

**GUILFORD TOWNSHIP TRUSTEES  
REGULAR MEETING MINUTES  
April 16, 2024**

The Board of Guilford Township Trustees, Medina County, Ohio, met for a regular Trustees meeting on April 16, 2024 at 8:00 P.M. at the Guilford Township Hall. The following Trustees were present: Bob Rohrer, Gene Morris, Jerry Winkler, and Fiscal Officer, Ray Ruprecht.

Also present were: Andy Liston, Brian Cyphert, Ron Scuderi and Jerry Springer.

**Approval of Minutes**

Gene Morris **moved** to approve the regular meeting minutes of April 2, 2024. Jerry Winkler seconded the motion. Roll call, Rohrer – yes, Morris – yes, Winkler – yes.

**Department Reports**

**Fire-EMS Department** (Chief Brian Cyphert)

**Monthly Report**

2024 INCIDENT COUNT YEAR TO DATE	
INCIDENT TYPE	# INCIDENTS
EMS	107
FIRE /OTHER	74
<b>TOTAL</b>	<b>181</b>

**2024 FIRE INSPECTIONS**

Year to date Inspections
25

**FIRE INSPECTION NOTES**

**Building/Grounds/Maintenance**

The generator is getting some in-house repairs including a new battery and exhaust pipe.

**Apparatus/Equipment**

**Announcements**

James Clements's retirement after 30 years of dedicated service will be 11/1/2024.

**Road Supervisor** (Andy Liston)

- Desalted trucks and equipment
- Working in the shop
- Mowing cemeteries lawns
- Cleaned out a ditch on North Guilford Rd.
- Last fall a Kennard Rd. resident called about a hole in their driveway pipe. They were invoiced for the cost of the new driveway pipe with the Township doing the installation at no expenses to the resident last fall. They did not think they should pay for the new driveway pipe and that is should be the paid for by the Township. The resident then filled in the driveway hole stone which is now obstructing the water flow. Andy asked for suggestion as how to handle this situation.
- At the last meeting the trustees accepted the donation of chunks of concrete for a Blake Rd project to repair the ditch bank erosion that is moving toward the road. Upon further discussion for the township to load and distribute the concrete chunks to the Blake Rd project they would have to use township equipment.

**Approval to Allow the Usage of Necessary Township Road Equipment to Load and Distribute Concrete Chunks to Repair Ditch Bank Erosion Along Blake Rd.**

Jerry Winkler **moved** to Allow the Usage of Necessary Township Road Equipment to Load and Distribute Concrete Chunks to Repair Ditch Bank Erosion Along Blake Rd. Gene Morris seconded the motion. Roll call: Rohrer – yes, Morris – yes, Winkler – yes.

**Approval to Purchase**

**Zoning Secretary** (Shannon Colonna was on vacation)

- The zoning commission has a list of suggestions for text changes that will addressed.

**Zoning Inspector** (Julie Carr was on vacation)

- The trustees discussed the Yoder Rd. property collection of items to sell.
- The trustees discussed the importance of addressing property owners early that are violating zoning regulations before situations get out of hand.
- The following resolution was presented to the trustees.

Gene Morris offered the following resolution and moved adoption of same which was duly seconded by Bob Rohrer.

**RESOLUTION 2024-06**

**To Provide for the Removal of 1) Garbage, Refuse and Debris, and 3) Junk Motor Vehicles that have Accumulated on the Property Known as 2849 Seville Rd, Seville, Ohio 44273 owned by Randall Morgan**

**WHEREAS**, ORC Section 505.87 authorizes a board of township trustees to provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the township, if the board determines that the owner's maintenance of that vegetation, garbage, refuse, or other debris constitutes a nuisance; and

**WHEREAS**, ORC Section 505.871 authorizes a board of township trustees to remove any vehicles located in the unincorporated territory of the township the trustees determine to be “junk motor vehicles”, as defined in ORC Section 505.173(E); and

**WHEREAS**, the Guilford Township Zoning Inspector has received multiple reports of nuisance conditions of the property known as 2849 Seville Rd, Seville, Ohio 44273, Ohio Parcel No. 009-16D-17-045 located in Guilford Township (hereinafter referred to as “the Property”). The Zoning Inspector has conducted multiple inspections of the Property over the years from the roadway and from the adjacent properties’ and based upon these observations and an examination of the vegetation, garbage, refuse, debris has determined that the vegetation, garbage, refuse, and other debris does constitute a nuisance and the vehicles on the Property, are junk motor vehicles as defined in ORC Section 505.173(E).

