

**Minutes of the Urbana Board of Trustees Meeting
held Monday, October 16, 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 October 2, 2023 meeting were reviewed and accepted as presented. The Financial Status Reports were reviewed and accepted as presented.

Guests

Dan Evilsizor

Mike Pullins

Matt Harrigan

Scott Wright

Nick Bundren

Trustee Wright – Ok. Mr. Bundren, do you want to address us?

Mr. Bundren – My name is Nick Bundren and I am with the Ohio Land and Liberty Coalition. Wanted to talk to you about solar here in Urbana Township, Champaign County,. More so, I wanted to talk about property rights and get your thoughts. I wanted to ask a question of you all. Have you dealt with utility solar?

Mr. Stinson – there has been a couple of attempts.

Mr. Bundren – are you ok with it or are you in exclusion? A lot of counties are passing bans for anything under 50 megawatts. It is something that our organization has been fighting. Our stance is that if a farmer wants to lease their land, we live in America and they have that right.

Mr. Stinson – we had a whole evening of where this place was full with people that are violently against it. A few years ago, we had people here that were for it. It is interesting and we are elected to speak for the people we represent. It is hard to get your feelings out of the way. Right now, I will let Roger talk about this too, there are probably more against it. I am a property owner, and both Roger and I were offered, and we said no. But we live in a community that has been down this road before. These guys especially have gone through the whole wind issue. That was not real friendly as well. It's a tough issue.

Mr. Koerner - Blair and I both had a couple of pieces of ground. I wasn't against it, but I didn't care for the verbiage of the contract. Since then I have gotten a couple of pieces of mail. I don't have anything against solar, but the big wind towers brought up a lot of issues with people.

Mr. Bundren – you guys aren't alone in dealing with this. Probably 85 % of townships are dealing with this. People say things that they probably shouldn't say to their neighbors. How recently was this?

Mr. Stinson - last year.

Mr. Tullis – who does this benefit?

Mr. Bundren – I can't really say, it depends on the contract. Some developers are intentionally vague, so it isn't productive. It is an interesting industry. You have really good actors who donate to pilot programs and scholarships. Then you have others who try to ram it through like it is a natural gasline. We try to tell people to make sure you are working with good actors.

Mr. Tullis – how do they know?

Mr. Bundren – I would say do extensive research on the companies providing the contracts. Some promise the world and then they go bankrupt, because the money is gone. Then you have other companies that have been around 20 years. Also, from listening to the people who are from the companies as well. Some time it takes a while to figure out who the bad actors are.

Mr. Stinson – This is pretty much out of our hands. Have you talked to the commissioners yet?

Mr. Bundren – no tomorrow.

Mr. Stinson – I think there is only one township that hasn't banned solar. It is out of our hands now. All three of us believe in property rights, but we still have to go with what the majority of the people want. I personally have 60 kilowatts on my barn. All three of us about got run out of here. And Pattern came in here and misled everyone and didn't pay anyone their options. Everything that we went through was for naught. It was just ugly.

Mr. Bundren – it only takes one company. You have places like Madison where they have done well with solar. Then you have Wood County, who ran. If I had a dollar for every time I got threatened at a meeting...I just really appreciate you hearing me out. I work for a non-profit. We are faithful conservatives. I want to drop off my business cards.

Mr. Stinson – a lot of people at our meeting were spurred on by people who weren't even living in our township.

Mr. Bundren passed out his business cards and departed the meeting.

Mr. Wright - Mike do you have anything to talk to us about?

Mr. Pullins – in light of the last speaker there. I am involved in the solar project in Adams Township. I would be willing to share my experience. The biggest problem we have is the company we were working with sold our contract, and the new owners aren't as responsive and willing to follow the contract. It was sold last January, and they are under construction. Because we are under contract I am restricted on what I can say.

Mr. Koerner - I was in Logan County trying to sell property and I saw where it looked like they started and stopped.

Mr. Pullins – it adjoins 235, Snapp Town Road and Shelby, Champaign, and Logan county line. But that's not why I am here.

I want to know what the status is of the St. Georges Cemetery that is part of my property.

Mr. Tullis – that is the one that the guy wanted to put livestock on?

