

## RECORD OF PROCEEDINGS

### MINUTES OF THE XENIA TOWNSHIP TRUSTEES:

REGULAR MEETING  
MAY 15, 2014 7:00 PM

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 place was the Xenia Township Office, 8 Brush Row Road, Xenia, Ohio.

PRESENT: Scott Miller, Chairman; Amy Lewis, Trustee; Susan Spradlin, Trustee; Alan Stock, Administrator.

Meeting was called to order at 7:13 p.m. All participated in the Pledge of Allegiance. This was a Regular Trustees Meeting advertised on the Xenia Township website within 24 hours of scheduling this meeting.

**READ FILE:** Xenia City Planning/Zoning Minutes for May  
OBWC Work Safety Program 100% for 2013

### FIRE DEPARTMENT:

Replacement Command vehicle was discussed. The Dodge Durango SSV was chosen. It has the same drive train and heavy duty suspension as the Chargers used by the police. It was 100% State Bid. With the tow package it came to \$31,764. Bids for equipment were solicited and the bid decided on was for \$7,524. Darkening the side windows done by Dean the Tent King would be \$221. Decals and striping by Danco would be \$550. The total of the vehicle would be \$40,335.94. The cost of transferring all radios is included in this price. Tim Spradlin would take the decals off the old vehicle for free. The Chief's current vehicle sustained heavy damage in a hail storm and is having other issues. A motion was made by Mrs. Lewis to approve the purchase of a replacement command vehicle in the amount of \$40,335.94, seconded by Mr. Miller. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Aye; Mrs. Spradlin-Aye. Motion PASSED by a roll call vote of 3-0.

### RESOLUTION NO. 2014-117

Captain Logan Surls gave a presentation about the house burning exercise. It was the first time they have had one in eight years. It included Xenia Township, Spring Valley Township, New Jasper Township, as well as the Miami Valley Canine Search and Rescue Team. This team brought several dogs and had them search for hidden items in the burning house. There were over 56 participants during the two days. He gave a list of donations—Thaddeus Haines donated the house; Lowes gave several hundred dollars' worth of supplies to get the house ready; Rivers Metal gave sheet metal for layering some of the rooms; Rick and Barb Miller donated straw to get the fires going; John Deere Equipment on US 68 South donated palettes to start the fires. He provided a sheet listing the pros and cons from the training. The Fire Department thanked the Board of Trustees for approving the asbestos abatement. The Greene County Sheriff closed the road for the training. The Xenia Township Firefighters and Community Association provided food. RAPCA granted the burn permit. The City of Xenia Fire Department and Miami Township Fire Department covered the Township calls while they were at the burn. Barb Miller and Alan Stock participated in the exercise. Captain Surls gave them a picture of themselves in the fire gear. Mrs. Miller said after her experience she would like to see the Trustees approve a Cascade System for the Fire Department. Mr. Stock spoke about the experience of the heat, going through panic, breathing the hottest air he has ever breathed, pulling the mannequin outside, putting the mannequin back in place and pulling in the hose. He thanked the men and women who do this job and thanked them for the opportunity to experience one iota of what they do. Mr. Miller thanked Chief Fox and Captain Surls for all their efforts.

### FISCAL OFFICER/FINANCE:

A motion was made by Mrs. Spradlin to approve the bills as presented with the exception of the Fletcher Technology bill, seconded by Mrs. Lewis. Mr. Miller said the bill should be paid because a contractor was requested to come in for services and he did what was asked of him. Steve Fletcher asked if anyone disagreed that he did the

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work and is anything wrong with the computer network at Xenia Township. Mrs. Spradlin stated it seemed that Mr. Fletcher would like to discuss this in public meeting. Mr. Fletcher answered yes. Mrs. Lewis requested that they discuss this privately. Mr. Fletcher asked if anyone had a problem with what he is charging. Mrs. Spradlin answered yes. Mr. Fletcher suggested they hire someone else at a higher rate as that is what they were doing before he was hired. Mr. Fletcher asked for any comments agreeing that the network works smoother now and Deputy Chief Beegle agreed with that statement. Mrs. Spradlin said her issue was the charge of \$40 on May 2, 2014 for helping WS Electronics. She called Mike Wolfe at WS Electronics and he said they only needed Mr. Fletcher to unlock the door. Mr. Fletcher said that was incorrect and replied he had been asked to let them into where the equipment was, to be there to troubleshoot and to get them information on the network. Mr. Fletcher was asked by Mrs. Spradlin if he washed the trucks like he told us he did on May 2 and he responded "I refuse to answer that question". Mr. Miller and Mrs. Lewis said he was kidding. Mr. Fletcher said as an employee of Xenia Township and as a resident . . . (interrupted). Mrs. Spradlin questioned whether he was an employee of Xenia Township as she saw no contract. Mr. Fletcher said he has a contract and will get a copy for her. Mr. Stock and Mr. Miller said there is a contract. Mrs. Spradlin said Fletcher Technology was paid over \$8,000 in 2013 and she doesn't know who else makes \$35-\$40 per hour. She said she has a college education and she does not make that. Mr. Fletcher spoke as a Xenia Township 1099 employee and as a resident, if the Township hires someone to do a job and they do it, and the Township doesn't want to pay the bill or pays the bill late, that is as unethical as you can get. Mrs. Spradlin said so is overcharging for services to plug in a cable. Mr. Fletcher asked if anyone thought he overcharged. Mrs. Spradlin said she did, and Mr. Fletcher said that is after the fact. He said if you hire someone to do a job at a certain rate and don't pay, it is still unethical—there was a problem with that before. Mr. Fletcher said he is always asked to do the work. Mrs. Spradlin asked who asked him. Mr. Fletcher said it is Mr. Stock, the Administrator, and asked if there was a problem with who is running the day-to-day operations here. Mrs. Spradlin said she thinks there is because the Trustees are supposed to be doing that. Mr. Fletcher asked what Trustees are here every day to do this. Mr. Miller said that is why we have an administrator for those responsibilities. Mrs. Lewis began to speak and Mr. Miller asked for a roll call vote on the motion. Mrs. Lewis said this is not the decorum she would like to see. Mrs. Spradlin agreed. Roll Call: Mr. Miller-Nay; Mrs. Lewis-Nay; Mrs. Spradlin-Aye. Motion FAILED by a roll call vote of 2-1.

