

**Minutes of the Urbana Board of Trustees Meeting
held Monday, July 03, 2023**

The Board of Urbana Township Trustees met on this date with Trustee Paul Wright, Trustee Roger Koerner, and Trustee Blair Stinson present. The minutes of the June 19, 2023 meeting were reviewed and accepted as presented. The Financial Status Reports were reviewed and accepted as presented.

Guests

Jane Napier, Asst. Prosecutor
Daniel Evilsizor
Matt Harrigan
Ken Erwin
Linda Erwin
Becky Smith
Bob Smith
Patricia Fitz Randolph

Debra Wright
William Oder
Joe Jackson
Joyce Jackson
Joanne Woodburn
John Woodburn
Summer Woodburn

Trustee Wright – I want to welcome everyone here tonight. We are going to start with the pledge.

Trustee Wright – The first thing will be the tax budget. Is there anyone here to speak about the tax budget. (no response from guests) Ok, have you had the chance to review the tax budget? I believe this is just an estimate of what our budget will be for next year.

Trustee Koerner – I move that we accept the tax budget for filing.

Mr. Stinson – I second that.

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

Ms. Perry – I will get that filed with the Auditor.

Mr. Stinson –

I move that we end the tax budget meeting and move on to the regular meeting.

Mr. Koerner – I second that. Roll call was as follows: Mr. Wright – yes; Mr. Koerner – yes; Mr. Stinson – yes.

Mr. Wright – Ok, so we are going to get right in for what everyone is here for. Jane, do you want to lead?

Ms. Napier – this is a hearing today regarding the hearing requested by Daniel Evilsizor on the property at Rooney drive. The trustees have passed a resolution that the property is a nuisance property, and Mr. Evilsizor is here. Mr. Evilsizor is your attorney coming?

Mr. Evilsizor – not at this stage.

Ms. Napier – then I will need to swear you in for your testimony.

Mr. Evilsizor - That's my sworn statement. (see attached)

Ms. Napier - So this is to be your sworn testimony?

Mr. Evilsizor – that is my sworn testimony.

Ms. Napier - we will mark it as Exhibit 1.

Do you have anyone else that you want to take testimony from?

Mr. Evilsizor - No I was unable to subpoena the 3 triers of fact. That is my sworn statement.

Ms. Napier – Is there anyone else here to speak about the Rooney Drive property. If so I will need to swear each of you in as well. (continued swearing in of those who wanted to testify)

Robert Smith – we are with the Rooney Drive committee a lot of people are here from Rooney Drive. We are wondering what Mr. Evilsizor's intent is regarding the fire truck. We try to keep the neighborhood real nice. We don't want any more stuff brought in. He has mowed this past weekend but the fire truck and trailer are still there.

Ms. Napier – when was the property mowed?

Mr. Smith – this weekend, Saturday.

Ms. Napier – ok so you believe it was July 1st ?

Mr. Smith – isn't that right Danny? July 1st?

Mr. Evilsizor - You are the one testifying.

Mr. Smith – we just want the property to be taken care of. That fire truck has been there a couple of years.

Patricia Fitz Randolph – it's been here like 11 years.

We have tried before to get him to remove it. Back a couple of years ago a tow truck came and they said they had to have the Sheriff's approval to remove it.

Then he came down to start it and smoke came out of it. So I don't know if the engine is blown or what.

Ms. Napier – when did Mr. Evilsizor attempt to start it.

Ms. Fitz Randolph - Maybe a couple years ago give or take.

Ms. Napier - Since that time have you seen it run or move off the property.

Ms. Fitz Randolph – No, and I would hear it.

Ms. Napier - Anything else?

Mr. Smith – the other thing, the trailer.

There is a trailer there. About a year and a half ago he brought it with steel on it and its just been sitting there. For a long time the grass grew up around the firetruck and it wasn't maintained. So I was having raccoons and groundhogs coming up to my property.

There's a bomb shelter there. I think the are living in that.

Ms. Napier - How close to the property do you live?

Mr. Smith - 100-200 feet.

Ms. Napier - Address?

Mr. Smith - 214 Campground Road. Matter of fact the house I live in he grew up in.

Ms. Napier – Anything else?

Mr. Smith - I would just like the property to be taken care of. I have another thing but I am not going to say.

Linda Erwin – I live at 250 Campground Road and Rooney Drive.

The township has copies of all the legal documentation that we presented a couple of years back (see attached). Back in 1988, Darrel Heckman made a judgment entry and stated that our property (its called mingo flat), it told the things that we are supposed to be able to have on our property. Dogs and cats. Not for bees. Not for having a junkyard started.

Ms. Napier – I looked at those documents, and it looks like those are deed restrictions. So it is kind of a separate process than zoning. So he may be subject to deed restrictions in addition to the zoning.

Ms. Erwin - Back in 2020 Mr. Evilsizor received from the zoning committee that he needs to remove those items and I don't understand why it wasn't enforced. We are trying to keep our property values up. Having all of that stuff doesn't help.

Mr. Smith – one other thing, I had my property reappraised and the appraiser said because of the property behind me, my house appraised for less than I paid for it. And I am paying higher property taxes for what? My house is lower value because of what's behind me.

Ms. Napier – anyone else other than that unless Mr. Evilsizor would like to respond?

Mr. Evilsizor – You have my testimony.

Ms. Napier – so we have exhibit A for you so we will admit it.

Mr. Woodburn – I would like to ask about the process. What's next?