Mr. Pullins – yes and the placard that the historical society put out is now gone. What is the status?

Mr. Tullis - I think the county auditor said that since it's on the deed that it's a cemetery, that you can't do anything with it.

Mr. Pullins – the placard came up missing last Spring. My understanding with the neighbors is that the neighbors have utilized it and I told them if they mow it....

Mr. McCain – they don't mow it, I mow it.

Mr. Pullins – well my next question to the Auditor is why am I paying taxes on a cemetery that I can't use?

Mr. Tullis – as far as I know no one else can be interred there.

Mr. Pullins – there is no record of anyone ever being buried there.

Mr. Tullis – there was a church there.

Mr. Pullins - a catholic church according to the plat from the county auditor's website. There is a 9 acre tract that is not plotted off.

Mr. Tullis – I remember speaking with the Auditor and she said that nothing was to be done.

Mr. Pullins – we have owned it for 10-12 years, and we have chosen not to farm it. Help me understand.

Mr. Tullis – well we don't know who is in the cemetery next to me.

Mr. McCain – well there are stones there overturned.

Mr. Tullis – I don't know anything about it other than the guy wanted to put livestock there. It is in the deed because it was part of a church. I have not seen the deed for it. I assume that someone is buried there.

Mr. Pullins - I don't want to take up your time. I appreciate your investigation and communication. There was a neighbor that was mowing it. I went out there and used the bush-hog on it.

Mr. Wright – somebody decided they weren't going to mow it, so we started mowing it.

Mr. Pullins – I am not complaining, but if it is your cemetery, why am I paying taxes on it?

Mr. McCain – somewhere in the ORC is that we are responsible for abandoned cemeteries.

Mr. Stinson - well you are paying \$200 a year in taxes on that.

Mr. Koerner – is that the total?

Mr. Tullis – I don't know how it would be separated.

Mr. Stinson – did you have to buy that?

Mr. Pullins – I don't know. It would have been a new survey.

Ms. Perry – the cemetery is 9 acres?

Mr. Pullins – It's about an acre and a half of that. It's not that I refuse to mow it. I told the neighbors I will mow it but I am not going to mow it once a week.

Mr. Stinson – it could be a pollinator field.

Mr. Pullins – we don't use it, we could for access but we don't. But anyway, the other one, is Three Mile Road. I was going into Urbana one day and somebody was down there trimming the trees that Bob Rothschild planted 40 years ago. I just wish I would have known. If you had contacted me we could have made an arrangement to get rid of those trees. I would have probably have been cheaper to get rid of those trees that trim them back. So communicate with me and maybe I can help you.

Mr. Stinson – ok because Richard and I went down there and it is still a problem.

Mr. Pullins – I am still reluctant on the fir trees but the apple trees? I think it is time for them to go. Even in the Spring 2/3 of them won't even bloom.

Mr. Stinson – there is some fence in there, that is why he can't mow them.

Mr. McCain – I mow as close as I can, but I can't get close enough.

Mr. Pullins – tell me what you want to do and maybe we can work together.

Mr. Wright – ok thank you. Danny do you have anything to add tonight?

Mr. Evilsizor – I would just like to have open communication. On Rooney Drive, the semi trailer has been taken off. The fire truck will be gone this week.

Discussion ensued about the last meeting and the legislator that Blair reached out to. (Jill our state representative for the townships)

Mr. Evilsizor – I did have a couple of other questions. I was just curious if within the township, I have been hearing about a few properties that have burned down and house bill 33 to address those.

Mr. Wright - the only one I know of is the one Sean brought up on East Dallas.

Mr. Tullis – East Dallas, Singing Way, and two on Hollywood.

Mr. Stinson – from what I talked about with the commissioners, the house has to be standing with major fire damage. The one on East Dallas is already down, but the barn is good. According to Tim Cassady it has to be abandoned and in arrears on taxes for us to go get grant money. They brought it up at the last meeting.

Mr. Evilsizor – I know a lot of other townships that have sent out letters for improvements.

