

# RECORD OF PROCEEDINGS

**MINUTES OF THE  
XENIA TOWNSHIP TRUSTEES:**

**REGULAR MEETING  
September 7, 2017 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 on the Xenia Township website within 24 hours of scheduling this meeting.

Chair Steve Combs called the Regular Meeting to order at 6:00 p.m.

ROLL CALL: Scott Miller, Trustee; Steve Combs Trustee, Chair; Susan Spradlin, Trustee; Sheila Seiter, Fiscal Officer; Alan Stock, Township Administrator.

All participated in the Pledge of Allegiance.

Mr. Combs introduced the guest speaker, David Thompson from the REACH program. Mr. Thompson stated that he was there to talk about the REACH program and the YMCA. He explained the new YMCA and that they were trying to get the final funding for the new building. He stated that Kettering Health Network, Clark State, Central State, the local Senior Center, and the YMCA were wanting to build a new facility for the community. He shared a video about the program. He explained that this new building would be modeled like the new YMCA in Springboro and what would be included in the new building in Xenia. Mr. Thompson advised the fundraising campaign had been ongoing and that they were looking to break ground in December or January.

Mr. Combs asked what the time frame for a commitment to donate funds. Mr. Thompson advised that they were asking people to consider a three to five-year pledge period. Mr. Miller asked how big the current YMCA was. Mr. Thompson stated that it was 45,000-50,000 square feet. Mr. Combs asked what was going to happen to the old facility. Mr. Thompson advised that they were trying to find a good home for it or find the money to demolish it. Mr. Miller asked how big the new facility would be. Mr. Thompson stated that the new facility would be 64,000 square feet and the YMCA would use about 37,000 square feet of the building. Mr. Miller asked how Kettering Health Network would use the facility. Mr. Thompson stated that there would be some doctor offices and possibly a few other services. Mrs. Seiter asked if the Xenia High School Swim Team would be able to use the new facility. Mr. Thompson advised that they have talked to the School to see about them using the new facility when it was completed. Mr. Miller asked if the new pool would have an area for spectators to watch meets. Mr. Thompson advised that there would be a little more room than the current location. Mr. Combs asked if there were any other questions, hearing none, he thanked Mr. Thompson for coming out. Mr. Thompson thanked the Trustees for their time.

**IN THE READ FILE:** Buckeye Farm News, September, GCCHD Press release (3); Pipeline Awareness, Summer, League of Women Voters, September.

## **FISCAL OFFICER/FINANCE**

Mrs. Seiter advised that she had given everyone a copy of the monthly financial reports. Mrs. Spradlin asked about some of the amounts on the revenue report. Mrs. Seiter explained the amounts in question.

Mrs. Seiter presented the payroll. Mr. Miller moved to approve the payroll as presented, Mr. Combs seconded the motion. Roll Call: Mr. Miller – aye, Mrs. Spradlin – aye, Mr. Combs – aye. Motion **PASSED** by roll call of 3-0.

## **RESOLUTION NO. 2017-166**

Mrs. Seiter presented the bills and advised that Mrs. Spradlin had a few questions. Mrs. Seiter explained the Occupational Health bill was for a seasonal worker. Mrs. Spradlin asked why the Township was just being billed for something that occurred in June. Mr. Stock advised why this happened because of a change in lab vendor. Mrs. Spradlin advised that she would like to be informed when someone does not pass the drug screening and asked where this gentleman found out about the job. Mr. Stock advised that the gentleman had worked for another jurisdiction for six years and heard

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about the job from the Road Superintendent. Mrs. Spradlin asked for an explanation about the check to the City of Riverside. Mr. Stock explained it was compensation for an injured firefighter. Mr. Combs asked how the firefighter was injured. Mr. Stock explained the accident and injury. Mrs. Spradlin asked if this process was written down somewhere and if it was legal. Mr. Stock explained what he had learned in a seminar given by the Bureau of Worker's Compensation and how claims are taken care of between other jurisdictions. Mr. Combs asked about the Detmer and Sons bill and Mr. Stock explained the bill in detail. Mrs. Spradlin asked about the wi-fi thermostats and if it was necessary for these to be wi-fi. Mr. Stock advised why the thermostats had wi-fi capabilities and how it was more efficient.

