

**Minutes of the Urbana Board of Trustees Meeting
held Monday, June 19, 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 05, 2023 meeting were reviewed and accepted as presented. The Financial Status Reports were reviewed and accepted as presented.

Guests

Matt Harrigan

Jane Napier, Asst. Prosecutor

Daniel Evilsizor

Trustee Wright – I am not sure how this type of hearing starts so Jane, would you like to begin?

Ms. Napier – So, a notice was sent that Mr. Evilsizor was in violation of a nuisance law in Chapter 505..And he would have gotten notice by? Sandi?

Ms. Perry - certified mail.

Ms. Napier – so he would have gotten notice that he was in violation and of his right to appear at the next meeting for a hearing on the matter. So Mr. Evilsizor, this is your time to speak on the matter.

Mr. Evilsizor - First of all I got a letter for the trustees and Ms. Perry.

Mr. Stinson - can we open these up?

Ms. Napier – you can; you may want to copy them and put them in the minutes.

Ms. Perry – it appears to be a public records request.

Ms. Napier – Let me see.

Yes, this is a public records request which will be reviewed and responded to. What we are here about is your nuisance property. This is your time to speak.

Mr. Evilsizor - I don't think this is my time.

Ms. Napier – well this is your time. It was set forth in the letter that you received that the hearing is at the next meeting.

Mr. Evilsizor - I thought they would let me know when my hearing would be.

Ms. Napier – In your letter it states that your hearing will be at the next township meeting. How did you know to come to this meeting?

Mr. Evilsizor - I am not going to argue about that. I don't recall that. I am not trying to be argumentative.

Ms. Napier – well we can continue it to the next meeting.

Mr. Evilsizor - Well I apologize, but I would like to have an attorney at the hearing.

Ms. Napier – well the next meeting is Monday, July 3, 2023 at 5:00 P.M. Can you be here with your attorney then?

Mr. Evilsizor – yes.

Ms. Napier – ok, the other gentleman?

Mr. Stinson – he didn't show. He requested the same thing that Dan did.

Mr. Evilsizor - who is the other gentleman?

Mr. Stinson – Jack Hess.

Ms. Napier – ok if he didn't show then we can move on with the regular meeting.

Mr. Wright – ok Richard do you want to start?

Richard McCain, Road Supervisor

Mr. McCain – we got the sealing done on Knight, Woodburn and Springbrook. I did the blades on the big mower. I am going to try to mow next week. At least, I would like to try to start, depending on the weather. Other than that, I don't have anything.

Mr. Wright – ok Sean?

Sean Tullis, Zoning Inspector

See attached.

Mr. Tullis - I did three more zoning permits. For the cemetery, I might have solved the problem of cemetery pro. It is used for large and small cemeteries. The software costs \$750, and \$100 a month for them to help manage it until we are comfortable with it. What I would like to do is to have a separate computer dedicated to cemetery management. I don't want it to be corrupted or have multiple people with access requests. I have sent him scans of our hand drawn cemetery maps to see if that is good enough for him to create a digital map. It is looking like a good way to get started. It looks like data can be transferred in the future. There is another company that I want to check with.

Are those numbers something you are ok with? It would be about \$1500 for a computer and then the software.

Mr. Koerner - where are they out of?

Mr. Tullis – Cincinnati.

Ms. Napier – do they use those in Mechanicsburg?

Mr. Tullis – I didn't ask them, but I will ask them that. He wouldn't have recommended it if he wasn't.

Carolyn Blair wants us to bury an urn. It is her son's ashes. When I get a number from her, I will let her know. His name was Harold Taylor. It will be sometime toward the end of June.

Also Jackie from Drake Memorial is trying to get ahold of someone at the cemetery in Mutual.

Mr. Stinson - tell them to call Union Township.

Mr. Tullis – He said he couldn't find a number.

Ms. Napier – I think that Chuck does that. I can give you Chuck Dooley's number.

Mr. Tullis – The only other thing is, Carol Hunt and her husband bought two graves and they are asking about when they will receive the deed.

Ms. Perry – I will get it out this week.

Mr. Tullis – that is all that I have.

Mr. Wright - ok, moving on to old business.

Ms. Perry – I received the green card back on the Joseph Jackson property. It was signed for on June 12th. That property has thirty days to respond.

The only other thing I have is the safe streets grant from the County Engineer's office. I prepared the letter and it is ready for your signature and then I can send it on to Steve McCall.

Mr. Wright – does anybody know where we are at with the property on Singing Wind Way.

Mr. Koerner – I haven't followed up on it.