Mr. Stinson – but that property has to be in distress, either from taxes. You can't just use the grant money if you want to have your barn fixed. There is an element to distress in the property. This one on East Dallas or Singing Way, that absolutely could be one but it is going through sheriff sale.

Mr. Evilsizor – Mrs. Jackson talked about that one with the roof wide open for a number of years.

Mr. Stinson - We have been through that with the county and they will not move on that.

Mr. Evilsizor– maybe that would be a good property.

Mr. Stinson – medicare has to release the lien on it.

Mr. Evilsizor – is there is an option for that to be gone with grant money?

Mr. Stinson – I don't think they are going to give you a grant to clean up the property for medicare to have it. That is again, Robin Edwards. That is the hold up on it.

Mr. Evilsizor – I was just curious.

Mr. Stinson – if you know of one let us know.

Mr. Evilsizor – I was curious about the cares act money.

Ms. Perry – I will get that for you.

Mr. Wright – Scott or Matt, do you have anything?

Mr. Scott Wright – I came to say that I am Scott Wright and I came to learn because I am running for trustee.

Mr. Harrigan - I appreciate the opportunity to be here.

Mr. Wright – ok well let's move on to road report.

Richard McCain, Road Supervisor

Had Houser and Brinnon out and we got the water problem fixed. The last aerators that we got were all plugged up. They changed them and they got a single pin hole in the center to keep you from using too much water. I took the center out of it and put it in there and it works just fine now. He said the well and the tank is good.

I took the truck over to have it serviced. The front differential was starting to leak. The transmission pan was starting to leak so I had a new pan and gasket put on. I had the oil changed in the transmission. It was getting pretty dark. The rear shocks were shot so I had him replace those. He said we probably ought to look at tires.

Moving snow equipment around. I have to put the plow on and sit the box to make sure everything is working on it. The mowing is done.

Mr. Wright – What are your thoughts on roadside mowing?

Mr. McCain – either the last week of October, the 30th, that week through the first week of November. Hopefully there are some of the crops off. That will make it a lot easier. That is what I am looking at. I got the mower moved around and made more space in there.

Mr. Stinson – the later the better.

Mr. McCain – I went to patch some holes in Briarwood (Holly Dixon – 4291 Briarwood Drive). I put cold mix in a bucket and ran out there and fixed it for her. It leaves cleat marks and was about a foot away from the catch basin.

Mr. Wright – Sean?

Mr. Tullis – see attached.

Re: request for information on disinterments:

Scott Wright – just so you know for our mini excavator, you get 4 hours for \$500. So \$1950 if you get in a bad place, you aren't even going to cover the machine being there. Once you start doing that, it takes quite a bit to do that with a shovel.

Mr. Tullis – I am trying to get it down at least for the future. I am hoping that we don't have too many of them. Also, what if we bust the vault next to them?

Mr. Stinson – you are making a case to charge more to me.

Mr. Tullis – we can do four. What I was trying to do was set a baseline. I will charge whatever, and I am not against making the judgment call of if we don't need as much, to refund the money. I know we aren't going to get more. Young Billy died 59 years ago. I know it is 4.5 feet long.

Mr. Stinson – Is Bo going to show up and charge a small amount to bury an infant? Why isn't every hole the same price?

Mr. McCain – usually he charges an hour for a grave. As long as you don't run into any messes.

Mr. Stinson – if he has to go in and move head stones, we could get in to a lot for it.

Mr. Koerner – cemeteries are not there to make money. You actually lose money. Believe it or not, if across the street they up their prices, we will have more.

Mr. Tullis – funerals are expensive.

Mr. Stinson – what I would like is to make it high and rebate it back. That can be your call.

Mr. Tullis – that would be the most fair thing to do.

Mr. McCain – we have to move at least 2 stones to get to it.

Mr. Tullis – it sounds like it is going to happen. There are two funeral homes involved. Dave Vernon thought that due to the age it was most likely Walters involved.

Roger – I think we need to get the prices up.

Mr. Stinson - yeah and then give him the authority to refund it.

Mr. Tullis – the mom is moving to Pike County .

Mr. Stinson – do we have to buy that lot back?

Mr. Tullis – we could just abandon it.

Mr. Scott Wright – if it's a concrete vault it will likely break apart pretty easily.