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

**RESOLUTION NO. 2017-167**

Mrs. Seiter showed and explained the Assessment letter for the County Auditor for the nuisance mowing. She advised this would be assessed on the property taxes of each nuisance property. Mrs. Seiter explained that all the mowing had been included in this document and needs a resolution before being taken to the Auditor's Office. Mrs. Spradlin asked if this was the only document that was taken to the Auditor. Mrs. Seiter stated that it was and that they had sent pictures with it in the past but was told it was not necessary to give to them. Mr. Stock stated that there was a folder in the office for each address with all documentation in it and explained all the charges in the assessment letter.

Mr. Combs moved to approve the Greene County 2017 Assessment Nuisance by weeds as presented. Mrs. Spradlin seconded the motion. Roll Call: Mr. Miller – aye, Mrs. Spradlin – aye, Mr. Combs – aye. Motion **PASSED** by roll call of 3-0.

**RESOLUTION NO. 2017-168**

Mrs. Seiter advised that she had received the annual form for the levies and the rates from the Auditor's Office and it needs to be approved and accepted. Mr. Miller asked if Mrs. Seiter had noticed anything that she was not expecting. Mrs. Seiter stated that it was very similar amounts every year.

Mr. Miller moved to Accept the Rates by the Budget Commission and Authorize the Certifying Tax Levies for 2018. Mr. Combs seconded the motion. Roll Call: Mr. Miller – aye, Mrs. Spradlin – aye, Mr. Combs – aye. Motion **PASSED** by roll call of 3-0.

**RESOLUTION NO. 2017-169**

Mrs. Seiter advised that she also received a County letter stating that the Tax Budget hearing had been waived for this year. She stated that she was surprised and checked to be sure she did not have to attend the hearing and was excited to hear that she did not have to attend this year. The Trustees thanked Mrs. Seiter for her due diligence in this process that allowed this to happen. Mrs. Seiter stated that she had received the State audit for the 2014-2015 management letter and she will get a copy to each of the Trustees to look at but for now it was confidential and she could not talk about it in detail. She advised she would keep the Trustees informed as she got more information.

Mrs. Seiter advised that there were four sets of minutes waiting for approval and asked if everyone had a chance to look them over. Mrs. Spradlin stated that she had only seen the minutes from the July 24, 2017 Listening Session. The Trustees agreed they needed more time to review them.

Mr. Combs moved to approve the minutes from July 24, 2017 Listening Session. Mrs. Spradlin seconded the motion. Roll Call: Mr. Miller – aye, Mrs. Spradlin – aye, Mr. Combs – aye. Motion **PASSED** by roll call of 3-0.

**RESOLUTION NO. 2017-170**

**ADMINISTRATOR:**

Mr. Stock advised that there would be a 20 – 30% increase in personal insurance. He stated that he has spoken with three different brokers to give the Township quotes. He

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explained that he is waiting to get all the quotes within the next couple of days and would then send a spreadsheet to the Trustees with all the quotes. There was discussion about the self-funded group of the current insurance.

Mr. Stock stated that the assets for the hazard insurance went up by 3%, which was industry standard. Mr. Stock explained what the hazard insurance covered and how items were listed with this insurance. He advised that the Township was insuring \$125,000 more than in the past but the rates went down 2%. Mr. Stock explained the policy in more detail. Mrs. Spradlin asked if this was a one-year policy and Mr. Stock advised it was for one year. Mrs. Spradlin asked if this policy was at 80% coverage and Mr. Stock advised it was not that it was for replacement coverage. All agreed to hold on action until Mr. Stock could confirm the difference between 80% coverage and replacement coverage.

Mr. Stock stated that he would like the Trustees to declare two properties a nuisance and described the conditions of the properties.