Ms. Napier – So you had asked about the process.

We had 3 properties that had nuisances and the Rooney Drive property is one of them. This gives them the right to be heard if they respond in a certain period of time. It was to be last meeting but Mr. Evilsizor indicated that he misunderstood so we continued the hearing to today.

You basically have two options. You can object or you can want additional time to clean up. I think we have had both in these instances here. After the hearing, then the board makes their decision within 21 days, and then there is another time frame for the cleanup.

If you have to tear down a house then that is another thing.

Mr. Woodburn – can I ask a question about the 21 days? Can we read his response?

Mr. Woodburn - As they read this do they have anytime to respond.

Ms. Napier – I think at the next meeting they will be making the decision.

Mr. Woodburn - No further input?

Ms. Napier – no, this is the time to be heard.

Mr. Stinson – not until we get to read it.

Mr. Woodburn – I am just a neighbor. I want to know when they read it.

Mr. Tullis – after they read it, will they have time to respond? (copies provided)

Ms. Napier – lets go off the record for Mr. Evilsizor and go on for Mr. Jackson.

Mr. Jackson – I am preparing my stuff you can go by and see what I have done, but this isn't the time. I do have a new issue.

Ms. Napier – we will do that later.

Ok. On the Schlabach property, even though Mr. Schlabach died in 2018, someone has paid the taxes up until second half in 2022. Unfortunately, I got the email reminder from Sandi on Sunday and the probate court is not open today.

Speaker (believe to be Mrs. Erwin) - I have a question. If there can be no businesses on that property how can there be an LLC?

Ms. Napier – We will go back on the record for the Rooney Drive property. That is the owner. Uber Apiaries LLC is the owner. As long as they use it for residential, anyone can own it.

Speaker (believe to be Mrs. Erwin) - But they aren't using it for that.

Ms. Napier – well a farm can be under a corporation. It's basically the use not the ownership.

Speaker (believe to be Mrs. Erwin) - But if he operates a business, it's not residential.

Mr. Tullis – ok so I am the Zoning Inspector, and that area is residential. There are things that can be done on those zoned properties. Residential District (add what sean read)

For a conditional use, the process is pay \$300, fill out some papers, and then the committee will decide if that property can be used for conditional use. So those are the uses that can be done.

Mr. Stinson - in that process, both sides would get to present to the Board of Zoning Appeals.

Speaker (believe to be Mr. Smith) - I got a niece and nephew and don't you have to register with the State of Ohio when you have bees?

Mrs. Erwin – And the vehicles that are there, don't they have to be registered? Can you check on that?

Mr. Tullis – Yes, but I can't see behind those vehicles to see if they are. And there is a no trespassing sign up.

Ms. Erwin - if you want to see the license plate you can see them from my property.

Ms. Napier – No, if that were true every drug dealer in the county would do that. It is our understanding that the sign is a recent addition based on the paperwork on the firetruck. We are going to deal with the motor vehicles that are there for now.

Also I don't know if I said that my name is Jane Napier, and I am an Assistant Prosecutor with the Prosecutor's Office.

So, has everybody had a chance who would like to make a statement on Exhibit 1?

Mr. Woodburn – he said he wanted to use the truck, but how can they use the fire truck if it's not running?

Speaker - You would have to ask him if he has it running.

Ms. Erwin – I would know it.

Ms. Napier – have you received a request for a building permit. In the event that he is going to begin building on that property, you haven't received anything.

Mr. Tullis – No.

Ms. Napier – have you looked at the property?

Mr. Tullis – I drove by today.

Ms. Napier – is there heavy tarping?

Mr. Tullis - I didn't notice.

Ms. Napier - A tag? Is there a tag on the truck?

Mr. Tullis – I can go tomorrow, no, on Wednesday and check.

Ms. Napier – you are asking a lot of questions, rather than testimony. We really need to keep it there. You are the neighbors, but going forward I need to limit your testimony of personal knowledge of what's on the property.

Mr. Erwin – I would like to make a proposal to Mr. Evilsizor.

Ms. Napier – you can want to do that off the record.

Ms. Napier – Mr. Evilsizor, do you have any other responses?

Mr. Evilsizor – I do not.

Ms. Napier – I think that is the conclusion of the hearing then. We will come back within the 21 day period. Thank you all. Thank you for the documents.

Mr. Evilsizor – I would like a copy of those documents. (Copies provided)

Mr. Wright - so we are going to move on with other business.

Ms. Napier - the hearing is concluded and the determination will be in the next 3 weeks.

Mr. Wright – you are free to stay for rest of meeting or free to go. Up to you guys.

Mr. Stinson – can I address Mr. Jackson. I'm Blair Stinson, and I go by your place. You've done a great job of getting that started. That's all we ask for everyone to do.

Mr. Jackson – I appreciate that.

Mr. Stinson – I appreciate all that you have done. We are going to address one of your issues here in the meeting.

Mr. Jackson – ok.

Mr. Wright – moving on, Richard do you have anything for us?

Richard McCain, Road Supervisor

Mr. McCain – No.

Mr. Wright – ok then, Sean?

Sean Tullis, Zoning Inspector

See attached.

Mr. Tullis – I am also still working on cemetery software.

Mr. Wright – did I understand there is a second one?

Mr. Tullis – Yes. It is supposed to be better but I think there is a monthly fee and I don't think we do enough business for a monthly fee. The one we viewed on zoom is an older software.