Mr. Tullis – so I will charge whatever. I will figure out what they charge for openings and closings and get some information on what others charge.

Mr. Evilsizor – regarding the rebate or refund. Will that open up a liability for the township. You get a rebate, and then you charge more?

Mr. Tullis – the only way I can justify it is to keep track of the hours involved.

Mr. Evilsizor – it could be that some will take more hours.

Mr. Tullis – There isn't an open ended cost in the funeral world. I prefer to charge up front, so they know what they are dealing with. That's my first thought on it.

Mr. McCain – this is the first one we have had. We have had two come from other cemeteries.

Mr. Tullis – so I owe you more information on what other people are charging. You all think about the legal aspect for me giving money back. Maybe that is a question for Jane.

Mr. Stinson – and if we have to buy back the plot.

Mr. Tullis - ok Sandi Paid the \$750 invoice for pro cemetery software. I asked him to give me a recommendation on a computer to run it. What he sent is a 1650 laptop. That is way too much money. We are only using it to view. Silly to spend double. I will figure that out and make that decision.

Mr. Stinson - Dan where do you get your computers?

Mr. Evilsizor – varies. Micro Center.

Mr. Tullis – I need to get with you.

Mr. Wright – ok let's move on to old business.

Mr. Stinson - I don't have anything, we got most everything done.

Mr. Wright - new business.

Mr. McCain – the county got the painting done. Middle Urbana. I don't know if they got Knight road done.

Mr. Wright – I will make a point to go down that road tomorrow.

Mr. Scott Wright – it didn't seem extra bright on Saturday.

Mr. Wright – it wasn't done then.

Mr. McCain – they got it all lined out. We saw them on Friday.

Mr. Wright – any further business?

Mr. Stinson – what about the diesel fuel. Are we going to try to run that out?

Mr. McCain – is that a 400 gal tank?

Mr. Wright – yeah.

Mr. McCain – we are at 305.

Mr. Stinson – do we want to carry a lot of diesel over the winter?

Mr. McCain – we are going to need it for the big truck.

Mr. Stinson – we probably should stay away from it.

Mr. McCain – we should put 250 -300 gallon in it. It will take me another 75 to do the road mowing. That is why I wanted to keep track of it so we would know what we have used out of it.

Mr. Stinson – one last thing. He (Roger) did a good job of playing hard ball with the bank. You were diligent on that and got a much better rate.

Ms. Perry – I took care of that last Thursday.

Fiscal Officer

The following bills were presented for payment:

Check No.	Date	Payee	Total Amount
	10/16/2023	US Treasury	\$1,570.70
	10/16/2023	Ohio Department of Taxation	\$183.30
20192	10/16/2023	Roger Koerner	\$720.93
20193	10/16/2023	Richard McCain	\$1,340.13
20194	10/16/2023	Sandra Perry	\$1,203.52
20195	10/16/2023	Blair Stinson	\$814.73
20196	10/16/2023	Sean Tullis	\$878.08
20197	10/16/2023	Paul Wright	\$864.73
20198	10/16/2023	City of Urbana	\$76.41
20199	10/16/2023	OPERS	\$2,008.33
20200	10/16/2023	Blair Stinson	\$425.00
20201	10/16/2023	Paul Wright	\$425.00
20202	10/16/2023	Roger Koerner	\$425.00
20203	10/16/2023	Sandi Perry	\$208.49
20204	10/16/2023	Sean Tullis	\$25.00
20205	10/16/2023	Richard McCain	\$25.00
20206	10/16/2023	Cintas	\$137.52
20207	10/16/2023	City of Urbana	\$25.60
20208	10/16/2023	Roberts Refuse	\$68.50
20209	10/16/2023	Heritage Cooperation	\$181.72
Total			\$11,607.69

