

<<<BLOOM TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING 12/14/05>>>

Joseph Smith, Chairperson, called the meeting to order. Members present were Trustees Smith, Larry Coyle, David Petty and Carol Moore, Clerk. Also present were Anne Darling Cyphert, Board Office Admin. & Bldg/Zoning Admin; Randy Solt, Acting Road Supervisor; Terry Gill, Fire Chief; and several interested citizens. Smith led in reciting the Pledge of Allegiance.

**CLERK REPORT**

- **Motion** by Coyle, second by Petty to approve minutes of 2005 meetings: regular meeting 11-23 and special meetings held 11-23, 11-28, 12-3. Motion carried 3-0.
- **Motion** by Petty, second by Coyle to approve FIRE DEPT uniform expenditure of \$3,847 per the union contract. Motion carried 3-0.
- **Motion** by Petty second by Coyle to approve payment of bills in the amount of \$69,263.58 and Payroll/charges in the amount of \$95,069.72 having been certified by the clerk that funds are available. Motion carried 3-0.
- **Motion** by Petty second by Coyle to approve within fund transfers as follows:
  - \$2,000 within Road & Bridge Fund to cover cost of truck repair. TO 2031-330-323 Repairs and Maintenance, FROM 2031-330-360 Contracted Services.
  - \$2,000 within Fire Fund for year end vehicle repair expenses: TO 2111-220-323-0551 Repairs and Maintenance-Vehicles, FROM 2111-220-420 Operating Supplies.Motion carried 3-0.

**RESOLUTION #63-05: BE IT RESOLVED BY THE BLOOM TOWNSHIP BOARD OF TRUSTEES** that as certified by the Board of Township Trustees and reported by the Director of Transportation, in accordance with the provisions specified in the Ohio Revised Code, Section 4501.04 (Distribution of Revenues), the total certified mileage as of December 31, 2005, for BLOOM Township in FAIRFIELD County was 51.84 miles. (Coyle questioned whether Arbaugh Ridge was included; it was concluded it probably was). Motion by Petty, second by Coyle. ROLL CALL: Coyle-yes; Petty-yes; Smith-yes. Resolution carried 3-0.

- Moore reported that a property tax refund of \$367.24 was received for the period 2001 through 2004 for the Wilson Road property for which Cyphert had obtained a tax exemption on behalf of the Twp.
- Discussion: Year End Inventory Reports due to County Engineer's Office by January 9, 2006, per Cheryl Downour of the engineer's office. Inventory must include all materials, machinery, tools, and other township supplies. Department Heads need to get these reports to the clerk before 1<sup>st</sup> meeting in JAN 2006.
- Announcement for Dept Heads: Any items contained on the inventory lists need to be approved by the board of trustees for disposal before disposal takes place.

**OLD BUSINESS:**

- **RESOLUTION #64-05: BE IT RESOLVED BY THE BLOOM TOWNSHIP BOARD OF TRUSTEES** to employ Scott Richardson as Road Worker 1 effective January 3, 2005, at rate of pay: \$14.00 per hour conditioned upon the employee obtaining a CDL license within six weeks from start of employment. A one year probationary period applies. Furthermore, that the employee is authorized to be trained at Bloom Township prior to his start day. Motion by Petty, second by Coyle.

ROLL CALL: Coyle-yes; Petty-yes; Smith-abstained. Resolution carried 3-0.

Solt reminded the trustees that Richardson will need to submit to pre-employment alcohol and drug testing within 48 hours from now.

- **RESOLUTION #65-05: BE IT RESOLVED BY THE BLOOM TOWNSHIP BOARD OF TRUSTEES** to employ Dan Starkey as a part-time Road Worker effective December 14, 2005, up to 20 hours per week at a rate of pay of \$10.00 per hour, except that under extenuating circumstances his hours can be more. Motion by Petty, second by Coyle.

ROLL CALL: Coyle-yes; Petty-yes; Smith-yes. Resolution carried 3-0.

Petty stated Starkey is also assigned to train and mentor Richardson.