Mr. Miller moved to declare by way of nuisance of tall weeds 2789 US 68 North, M36000100080002600. Mr. Combs seconded the motion. Roll Call: Mr. Miller – aye, Mrs. Spradlin – aye, Mr. Combs – aye. Motion **PASSED** by roll call of 3-0.

**RESOLUTION NO. 2017-171**

Mr. Miller moved to declare nuisance by way of tall weeds 236 Ann Drive, M36000200263001100. Mr. Combs seconded the motion. Roll Call: Mr. Miller – aye, Mrs. Spradlin – aye, Mr. Combs – aye. Motion **PASSED** by roll call of 3-0.

**RESOLUTION NO. 2017-172**

Mr. Stock stated that the Township was to host the October Greene County Township Association meeting. He advised that the plan was to have the meeting at 125 Fairground Road. He asked what the Trustees would like to have as a topic and what type of food. Mr. Stock advised that if they use the Director of Risk Management from the Ohio Plan as a speaker, the Ohio Plan would sponsor the meal for that evening. Mr. Stock explained the topics this speaker could use. There was discussion about a topic for the meeting.

Mr. Stock gave an update of the ODOT studies along Bickett Road and US 42 and Brush Row Road. Mr. Stock stated it would take another 12 to 18 months to approve the lighted speed limit signs on Bickett Road and Brush Row Road. These signs would flash the speed of the cars going by and collect the data. He stated that he has seen very positive results with this. Mr. Stock advised that it takes ODOT this amount of time to get everything done, but everything so far has been positive.

Mr. Stock advised the Trustees he also had the information from the LTAP Brush Row Road Crash Corridor study. He advised that there was a meeting last week with people from the community, Central State, Sheriff's Department and ODOT to observe and talk about Brush Row Road. He stated that the Township would be approved for measures to help make the road safer. He explained what types of work would be done. There was discussion about the students at Wilberforce University and Central State University and where they are walking and the need for better crosswalks. Mrs. Spradlin stated that she had a conversation with Victoria, from Ohio Public Works Commission, about employees and that Victoria could not say enough good things about Mr. Stock and the organization.

Mr. Stock provided a letter of notice from the Fire Chief that Jeff Burrell, fire employee, took a 90-day leave of absence to take a full-time job in Tennessee.

Mr. Stock advised that it was time to renew the website contract and wanted to know if the Trustees wanted to do a one, two or five-year contract. He explained the difference in prices for each of the contract prices. There was discussion about the website management company. Mr. Miller asked if this was billed monthly, quarterly or yearly. Mr. Stock advised that it was charged to the credit card and Mrs. Seiter stated that she pays that bill in full when it comes in.

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Mr. Combs moved to renew the website contract with Charity Advantage for two-years. Mr. Miller seconded the motion. Roll Call: Mr. Miller – aye, Mrs. Spradlin – aye, Mr. Combs – aye. Motion **PASSED** by roll call of 3-0.

**RESOLUTION NO. 2017-173**

Mr. Stock advised about the email upgrade and cutover that would occur on Monday. He asked everyone to log in with their new passwords. He stated that he was expecting this to be done by Noon on Monday. Mr. Stock explained the cutover to the new email in detail. Mrs. Spradlin asked if everyone had to come to the office to sign in or if it could be done remotely. Mr. Stock advised that it could be done remotely. Mrs. Spradlin asked when this needed to be done, and Mr. Stock advised it would help if this was done before end of business tomorrow. Mrs. Spradlin asked if HCST would be doing this work or if the Township would be doing it. Mr. Stock advised that HCST would be doing an install portion and then myself and Mrs. Haller would be helping with the install to help save time and money. Mrs. Spradlin stated if everyone were to do this then it would save more money, so she encouraged everyone to sign in and take care of this before end of business tomorrow.

Mr. Stock advised that the Township is number twelve in line for the Xenia Community Festival parade for Saturday, September 16<sup>th</sup> and that everything was ready.

