

TROY TOWNSHIP, DELAWARE COUNTY
Regular Meeting Minutes – 8:00 PM
Monday, February 19, 2024

Regular Meeting Called to Order by Doug Price at 8:00 p.m.

The meeting opened with the Pledge of Allegiance.

Roll Call: Trustees; Earl Lehner, Troy Morris, and Doug Price
Also, present Fiscal Officer Tracy Parsons, Zoning Inspector Richard Lehner, Assistant Zoning Inspector Michael Endsley,

Approval of Agenda

Earl Lehner made a motion to approve the February 19, 2024 agenda. Troy Morris made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

Approval of Minutes

Earl Lehner made a motion to approve the January 15, 2024, Regular Meeting Minutes. Troy Morris made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

Open Comments

Amy Whitney, from Delaware Public Health Department provided the following information:

- **The District Advisory Council annual meeting** will take place on Thursday, March 21, 2024. Doug Price, as the Trustee Chair, will be the representative for the Delaware County Advisory Board for Troy Township.
- **Solar Eclipse Set to Occur in Two Months**
In less than two months, the 2024 Solar Eclipse will occur on April 8. You can pick up free glasses at the Delaware Public Health District Office. Also, get your latest local info at co.delaware.oh.us/2024solareclipse!
- If you are planning a temporary campground or food service for the Solar Eclipse event, you will need to contact our Food Protection & Public Safety unit at (740) 368-1700. **Click here for more info on these types of services.**
- **Recycle Right at Summer Festivals!** Is your community planning a public event this summer? Make sure recycling is part of those plans! Use our Clear Stream recycling containers for free at your next event! For more information, contact Keep Delaware County Beautiful Coordinator Jenifer Way-Young at (740) 203-2076 or at JWay-Young@delawarehealth.org.
- **Apply For a Free Water Bottle Refilling Station!** Thanks to a grant through the Ohio Department of Health, we are giving community facilities the opportunity to apply for a free water bottle refilling station -- all in an effort to reduce the risk of disease transmission through touchless filling, reduce single use plastic bottles, and encourage folks to drink more water! To learn more or to apply, or visit: DelawareHealth.org/2024/02/13/refillingstationgrant

Zoning Department

Richard Lehner, Zoning Inspector

- Received a request for a variance for a wedding venue on Hills-Miller Rd. The variance meeting for this is scheduled for April 7, 2024, at the Troy Township Hall.
- Discussed zoning information with someone who is interested in purchasing a parcel on US 23 N.
- Worked with an electrician for Dry Patrol in an effort to help dim the lights located on the property.

Michael Endsley, Assistant Zoning Inspector

- Issued two new home permits: one on Case Road and the other on Hills-Miller Rd.
- Issued a permit for accessory building on N. Section Line Rd.
- A nuisance letter for a property located on 23 has not been resolved. The resident has until March 7 to get this outstanding issue resolved.
- Issued a second nuisance letter for 745 Hanover Rd., resident has until March 14 to get this issue resolved.
- Received a complaint about the lighting at TTM Mechanical. Spoke to the owner and found the lighting is used for security reasons, and he will look for a different type of lighting.
- The BZA that was held on January 25th was denied.
- There is a BZA scheduled for March 21 for 1186 Hills-Miller Rd. for a pole barn.
- Ulterior Products on Section Line Rd. attended the zoning meeting and may put in for a BZA for a larger sign.
- Received an inquiry about making 1936 Buttermilk Hill Rd. a commercial property. The person interested in doing this is going to talk to neighbors to see how they feel about making it a commercial property.
- 607 Hills-Miller Rd is putting up roof mounted solar panels.
- Working with Doug Price and Richard Lehner on the zoning fee structure
- Working with Erwin on BZA code and forms.

TIF Resolution #2024-013

Doug Price presented Resolution #2024-013; CREATING EIGHT TAX INCREMENT FINANCING DISTRICTS; DECLARING SUCH IMPROVEMENTS TO BE EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS THEROF TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; DESIGNATING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL DIRECTLY BENEFIT OR SERVE THE PARCELS IN EIGHT THE TIF DISTRICTS AND ESTABLISHING A PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SERVICE PAYMENTS.

Doug Price motioned to approve, and Troy Morris made a second on the motion to approve Resolution #2024-013. Roll call vote: Doug Price-Yes, Troy Morris-Yes, Earl Lehner-Abstain. The motion passed with 2 yes, 0 no, and 1 abstain vote.