**Motion** by Petty second by Coyle to authorize Starkey and Cyphert up to \$1500 per person for computer needs for Cemetery and Zoning Departments. Motion carried 3-0.

- Alspach/Vance project: Moore stated she had received a contract with the engineering firm via the Fairfield County Engineer's Office for trustee signature. Moore said we should not sign the contract for work to begin until after the County Commissioners viewing and hearing on 1-17-06. Moore suggested that Starkey be in charge of the project. Coyle suggested he be the one to continue the project. He said he would volunteer his time. Petty said he would like Starkey to work with Coyle as a transition. Smith said Coyle can finish the project even

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though he will be out of office. Moore stated she became concerned about the project when they wanted the contract signed before the commissioners' approval of the project. Adam Lanier had told Moore that he and Jeff Baird thought it was fine to begin work before the commissioners' approval. However, Moore stated that Lanier agreed the contract could be signed following approval by the commissioners. Moore said someone other than the Clerk needs to monitor the Road Dept. project.

- Discussion of issuing comments to RPC regarding extension request for Rockmill Estates: Coyle objected to the extension. Petty said it is RPC's decision and that current zoning is not met, however the original plat did comply with zoning at that time. Coyle asked what action Cyphert recently took. Cyphert explained that RPC is just asking whether the trustees had any objections to another request for extension. All trustees agreed the decision should be left to RPC.

**Motion** by Petty, second by Coyle to inform RPC that the trustees say it has been over three years and there have already been other extensions granted to the developer. The plat originally filed met zoning at the original application of the plat but does not currently comply. (It is noted however that the original plat met zoning requirements at the time it was filed). These are the only comments the trustees have at this time. Motion carried 3-0.

**NEW BUSINESS:**

- OTARMA Board of Directors election information given to trustees for review with recommendation by Clerk. **Motion** by Coyle second by Petty to vote for Marsha Funk and Frank Giliha to the OTARMA Retirement Board. Motion carried 3-0.
- **Motion** by Petty, second by Coyle to set special meeting date of Wednesday, December 28, 2005, at 6:30 p.m. for dedication and reception of Greencastle Office Building. Motion carried 3-0.
- Petty explained that the Fire Department did a study of insurance coverages with our insurance agent because our policy will no longer be available January 1, 2006. He said the firefighters approved the Medical Mutual Policy. **Motion** by Petty second by Coyle to approve changing to the Medical Mutual Insurance Policy 10100. Motion carried 3-0.

**Motion** by Petty, second by Coyle to approve the township going with Guardian Dental and Cincinnati Life for the same \$20,000 coverage to finish out the insurance package. We will continue with VSP for the vision insurance. Motion carried 3-0.

Petty explained that we have employees who had opted to take only the Dental and Life coverage with the Anthem policy. He said that with Medical Mutual, the employee could not take the Dental and Life if they did not take the Medical. That is the reason for the separate policies.

**BLDG/ZONING & BOARD OFFICE REPORT:**

- Cyphert informed the trustees that the County Commissioners will vote on the annexation into Lithopolis issue tomorrow morning.
- Cyphert presented the 2005 Zoning and Office Annual Report to the Trustees. Permits are slightly fewer than last year. The average cost of a new home in Bloom Township is \$348,700. Highest cost of a new home was \$1.7 million dollars; Lowest cost of a new home was \$197,000.

**FIRE DEPARTMENT REPORT:**

- Chief Gill presented the contract renewal with Pickaway County's Madison Township which is the same as last year. Smith asked what they pay us and Gill said it is a third of their collection. **Motion** by Petty, second by Coyle to approve contract renewal as presented with Pickaway County's Madison Township for fire services. Motion carried 3-0.
- Gill reported he and Cyphert worked together on getting input from other Ohio Townships regarding Tax Increment Financing (TIF). Gill has talked to a township in southwestern Ohio and had originally thought he would propose hiring an attorney to research the issue. However he and other firefighters were invited to a Lithopolis Village Council meeting by the Mayor and they have successfully negotiated a proposed deal that would benefit the fire department. Smith expressed concern that the trustees were not invited or notified of the meeting.

