

RECORD OF PROCEEDINGS

Minutes of the Weathersfield Township Trustees Regular Meeting

Held on Tuesday, June 11, 2024 at 7:00 PM

Call to order: Steve Gerberry

Pledge: Completed

Roll Call: Steven Gerberry - Present Richard Harkins - Present
Edward Whittaker - Present Patrick Glunt - Present

Correspondence/Announcements:

- The **Trustees would like to remind our residents that open burning is not permitted within the Township.** We have had several brush fires that placed our firefighters and our resident's property at risk. Please do not open burn and enjoy the remainder of your spring.
- The **Trustees would like to mention that their annual Memorial Day Ceremony was very nice and the event well attended.**
- The **Trustees would like to mention that the annual Community Document Shredding Event was a success and that many residents used the opportunity to dispose of their unwanted documents.**
- The **Trustees would like to mention that the 2024 Flag Day Festival** was a big success and they received positive feedback for the event.
- The **Trustees would like to thank Scout Troop 83, Cub Scout Pack 83, the Girard American Legion, and our dedicated community volunteers** that honored our veterans by placing over 1,400 American flags on their graves across our four local cemeteries.
- The **Trustees would like to remind our residents that the 2024 Residential Tree Limb Chipping Program has begun.** The 2024 Residential Tree Limb Chipping Program will continue each Friday through Friday, October 25, 2024. For tree limb pick-up, you must call the Township by Thursday of each week to be placed on the list for a Friday pick-up. Please keep the following rules and procedures in mind:
 - This program is intended for residential tree limbs up to 3 inches in diameter.
 - The tree limbs must be placed at the curbside with all the cut ends aligned with each other toward the street.
 - No shrubs, stumps, roots, lumber, or railroad ties will be accepted. All tree limbs must be free from vines.
 - We are not a tree removal service; if you are having a tree professionally removed let them do the entire job, you must have them take the tree limbs as well.
- The **annual Community Garage Sale will take place this year on June 13, 14, and 15 from 9:00 AM until 5:00 PM on each of those days.** The organizers are going to have a list of addresses and a map this year, so please text Cheryl your information at 330-565-2449 if you plan to participate.
- The **Trustees would like to provide an update on the old McQuaid's gas station property.** The Trumbull County Land Bank has assumed ownership and we are hopeful that grant funding can be secured to demolish the building and remove the underground storage tanks.

Reports:

- Financial Report – Presented by Patrick Glunt
- Administrator's Report – Presented by David Rouan
- Zoning Report – Presented by Kelly Clarke
- Police Report – Presented by Police Chief Michael Naples
- Fire Report – Presented by Fire Chief Tom Lambert
- Lane LifeTrans Report – Presented by Lane's Chief Tom Lambert
- Law Director's Report – Presented by Cherry Potet

Note: All reports are on file in the Fiscal Officer's office.

Comments from the public will be heard on agenda items at this time; there will still be an opportunity for individuals to address the Board during our public comments part of the meeting.

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Old Business:

None

New Business:

- 24-091 Motion to **approve the minutes from the Regular Meeting that was held on Thursday, May 9, 2024 at 3:30 PM and the minutes from the Regular Meeting that was held on Tuesday, May 14, 2024 at 7:00 PM.**

Motion by: Rich Harkins Seconded by: Edward Whittaker
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

- 24-092 Motion to **adopt a resolution to approve the drawing warrants upon our treasury and paying township bills.**

Motion by: Edward Whittaker Seconded by: Rich Harkins
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

- 24-093 Motion to **adopt a resolution to approve the Then and Now's pursuant to the list provided by the Fiscal Officer.**

Motion by: Rich Harkins Seconded by: Edward Whittaker
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

- 24-094 Motion to **adopt a resolution to transfer \$3,049.28 from the General Fund to the Public Works Commission Projects Fund effective May 15, 2024 and to transfer \$12,000.00 from the General Fund to the Police District Fund effective June 5, 2024**

Motion by: Edward Whittaker Seconded by: Rich Harkins
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

- 24-095 Motion to **adopt a resolution to change line item 1000-610-500-057 Other (Festivals) from \$12,000.00 to \$14,000.00, a \$2,000.00 increase.**

Motion by: Rich Harkins Seconded by: Edward Whittaker
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

- 24-096 Motion to **renew our liability and property insurance coverage and policies through the Ohio Township Risk Management Authority** for a term of one (1) year commencing July 15, 2024 through July 14, 2025 for the ensuing policy year and to authorize Township Administrator David Rouan to execute, on behalf of the board of Trustees, all documents necessary to continue coverage.

Motion by: Edward Whittaker Seconded by: Rich Harkins
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

- 24-097 Motion to **authorize Township Administrator David Rouan, on behalf of the Board or Trustees, to enter into a Scheduled Maintenance Agreement with Professional Engine Systems of Canfield, Ohio** for an amount of \$2,000.00 for a term of one (1) year commencing July 1, 2024 through June 30, 2025. The purpose of the maintenance agreement is for an annual inspection, oil, and filter change for each of the four (4) generators.