**TRUSTEES BUSINESS:**

Mr. Combs gave an update on the annexation issue to all those in attendance. Mr. Combs stated that he thinks this needs to be opposed very aggressively and not only by the Trustees but the citizens that would be affected by it. He stated that it would be foolish to think the City of Xenia would stop there. He advised that he plans to call on the Community leaders in this area to help with this, and stated Mrs. Newsome was one of those people. Mr. Combs stated the others and thanked Mr. Washington for going to a meeting and speaking out on the annexation issue. Mr. Combs stated that the more people that get involved the better off it will be for the Township. Mr. Combs stated that the Township could not stand by and let this happen.

Mrs. Spradlin stated that she opposes the annexation and has in the past, including passing petitions. She stated the City of Xenia dangles water in someone's face and people want to build and expand, but unfortunately Xenia Township cannot offer water because it does not have its own water system. She feels the County Commissioners should be allowed to do more instead of just having check marks on a sheet of paper that shows what has been done. Mrs. Spradlin stated that she agrees with Mr. Combs and Xenia Township would not go down without a fight.

Mr. Miller advised that the other side to this was that Central State University was the one to initialize this with the City of Xenia. He stated that Mr. Combs said that this was a money grab, and this would allow the City to collect income tax from Central State employees, but he advised this was just the first step. He advised that there was a tremendous amount of land and property around this area. He advised these could be the next areas the City could have in mind. For Xenia Township, he stated that Central State does not provide that much tax money to the Township, but when other properties around the area were annexed, this could affect Xenia Township dramatically. Mr. Miller stated that not only does he want to stop the annexation of Central State but that is just the first step in a major chain reaction over time. He asked everyone to communicate and carry it out as much as possible.

Mr. Combs stated that the Trustees should enlist the residents of Amlin Heights because they are on the fringe of this, and thinks that this area could be next. He stated that it is not just the residents of Wilberforce but it really needs to be more residents to beat this thing. Unfortunately, he stated, Central State wants this annexation to happen. Mr. Combs stated that a Councilman spoke to him and said that Central State has said that everything they have asked for from the Township has been turned down. Mr. Combs advised that they have not been against the projects just the location. He stated that there has been some misinformation that has been communicated to the council which was unfortunate. He stated that the Township needs to enlist as many people in this fight as possible from all across the Township.

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Mrs. Seiter stated that she had read the City staff report and it said that a systemwide increase in water rates to accommodate the loss of CSU surcharges which would be approximately \$3.60 per year of additional costs for an average household. She stated that all the Township residents that happen to be on City water would have to pay the cost of what the City was losing from the surcharge from Central State. Mrs. Seiter stated that was something to think about for the rest of the residents that are on City water.

Mrs. Spradlin stated that this would be significant and that it sounds like a buyoff. Mr. Combs stated that there was more to this than meets the eye. Mrs. Spradlin stated that the City was not really losing because they would be getting the income tax from the CSU employees.

Mr. Miller wanted to know where the Township was on occupancy of 125 Fairground Road. Mr. Stock advised that they would not apply for that until the drywall was done in the offices. Mr. Miller stated that cold weather was fast approaching and they have not dealt with insulation in any of the three buildings that are planned for use. He stated that if they would be heating those buildings then this would need to be dealt with soon. Mr. Stock advised to the plans Mr. Pile has for the building this winter. Mr. Stock stated that he would inform Mr. Pile of the concerns so that he could address them at the next meeting. Mrs. Spradlin asked about occupancy of the large building, if they would have to have the drywall done. Mr. Stock advised that there was a small amount of drywall there but it was substandard. He stated that this had been replaced and advised that there was a plan to go out this Saturday and do some more work on the drywall. Mrs. Spradlin asked what time on Saturday and Mr. Stock stated that he did not have a time yet but should know tomorrow.