Mr. Wright – And the Schlabach property on East Dallas Road. What are we going to do with that? We don't have anything started on those folks yet.

Mr. Tullis – I have gotten three complaints on that property.

Ms. Napier – is somebody living in that?

Mr. Tullis – no it burned and it is just overgrown.

Ms. Napier – did we hear from Urbana fire? Did they tear it down?

Mr. McCain – they wouldn't let them build on that foundation that is there.

Ms. Napier – I can check with Robin on the taxes.

Mr. Tullis – it has been discussed, but I just got another complaint about three weeks ago.

Mr. Stinson – I don't know what has stirred all of these phone calls.

Ms. Napier – What about the one with all of the junk on the front porch?

Mr. Stinson – she had a garage sale. She asked if she could have more than one and we said yes if that clears this up. She has made 100% improvement on that.

On the taxes, they are delinquent on the Schlabach property. Delinquent for two years. The taxes aren't that much.

Mr. Koerner – can't be real heavy.

Ms. Napier – so it's probably on Robin's delinquent list. Two years isn't one she is going to move on.

Mr. Stinson – so are we going to go in and mow it? Is that what most of the complaints are about?

Mr. Tullis – she is worried about the animals, the deer, the groundhogs and everything else. It always comes down to being unsightly.

Mr. McCain – it shouldn't be junked up. They had it all cleared up with a pile.

Mr. Stinson – well if I have to go in with a weed eater I will.

Mr. McCain – I don't know about getting a tractor in there.

Bo had a backhoe and tractor there when they originally cleaned it up. They thought they were going to build another house on that concrete floor. The fire department said it was too much heat on the concrete. Then the next year Mr. Schlabach died.

Mr. Stinson – what do we do?

Ms. Napier – you are probably going to have to send a letter on it. If you send me the address I will see if there is an estate on it. Is there anything else that they had?

Mr. Koerner – the car is still there. It has been there forever.

Mr. Stinson – hang on a second. The address is 837 East Dallas, Kenneth Schlabach. And the place on Singing Way, nothing has changed on that. That has been about 4 years on the taxes.

Mr. Tullis – the initial complaint came in and there was an old mattress and springs sitting out there. You couldn't see if from the road, but they said there were squatters in it and the drywall is coming down from the ceiling. When I was there it was maintained and well mowed. There wasn't trash in the yard. I told her if people are living there you need to call the Sheriff. It finally came down to it was an eyesore.

I didn't know it was up for Sheriff's Sale.

Ms. Napier – who owns that property?

Mr. Stinson – Michael Van Dyke. Someone went in and paid up \$10,000 in taxes.

Ms. Perry – they had a DJ hearing on June 6th. We looked it up at the last meeting because Blair had seen a notice in the paper and believed it was up for Sheriff's Sale. The notice was service by publication, not of the sale.

Ms. Napier – conceivably they could have a sale in August or September.

Mr. Stinson – supposedly it appraised at \$278. That is what the Auditor says.

Ms. Napier - that may have been the bank that paid.

Mr. Stinson – like Sean said, they have always kept it mowed.

Ms. Napier – well at least if there is a suit there is a bank and an attorney. Usually banks will do it twice a year, so I am surprised.

Mr. Koerner – they did but then they stopped.

Ms. Napier – I can call since I am coming back to the next meeting.

Mr. Wright – Ok, any new business.

Ms. Perry – I got a notice for unemployment for Richard that was fraudulent. I have a copy for you Richard.

Mr. McCain – I got one of those at home. This one here is out of Toledo delivery center. I sat on the phone for an hour waiting for them. I told them I am still working, and they told me that they would put that down and to just ignore it.

Ms. Perry – I will send them a letter then that this is fraudulent.

The only other new business that I have is that the I placed the notice of the tax budget in the next meeting.

Mr. Wright – Roger?

Mr. Koerner - I am good.

Mr. Stinson – other than getting some calls about nuisances, and the call on Briarwood about knocking down the dirt pile.

Mr. McCain – OUPS wasn't working today, so Bo told them to be down there tomorrow about 9:00.

Ms. Napier – did it get fixed? The gentleman that moved in?

Mr. Stinson – he has turned out to be a pretty great guy. The neighbor down the line was plugged and once that was unplugged, he has been great about that. We do have another plug up though.

Mr. McCain – that is what Bo said on Friday. He told me Tuesday morning. They should get there at 8:00 to mark it out for him.

Ms. Napier – Roger gave me this Van Dyke thing. He doesn't live there? It looks like Michael VanDyke Sr.

