meeting recordings on the Township website. The MOTION passed.
- Mr. Heistand reported that he sent a validation of the Township boundaries to the U.S. Census Bureau. The validation document was signed by Mrs. Reed.
- Mr. Heistand reported that he sent a response to County Auditor Karl Keith waiving a hearing before the County Budget Commission concerning 2020-2021 tax information/budget and/or inside millage at its 8/27/20 meeting.
- Mr. Heistand reported that he spoke with County Auditor Keith on 7/22/20 regarding the 2020 County real estate revaluation. He also participated in a 7/28/20 webinar on the revaluation held by Auditor Keith with elected officials throughout the County. Property values increased 7% in the County, the highest since 2005. Residential and commercial properties in the unincorporated portion of German Township increased 13.52%, the highest of any county township. These preliminary numbers do not include an anticipated 25% or more devaluation of agricultural land under the Current Agricultural Use Value (CAUV) program.
- Mr. Heistand received the draft report of the Auditor of State's (AOS) Agreed Upon Procedures review performed in June for 2018-2019. No major issues were raised. He noted that the audit representation letter needed to be signed by Mrs. Reed and returned to the AOS.
- Mr. Heistand noted that during the July Trustees meeting he stated that the 1/2/20 Trustee Meeting minutes did not reflect the appointment of Lynn Cleveland and Mark Keener to the Reserve Peace Officer Memorial Fund Board. He was mistaken. The appointment was included in the minutes. He apologized to former Fiscal Officer Mark Keener for this misstatement.

POLICE DEPARTMENT REPORT:

- Chief Andzik discussed the bidding for two new cruisers the department plans to purchase in 2021. The initial bid specifications were sent out without any response. The specifications were sent out again in early July and bids were received from Interstate Ford and Lebanon Ford. Chief Andzik said that purchasing two Explorers will get the department caught up since falling behind on cruiser replacement around 2008. He recommended accepting the bid from Lebanon Ford for \$63,138, which is \$3,690 less than the Interstate Ford bid. He stated that he likes Ford cruisers but noted there are often manufacturing delays by Ford once cruisers are ordered.

- Mr. Rehmert noted that Miami Township uses Dodge Durangos and has good results from the vehicles. He questioned the wisdom of purchasing Explorers. Mr. Holbrook noted that his department repairs the police Explorers and feels they are better vehicles. Responding to Mr. Rehmert's question whether the police budget could absorb the purchase of two cruisers in 2021, Chief Andzik noted that the department will have a budget savings next year when Laurie Rohrbach retires and is replaced by a part-time clerk. Mr. Rehmert asked if a decision could be delayed for a month. Chief Andzik stated his desire that approval be given at this meeting so the order could be placed before 9/1/20 to secure a spot on Ford's 2021 production schedule.
- Mr. Stubbs introduced **RESOLUTION 2020-17**, seconded by Mr. Rehmert: **A RESOLUTION AUTHORIZING THE POLICE DEPARTMENT TO ORDER TWO 2021 CRUISERS FROM LEBANON FORD AT A COST OF \$63,138.00**. Following his second, Mr. Rehmert requested that Chief Andzik give the Trustees more notice in the future when similar purchases are planned. The roll was taken and the adoption vote was as follows: Mrs. Reed-Yes; Mr. Rehmert-Yes; Mr. Stubbs-Yes. **RESOLUTION 2020-17 WAS ADOPTED.**
- Chief Andzik reported that the newest police cruiser has arrived and is currently being marked at Yipes Stripes. It will then be transferred to KE Rose equipment installation. The cruiser was ordered in mid-2019 and wasn't manufactured until June 2020.
- Chief Andzik reported that the part-time police clerk job posting will be published in the Germantown Press and the other Miami Valley Newspapers on 8/13/20. It will also be posted on the police department Facebook page.