A motion was made by Mr. Miller to approve the bills as presented, seconded by Mrs. Lewis. Roll call: Mr. Miller-Aye; Mrs. Lewis-Aye; Mrs. Spradlin-Nay. Motion PASSED by a roll call vote of 2-1.

**RESOLUTION NO. 2014-118**

A motion was made by Mr. Miller to approve the payroll as presented, seconded by Mrs. Lewis. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Aye; Mrs. Spradlin-Aye. Motion PASSED by a roll call of 3-0.

**RESOLUTION NO. 2014-119**

Mrs. Lewis left the meeting at this time for another commitment (7:45 p.m.). Mr. Miller said they would table the 2013 minutes for approval as there would not be a second signature.

A motion was made by Mr. Miller to approve the minutes from the March 23, 2014 Work Session, seconded by Mrs. Spradlin. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Absent; Mrs. Spradlin-Aye. Motion PASSED by a roll call vote of 2-0. (The minutes signed were from the April 23, 2014 Work Session but wrongly stated at meeting.)

**RESOLUTION NO. 2014-120**

A motion was made by Mr. Miller to approve the minutes from the March 23, 2014 Public Hearing for text amendments, seconded by Mrs. Spradlin. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Absent; Mrs. Spradlin-Aye. Motion PASSED by a roll call vote of 2-0. (The minutes signed were from the April 23, 2014 Public Hearing but wrongly stated at meeting.)

**RESOLUTION NO. 2014-121**

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A motion was made by Mr. Miller to approve the minutes from the March 23, 2014 Trustees' Meeting, seconded by Mrs. Spradlin. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Absent; Mrs. Spradlin-Aye. Motion PASSED by a roll call vote of 2-0. (The minutes signed were from the April 23, 2014 Trustees' Meeting but wrongly stated at meeting.)

**RESOLUTION NO. 2014-122**

A motion was made by Mrs. Spradlin to approve the minutes from the May 1, 2014 Work Session, seconded by Mr. Miller. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Absent; Mrs. Spradlin-Aye. Motion PASSED by a roll call vote of 2-0.

**RESOLUTION NO. 2014-123**

A motion was made by Mrs. Spradlin to approve the minutes from the May 1, 2014 Public Hearing continuation for text amendments, seconded by Mr. Miller. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Absent; Mrs. Spradlin-Aye. Motion PASSED by a roll call vote of 2-0.

**RESOLUTION NO. 2014-124**

A motion was made by Mrs. Spradlin to approve the minutes from the May 1, 2014 Trustees' Meeting, seconded by Mr. Miller. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Absent; Mrs. Spradlin-Aye. Motion PASSED by a roll call vote of 2-0.

**RESOLUTION NO. 2014-125**

**TOWNSHIP ADMINISTRATOR:**

Mr. Stock spoke about significant rust on the rear left of the 2005 Durango. The Blue Book value is around \$8,000. He had two quotes: 1) The Rod Shop would cut the rust out, weld new metal in and paint for around \$1,095.78; and 2) Moormans would take the entire quarter panel off and replace it for \$2,676.60. A motion was made by Mr. Miller to have the left rear quarter panel of the 2005 Durango repaired by the Rod Shop for \$1,095.78, seconded by Mrs. Spradlin. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Absent; Mrs. Spradlin-Aye. Motion PASSED by a roll call vote of 2-0.

**RESOLUTION NO. 2014-126**

Mr. Stock said David Shuey researched RO systems and suggested one at Home Depot for \$419. It is also easier to maintain. The RO unit has a lifespan of about 6 years and filters cost \$80. There would be about \$340 difference to have purified water at both stations, not just bottled water at one station. The expectation is to install the pressurized system with a separate spout at the sink in the kitchen as well as hooked to the water and icemaker for the refrigerator (Station 51). At Station 52 it could only go to the sink as the refrigerator does not have a water and icemaker dispenser. Mr. Shuey could install the units. With these units there is no need for replacement filters for the refrigerator. A motion was made by Mr. Miller to buy the RO units for the two firehouses to be billed one through the Fire fund and one through General fund with ongoing maintenance billed the same, seconded by Mrs. Spradlin. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Absent; Mrs. Spradlin-Aye. Motion PASSED by a roll call vote of 2-0.