**GUESTS:**

Cookie Newsome, 1530 Wilberforce-Switch Road, stated that she agrees entirely with Mr. Combs. There was some monkey business going on that the Township does not know about yet. She stated that anytime people were doing things behind the scenes and covertly it could not be a good thing. She stated that she thinks the City has something up their sleeve and it has nothing to do with building an academic building. Mrs. Newsome stated that she believes the City wants to do a lot of economic development around the Central State area that does not have anything to do with the University other than to make customers of them. She stated that the difficulty was that they have 600 acres that the University was not using currently and why would they need to have the City of Xenia involved. She stated that according to the City records that she has seen, the City would only get \$186,000 from what had been projected from the taxes; however, she lives across the street and stated that EMS was out at the campus three to five times a week. She stated that she questioned this and was told that there were many false alarms due to old equipment. Mrs. Newsome stated that she wonders what other types of businesses could be coming to the area if the annexation happens. She stated that one of the dangers was that the City of Xenia does not care about Wilberforce or Amlin Heights. She stated that she feels the City will continue to move wherever they can. She stated that everyone in her organization is 100% against this annexation so she stated they would do the best they could and were happy that the Township hired an attorney to help with this issue.

Mrs. Spradlin stated that she may not get immediate responses because the Trustees cannot always share everything they get from the attorney. Mrs. Newsome stated that she understood.

Nancy McKenny, Valley Dale Drive, advised that her question was for a call to action and asked if they could share some ideas with them. Mr. Combs advised that first they need to talk to their neighbors and friends in the Township to enlighten them that it would be in their best interests to oppose this annexation, because even though it was happening on the north end of the Township that does not mean that it would not affect residents in other parts. Mr. Combs stated that they were all in this together because no one knows when there might be water and sewer come across the bypass. He stated that this would be his first suggestion, talk to family, friends and neighbors of the need to oppose this. Mrs. McKenny asked if there was a time line they needed to know

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about, and Mr. Stock advised that there was not a strategy as of yet but as things progress the Township will be able to see what direction it needs to go.

Mr. Miller advised that when the initial part annexation paperwork was carried to the County Commissioners there would be a very specific timeline that would need to be followed. He stated that there has not been a petition carried to the Commissioners yet. Mr. Combs suggested that residents like herself, Dan O'Callaghan, Ed Chamness, Willie Washington or anyone else to not be afraid to call the newspaper. Mrs. Newsome stated that she had already talked to a gentleman from the Gazette three times and stated that the difficulty was for her not be very personal about it because she does not believe it was being controlled by the administration at Central State but by someone else. Mr. Combs stated that instead of going into the what ifs, it would be best to stick to the facts. He stated that he was out in the area working on a Saturday and noticed the tranquility of the area and wondered if the people knew what was possibly coming their way.

Mrs. Newsome stated that someone was going around the area and speaking to people not on her street but she had talked to someone this afternoon that said people were going around and talking about the annexation and taxes.

Mr. Combs advised that as this progressed the Township could come up with more ideas on how to oppose it. Mrs. Newsome suggested social media and advised that she has not seen anyone speak in favor of it. Mrs. Newsome stated that she has told people to call the Trustees of Central State University. She stated that she thinks there could be something going on in Columbus and that Central State could become a satellite of Ohio State University.

Roy Colbrunn, Wilson Drive, stated that he was concerned because he thought the City of Xenia was already receiving money from Central State to have fire and EMS protection. He stated that this could be another place where money would be lost and need to be made up from somewhere else.

**UPCOMING MEETING DATES:**

September 21, Trustee Meeting  
September 26, Zoning Commission  
October 5, 2017, Trustee Meeting

**COMMITTEE REPORTS:**

Greene County Regional Planning: Steve Combs: new developments in Sugarcreek and Beavercreek Townships

**ADJOURNMENT:**

Mr. Combs moved to adjourn, Mrs. Spradlin seconded the motion. Roll Call: Mr. Miller – aye, Mrs. Spradlin – aye, Mr. Combs – aye. Motion PASSED by a roll call of 3-0. The regular meeting was adjourned at 8.28 p.m.

**Xenia Township Board of Trustees**

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

\_\_\_\_\_  
L. Stephen Combs, Chair

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

Attest:

\_\_\_\_\_  
Scott Miller

\_\_\_\_\_  
Sheila J. Seiter, Fiscal Officer  
MEH

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Susan Spradlin