Mr. Stinson - Frankie lived there until that house got in trouble.

Ms. Napier – it says Irene died in 2003. Could he be in a nursing home. I don't need his address if there is a case going.

Mr. Tullis – I don't know anything about that. I just found the address and took the complaint.

Ms. Napier – it's unfortunate because it looks like it was a nice house.

Mr. Stinson - the other call I keep getting is a house stuck in medicare foreclosure. Robin Edwards said she is not doing anything on that because of a lien.

Ms. Napier – it wouldn't be in medicare foreclosure, they don't do anything. There is just a big Medicaid lien. They take all of the money. So someone might be saying they aren't going to do anything because of the Medicaid lien.

Mr. Stinson – I am talking about Mrs. Jackson.

Mr. McCain – I think it's 230 South Avenue.

Mr. Stinson – there is a person who wants to buy it and fix it up. She really wants the place but it hasn't been touched because the Treasurer won't file on it..

Ms. Napier – where is South Avenue?

Mr. Stinson – it's 1230 South Avenue, Sunset Edition. There are multiple people who want that property.

Ms. Napier – are you looking at the Auditor site? Is there delinquent taxes?

Mr. Stinson – last payment was 2009, but the taxes are so cheap. Robin told her there is a medicare lien.

Ms. Napier – well, we start ours with the taxes and costs, so anything that goes above that is the Medicaid lien.

Mr. Stinson – how long can they hold that lien?

Ms. Napier – forever. It is unusual.

Mr. Stinson – so do we have to go clean that up?

Ms. Napier – the beneficiary could call Medicaid and see if they would take an amount to lift the lien.

Mr. Stinson – Robin said she will lose money on it so she isn't going to do that.

Ms. Perry – Isn't this kind of property the purpose of the DTAC account?

Ms. Napier –Yes. Sometimes it is a difficult decision for the township. You will get your money before Medicaid will because it will go on the taxes.

Mr. Tullis – so if we start taking care of one property, we are going to be getting calls and requests on other properties.

Ms. Napier - I always think the township stepping in is last resort. Now when we do sheriff's sale you are not getting \$50. In Jackson Township they did a fire clean up and it sold for about 80% of their money. So they really got all of their principle back. So that is at least nice.

I don't know about the Medicaid. Really they just sit there.

Mr. Tullis – so if we have to take over that lot, we can bill Medicaid?

Ms. Napier – no, it will go on the taxes.

Mr. Stinson – it is not easy when people call.

Mr. Tullis – we don't have enough staff to go in and mow lots.

Ms. Napier – well not to be conservative, but they could go over there and mow it their self.

Mr. Stinson – that is what I have got.

Mr. Tullis – there are lots of complaints. My first week here, a lady called about 9 properties to complain about.

Mr. Wright - ok. So next meeting is July 3rd at 5:00 P.M.

Fiscal Officer

The following bills were presented for payment:

Check No.	Date	Payee	Total Amount
	06/19/2023	BWC	\$88.72
	06/19/2023	Auditor of State	\$876.00
	06/19/2023	US Treasury	\$1,758.46
	06/19/2023	Ohio Department of Taxation	\$200.99
20073	06/19/2023	Roger Koerner	\$720.93
20074	06/19/2023	Richard McCain	\$1,765.12
20075	06/19/2023	Sandra Perry	\$1,103.52
20076	06/19/2023	Blair Stinson	\$814.73
20077	06/19/2023	Sean M. Tullis	\$878.08
20078	06/19/2023	Paul L. Wright	\$864.73
20079	06/19/2023	Paul L. Wright	\$425.00
20080	06/19/2023	Roger Koerner	\$425.00
20081	06/19/2023	Blair Stinson	\$425.00
20082	06/19/2023	Sandi Perry	\$208.49
20083	06/19/2023	Pioneer	\$1,924.63
20084	06/19/2023	AutoZone	\$35.84
20085	06/19/2023	Asphalt Materials	\$213.90
20086	06/19/2023	Williams Hardware	\$166.06
20087	06/19/2023	Lantz Sales	\$24.00
20088	06/19/2023	Cintas	\$49.68
20089	06/19/2023	County Engineer	\$16,303.18
20090	06/19/2023	Sean Tullis	\$25.00
20091	06/19/2023	Richard McCain	\$25.00
20092	06/19/2023	City of Urbana	\$84.66
20093	06/19/2023	OPERS	\$2,149.70
20094	06/19/2023	Heritage	\$2,206.96
20095	06/19/2023	Koenig Equipment	\$72,680.44
Total			\$106,443.82

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.