**WHEREAS**, on February 16, 2024 the Guilford Township Zoning Inspector in conjunction with the Medina County Sherriff conducted a search warrant and found the following abandoned junk motor vehicles which include snow mobiles, campers, trailers, horse trailers, all train vehicle and scooters, refuse and debris on the Property:

1. Approximately 15 junk motor vehicles which include as defined in ORC Section 505.173(E), in that they are more than three years old, are apparently inoperable, and are extensively damaged, as set forth in the Zoning Inspector’s inventory of the junk motor vehicles which include snow mobiles, all train vehicles, campers, trailers, horse trailers and scooters described in detail in attached Exhibit A.
2. There are multiple piles of debris in the yard as set forth in the Zoning Inspector’s Exhibit B which includes vegetation, garbage, refuse and/or debris, plastic barrels, ladders, miscellaneous household type items, scrap metal items, abandoned scrap metals, miscellaneous pieces of equipment, machinery, deconstructed machinery, deconstructed cars, tires, garbage, trash and various piles of solid waste.

**WHEREAS**, ORC Sections: 505.87 authorizes the removal of vegetation, garbage, refuse or debris, and 505.871 authorizes the removal of junk motor vehicles Guilford Township Trustees order the property owner to immediately remove vegetation, garbage, refuse and/or debris which includes but not limited to: which includes plastic barrels, ladders, miscellaneous household type items, scrap metal items, abandoned scrap metals, miscellaneous pieces of equipment, machinery, deconstructed machinery, deconstructed cars, and tires and the removal of approximately 15 motor junk motor vehicles listed in Exhibit A and if the owners and/or lienholders do not abate said conditions voluntarily upon receiving notice from the Township, and after having been given the opportunity for a hearing to challenge the Township’s findings and orders; the Guilford Township Trustees may proceed to remove the vegetation, garbage, refuse and/or debris which include but not limited to vegetation, garbage, refuse and/or debris, plastic barrels, ladders, miscellaneous household type items, scrap metal items, abandoned scrap metals, miscellaneous pieces of equipment, machinery, deconstructed machinery, deconstructed cars, tires, garbage, trash and various piles of solid waste and the junk motor vehicles.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Trustees of Guilford Township, Medina County, Ohio, that:

**SECTION 1.** The approximately fifteen (15) junk motor vehicles on the Property listed by the Zoning Inspector in Exhibit A are hereby determined to be junk motor vehicles and the owner of the property is hereby ordered to remove those junk motor vehicles from the property within fourteen (14) days after Township provides notice of this order.

**SECTION 2.** The vegetation, garbage, refuse and/or debris which includes plastic barrels, ladders, miscellaneous household type items, scrap metal items, abandoned scrap metals, miscellaneous pieces of equipment, machinery,

deconstructed machinery, deconstructed cars, tires, garbage, trash and solid waste as documented by the Guilford Township Zoning Inspector outlined in Exhibit B are found to be a nuisance and the owner of the property is hereby ordered to abate, control or remove said vegetation, garbage, refuse and debris from the property within seven (7) days after the Township provides notice of this order.

**SECTION 3.** The Guilford Township Zoning Inspector is hereby authorized and directed to publish notice of the Order in a newspaper of general circulation in the township and send notice of this order and notification that a **hearing may be requested on May 7, 2024 to challenge such order**, to the owner of the property Randall Morgan and any holders of legal or equitable liens via certified mail and return receipt requested.

**SECTION 4.** This Resolution shall be in full force and effect from and immediately after its adoption.

Roll call: Rohrer – yes, Morris-yes, Winkler-yes.

**ORDER**  
**O.R.C. Section 505.87 / O.R.C. Section 505.871**

Dear Randall Morgan:

The Board of Trustees of Guilford Township has determined that located upon your property located at 2849 Seville Rd, Seville. Ohio 44273, Parcel No. 009-16D-17-045 in Guilford Township (herein after “ your Property”) the accumulation of vegetation, garbage, refuse, and other debris which include but not limited to numerous miscellaneous plastic barrels, ladders, miscellaneous household type items, scrap metal items, abandoned scrap metals, miscellaneous pieces of equipment, machinery, deconstructed machinery, deconstructed cars, tires, garbage, trash and various piles of solid waste in the yard is a public nuisance, and that the approximately fifteen (15) abandoned motor vehicles listed below which are located upon your property are junk motor vehicles, these include snow mobiles, campers, trailers, horse trailers, all train vehicles and scooters. A copy of the Board’s resolution is attached to this order.

