

**Minutes of the Urbana Board of Trustees Meeting
held Monday, February 07, 2022**

The Board of Urbana Township Trustees met on this date with Paul Wright, Roger Koerner, and Blair Stinson present. The minutes of the January 17, 2022 meeting were reviewed and accepted as presented. The Financial Status Reports were reviewed and accepted as presented.

Guests Present:

Dan Wright, WD Excavating
Art Arms

Trustees

Trustee Wright – Jim, I see that Mr. Arms is here. Do you want to go over his request?

Mr. Ward – Mr. Arms is here regarding the lot on East Lawn. He wants to build an accessory building to help him in a year or so until he can build a house at 1087 East Lawn Avenue. It is the old Evilsizor lot before you get to Dellinger Road. Under normal circumstances you have a principal structure and then an accessory structure. In this circumstance, Mr. Arms wants to do an accessory structure first. This has happened before, but it is not something that I can grant permission for. So just to have everyone aware of what is going on, Mr. Arms is here. In the past it has just been a decision of the trustees, so Mr. Arms is here to bring everyone up to date on his request.

Mr. Stinson – Only Believe Ministries owns that property now.

Mr. Arms – I am going to buy it if I can build on it. (see attached map provided by Mr. Arms)

Mr. Wright – you told me that. I drove out past your home on Bair Road and what you have is a nice looking building there.

Mr. Arms – I plan on doing something smaller but very similar to what I currently have.

Mr. Koerner – once you build this barn, how long until you build a house?

Mr. Arms – they won't let me put a septic system there, so it will depend on when I can get water out there. There is 19 acres out there that is being developed, and I hope to tie in to the water there.

Mr. Koerner – One, is this contingent on you, because right now, you don't own it.

Mr. Arms – I will buy it tomorrow if I am allowed to build on it. If I can't get it done then I won't buy it. If I can't use it, I won't buy it.

Mr. Arms – I understand they are moving the city limits out to cover that lot and the 19 acres. The reason I can't go forward now is because the health department won't give me a septic system. They have a law that says you can't build where the land was disturbed. I am going to meet with Evilsizor tomorrow to find out what the extent is.

A few years ago, he had a junk yard there and the city shut him down. But I don't believe there is anything wrong with that ground. I am going to pursue getting a septic system on it the day that it belongs to me. Think about that law. Farm ground is disturbed every Spring.

Mr. McCain – the EPA came in on him. I believe it was excavated, not disturbed.

Mr. Arms – the city put the EPA on him.

Mr. McCain – far as I know the top of the ground was excavated, was all.

Mr. Arms – I am just telling you everything that I know about it from the Health District. And that was what they called it, disturbed ground. Tomorrow I will find out from Mr. Evilsizor what was disturbed about it. They said there is no place on the lot fit for a septic system based on a probe they did.

Mr. Wright – so let me ask this, if you go through and we approve it, and you can't get permission from the Health Department, then what are you going to do then?

Mr. Arms – I would have to wait.

Mr. Koerner – That puts the township in a bad situation. The only ones I know have had a time limit of 6 or 12 months to put up the house after the barn goes up.

Mr. Arms – I did the same thing at my house now. My hobby is old cars, and when I sell out on Bair Road, I am going to bring my old cars in to this barn. I also sold all three of those houses I have on Court Street, so I won't be able to work out of there.

Dan Wright (WD Excavating) – we do a lot in the septic system business. As long as you have a soil scientist say that the soil is good for a septic system, the health department can't turn you down. How big is your lot?

Mr. Arms – 1.3 acres.

Dan Wright – let me check. That is a small lot.

Trustee Wright – do you think you can help Mr. Arms get a sewer?

Dan Wright – he will be able to get a soil scientist out there who says it is good.

Mr. McCain – they are not going to run a sanitary past that man hole down there.

Dan Wright – there are plenty of soil scientists, and there is no reason why it wouldn't pass. If he gets a soil scientist out there, then that would be what you needed to see. In Union County, they require a soil scientist. In 2015 they changed their rules and now a lot of unbuildable lots are buildable. And if you have a soil scientist in there, then the county can't fight it. Craig Kauffman does a bunch of them around here, but it is opinion based. Once he gets an opinion, then he is good to go.

Mr. Arms – how do we find out what this plan is for the 19 acres? In conversation, that is in the immediate future. I don't know who owns that.

Mr. Koerner – I know him pretty well. I would be doubtful that he is involved with a developer at this point, and I would have thought that he would have said something to me if that was in his plans.

Mr. Arms – The Health Dept indicated they were pretty deep in it.

Mr. Koerner – we are talking about the 19 acres and not the land on Children's Home Road.

Mr. Stinson – George Licklider is the owner of that 19 acres.

Mr. McCain – they have been talking about bringing the sewer down Dellinger Road and tying that in. There is one that is 23 feet deep off of Julia Street.

Mr. Koerner – getting back to Mr. Arms. My question still is that it is not in his name. I think you are a pretty good man, but I don't know how we can approve that on an "if" basis.

Mr. Arms – I can't build the house until they tell me that I can. But I can tell you that it will be as soon as they turn it loose to me. That is why I am giving you the information that I got from the Health Department. And the lots on Children's Home of Troy Thomas', I don't know what the plan in there.

