

## RECORD OF PROCEEDINGS

MINUTES OF THE  
XENIA TOWNSHIP TRUSTEES:

REGULAR MEETING  
OCTOBER 1, 2020

6:00 P.M.

NOTE: These minutes are a summary of the discussion and are not a word for word account of the discussions. The proceedings were electronically recorded. The meeting was held at the Xenia Township Office, 8 Brush Row Road, Xenia, Ohio. This was a Regular Trustee Meeting advertised annually and on the Xenia Township website within 24 hours of scheduling this meeting.

Chair Scott Miller called the Regular Meeting to order at 6:00 p.m.

All participated in the Pledge of Allegiance.

ROLL CALL: Jacqueline Robinson, Fiscal Officer; Susan Spradlin, Trustee; Steve Combs, Trustee; Scott Miller, Trustee Chair; Alan Stock, Township Administrator, Greg Beegle, Fire Chief. Guests in attendance: David Graham, Greene County Auditor and Craig Hagler, Greene County Treasurer.

Mr. Graham spoke about nuisance properties in the county and the Auditor's office responsibility to their constituents concerning this matter. The auditor's office has no jurisdiction until after there have been two (2) Sheriff Sales. Once that has happened, the Auditor's office can have an Auditor's Sale in accordance to Ohio Revised Code **5723.06 Procedure for sale - notice of intent to purchase by director of natural resources - title.**

There has not been an Auditor's Sale in Greene County in 20yrs. The Auditor's office had planned to have a sale during the first half of 2020 but due to COVID-19, that has been delayed, and they will work to have the sale early in 2021. Mr. Graham shared a list of nuisance properties in Greene County, out of 15 properties, 6 are in Xenia Township. Most of the properties are retention ponds, which will not be eligible for the sale.

Mr. Graham spoke about the Ohio Revised code **5723.12 Certificate of sale - deed - previous title and liens extinguished.**

(A) The county auditor, on making a sale of a tract of land to any person under this chapter, shall give the purchaser a certificate of sale. On producing or returning to the auditor the certificate of sale, the auditor, on payment to the auditor by the purchaser, the purchaser's heirs, or assigns, of the sum of forty-five dollars, shall execute and file for recording a deed, which deed shall be prima-facie evidence of title in the purchaser, the purchaser's heirs, or assigns. Once the deed has been recorded, the county auditor shall deliver the deed to the purchaser. At the time of the sale, the county auditor shall collect and the purchaser shall pay the fee required by law for the recording of deeds. In the case of land sold to the state under division (B) of section 5723.06 of the Revised Code, the director of natural resources or a county land reutilization corporation shall execute and file for recording the deed, and pay the fee required by law for transferring deeds directly to the county auditor and recording deeds directly to the county recorder.

(B) Except as otherwise provided in division (C) of this section and except for foreclosures to which the alternative redemption period has expired under sections 323.65 to 323.79 of the Revised Code, when a tract of land has been duly forfeited to the state and sold under this chapter, the conveyance of the real estate by the auditor shall extinguish all previous title and invest the purchaser with a new and perfect title that is free from all liens and encumbrances, except taxes and installments of special assessments and reassessments not due at the time of the sale, federal tax liens other than federal tax liens that are discharged in accordance with subsection (b) or (c) of section 7425 of the "Internal Revenue Code of 1954," 68A Stat. 3, 26 U.S.C. 1, as amended, and any easements and covenants running with the land that were created prior to the time the taxes or assessments, for the nonpayment of which the land was forfeited, became due and payable and except that, if there is a federal tax lien on the tract of land at the time of the sale, the United States is entitled to redeem the tract of land at any time within one

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hundred twenty days after the sale pursuant to subsection (d) of section 7425 of the "Internal Revenue Code of 1954," 68A Stat. 3, 26 U.S.C. 1, as amended.

(C) When a tract of forfeited land that was foreclosed upon as a result of proceedings for foreclosure instituted under section 323.25, sections 323.65 to 323.79, or division (C) of section 5721.18 of the Revised Code is sold or transferred to any person, including a county land reutilization corporation, under this chapter, the conveyance of the real estate by the auditor shall extinguish all previous title and invest the purchaser or transferee with a new title free from the lien for land taxes, assessments, charges, penalties, and interest for which the lien was foreclosed, the property was forfeited to the state, and in satisfaction of which the property was sold or transferred under this chapter. In all such cases, the purchaser or transferee shall be deemed a bona fide purchaser for value in accordance with division (C) of section 5723.04 of the Revised Code.

Kraig Hagler, Greene County Treasurer, also in attendance with Mr. Graham reiterated what Mr. Graham said about the auditor's sale and how his office is not involved. Both discussed the pros and cons of a Sheriff sale and an Auditor's sale and the tax and or lien implications to buyer and seller.

**FIRE DEPARTMENT:**

Chief Beegle shared that Katie Boyd; PT FFII/Paramedic was approved for Leave of Absence until after birth of her child.

Chief Beegle shared accolades given to his department. One was a letter form an EMS transport acknowledging Elizabeth Beam, Hannah Conley and Katie Boyd. The other acknowledgment was from the owner of the barn fire on Brush Row Rd.

Chief Beegle also thanked the Trustee's for naming him Chief a year ago and the accomplishments that his department has done over this past year.