Mr. Wright – ok is there any old business?

Mr. Stinson – first of all we were talking about the house that vacant on South Avenue in Sunset Edition. We were trying to see about forcing a foreclosure.

Mr. Jackson – it's 1230, not 230.

Mr. Stinson – ok I am looking at the Auditor website.

Ms. Napier – who owns that?

Ms. Joyce Jackson - Robert and Juanita Dunlavy.

Ms. Napier – Forcing a foreclosure is a little bit of a miss-statement. The Trustees can't force the foreclosure. Usually what happens when people die, or abandon the property, usually the delinquent taxes will cause the Treasurer to request a foreclosure for the taxes.

Mr. Stinson - I would like to formally request that she look into doing that.

Ms. Napier – we kind of work at the pleasure of the Treasurer, but she has kind of been good these past couple of years, because these past couple of years everybody has been good with getting the money back. In the past we have had properties sell for \$50 at Auditor sale. I think she has been pretty good at it, it may just be that the property is lower in value.

Usually, if it gets to be \$4,000 or \$5,000, then she will take it. I called her about the other one, Schlabach, but she said he died in 2017 but another Kenneth Schlabach has been paying, but didn't pay second half of 2022.

I know Sandi asked me to look about an estate. On East Dallas?

Mr. Tullis – 837 East Dallas.

Ms. Napier – so, it may be something that we say hey maybe get a payment plan because you don't want to lose your house in foreclosure.

Mr. Stinson– are the Dunlavy's still alive?

Mr. Jackson – no that house has been sitting there for years. The city is across the street.

Ms. Napier – I am thinking it is just north and east of 55.

Mr. Stinson – it is right across from the state highway building. And like I said that property needs foreclosed on so it can be sold and a new owner can take care of it.

Ms. Napier – I will check on it to see.

Mr. Jackson – we have animals in and out of it daily. If they aren't willing to do something with it I was willing to take it on and do it.

Ms. Napier – as a neighbor I understand you want to buy it. But you are wanting to buy it from someone deceased and there isn't an estate. What usually gets it from an estate is a Medicaid lien. Sheriff's sale is taxes and costs. Auditor sale, the liens go away and it can sell for \$50.

Mrs. Jackson – that house has the same stuff in there for 20 years. It's a danger. Can't something be done about that?

Ms. Napier – all the health dept does is that they want to make sure no one lives there.

Mrs. Jackson – Well there are coons living there, I can't leave my garage door open because I am afraid for my dog.

Ms. Napier– usually if there is a neighborhood issue they might come in. The foreclosure at least gets the property moving back into productivity, whether it be a neighbor or something.

Mrs. Jackson – I would be willing to pay to have it cleaned up because it is a mess.

Ms. Napier – check back with us, because I am needing to do a little information gathering to see where it stands.

Mrs. Jackson - I am sure you wouldn't want to live by it.

Mr. Stinson – No. We are looking into it.

Mr. Jackson – I think it's a safety issue. If it's a nuisance like my place, I understand it, but this is a safety issue.

Mrs. Jackson – I even mow part of the grass over there so I can see when I back out of my driveway. I'm 80 some years old.

Ms. Napier – check back with us and I will come and give a report on it.

Mrs. Jackson – I talked to Robin Edwards one time, and she didn't want to do it.

Mr. Jackson – it either falls here or with the tax dept. I still say there is an obligation for her to do something about it.

Mr. Stinson – we agree about that.

The Trustees meet the first and third Monday of the month at 5. Except this month. The next meeting is July 14th at noon. And you can call me.

Mr. Stinson – In other old business. 3515 Singing Way – I went up and mowed that. Also mowed 837 East Dallas. Same thing up in Tecumseh Woods. I got greeted by the neighbors. I came up and mowed the property. Took 2.25 hours, 2.75 on East Dallas. I understand that everybody is upset.

Ms. Napier – why is the Singing Way property abandoned?

Mr. Koerner – moved out.

Mr. Stinson – before HUD mowed it but they have abandoned it. I had 4 different neighbors that had me.

Ms. Napier – that seems strange because HUD will take the lead on it.

Mr. Tullis – the roof leaks, the drywall ceiling is coming down. I got called about it when I first started and I went out and at that point the yard was being maintained. But the home is going downhill.

Mr. Stinson – anyway they have both been mowed. Which leaves me to another. Roy Preston 3563 Singing Way. A two hour mowing job turned into a 4 hour conference. He has water running down the hill and he has video that is shocking.

Mr. McCain – ever since I have been here it has done that.

Mr. Wright – it runs down off a hill from across Singing Wind Way across his driveway and makes a beeline for his garage door and his garage door can't hold it.

Mr. McCain – whoever built that house built a house in a hole. Right there at Dusthimers there is a catch basin there, but it runs the whole width of the road .

Mr. Stinson – they thought maybe just change the crown of the road a bit.

Mr. Koerner – I don't think that is true. The problem with John Dusthimer and his location is location. When you get a lot of rain it has to go somewhere. Number one, if he would keep it cleaned out that would help. I stopped there and it was stuffed up in one end. You gotta do something to help yourself.

Mr. Stinson – He wanted to know about cutting the driveway and putting a drain in.

Mr. Koerner - the vacant unbillable lot next to him is probably not doing anything to help him.

Mr. Stinson – its all of the trees coming up and the debris getting caught.

Mr. Koerner – it could be.