Mr. Koerner – it can't be that expensive of a lot, and it doesn't matter, because it still belongs to Only Believe Ministries.

Mr. Stinson – Clyde Miller owns around that on the North Side. That is 9 acres.

Mr. Koerner – do you have an opinion on this Blair?

Mr. Stinson – I will echo what Roger says, you are a good man, your place looks great.

Mr. Arms – well I will keep it mowed and cleaned up. That is my intention.

Mr. Wright – that is a catch 22 there. I am going to say Art if you can get it bought, then come back and we will approve it.

Mr. Stinson – we would like to see you put not only a barn on it but a house too.

Mr. Koerner – I think it would be unanimous, if you own it, then it would be approved.

Mr. Arms – ok thank you.

Mr. Stinson – Thank you for sharing all of this with us.

Mr. Arms – my honest opinion is that there is nothing wrong with it. They are hiding something and the hiding is the fight with Evilsizor. I've talked to Evilsizor's wife. I haven't talked to Evilsizor.

Dan Wright – WD Excavating:

Trustee Wright - WD Excavating is here to speak about the tree cleanup along the east side of Middle Urbana Road from County Line Rd. north to Knight Road, and clean up the township right of way on East Dallas Road from Middle Urbana Road to U.S. Route 68 on the South side of East Dallas Road. (estimate attached)

Fiscal Officer – if we wait until after April 1, 2022, then we can use ARP funding for this project.

Mr. Koerner moved to hire WD Excavating, seconded by Mr. Stinson, to approve WD Excavating in the amount of \$6,750.00 for the project after April 1, 2022.

Roll call was as follows: Mr. Koerner, yes; Mr. Stinson, yes; Mr. Wright abstained.

Dan Wright – our number one goal is to be called back and to ensure safety. We will have three workers out there and we appreciate you willing to shut the road down. As far as the homeowners and landowners, how are we going to handle that?

Mr. Wright – there is really only one that we are worried about, who has the property on Dallas Road. As long as you don't go and destroy her fence line, then we should be ok. But Roger and Blair both know her very well.

Fiscal Officer – I can send a letter if you make a list of the property owners.

Mr. Stinson – I think notification is what we should do.

Dan Wright – Is a week notice enough for you guys?

Mr. McCain – yes, that will be fine.

Mr. Wright – I don't want to do anything to antagonize Ardell, but I think that we should fix her ditch line and install a mail box for her. Two years ago we had McKeevers come in there and now there is no way for Ardell to access her mail box.

Mr. McCain – we can get ahold of Bo Ward and have him look and see what it is going to take to take care of that.

Trustees

Trustee Wright – we have trash pick up to think about. Richard has help starting tomorrow. Blair talked about getting the schools involved. It is however you guys want to do that. I will go to the school and ask if any of the kids want to do that.

Mr. Koerner – you are talking about Urbana?

Mr. Stinson – I think that Graham would come as well. I will check to see if they can and if so when they can.

Mr. Wright – one other thing for us to consider is this couple of cemeteries in the township that have been mowed by neighbors in the past. I don't think we should expect them to mow just because they live next to the cemetery.

Mr. Koerner – are you talking about Three Mile Road and Prairie?

Mr. McCain – That guy has cut a bunch of things out of there. But if they are in the township then we are supposed to mow.

Mr. Ward – there was a church there on Three Mile and it burned down and left the cemetery.

Mr. Wright – I didn't know that, but let's just plan on mowing that.

Mr. Wright – Sandi I need to ask you about the purchase order for the gator?

Fiscal Officer – There is one ready for signatures tonight.

Mr. Wright – It is our turn to supply the food for the township meeting on May 25th at 6:00 P.M. at the Champaign County Community Center. We have a meeting on March 2nd there with the Health Department at 6:00 P.M.

Mr. Stinson – What does that mean?

Mr. McCain – It means we hire a caterer.

Mr. Stinson – Roger said that we need to stay in the township and I agree.

Fiscal Officer – I will reach out to Susan Helterbrand to see how many we need to plan for so that we can check with caterers.

Employees

Mr. McCain

Just been plowing and gritting. I want to thank Jimmie, Blair, you and Roger for all of your help. I am going to run that truck down to R&L Hydraulics tomorrow to see if they can fix it.

Mr. Wright – do you want to talk about Henderson?

Mr. McCain – I didn't call. If we wait a week then we may be able to get that guy to come and do it. If we take it there and leave it, then it may be up there for 3 months.

Jim Ward, Zoning Inspector

It has been a lot of phone calls. A lot of people are asking about zoning permits. I issued a new permit for a new house and a new barn, besides Mr. Arms that was here tonight. There hasn't been a lot walking in, but there has been a lot of inquiries.

Lattimer's are doing a new home and barn on one of the lots from Troy Thomas. He will be in when he gets the prints from the architect.

I think I mentioned about the memorial people in Springfield that had the 12 employees who died of COVID? They sent a footer request and the money was not correct. It was too much. I need to get ahold of them and let them know and get them on the right track.