ROAD/SERVICE DEPARTMENT REPORT:

- Mr. Holbrook reported that he reviewed the Township's electric bills and we are is paying 34% too much through IGS Energy (\$0.0699 per Kwh). He recommended that the Board purchase electricity directly from Dayton Power & Light at \$0.046 per Kwh. Mrs. Reed introduced **RESOLUTION 2020-18**, seconded by Mr. Stubbs: **A RESOLUTION TO PURCHASE ELECTRICITY DIRECTLY FROM DAYTON POWER & LIGHT AT A RATE OF \$0.046 PER Kwh CONTINGENT UPON THE TOWNSHIP NOT BEING UNDER CONTRACT WITH CURRENT SUPPLIER IGS ENERGY.**
- **Visitor Mark Keener, 7865 Jamaica Road**, the former Fiscal Officer, told the Trustees that he did not recall signing a contract with IGS Energy during the four years while he was in office.
- The roll was taken and the adoption vote was as follows: Mrs. Reed-Yes; Mr. Rehmert-Yes; Mr. Stubbs-Yes. **RESOLUTION 2020-18 WAS ADOPTED.**
- Mr. Holbrook noted that he is obtaining bids for liquid petroleum gas for the 2020-2021 heating season. He hopes to have a proposal to recommend to the Trustees in September.
- Mr. Holbrook thanked Mr. Rehmert for recently meeting with him to discuss the operations and budget of his department. He appreciated Mr. Rehmert's interest in the department and welcomed any questions or suggestions he might have.
- Following a question on the Mudlick Road paving issue from **Visitor Mark Cross**, Mr. Holbrook reported that the contractor came out and did some work to stop the bleeding. He hoped that he could get the road striped yet this year through the Montgomery County contract.
- Mr. Holbrook's written report also noted that his department is busy mowing cemeteries and patching roads.

ZONING DEPARTMENT REPORT:

- Mrs. Sewell discussed the proposed zoning fee schedule that was emailed to the Trustees prior to the meeting which included some changes from earlier versions. She noted that some items were changed after her meeting with Mr. Rehmert. Ms. Rehmert introduced **RESOLUTION 2020-19**, seconded by Mrs. Reed: **A RESOLUTION TO APPROVE THE AMENDED ZONING FEE SCHEDULE AS UPDATED 8/10/20, EFFECTIVE IMMEDIATELY.** The roll was taken and the

adoption vote was as follows: Mrs. Reed-Yes; Mr. Rehmert-Yes; Mr. Stubbs-Yes. **RESOLUTION 2020-19 WAS ADOPTED.**

- Mrs. Sewell reported that a conditional use variance is pending for Abundant Life Tabernacle for the construction of a school building. More information will come in the next six to eight weeks.
- Mrs. Sewell reported that there is a pending zoning change on Eby Road that is moving through the process. Permits have been issued this month for a single family home on Conservancy Road, residential additions on Oxford Road and on Cherry Street, a pool on Friend Road, a deck on Preble County Line Road and a pole barn on Eby Road.
- Mrs. Sewell reported that she is exploring the potential benefit of a mailing machine. She shared some information on a machine from Quadient. She will continue her research and update the Trustees at the September meeting.
- Mrs. Sewell inquired about how to obtain a name plate for her office. She was advised to ask Mrs. Rohrbach to purchase the name plate.
- Mrs. Sewell reported that Board of Zoning Appeals member Wade Dunn has resigned due to moving out of the Township. She requested that the Trustees approve the appointment of BZA alternate Valorie Hill to the open BZA seat. Mr. Rehmert made a MOTION, seconded by Mrs. Reed, to appoint Valorie Hill to the Board of Zoning Appeals. The MOTION passed.

TRUSTEE REED'S REPORT:

- Mrs. Reed gave an update on the proposed Joint Economic Development District (JEDD) among the Township, the City of Germantown, the Village of Farmersville and Jackson Township that would encompass land owned by the Valley View Board of Education at the southwest corner of Farmersville Pike and Manning Road. She and the other Trustees were emailed the 3/4/20 draft JEDD agreement. It is a working document and is not up to date. She noted that Chief Andzik recently met with police chiefs from Germantown and Farmersville/Jackson Township to discuss police jurisdiction of the JEDD and all issues were resolved. She reported that the income tax split among the four jurisdictions has not yet been decided. She suggested that the Trustees meet with Germantown Council Member Brian Wafzig to discuss the tax split.
- Chief Andzik reported on his 7/21/20 meeting with the other police chiefs, the Germantown law director and Mr. Wafzig. He noted that it was a productive meeting where the chiefs agreed that German Township would have sole jurisdiction of the JEDD property.
- Mr. Stubbs expressed three concerns he has with the JEDD: (1) he didn't think the purpose of the JEDD fits the economic development requirement that must be met to establish a JEDD. He felt that the JEDD is just a redistribution of tax dollars to the four entities; (2) he stated that a School Resource Officer would need to be hired and that 35% of his salary would have to be paid by the Township; (3) he felt the proposed income tax split is unfair to the Township and is biased towards Germantown (57% of the total tax). He was also concerned that the attorney involved in setting up the JEDD is involved in the current racketeering scandal involving former Ohio House Speaker Larry Householder and the Generation Now PAC.
- Mrs. Reed suggested that Mr. Stubbs' concerns be expressed at the meeting with Mr. Wafzig.
- **Visitor Mark Cross** expressed his desire that all meetings concerning the proposed JEDD be held in Open Meeting rather than in an Executive Session.
- The Trustees continued to discuss the proposed JEDD. Mr. Rehmert requested a meeting with the other jurisdictions to discuss the issues involved. Mrs. Reed felt the joint meeting should occur quickly so that the JEDD is finalized before the school breaks ground. She suggested that Valley View Superintendent Ben Richards also attend the meeting. Mrs. Reed will reach out to the other three jurisdictions and Mr. Richards to schedule a joint meeting.
- Mrs. Reed reported that the old Senior Center bus has been listed by Germantown on GovDeals.com. The bus hasn't yet sold. She noted that the Senior Center is still closed due to the coronavirus pandemic.

- Mrs. Reed expressed to Chief Andzik her desire that the Trustees be part of the interview process for the new police clerk, taking turns to attend individual interviews.
- Mrs. Reed reported that the new Germantown fire station is now being used by the fire and EMS department.

TRUSTEE STUBBS' REPORT:

- Mr. Stubbs reported that the Cemetery Board met in person earlier this evening. It was the first meeting attended by the Board's newest member, Germantown Council Member Bonnie Koogle. He noted that an error dating back to 1861 was resolved during the past month.
- Mr. Stubbs again discussed the proposed JEDD. He outlined the effect the JEDD would have on the Township budget as well as the budgets of the other jurisdictions.

TRUSTEE REHMERT'S REPORT:

- Mr. Rehmert discussed ways to make Mrs. Sewell more accessible to Township residents, especially since she is part-time. It was suggested that her name and cell phone number be included on the Township website. Mrs. Reed suggested restarting zoning open office hours.
- Mr. Rehmert met with Chief Andzik and Mr. Rehmert to get to know both of them.
- Mr. Rehmert noted that he is reviewing the Township's fund balances for the past five years. He has noticed some trends that concern him, especially in the police and road funds. He will discuss these concerns at a future meeting.
- Mr. Rehmert initiated a conversation about possible uses of the CARES Act funds received by the Township for coronavirus relief. Since the funds cannot be used for revenue replacement, he anticipated that the Township will not have sufficient Covid-related expenses to fully utilize the funds. Rather than return the unused funds to the County, he understood that they can be transferred to other political jurisdictions or even to the Valley View School District.
- Mr. Heistand stated his understanding that funds could be transferred to another political entity if the Township has a cooperative agreement with the entity, such as the Township has with the City of Germantown for fire/EMS, Senior Citizens, etc. He did not think that funds could be transferred to the Valley View schools, but would research the issue to verify.
- The Trustees and Mr. Heistand then discussed possible uses for the CARES Act funds.

NEW BUSINESS:

- None.

OLD BUSINESS:

- None

MEETING ADJOURNED:

- With no further business, Mrs. Reed made a MOTION, seconded by Mr. Rehmert, to adjourn. The MOTION PASSED. The Meeting adjourned at 8:40 pm.

Signed: _____



Abra Reed, President, Board of Trustees

Attest: These minutes were approved by the Board of Trustees at their meeting on October 13, 2020.

Signed: _____



Mark A. Heistand, Fiscal Officer