Motion by: Rich Harkins Seconded by: Edward Whittaker
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

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24-098 Motion to Motion to ***adopt the Alternative Tax Budget Information for the Fiscal Year Commencing January 1, 2025*** in the following manner:

1. General Fund on a level of control at the line item basis;
2. All remaining funds on a fund basis; and
3. To obtain a Certificate of Official Resources and to request the certificate states that our appropriations do not exceed our Certificate of Official Resources from the Trumbull County Budget Commission.

Weathersfield Township			
Schedule 1			
Statement Of Fund Activity			
General Fund			
Description	Actual FY January 1 - December 31, 2023	Budgeted FY January 1 - December 31, 2024	Budgeted FY January 1 - December 31, 2025
Beginning Unencumbered Balance:	\$317,533.86	\$358,320.38	\$469,961.28
Revenues			
Health Department	\$24,461.40	\$31,074.62	\$31,074.62
Property Taxes	\$332,599.46	\$424,686.47	\$424,686.47
Local Government	\$0.00	\$0.00	\$0.00
All Other Receipts	\$316,941.04	\$371,264.55	\$360,000.00
Total Resources:	\$991,535.76	\$1,185,346.02	\$1,285,722.37
Expenditures			
Total Expenditures & Encumbrances	\$633,215.38	\$715,384.74	\$965,000.00
Ending Unencumbered Balance:	\$358,320.38	\$469,961.28	\$320,722.37
Police Fund			
Description	Actual FY January 1 - December 31, 2023	Budgeted FY January 1 - December 31, 2024	Budgeted FY January 1 - December 31, 2025
Beginning Unencumbered Balance:	\$413,343.29	\$95,153.82	\$132,867.72
Revenues			
Property Taxes	\$1,024,193.25	\$1,513,751.42	\$1,513,751.42
All Other Receipts	\$425,545.65	\$481,178.00	\$480,500.00
Total Resources:	\$1,863,082.19	\$2,090,083.24	\$2,127,119.14
Expenditures			
Total Expenditures & Encumbrances	\$1,767,928.37	\$1,957,215.52	\$2,062,215.52
Ending Unencumbered Balance:	\$95,153.82	\$132,867.72	\$64,903.62
Fire Fund			
Description	Actual FY January 1 - December 31, 2023	Budgeted FY January 1 - December 31, 2024	Budgeted FY January 1 - December 31, 2025
Beginning Unencumbered Balance:	\$239,374.81	\$218,267.87	\$265,015.07
Revenues			
Property Taxes	\$371,378.39	\$477,612.20	\$477,612.20
All Other Receipts	\$36,333.71	\$106,400.00	\$36,500.00
Total Resources:	\$647,086.91	\$802,280.07	\$779,127.27
Expenditures			
Total Expenditures & Encumbrances	\$428,819.04	\$537,265.00	\$435,000.00
Ending Unencumbered Balance:	\$218,267.87	\$265,015.07	\$344,127.27
Bond/Note Retirement Fund			
Description	Actual FY January 1 - December 31, 2023	Budgeted FY January 1 - December 31, 2024	Budgeted FY January 1 - December 31, 2025
Beginning Unencumbered Balance:	\$0.36	\$0.36	\$0.36
Revenues			
Property Taxes	\$0.00	\$109,124.57	\$109,124.57
All Other Receipts	\$0.00		\$0.00
Total Resources:	\$0.36	\$109,124.93	\$109,124.93
Expenditures			
Total Expenditures & Encumbrances	\$0.00	\$109,124.57	\$109,124.57
Ending Unencumbered Balance:	\$0.36	\$0.36	\$0.36

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monthly maintenance (including parts, labor, service calls, and consumable supplies), mono images, color images, and scans, based upon our current usage, of \$78.00 which is an estimated total monthly amount of \$523.00. This purchase is being made in accordance with Ohio Revised Code §9.48. The total current average monthly payment including all fees over the past 12 months was \$522.00.

Motion by: Rich Harkins Seconded by: Edward Whittaker
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

- 24-100 Motion to **adopt a resolution** to enter into the **Supplemental Police Services Agreement with the Trumbull Metropolitan Housing Authority** (TMHA). This agreement shall be in effect from July 1, 2024 through June 30, 2025 for the provision of specific police services associated with the TMHA's security programs. TMHA desires to contract with Weathersfield Township, by and through its police department, for additional police services to create a drug and crime free environment and to provide for the safety and protection of the residents.