Mr. Wright – does anyone have any other business?

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

Paul Wright Trustee Paul Wright, President

Sandra B. Perry Sandi Perry, Fiscal Officer

6-19-23 Zoning

1. Wrote zoning permit #23-032 for a new house. Jeff Martin at 728 Children Home Rd. 937-441-9885.
2. Wrote zoning permit #23-033 for a single wall of 8' tall chain link fence. Mel Lattimer at 794 Children Home Rd. 937-441-9885.
3. Wrote zoning permit #23-034 for a 10' x 16' storage shed. Jerry Kirk at 4232 Urbana Moorefield Rd. 937-244-2476.

6-19-23 Cemetery

1. I might have found cemetery management software. It is called Cemetery Pro. David Haldeman designed and wrote the software. The software is used by large and small cemeteries. It costs \$750 and then \$100 a month. Once we learn the system, we can stop paying the monthly fee. He will use a website called Find a Grave to populate the database on information reported on that site. We will have to do the rest. I have emailed him pictures of are hand drawn cemetery maps. He will create a digital version of it. I think it would be wise to have an independent computer for the cemetery records. I still need to do more research into how this system works but it is a promising lead.
2. Carylon Blair 937-869-3766 wants us to bury an urn on her ex-husband, Harold Taylor's grave. It is her son. She wants to bury the urn towards the end of June but does not have a date yet. Vernon's did the cremation.
3. Jackie from Drake Memorial, 937-399-3626, needs to contact the cemetery in Mutual. Does anyone know how to contact them? I suggested she contact Vernon's.
4. Carol Hunt wanted to know how long does it take to receive a deed after her purchase?

OHIO PUBLIC RECORDS REQUEST

Urbana Township Board of Trustees and Fiscal Officer
(Roger Koerner, Blair Stinson, Paul Wright and Sandi Perry)
2564 State Route 54
Urbana, Ohio 43078

TEL: 937-484-4148; FAX: _____ email: urbanatownshipfiscal@yahoo.com

Dear Ms. Perry and Messrs. Koerner, Stinson & Wright: June 19, 2023

Under the Ohio Open Records law, §149.43 et seq., I am requesting the opportunity to obtain copies of public records that include (and relate to):

- 1) Copies of all email communications, since January 1, 2023, in their entirety, between any and all of the following: Sandi Perry, Roger Koerner, Blair Stinson, Paul Wright, and/or Richard McCain.
- 2) Copies of all Urbana Township telephone logs since January 1, 2023.
- 3) Copies of all telephone bills paid by and/or for Urbana Township since January 1, 2023.
- 4) Copies of all Internet bills paid by and/or for Urbana Township since January 1, 2023.
- 5) Copies of all receipts for Chemicals of any and all types purchased by and/or for Urbana Township since January 1, 2023.
- 6) Copies of any and all insurance policies (of every type) paid by or for Urbana Township pertaining to the following: Urbana Township, Sandi Perry, Roger Koerner, Blair Stinson, Paul Wright, Lew Terry and/or Richard McCain, since January 1, 2021.
- 7) Copies of any and all Bonds issued for Urbana Township, Sandi Perry, Roger Koerner, Blair Stinson, Paul Wright, Lew Terry and/or Richard McCain, since January 1, 2021.
- 8) Copies of any and all licenses and/or certifications of any and every type for: Urbana Township, Sandi Perry, Roger Koerner, Blair Stinson, Paul Wright, Lew Terry and/or Richard McCain, since January 1, 2021.
- 9) Copies of all Urbana Township W-2 forms issued for 2021 & 2022 for Sandi Perry, Roger Koerner, Blair Stinson, Paul Wright, Lew Terry and/or Richard McCain.
- 10) Copy of current Urbana Township cemetery Rules and Regulations.
- 11) Copy of Cemetery Lot/Plot Map.
- 12) Copy of Cemetery lot/plot receipts for sales since January 1, 2023.
- 13) Copy of Township Hall all rental rules, regulations and agreements which are currently in effect.

*****This information is not being sought for commercial purposes!*****

I would request a prompt response to this request. If you expect a significant delay in responding to or in fulfilling this request, please contact me with information about when I might expect copies or the ability to inspect the requested records.

If you deny any or all of this request, please cite each specific exemption you feel justifies the refusal to release the information and notify me of the appeal procedures available to me under the law.

Sincerely,



Daniel E. Evilsizor
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Urbana, OH 43078
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Email: dan.evilsizor@gmail.com