Mr. Stinson – I just said I was going to bring it up. There is a lot of fill going in there. Swanks

Ms. Napier– if Swank is causing the issue here, it's probably a private issue.

Mr. Stinson – well that's clean fill.

Mr. Koerner – asphalt is not considered clean fill.

Mr. Stinson – yes it is.

Mr. Tullis – I checked and it is.

Mr. Stinson – if he is doing something that is pouring water onto his neighbor, that is a private thing between the two of them.

But like everyone else they just want things to be cleaned up a little bit.

Ms. Napier – not sure why he bought that.

Mr. Stinson – well he is hoping to get it built up enough to put a house there.

Ms. Napier – if I can go back to VanDyke, there is a foreclosure filed November of 22, and as of June 7th they received a judgment in foreclosure. So they will go forward with an order of sale in the next couple of months. So that one is in the process.

Mr. Stinson – so is it legal for me to go onto that property to mow?

Ms. Napier – you can just post it. It's the 505 type of letter and you can post it for mowing and then put it on the taxes.

Mr. Stinson – I just wanted the neighbors to be happy. Same with when I went to Rooney Drive to mow.

Mr. Evilsizor – that is an inaccurate statement.

Ms. Napier– you do not have the right to speak at this part of the meeting.

Mr. Evilsizor – I do.

Ms. Napier – you do not. You were given the opportunity to speak. One of us is a lawyer, the other is not.

Mr. Stinson – I am just trying to be a good neighbor.

Ms. Napier – as I said, code enforcement, law enforcement can go onto the property.

Mr. Tullis – that is good to know.

Mr. Stinson – so on the Schlabach or Singing Way, Sean can go on the property?

Ms. Napier – yes, like with law enforcement. They can come on to your property and knock on your door, they don't need a warrant to do that.

Mr. Stinson – that is all I have on old business.

Mr. Wright – we will move on to new business.

Mr. Koerner – I am good.

Mr. Stinson – me too.

Mr. Wright – only new business I wanted to bring up is the Cintas shop cloths and uniforms. The shop cloths are not good for vehicles. Richard found these disposable ones. Richard you had a price?

Mr. McCain – 3 cases for close to \$200. From that place Sandi contacted.

Mr. Wright – they are a disposable towel from Cleveland Cotton. I want to recommend that we purchase those for the shop.

Ms. Perry – ok.

Mr. Wright - The only other thing I have is that our next meeting is July 14th at 12:00 P.M.

Fiscal Officer

The following bills were presented for payment:

Check No.	Date	Payee	Total Amount
	07/03/2023	BWC	\$88.72
20096	07/03/2023	Marathon	\$12,679.64
20097	07/03/2023	Cintas	\$104.68
20098	07/03/2023	Roberts Refuse	\$50.00
20099	07/03/2023	Civitas Media	\$63.55

20100	07/03/2023	Lantz Sales	\$113.76
Total			\$13,100.35

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

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

Paul Wright Trustee Paul Wright, President

Sandi Perry Sandi Perry, Fiscal Officer

EJH. 1

TO THE BOARD OF URBANA TOWNSHIP TRUSTEES: July 3, 2023

Now comes, Daniel Evilsizor, after being placed under Oath of Solemn Affirmation hereby states as follows:

I am an authorized representative of Uber Apiaries, LLC and have personal first-hand knowledge and opinion of the following facts:

- 1) Uber Apiaries, LLC was formed in Ohio on or about June 2, 2015.
(copy #1 attached)
- 2) Uber Apiaries, LLC has a designated Appointment and Acceptance of Appointment of Agent, Philippians 4:13 Investments, LLC which has remained the same at all times since inception and approval by Ohio Secretary of State.(copy # 1 attached)
- 3) To date, No Legal Notice, Processor Demand has been made upon the Statutory Agent of Uber Apiaries, LLC.
- 4) Wikipedia defines apiary as:
*"An **apiary** (also known as a **bee yard**) is a location where **beehives** of **honey bees** are kept. Apiaries come in many sizes and can be rural or urban depending on the honey production operation. Furthermore, an apiary may refer to a hobbyist's hives or those used for commercial or educational usage. It can also be a wall-less, roofed structure, similar to a **gazebo** which houses hives, or an enclosed structure with an opening that directs the flight path of the bees."*
- 5) On or about early 2015, retired beekeeper, James W. Veatch got out of the beekeeping business and sold all of his equipment, supplies, swarm catching tools, gadgets, self-designed and manufactured befeeders along with nearly a thousand beehives, which were all acquired by Uber Apiaries, LLC.
- 6) On or about September 2015, Uber Apiaries, LLC acquired two parcels of land, on Rooney Drive, known as Parcels K41-11-11-22-12-010-00 and K41-11-11-22-12-009-00. These Parcels were sold at Public Auction, as I understand, due to a lien that Urbana Township

Board of Trustees placed upon the parcels and caused to be sold. At that auction, in the presence of the same big asst Prosecutor Ms. Nappie, who witnessed the sale, and actually prepared the deeds to Uber Apiaries, LLC. There were no diclosures of any restriction(s) upon the Parcels at the Auction.