Trustee Stinson – I spoke to Sean Tullis about being on the Urbana Township Zoning Commission for a 5 year appointment. Mr. Koerner moved, seconded by Mr. Stinson to appoint Sean Tullis to the Zoning Commission. Roll call was as follows: Mr. Wright, yes; Mr. Koerner, yes; Mr. Stinson, yes.

Robert Hutchinson (937)207-0925 stopped me when I was plowing on Briarwood and asked for the opportunity to bid on tree and stump removal.

Mr. Koerner – I think that is a good idea.

The locksmith, Kenny called me and said he cannot get the parts for the door. He referred me to Bakers to get the job done. He also said that we don't need a crash bar in there.

Fiscal Officer

Notice was placed in the Urbana Daily Citizen that the Annual Financial Report for the township is complete.

The Final Rule for the American Rescue Plan funds goes into effect on April 1, 2022 with the first report due on April 30, 2022. I have a sample resolution that we will need to pass in April to declare all of the ARP funds as revenue loss.

TSC has been notified that Mr. Terry would no longer be making purchases on the TSC cards and that the three trustees and Mr. McCain and Mr. Ward should be added for purchases.

When available, the fiscal officer will order the OTA training that took place a couple of weeks ago. The cost is \$100.00. All of the sessions will be available. Trustee Stinson will have the first opportunity to view them when they come in.

The fiscal officer stated that she has not been able to cancel the flip phone of former Trustee Terry with Verizon. The fiscal officer's name and the township name are on the bill, but after visiting two Verizon stores and making a phone call to Verizon, the fiscal officer learned that the phone is in former fiscal officer Ruth Rooney's name and is tied to her personal social security number. The fiscal officer expressed a desire to move to a reimbursement policy, but either way the fiscal officer needs to reach out to Ruth and have her cancel the account. Canceling the account will mean we may have to get a new phone number for the zoning inspector. Which is why the reimbursement policy may be something to move to.

Mr. Ward expressed displeasure over the phone issue. Mr. Ward took out his personal cell phone and the township cell phone and began to yell at the fiscal officer. When questioned about why he was yelling, Mr. Ward indicated that he finds that when you yell, people tend to listen. Mr. Ward indicated that he wasn't going to be accused of using the phone for his personal business. Mr. Ward voice was raised and he used profanity.

The Fiscal Officer told Mr. Ward that she was just telling him that the line needs to be canceled and he may not be able to keep the current number.

Mr. Stinson indicated that no one was questioning Mr. Ward's integrity. Mr. Ward informed Trustee Stinson that he was new here.

Trustee Wright informed Mr. Ward that no one here had done anything to him. Mr. Ward agreed that they had not.

The fiscal officer indicated she would contact Ruth Rooney and request she cancel the Verizon account.

The following bills were presented for payment:

Check No.	Date	Payee	Total Amount
	02/07/2022	US Treasury	\$1,342.06
	02/07/2022	BWC State Insurance Fund	\$84.46
19553	02/07/2022	Lantz Sales	\$31.50
19554	02/07/2022	Boldman Printing	\$156.50
19555	02/07/2022	Williams Hardware	\$14.34
19556	02/07/2022	Pioneer	\$149.81
19557	02/07/2022	CT Communications	\$138.30
19558	02/07/2022	ADT Security	\$67.61
19559	02/07/2022	Walmart Community	\$36.20
19560	02/07/2022	Joe Rees Welding	\$60.00
19561	02/07/2022	Verizon Wireless	\$57.46



Champaign County Ohio
Karen T. Bailey, Auditor - Stephen McCall P.E., P.S.,
Engineer



100ft

2021-09-28

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19562	02/07/2022	Roberts Refuse	\$72.75
Total			\$2,210.99

Mr. Stinson moved, seconded by Mr. Koerner that the bills were approved. Roll call was as follows: Mr. Koerner, yes, Mr. Wright, yes, Mr. Stinson, yes.

Executive Session

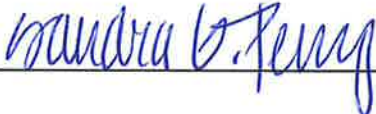
Mr. Stinson moved, seconded by Mr. Koerner that the Board move into Executive Session to discuss employee matters, specifically Zoning Inspector Ward and his outburst at the meeting, and other complaints about Mr. Ward's treatment of Vernon Funeral Home staff. Roll call was as follows: Mr. Wright; yes, Mr. Koerner, yes; Mr. Stinson, yes.

At the conclusion of the discussion at 9:30 P.M., Mr. Stinson moved that Executive Session be adjourned, seconded by Mr. Wright. Roll call was as follows: Mr. Wright; yes, Mr. Koerner, yes; Mr. Stinson, yes.

Upon termination of Executive Session, Mr. Wright moved, seconded by Mr. Koerner, to terminate the employment of Zoning Inspector James Ward. Roll call was as follows: Mr. Wright, yes; Mr. Koerner, yes; Mr. Stinson, abstained.

Being no further business, Mr. Koerner moved to adjourn the meeting seconded by Mr. Stinson.


_____ Trustee Paul Wright, President


_____ Sandi Perry, Fiscal Officer