Motion by: Edward Whittaker Seconded by: Rich Harkins
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

- 24-101 Motion to **adopt a resolution to proceed with demolition of a structure which is unsafe, structurally defective, and unfit for human habitation.**

PROPERTY LOCATED AT 2809 Pittsburgh Avenue, McDonald OH 44437 PERMANENT PARCEL NO. 23-111400, WEATHERSFIELD TOWNSHIP, TRUMBULL COUNTY, OHIO

WHEREAS, Ohio Revised Code Section 505.86 authorizes a Township Board of Trustees to declare structures within the Township to be a nuisance by reason of being insecure, unsafe, structurally defective, or unfit for human habitation, and to provide for the abatement of said nuisance by securing or demolition and removal of said structures; and;

WHEREAS, the Trumbull County Board of Health at their meeting on November 15, 2023, declared the structure located at 2809 Pittsburgh Avenue, McDonald OH 44437 ("the Property") to be Unfit for Human Habitation; and

WHEREAS, by Resolution adopted on February 13, 2024, the Board of Trustees of Weathersfield Township determined the Structure on the Property to be unsafe and structurally defective and ordered the Property Owner to demolish or repair the Structure within thirty days; and

WHEREAS, the Property owner was notified by certified mail, return receipt requested, of the Township's declaration of nuisance, right to request a hearing, and the demand to abate said nuisance by demolition, pursuant to RC 505.86(B) and(C) and there are no lienholders of record of the Property; and

WHEREAS the Property Owner requested a hearing before the Board of Trustees. The hearing was held on April 9, 2024 at 6:00 PM and was continued at the Property Owner's request to May 9, 2024 when additional evidence was taken; and

WHEREAS, the hearing was recorded by electronic means, and at the hearing, the Board of Trustees received evidence, including photographs of the property, copies of the Notices sent to the Property Owner, a letter from the property owner, and the testimony from the Property Owner; and

WHEREAS, at the hearing on May 9, 2024, the Property Owner stated that he wanted to enter into an agreement with the Board of Trustees pursuant to RC 505.86, providing that the Property Owner would complete the rehabilitation of the structure and obtain an occupancy permit by May 31, 2025, however the Property Owner subsequently refused to sign the Agreement.

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NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Weathersfield Township, Trumbull County, Ohio, by authority of Section 505.86 of the Ohio Revised Code, as follows:

1. The residential Structure on the Property located at 2809 Pittsburgh Avenue, McDonald OH 44437, is unfit for human habitation thereby constituting a direct threat to the public health and safety.
2. The Structure does not have working electric, plumbing, or HVAC systems.
3. The Board finds that the Structure must be removed to protect the health and safety of the township residents.
4. The Property Owner shall be notified in writing of the Board's decision, and of the Board's Order to remove the Structure. A party in interest who requested and participated in the hearing and who is adversely affected by the Order of the Board may appeal the order under Chapter 2506 of the Revised Code.
5. If the Property Owner does not demolish and remove the Structure within thirty days of the adoption of this Resolution, the Structure may be demolished and removed.
6. The total costs incurred by the Township for the removal of the Structure and all associated site restoration work shall be assessed to the owner(s) of record of the Property and the Weathersfield Township Fiscal Officer is requested to certify the total cost of the demolition, together with a proper description of the lands, to the county Auditor who shall place the costs upon the tax duplicate. The costs are a lien upon such lands from and after the date of entry. The costs shall be collected as other taxes and returned to the Township general fund.
7. This Board hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

This Resolution shall take effect immediately, or upon the earliest date as otherwise allowed by law.

Motion by: Rich Harkins Seconded by: Edward Whittaker
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

- 24-102 Motion to ***promote Andrew Leshinsky from Junior Firefighter to Probationary Firefighter*** effective May 15, 2024. The Board of Trustees would like to thank Andrew for his interest in becoming a Weathersfield Township Firefighter and for his volunteerism and commitment to the residents of our Township.

Motion by: Edward Whittaker Seconded by: Rich Harkins
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

- 24-103 Motion to ***authorize Police Chief Michael J. Naples, Jr. to sell 133 unclaimed and forfeited weapons to Urban Essentials, LLC*** of 1336 Seaborn Street, Suite 3, Mineral Ridge, Ohio 44440, a federal firearms licensed dealer, FFL # 4-34-155-01-3D-03319, for \$12,000.00, effective May 21, 2024, pursuant to Ohio Revised Code §2981.12(A)(2). The funds shall be deposited in the General Fund, and then transferred to the Police Fund,

Motion by: Rich Harkins Seconded by: Edward Whittaker
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

Public Comments:

Open Comments

Next Meetings:

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Next Meetings: Regular Meeting - Thursday, June 20, 2024, at 3:30 PM, Special Meeting - Tuesday, July 9, 2024 at 6:30 PM, and Regular Meeting - Tuesday, July 9, 2024 at 7:00 PM.

Adjournment:

24-104 Motion to *adjourn the meeting*.

Motion by: Edward Whittaker Seconded by: Rich Harkins

Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes

Motion Carried

Patrick J. Glunt, Fiscal Officer

Steven J. Gerberry, Trustee

Richard T. Harkins, Trustee

Edward K. Whittaker, Trustee