Gill said the Mayor assured them publicly and it was backed up by the council at that meeting that the fire department would receive all their money, When the service fee is sent to Lithopolis, they will get their share and Bloom Township will get their share based on the valuation of the property; we would get 100% of what we would get if the property was not TIF'd. Gill said the schools will also get 100% of theirs.

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Gill said it would be a 30 year TIF agreement for 550 homes, 23 homes per year on Rogers and Canini properties. Lithopolis mayor requested that Bloom Township and Canal Winchester and the county meet with them about their land use plan. Gill encouraged the trustees to work with the village. Gill said the attorney from Lithopolis worked with them on wording the agreement. Moore asked when we would have a written document to review. Gill said it would be around March. At the Lithopolis Council meeting they approved an ordinance authorizing their attorney to draw up the TIF document. Gill said over 30 years we would get 6 million dollars.

Gill said December 27<sup>th</sup> at 10:00 a.m., the County Commissioners meeting will involve Louis Moore Family Farm developers on a request for a TIF there as well. Gill said the same attorney that is doing the Lithopolis TIF, Don Plank, is working on the Louis Moore Family TIF. Gill said he will attend the December 27<sup>th</sup> meeting.

Moore asked if there were any representative from the schools at the meeting. Gill said "no" but the school will get its tax money. He said consideration is being given for a four mil impact fee to benefit a school in Lithopolis. Cyphert reminded him the district has not agreed to build a school in Lithopolis. Smith said if he were going to buy a house there, he would have to look at the additional cost the TIF would create. Moore thanked Gill and Cyphert for working on the issue.

Gill said he had spoken with Violet Twp. Fire Chief Ken Taylor about the Louis Moore Family Farm proposed development regarding a possible agreement for a fire station.

Gill said a fire department representative will begin to attend Lithopolis Village Council meetings on a regular basis.

- Gill requested the trustees hold an executive session at the end of the meeting for employment matters.

**ROAD DEPARTMENT REPORT:**

- Solt reported Starkey has completed his pre-employment drug testing and will be ready to report to work tonight if they get called out for snow removal.
- Solt said a check is forthcoming for a damaged guard rail on Amanda Northern Road for \$1,000.
- Solt said he plans to order salt next week. #9 Grits proposed at \$10.75 a ton delivered. He is requesting approval to purchase 100 tons. **Motion** by Petty second by Coyle to approve \$1,075 for the purchase of #9 Grits from Hocking Valley Concrete. Motion carried 3-0. Solt said the order won't be complete until 2006. Moore reminded department heads nothing should be purchased until 2006 unless it is an emergency.

**OTHER:**

- Petty asked if Cyphert has everything she needs for taking over the township website. Cyphert said she needs the password from Coyle and Coyle said he would give it to her. **Motion** by Petty, second by Coyle to hold two executive sessions; one for the purpose of discussing employment of personnel and the other for discussing wages for 2006. Motion carried 3-0. Smith announced that there may be action taken following the two sessions.

**Motion** by Coyle, second by Petty to come out of executive sessions for the purpose of discussing employment of personnel and wages. Motion carried 3-0.

**RESOLUTION #66-05: BE IT RESOLVED BY THE BLOOM TOWNSHIP BOARD OF TRUSTEES** to approve a \$.50 per hour raise for hourly employees which includes Mike Kouns, Randy Solt, and Aimee Hunkele; for the two department heads which are Anne Cypert and Terry Gill a 5% salary increase; for the part-time firefighters a \$1.00 per hour raise from \$8.00 to \$9.00 per hour, and for part-time firefighter Sean Moore who now receives \$9.25 due to his longevity with the department a raise to \$10 per hour. These increases are effective with pay period ending 1/6/06 which has a pay date of 1-19-06. Further, after 6 months of employment and after obtaining a CDL, Scott Richardson's hourly rate will increase by \$.50 per hour to \$14.50 per hour. Motion by Petty, second by Coyle.

ROLL CALL: Coyle-yes; Petty-yes; Smith-yes. Resolution carried 3-0.

Meeting adjourned by Smith.

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Joseph Smith  
Chairperson

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Carol J. Moore  
Clerk