Chief Beegle shared that Xenia Township Fire department was approached by the Greene County Health Department as to how Xenia Township can offer their assistance with the planning of mass distributions of vaccinations of COVID-19. The township could possibly be a vacation site within the county.

Chief Beegle shared Milestones for those reaching 1,000 hours: Adam Bistrek, Shawn Richter, Amanda Everett, Carl Schneider, and those reaching 600 hours: Cory Schrier, Luke Neikirk, and Tony Albertini. These were paid in September.

**FISCAL OFFICER:**

Ms. Robinson advised she had given everyone copies of the Monthly Financial Reports.

Ms. Robinson presented the bills. Mr. Miller moved to approve the bills. Mrs. Spradlin seconded the motion. Roll Call: Mrs. Spradlin-aye, Mr. Combs-aye, Mr. Miller - aye. Motion PASSED by roll call of 3-0.

**RESOLUTION NO. 2020-175**

Ms. Robinson presented the monthly and bi-weekly payroll. Mr. Combs moved to approve the payroll as presented. Mrs. Spradlin seconded the motion. Roll Call: Mrs. Spradlin - aye, Mr. Combs - aye, Mr. Miller - aye. Motion PASSED by roll call of 3-0.

**RESOLUTION NO. 2020-176**

Ms. Robinson advised there were two set of minutes to approve; TM 09.03.2020 and TM 09.17.2020.

Mr. Miller moved to approve the minutes from the regular meeting of September 03, 2020 as presented. Mrs. Spradlin seconded the motion. Roll Call: Mrs. Spradlin - aye, Mr. Combs - aye, Mr. Miller - aye. Motion PASSED by roll call of 3-0.

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**RESOLUTION NO. 2020-177**

Mr. Miller moved to approve the minutes from the regular meeting of September 17, 2020 as presented. Mrs. Spradlin seconded the motion. Roll Call: Mrs. Spradlin – aye, Mr. Combs – aye, Mr. Miller - aye. Motion PASSED by roll call of 3-0.

**RESOLUTION NO. 2020-178**

**ADMINISTRATOR:**

Mr. Stock requested a Purchase Order to card Member Services for an ID Maker from IDVille for \$3,279.03 from COVID 2904-190-740-0000.

Mr. Miller moved to create a P.O. to card Member Services for an ID Maker from IDVille for \$3,279.03 from COVID 2904-190-740-0000. Mr. Combs seconded the motion. Roll Call: Mrs. Spradlin – aye, Mr. Combs – aye, Mr. Miller - aye. Motion PASSED by roll call of 3-0.

**RESOLUTION NO. 2020-179**

Mr. Stock requested a Purchase Order to card Member Services for a Laptop from Dell for \$2,750.72 from COVID 2904-190-740-0000.

Mr. Combs moved to create a P.O. to card Member Services for a Laptop from Dell for \$2,750.72 from COVID 2904-190-740-0000. Mr. Miller seconded the motion. Roll Call: Mrs. Spradlin – aye, Mr. Combs – aye, Mr. Miller - aye. Motion PASSED by roll call of 3-0.

**RESOLUTION NO. 2020-180**

Mr. Stock presented the FEMA suggested policy for procurement for Safety Grant for cascade system and future FEMA grant purchases and requested a resolution to adopt this new policy. This policy has been reviewed by the Prosecutor's office.

Mr. Miller moved to accept the FEMA suggested policy for procurement for Safety Grant for cascade system and future FEMA grant purchases. Mr. Combs seconded the motion. Roll Call: Mrs. Spradlin – aye, Mr. Combs – aye, Mr. Miller. Motion PASSED by roll call of 3-0.

**RESOLUTION NO. 2020-181**

Mr. Stock presented a listing of obsolete computers and monitors and valued well under \$2,500.00 to be discarded under safety regulations. Mr. Stock requested a resolution to declare these items obsolete and approval given to administrator to dispose of.

Mr. Miller moved to declare the attached items, computers and monitors, as obsolete and valued well under \$2,500.00 to be discarded under safety regulations. Mr. Combs seconded the motion. Roll Call: Mrs. Spradlin – aye, Mr. Combs – aye, Mr. Miller - aye. Motion PASSED by roll call of 3-0.

**RESOLUTION NO. 2020-182**

**COMMITTEE REPORTS:**

Gr. Co. Regional Plan: Combs  
Health District Advisory Council: Susan Spradlin  
Water & Wastewater Advisory-quarterly: Oct. 27 Jim Pile  
Source Water Protection-biannually: Oct 18 Scott Miller  
Inspection 1 year time-of-travel Water Protection: Commercial Sept. 23 Alan Stock  
Safety Council-monthly-first Wednesday:  
Chamber of Commerce-monthly-third Tuesday: Sept 20 Alan Stock

**ADJOURNMENT:**

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Mr. Miller moved to adjourn at 7:42 p.m. Mr. Combs seconded the motion. Roll Call: Mrs. Spradlin – aye, Mr. Combs – aye, Mr. Miller - aye. Motion **PASSED** by roll call of 3-0.

**Xenia Township Board of Trustees**


Date Approved: 11/5/20  
10/01/2020

Resolution # 2020- 183 195

Attest:

  
\_\_\_\_\_  
Jacqueline Robinson, Fiscal Officer  
jr

Scott Miller, Chair

  
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L. Stephen Combs

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Susan Spradlin