- 7) The Urbana Township Board of Trustees chose not to attend, witness, or participate in the auction.
- 8) Within an extremely short time a member of the Urbana Board of Township Trustees, personally visited me at my residence and expressed the Board's displeasure of the sale price of these Parcels, and further requested that Uber Apiaries, LLC sell them back to the Urbana Township Board of Trustees, which request was denied.
- 9) This denial began the start of much arbitrary, obtrusive, vindictiveness, and harassment, instituted and/or instigated by the Urbana Township Board of Trustees, their agents, representatives, friends or cohorts.
- 10) There were several No Trespassing Signs promptly placed upon these Rooney Drive properties, and which have continuously remained.
- 11) It was shockingly and disgracefully disclosed at the last Urbana Township Board of Trustee meeting, on or about June 19, 2023, by Trustee Stinson, that the Board did purposely, intentionally authorize and actually intruded and perpetrated TRESSPASS (at least on two separate occasions) upon these Rooney Drive parcels of Uber Apiaries, LLC. These were all done without Due Process or prior advance Notice or warning to the property owner.
- 12) Being in receipt of letter from the Board of Urbana Township Trustees (Copy #2 attached) , RE: "Firetruck located on the property at 189 Rooney Drive...." This letter, even though false, addressed to Uber Apiaries, LLC., should not have been sent to: Joseph Jackson, Donna Dunham, James Hess, or Oral K. Blosser.
- 13) There is no "firetruck" located upon that property.
- 14) There is a fully operational self-propelled crane/ladder truck upon that property. It Contains a 100 foot boom, jib, counterweights, auxiliary hoist with cable, Fully functional outriggers, and pertinent rigging.
- 15) This ladder truck, in addition to being a collector's vehicle,

Commented [DE1]:

- a. Has NOT been left on private property for forty-eight hours or longer without the permission of the person having right to the possession of the property.... (4513.63(A))
 - b. Is NOT extensively damaged, such damage including ... any of the following: missing wheels, tires, motor or transmission; (4513.63 (C))
 - c. IS FULL OPERABLE. (4513.63 (D))
 - d. Has a fair market value in excess of FOUR THOUSAND DOLLARS. (4513.63 (E))
- 16) This ladder truck **DOES NOT** meet "**ALL**" of the **REQUISITE** criteria stated in **ORC 505.173, specifically Section (C) , Section (E), (E)(2), (E)(3).**
- 17) This ladder truck is purposed for safely retrieving highly elevated swarms of bees from, typically inaccessible tall trees, buildings, structures, etc. It is further equipped with electrical power to safely and efficiently operate the electric vacuum swarm extraction equipment, even at the 100 foot elevation point. The collection of bee swarms saves substantial expense of having to buy bees for the new hives.
- 18) In pertinent part, ORC 4513.65 states:
" ... No political subdivision shall prevent a person from storing or keeping, or restrict a person in the method of storing or keeping, any collector's vehicle on private property with the permission of the person having the right to the possession of the property, except that a political subdivision may require such person having such permission to conceal....vehicle stored in the open."
- 19) As an FYI, UBER APIARIES, LLC. has just recently entered into a viable purchase agreement, with substantial good-faith money received, for the Rooney Drive property. Purchaser, with minor contingency factors plans to construct a residence upon the property and is expected to consummate the purchase agreement on or before September 15, 2023, and begin construction promptly upon receiving the requisite consents.
- 20) This will also necessitate Uber Apiaries to relocate the ladder truck. In the interim, Uber Apiaries has purchased heavy duty Tarping to temporarily conceal the ladder truck. It has already been

purchased from Amazon, however, delivery has been delayed, supposedly until this evening. (copy #3 attached).

- 21) I further strongly urge the Board of Township Trustees and their agents, representatives, purported legal advisor(s), etc. to NOT INTERFERE with the pending sale of the Rooney Drive property, or you risk doing so at your own peril, as you most likely will not have enough insurance, if having coverage at all for such intentional, malicious interference.
- 22) Unfortunately, at this informal purported, informal, hearing, being without the ability to confront the accuser's, also under oath, nor to be able to subpoena other pertinent witnesses, if necessary, it may then be necessary and appropriate to move on to pertinent legal venue(s).
- 23) I unintentionally forgot to previously mention that Jeff Wooten, Wooten Automotive can confirm the operability and functionality of this ladder truck, as well as Ms. Avery Anderson, directly across the street at 188 Rooney Drive.

WHEREAS, On this 3rd day of July, 2023, did Daniel Evilsizor, who is known to me, personally appeared and under Oath of Solemn Affirmation, personally affixed his signature in my presence.

Daniel Evilsizor

Daniel Evilsizor

Carla A. Brown

NOTARY PUBLIC



CARLA A. BROWN
Notary Public, State of Ohio
My Commission Expires 7-11-2023



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
06/10/2015	201515306478	DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG (LCP)	125.00	0.00	0.00	0.00	0.00

Receipt

This is not a bill. Please do not remit payment.

PSC
P.O. BOX 38113
URBANA, OH 43078-8113

**STATE OF OHIO
CERTIFICATE**

**Ohio Secretary of State, Jon Husted
2400269**

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

UBER APIARIES, LLC

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG

Effective Date: 06/02/2015

Document No(s):

201515306478



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
10th day of June, A.D. 2015.