**RESOLUTION NO. 2014-127**

The Derrick Contract needs to have a resolution. There was discussion of the garage on the property. Mr. Derrick doesn't see a need to tear down the building as no one pays taxes on it. Mrs. Spradlin said at the last meeting it was discussed that Mr. Derrick has to go to the Auditor's Office every year to tell them he doesn't own the building and in the contract it says the Township will pay the taxes on the property. Mrs. Miller talked to the Auditor's Office and they said there is a notation in their paperwork showing the building is owned by Xenia Township. Mr. Miller said the Road Department no longer uses the building. Discussion included a plan to tear down the building but to first offer it to Mr. Derrick for \$1 then if he didn't want it to go ahead and have the Road Department tear it down as soon as possible. A motion was made by Mr. Miller to approve the Derrick Contract for 2014 as executed, seconded by Mrs. Spradlin. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Absent; Mrs. Spradlin-Aye. Motion PASSED by a roll call vote 2-0.

**RESOLUTION NO. 2014-128**

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Mr. Miller suggested the Township go to Derricks and offer it to them for \$1.00 and the title will go to them. In the next contract we will not offer to pay any taxes. Mrs. Spradlin is concerned with safety of the building and thinks it should be torn down. Mr. Miller asked Mr. Stock to talk to David Derrick about the building.

Miami Valley Lighting has given a contract showing a 1.5% price increase twice in the next five years. There are no other companies to go to. The first increase would be 40-60 cents per property per year, then it would go up. David Graham suggested to Mr. Stock that the Township go 1.02, 1.02, 1.04, 1.04, 1.04 and that would give the amount needed for the increase. Assessments at this rate could be made for the five years all at once. A motion was made by Mrs. Spradlin to accept the services offered by Miami Valley Lighting at the increase of 1.5% over the next five years times two, seconded by Mr. Miller. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Absent; Mrs. Spradlin-Aye. Motion PASSED by a roll call vote of 2-0.

**RESOLUTION NO. 2014-129**

Mr. Miller wanted to amend the previous motion to clarify it. An amended motion was made by Mr. Miller to accept the services offered by Miami Valley Lighting at the increase of 1.5% over the next five years with two increases, one in 2016 and one in 2018, seconded by Mrs. Spradlin. Roll Call: Mr. Miller-Aye; Mrs. Lewis-Absent; Mrs. Spradlin-Aye. Motion PASSED by a roll call vote of 2-0.

**RESOLUTION NO. 2014-130**

580 Union Road--Mr. Miller said they would talk about this at the Special Work Session scheduled for May 20.

Seasonal hire for cemetery work—Mr. Miller said this would be discussed at the Special Work Session.

Part-time secretary--Mrs. Spradlin said both she and Mrs. Lewis had some questions about this so would like this to be tabled until the Special Work Session.

**GUESTS:**

Rick Miller, Fairground Rd., asked if the Trustees knew about the encroachments of the 580 Union Road property when they purchased the property next to it. Scott Miller answered they did know. Rick Miller asked why nothing was done. Scott Miller said they had conversations with the previous property owner and nothing was ever worked out with them.

Steve Fletcher, Fletcher Technology and Township resident, said WS Electronics charged the Township for one hour and forty minutes at \$100 per hour. Mr. Fletcher charged the Township for one hour. He wants to do the right thing by the Township and tries to save the Township as much money as he can. Mrs. Spradlin said on that note, WS Electronics was up in the air using two people to get a tower down.

**UPCOMING MEETINGS:**

Mr. Miller announced a Special Work Session on Tuesday, May 20, at 4:30 p.m. and Work Session and Trustees' Meeting on June 5.

**COMMITTEE REPORTS:**

Inspection for one year time-of-travel residential wellfields—Mr. Stock reported letters for the inspection will go out the next day. The inspection will be Friday, May 30, 2014.

Rick Miller asked if the Zoning Commission has started looking at the Land Use Plan comments. Mr. Stock answered they are still working on the sign text.

Mr. Miller said the JEDD talks with the City and Central State University have ended. Central State University has withdrawn its letter of support for the JEDD. There has been discussion of whether that property will be annexed into the City.

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About eighteen months ago Cemex tried to rezone some of its properties and they were denied. Cemex is now applying for annexation of the properties into the city of Fairborn.

**ADJOURNMENT:**

There being no further business, a motion to adjourn was made by Mrs. Spradlin, seconded by Mr. Miller. Roll Call vote: All voted Aye. Meeting was adjourned at 8:22 p.m.

Resolution # \_\_\_\_\_

Date Approved: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Barbara Miller, Fiscal Officer

XENIA TOWNSHIP BOARD OF TRUSTEES

\_\_\_\_\_  
Scott Miller, Chair

\_\_\_\_\_  
Amy Lewis

\_\_\_\_\_  
Susan Spradlin