Doug presented an email that Tim Long, (Long Economic Development Advisors), sent out regarding a conversation he had with Monica Connors (ED Director for the County) and Aric Hochstettler (County Prosecutor) regarding TIF's. In the email, it states that Monica will assist the Township and also help coordinate conversations with developers in the future. This approach can help developers know their options early regarding TIF's and how they relate to activity with the city. In the email, it indicates that Aric agreed that the Township could encourage JEDD's and annexation agreements if they offered street maintenance or other assistance to the city in exchange for revenue and /or TIF revenue sharing. The email mentions that Monica said the Townships needs to focus on zoning for this to be effective. If the city offers more density for example, it will be difficult to encourage developers to work with the Township TIF's.

Trustee Reports; Earl Lehner, Troy Morris, Doug Price

- Reviewed Trustee reports attached to the minutes.
- In addition, Doug Price mentioned that the Township has a good chance that we will receive the OPWC project for Buttermilk Hill Road.

Cemetery Report:

- Reviewed Cemetery Sexton report that was submitted.

Fire District Report provided by Earl Lehner

- Met on January 31, 2024.
- Troy Morris, Fire Chief retired, search is going on to replace him.
- Bay doors are still having mechanical issues.
- The phone system is complete.

Approval of Financial Reports

- Approve payment of warrants for January 16, 2024, through February 19, 2024
- Approve bank reconciliation for January 2024.
- Approve the following financials for February 2024:
 - Fund Summary
 - Appropriations Summary
 - Revenue Summary
 - Payroll Summary

Troy Morris made a motion to approve the financial reports and to approve pending purchase orders, warrants, and payment vouchers. Earl Lehner made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

Old Business:

The Trustee's agreed to table the discussion of salt facility and hall improvements until next month.

Doug Price gave an update that we received a letter from the bank stating the lien was released on the Freightliner. Doug Price will get a new title.

The Trustee's reviewed a new proposal for a Public Records Policy and Poster. Troy Morris moved to adopt the Public Records Policy with the change to make the cost per copy twenty-five cents a copy. Earl Lehner made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

New Business:

- The Trustees and Assistant Zoning Inspector discussed proposed changes to the Township zoning fees. Troy Morris made a motion to approve Resolution 2024-011 for 2024 Zoning Fees, effective March 1, 2024. Earl Lehner made a second on the motion. Roll Call Vote: All voting yes, the motion passed. The motion passed with 3 yes, 0 no, and 0 abstain.
- Troy Morris made a motion to approve Resolution 2024-012 to appropriate funds and purchase a John Deere Z320R lawn mower for the cemetery. Earl Lehner made a second on the motion. Roll Call Vote: All voting yes, the motion passed. The motion passed with 3 yes, 0 no, and 0 abstain.
- Earl Lehner made a motion to appropriate funds for the purchase of two cemetery plots and interment for the Estate of Robert L. Spencer for \$1,900.00. Troy Morris made a second on the motion. Roll Call Vote: All voting yes, the motions passed.
- Earl Lehner made a motion to appropriate funds for a foundation for Robert L. Spencer, in the amount of \$880.00 to Berlin Township. Troy Morris made a second on the motion. Roll Call Vote: All voting yes, the motion passed.
- Troy Morris made a motion to approve Resolution 2024-014; adopting Nuisance Abatement Procedures as Provided for in ORC. Section 505.87. Earl Lehner made a second on the motion. Roll Call Vote: All voting yes, the motion passed. The motion passed with 3 yes, 0 no, and 0 abstain.
- Doug Price presented a letter that he drafted to the Postmaster. Because of safety concerns, the request is that residents be able to move their mailboxes to the other side of the road on Hills-Miller Rd. Earl Lehner suggested a request to add Troy Road as well to the letter. Doug will revise the letter and meet with the Postmaster.
- The Trustees discussed the new County Final Plan for Delaware County, as required by the State of Ohio due to revisions in Chapter 128 of the Ohio Revised Code and the move towards Next Generation 9-1-1 in Ohio. The plan requires approval from the political subdivisions within the county that Delaware County Emergency Communications serves. The plan received approval by the Delaware County Board of Commissioners last week via resolution in session. The plan is due to the State of Ohio by April 3, 2024.

Troy Morris made a motion to approve the County Final Plan for implementing and operating a countywide 911 system. Earl Lehner made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

- Earl Lehner made a motion to appoint Josh Main as an alternate to the zoning commission. Troy Morris made a second on the motion. Roll Call Vote: All voting yes, the motion passed.
- Doug Price will call an electrician for the barn light. Also, the batteries for one of the garage door openers are going bad. Doug will call Mike Millhoan to repair the opener battery.

ADJOURNMENT:

*There being no further business to come before the board, Troy Morris motioned to adjourn the meeting at 9:07 PM. Earl Lehner made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

**BOARD OF TRUSTEES
TROY TOWNSHIP, DELAWARE, OHIO**

Doug Price, Chair *Doug Price*
Earl Lehner Trustee *Earl Lehner*
Troy Morris, Trustee *Troy Morris*

Attest: Fiscal Officer, Tracy Parsons *Tracy Parsons*