Jon Husted

Ohio Secretary of State



Form 533A Prescribed by:
Ohio Secretary of State
JON HUSTED
Ohio Secretary of State

Date Electronically Filed: 6/2/2015

Central Ohio: (614) 466-3910
Toll Free: (877) SOS-FILE (767-3453)
www.OhioSecretaryofState.gov
Bussserv@OhioSecretaryofState.gov

Articles of Organization for a Domestic Limited Liability Company

Filing Fee: \$125

CHECK ONLY ONE (1) BOX

(1) Articles of Organization for Domestic For-Profit Limited Liability Company (115-LCA)

(2) 2Articles of Organization for Domestic Nonprofit Limited Liability Company (115-LCA)

Name of Limited Liability Company

Name must include one of the following words or abbreviations: "limited liability company," "limited," "LLC," "L.L.C.," "Ltd.," or "Ltd"

Effective Date (The legal existence of the limited liability company begins upon the filing of the articles or on a later date specified that is not more than ninety days after filing)
(Optional) mm/dd/yyyy

This limited liability company shall exist for Period of Existence
(Optional)

Purpose (Optional)

****Note for Nonprofit LLCs**
The Secretary of State does not grant tax exempt status. Filing with our office is not sufficient to obtain state or federal tax exemptions. Contact the Ohio Department of Taxation and the Internal Revenue Service to ensure that the nonprofit limited liability company secures the proper state and federal tax exemptions. These agencies may require that a purpose clause be provided.

ORIGINAL APPOINTMENT OF AGENT

The undersigned authorized member(s), manager(s) or representative(s) of

UBER APIARIES, LLC

Name of Limited Liability Company

hereby appoint the following to be Statutory Agent upon whom any process, notice or demand required or permitted by statute to be served upon the limited liability company may be served. The name and address of the agent is

PHILIPPIANS 4:13 INVESTMENTS, LLC

Name of Agent

1407 STATE ROUTE 54

Mailing Address

URBANA

City

OH

State

430789213

ZIP Code

ACCEPTANCE OF APPOINTMENT

The undersigned, named herein as the statutory agent

PHILIPPIANS 4:13 INVESTMENTS, LLC

Statutory Agent Name

for

UBER APIARIES, LLC

Name of Limited Liability Company

hereby acknowledges and accepts the appointment of agent for said limited liability company

Statutory Agent Signature

MELISSA J. EVILSIZOR

Individual Agent's Signature / Signature on Behalf of Business Serving as Agent

By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.

Required

Articles and original appointment of agent must be signed by a member, manager or other representative.

If authorized representative is an individual, then they must sign in the "signature" box and print their name in the "Print Name" box.

If authorized representative is a business entity, not an individual, then please print the business name in the "signature" box, an authorized representative of the business entity must sign in the "By" box and print their name in the "Print Name" box.

PHILIPPIANS 4:13 INVESTMENTS, LLC
Signature

MELISSA J EVILSIZOR
By (if applicable)

Print Name

Signature

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name

COPY #2 (4 pages)

BOARD OF URBANA TOWNSHIP TRUSTEES
CHAMPAIGN COUNTY, OHIO

TRUSTEES: Paul Wright
Roger Koerner
Blair Stinson

2564 State Route 54
Urbana, Ohio 43078
(937) 484-4148

FISCAL OFFICER: Sandra G. Perry

urbanatownshipfiscal@yahoo.com

May 1, 2023

Uber Apiaries, LLC
P.O. Box 38113
Urbana, OH 43078

VIA CERTIFIED MAIL # 7021 2720 0002 0905 6351

RE: Firetruck located on the property at 189 Rooney Drive, Urbana, OH 43078
Parcel No. K41-11-11-22-12-009-00 and K41-11-11-22-12-010-00

Dear Landowner,

Please be advised that the Urbana Township Board of Trustees has determined that there is a vehicle which is a "junk motor vehicle" as defined in R.C. §505.173 upon your property located at 189 Rooney Drive, Urbana Township, Champaign County, Ohio. The Board is also notifying, if they exist, any holders of liens of record upon the property of this determination.

In accordance with Ohio Revised Code Section §505.871, therefore, you are hereby advised of the following:

The Board has determined that is a "junk motor vehicle" as defined in R.C. §505.173 upon your property, namely a firetruck;

On May 1, 2023 the Board has passed a resolution to that effect;

You are hereby ordered to remove or cause the removal of the subject vehicle (firetruck) from your property;

If such vehicle is not removed within fourteen (14) days from receipt of this letter, or if any agreement for its removal is not made by you (or, if they exist, any holders of liens of

record) and the Board within fourteen (14) days from receipt of this letter, the Board will remove or cause the removal of the vehicle, and any expenses incurred by the Board in performing the task will be entered upon the tax duplicate and will be a lien upon the real property from the date of entry. The costs will be collected just like other taxes.

Please be advised that expenses noted above include any necessary labor, materials, and equipment to remove the vehicle.

Should you wish to contact us or make any arrangements, you may call 937-484-4148 or email urbanatownshipfiscal@yahoo.com.

You may demand a hearing in writing if provided to the township Fiscal Officer within fourteen (14) days after receiving this letter. The demand for hearing must include your full name and a mailing address at which you will receive mail and both home and work telephone numbers. You should also identify all persons who share an interest in the property and all lienholders of whom you are aware and send them a copy of your demand. The hearing will be held at the next regular meeting of the Board of Township Trustees. At the hearing you may present testimony, under oath as to why the findings of the Board as stated in this letter are incorrect. The Board will issue a written decision in your hearing within twenty-one (21) days of the hearing. The Board may take the actions stated above beginning ten (10) days after the mailing of the decision to you at the address you provided in your demand for hearing.