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

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

Paul Wright Trustee Paul Wright, President

Sandi Perry Sandi Perry, Fiscal Officer

10-16-23

Zoning

1. Marty DeWine on County Line Rd. called to discuss his neighbor, David Copley. Apparently, David wants to run a property maintenance business out of his house. He will also be selling chicken eggs and baked goods from his house. I told him that agricultural activities are allowed. Service businesses require a conditional use permit and the process costs \$300. When the Doss family sold off their road frontage the deed included a condition that no businesses would be run on the properties. I told Marty that the deed was of no concern to the TWP. We have no legal authority to interpret or enforce a deed. If he is upset about his neighbor's business then call an attorney.
2. I am still working on the DiAnne Doss project. Waiting on final design drawings. She is looking to put up a sign on 2262 East State Route 29. It is zoned residential and maximum sign is 12 square feet. They want a 60 square foot billboard like 2 other ones they have so they will need to get a variance from BZA.
3. Wrote a zoning permit (#23-041) for Richard Foreman for a 24'x30' pole barn at 3657 Singing Wind
4. He has a double knee surgery this winter. He will be looking for ways to volunteer. I told him the TWP would most likely be grateful the help. He is a retired contractor and number is 740-497-5650.

10-16-23

Cemetery

1. Blair and Richard formed footers for Lowel and Joanne Newman grave P 86 GS 5 and for Mike and Sheila Grove (P195, GS 1,2). Ricky Vogel used his mini tractor to dig the Grove footer.
2. The city is pouring 27 footers on Thursday. The city will order an extra yard of concrete for us to buy to use for our 2 footers. Michael McGuire is using his concrete buggy to move the city's concrete to fill their footers. He will fill ours at the same time. He said it was not a big deal. He said he and I can work out the costs later. Done.
3. We buried the ashes of Dan Lambert (P27, GS1,2) on Saturday at 11:00 am. The urn is 8.25" H x 6.5" L x 4.25" W. It went well.
4. We got 1 military marker installed and we will do the next soon.
5. I have reached out to Jane Napier for any legal issues with a disinterment.
6. I need some guidance on charges for disinterments.
 - Cassie with Walters said Oak Dale charges \$675 for infant and \$1,275 adult disinterment on weekdays. Most cemeteries charge \$1,500-\$3000. She said she would not do it for less than \$400 and not more than \$1,000.
 - Kurt Seeley with Jennings, Farley & Seeley Funeral Home charge 4 times their opening/ closing costs
 - For adult opening/ closings, we charge \$650 weekdays, Saturday \$925 (+42%) and Sundays/ Holidays \$1,250 (+92%).
 - We charge \$300 for an infant opening/ closing on weekdays and just say extra weekends and holidays
 - For infants openings/ closings, I want to charge weekdays \$300, Saturdays \$425 and Sundays/ Holidays \$575.
 - For infant disinterment, I want to charge weekdays \$900, Saturdays \$1,275 and Sundays/ Holidays \$1,725. 3X our opening and closings charges.
 - For adult disinterment, I want to charge weekdays \$1,950, Saturdays \$2,775 and Sundays/ Holidays \$3,750. 3X our opening and closings charges.

10-16-23**Cemetery**

7. Sandi has paid the \$750 invoice for the ProCemetery software. Thank you!
8. David Haldeman sent a computer recommendation for \$1650 and I have attached the specifications. Too much money. I will come up with another computer option with a large screen.

ThinkPad X1 Carbon Gen 10 Intel (14") - Black

4.4 (2181)

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Processor

12th Generation Intel® Core™ i7-1270P vPro® Processor (E-cores up to 3.50 GHz P-cores up to 4.80 GHz)

Operating System

Windows 11 Pro 64

Graphic Card

Integrated Intel® Iris® Xe Graphics

Memory

32 GB LPDDR5 5200MHz (Soldered)

Storage

512 GB SSD M.2 2280 PCIe Gen4 Performance TLC Opal

Display

14" WUXGA (1920 x 1200), IPS, Anti-Glare, Touch, 100% sRGB, 400 nits, 60Hz, LED Backlight, Narrow Bezel, Low Blue Light

Camera

1080P FHD RGB with Privacy Shutter and Microphone

Fingerprint Reader

Fingerprint Reader

Keyboard

Backlit, Black - English (US)

WLAN

Intel® Wi-Fi 6E AX211 2x2 AX vPro® & Bluetooth® 5.1 or above

WWAN

None

Warranty

One Year Onsite