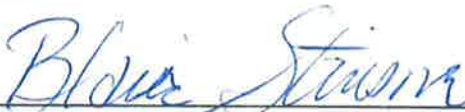
Respectfully,



Paul Wright, President
Urbana Township Board of Trustees



Roger Koerner, Trustee



Blair Stinson, Trustee

Resolution 2023-004-W

Resolution declaring Nuisance Properties, Junk Motor Vehicles, and requesting the Champaign County Building Regulations Department to provide a report which describes the current state of the building or structure on property in Urbana Township.

The Board of Trustees of Urbana Township, Champaign County, Ohio, met in regular session on the 1st day of May, 2023 at the office of the Board of Trustees of Urbana Township with the following members present: Roger Koerner, Paul Wright, and Blair Stinson.

Mr. Koerner moved to adopt the following Resolution:

RESOLVED, by the Board of Trustees of Urbana Township, Champaign County, Ohio, in accordance with Ohio Revised Code §505.86, requests the Champaign County Building Regulations Department determine and report to the Trustees the current state of the structures on the following property:

Joseph Jackson:

119 S. Edgewood Avenue, Urbana, OH 43078

Parcel No: K41-11-11-29-18-020-00 and K41-11-11-29-18-020-00

Mailing Address: 1238 South Avenue, Urbana, OH 43078

RESOLVED, by the Board of Trustees of Urbana Township, Champaign County, Ohio, in accordance with Ohio Revised Code §505.87, the Board has determined that the maintenance of the following properties constitutes a nuisance, due to significant amounts of vegetation, garbage, refuse, or debris:

Donna Dunham

2333 Short Cut Road

Urbana, OH 43078

Parcel No: K41-11-11-09-13-003-00

RESOLVED, by the Board of Trustees of Urbana Township, Champaign County, Ohio, in accordance with Ohio Revised Code §505.871, the Board has determined that there is a vehicle which is a "junk motor vehicle" as defined in R.C. §505.173, namely a "firetruck", upon the following property believed to be owned by Daniel Evišizor, and listed on the Champaign County Auditor's webpage as follows:

Uber Apiaries, LLC

189 Rooney Drive

Urbana, OH 43078

Parcel No: K41-11-11-22-12-009-00 and K41-11-11-22-12-010-00

Mailing Address: P.O. Box 38113, Urbana, OH 43078

RESOLVED, by the Board of Trustees of Urbana Township, Champaign County, Ohio, in accordance with Ohio Revised Code §505.871, the Board has determined that there are "junk motor vehicles" as defined in R.C. §505.173, namely "multiple boats", upon the following property listed on the Champaign County Auditor's webpage as follows:

James Hess

1233 Beech Avenue

Urbana, OH 43078

Parcel No: K41-11-11-29-18-059 and K41-11-11-29-18-058

Oral K. Blosser

1243 Buck Avenue

Urbana, OH 43078


Parcel No: K41-11-11-29-18-060-00

Mr. Koerner moved, seconded by Mr. Stinson to adopt the Resolution. Roll call was as follows:
Mr. Koerner, yes; Mr. Wright, yes, Mr. Stinson, yes.

Approved this 1st day of May, 2023.



Roger Koerner, Trustee



Paul Wright, Trustee



Blair Stinson, Trustee



Sandra G. Perry, Fiscal Officer

From: Amazon.com <order-update@amazon.com>
Sent: Sunday, July 2, 2023 3:15 PM
To: 1010432@gmail.com
Subject: Delivery update: 20'x30' Heavy Duty Tarp ...



Hi Daniel,

Your package is on the way but running late. We're sorry for the delay.

Now arriving tomorrow by 10 PM.
Track your delivery for the latest updates.

[Track your delivery](#)



2 of 20'x30' Heavy Duty Tarp - Waterproof,...

Order #114-8354669-2529850

This email was sent from an email address that can't receive emails.
Please don't reply to this email.

J. FITZ RANDOLPH

Darrell L. Heckman

ATTORNEY AT LAW
644 BODEY CIRCLE
URBANA, OHIO 43078
513 - 653-4478

March 31, 1988

Mr. Philip Hartzler
234 Rooney Drive
Urbana, Ohio 43078

Dear Phil,

Enclosed is a file stamped copy of the Judgment Entry. We have achieved complete success with the court. The effective date of the injunction is April 3.

If enforcement of the injunction becomes necessary, please advise me. For now I am closing the file. My statement is enclosed.

Sincerely,


Darrell L. Heckman

DLH:jp

Enclosure

IN THE COURT OF COMMON PLEAS OF CHAMPAIGN COUNTY, OHIO

JAMES E. BAKER et al.

Plaintiffs

CARL N. SHAFFER &
GENEVA SHAFFER

Defendants

FILED

Case No. 88 CIV 31

MAR 29 1988

Dianne Coder
CHAMPAIGN COUNTY, OHIO
CLERK OF COURTS

JUDGMENT ENTRY

This matter came before the court on ~~April 1~~^{March 29}, 1988 at 2:15 P.M. All parties appeared in person or through counsel. By agreement of the parties the defendants are permanently enjoined as follows:

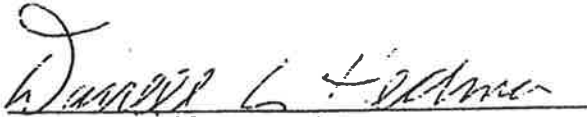
1. Defendants are ordered to remove the trash compacter from the premises by April 3, 1988 and to keep it permanently out of the sub-division.
2. Defendants are ordered to permanently desist from storing or compacting trash except for storing their own personal trash on their premises, or in the subdivision by April 3, 1988.
3. Defendants are ordered to permanently desist from the sale or storage of rabbit feed on their premises or in the sub-division by April 3, 1988.
4. Defendants are ordered to permanently desist from raising, training, or keeping any rabbits, fowl or livestock on their premises in the sub-division by April 3, 1988. Defendants may keep their dog.

~~Defendants are ordered to pay costs.~~ The court retains jurisdiction to enforce violations of any of the foregoing orders.

Costs to be paid from deposit

JUDGE

Approved:



Darrell L. Heckman
Attorney at Law
644 Bodey Circle
Urbana, Ohio 43078
(513) 653-4478
Attorney for Plaintiffs



Harley Davidson
Attorney at Law
117 West Court
Urbana, Ohio 43078
(513) 653-7174
Attorney for Defendants

FILED

MAR 29 1988

Dianne Coder
CHAMPAIGN COUNTY, OHIO
CLERK OF COURTS

GERALD R. TEETS
Rooney Drive
Urbana, Ohio 43078

Plaintiffs

v.

Case No. _____

CARL N. SHAFFER and
GENEVA SHAFFER
Husband and Wife
215 Rooney Drive
Urbana, Ohio 43078

Defendants

COMPLAINT

1. Plaintiffs are all owners of lots within the Subdivision of Land of the Mingo Machine & Implement Co. in Urbana Township, Champaign County, Ohio and as such are entitled to the benefits of certain restrictive covenants upon the use of all land contained within the subdivision. The restrictive covenants emanate from a warranty deed from The Mingo Machine and Implement Co. to Ralph Hartzler and Ruth Pierce Hartzler recorded on July 7, 1956 in Volume _____, Page _____ of the Deed Records of Champaign County, Ohio. The deed and covenants are attached as Exhibit 1.
2. Defendants are the owners of Lot 11 of the Subdivision of Land of the Mingo Machine & Implement Co. which is subject to the aforementioned restrictive covenants.
3. Defendants are engaged in the process of feeding and raising rabbits, currently numbering over 80 in violation of restrictive covenant number 4.

4. Defendants are engaged in the sale and storage of feed in their house. This is in violation of restrictive covenant number 1 since it constitutes a business use.
5. Defendants are keeping a trash compacter for their business behind the house. This is in violation of restrictive covenant number 1.
6. The activities described in Paragraphs 2, 4, and 5 are also unhealthful in violation of restrictive covenant number 3.
7. Plaintiffs are entitled to enforce the restrictive covenants.

WHEREFORE, plaintiffs pray for a mandatory injunction requiring defendants to remove their rabbits and trash compacter from their house and to desist in the business of raising rabbits, selling feed and compacting trash, for costs and for such other relief in law or equity to which they may be entitled.



Darrell L. Heckman
Attorney at Law
644 Bodey Circle
Urbana, Ohio 43078
(513) 653-4478
Attorney for Plaintiffs

IN THE COURT OF COMMON PLEAS OF CHAMPAIGN COUNTY, OHIO

MR. JAMES E. BAKER
Rooney Drive
Urbana, Ohio 43078

and

JAMES DANIELS and
ROBERTA DANIELS
189 Rooney Drive
Urbana, Ohio 43078

and

KENNETH E. ERWIN and
LINDA ERWIN
Rooney Drive
Urbana, Ohio 43078

and

JAMES H. FITZRANDOLPH and
PATRICIA A. FITZRANDOLPH
Rooney Drive
Urbana, Ohio 43078

and

PHILIP P. HARTZLER and
PEARL E. HARTZLER
234 Rooney Drive
Urbana, Ohio 43078

and

MELVIN M. JENKINS and
ANNA MAY JENKINS
218 Rooney Drive
Urbana, Ohio 43078

and

WILLIAM A. ODER
240 Rooney Drive
Urbana, Ohio 43078

and

Darrell L. Heckman

ATTORNEY AT LAW
644 BODEY CIRCLE
URBANA, OHIO 43078
513 - 653-4478

February 3, 1988

Mr. Carl Shaffer
215 Rooney Drive
Urbana, Ohio 43078

Re: Property Use

Dear Mr. Shaffer,

While a man's home is his castle, reasonable land use restrictions are valid. Your property is subject to six restrictive covenants, as are all of the other lots in the Mingo Machine & Implement Co. Subdivision in which you reside. A photocopy of the restrictions is enclosed.

I have been retained by not one, but every other landowner in your subdivision to demand that you comply with the land use restrictions of record.

Specifically your neighbors insist that you do the following:

1. Remove the rabbits from your yard. 80 rabbits do not constitute household pets within the meaning of Restriction #4;
2. Desist the storage and sale of feed from your house. This business is in violation of Restriction #1. It is also in violation of Restriction #3 in that it attracts rodents.
3. Remove the trash compacter from your residence. This also is in violation of both Restrictions #1 and #3.

Please reply to this letter on or before February 10. If I do not hear from you or preferably your attorney by that time I will institute whatever legal process may be necessary to protect the rights of my clients.

Sincerely,

A handwritten signature in cursive script that reads "Darrell L. Heckman". The signature is written in dark ink and is positioned above the printed name.

Darrell L. Heckman

DLH:jp~

cc: Gerald Teets
James & Patricia Fitzrandolph
Melvin & Anna Jenkins
William A. Oder
James E. Baker
Philip & Pearl Hartzler
James & Roberta Daniels
Kenneth & Linda Erwin