VIN	Plate	YEAR	MAKE/MODEL	Color
1GCEK14M7VZ155151	924ZNF	1997	Chevrolet	White
1G1PF5SC6C7132573	FOW9925	2012	Chevrolet Cruze	Silver
WBADT63493CK42960	JFA4105	2003	BMW 53000	Silver
1GBKP37W7J3323336	JRR2910	1988	Chevrolet Camper	Beige
1GCGC34RXTZ204076	JSY2119	1996	Chevrolet Silverado	White
1GBJC34K2SE140554	Q050385	1995	Chevrolet	Dark
1SPFG2124W1000364	UAP3266	1998	UNKNOWN APPA	
	UAY7866	2021	HMD Trailer	Black
	PJM1106		Chevrolet Dump Truck	Blue
			Scooter	Blue
			Snow Mobiles	Black
			Snow Mobile	Black
			White Horse Trailer	
			Blue Horse Trailer	
			All Train Vehicles	

You are hereby ordered to immediately remove, the accumulation of vegetation, garbage, refuse, and other debris which include but not limited to numerous miscellaneous plastic barrels, miscellaneous household type items, scrap metal items, abandoned scrap metals, miscellaneous pieces of equipment, deconstructed machinery, deconstructed cars, tires, garbage, trash and solid waste in the yard is a public nuisance, and that the approximately fifteen (15) abandoned motor vehicles listed below which are located upon your property are junk motor vehicles, these include snow mobiles, campers, trailers, horse trailers and scooter from your Property as outlined in Exhibit A.

You may request a hearing to be held on May 7, 2024 to challenge this order by submitting a written request to the Township Trustees within fourteen (14) days of this order.

If you fail to comply with this Order within fourteen (14) days, you are hereby notified that the Township Trustees will arrange for the removal of the vegetation, garbage, refuse, and other debris which include but not limited to numerous miscellaneous plastic barrels, miscellaneous household type items, ladders, scrap metal items, abandoned scrap metals, miscellaneous pieces of equipment, machinery, deconstructed machinery, deconstructed vehicles, tires, garbage, trash and solid waste in the yard is a public nuisance, and that the approximately fourteen (14) abandoned motor vehicles listed below which are located upon your property are junk motor vehicles, these include snow mobiles, campers, trailers, horse trailers and scooters as described and documented by the Guilford Township Zoning Inspector outlined in Exhibit A and any expense incurred by the Township Trustees in performing such task will be recovered in a civil action against you or will be entered upon the tax duplicate as a lien upon your property and shall be collected as other taxes.

**BOARD OF TRUSTEES OF TOWNSHIP**

**River Styx Cemetery/Mound Hill Cemetery**

Trustees discussed the following with not decisions at this time.

- Sign reminding individuals to remove un-regulated items
- Rule and Regulations

**Trustees Reports**

**Gene Morris**

- Gene spoke to Julie Carr about zoning issues.
- Talked with Andy about a road issue on Guilford Rd.

**Jerry Winkler**

- Jerry talked to Julie Carr about zoning issues.
- Emailed Chris Knapp of LifeForce Management and Assistant Prosecutor Mike Lyons about the Cost Recovery Contract which looks like there is an agreement that will be able to discuss at the next meeting.
- Worked with Chief Cyphert to accumulate the necessary information to apply for the Saver Grant which would provide funding for additional staff.

**Bob Rohrer**

- Bob talked to Gerber Lumber mailed the township addition to the Medina County to Assistant Medina County Prosecutor Mike Lyons for his review. Mike mentioned that maybe the trustees can do the project without a design build process.
- Spoke to Julie Carr about the Yoder Rd property.

- Talked to Andy about the Kennard Rd. property driveway pipe.
- Contacted James Clement about his upcoming retirement from the Fire & EMS Department after 30 years of service.

**Comments from the Public**

- Ron Scuderi about purchasing a floor scrubber for the township hall floor maintenance and contacted United Business Supply whose price was in the thousands of dollars. The trustees encouraged Ron to continue to see what may be available at other vendors. Jerry said he would look around for a floor cleaner as well.
- Jerry Springer noticed there was a new trailer at the trailer park on Greenwich Rd. He asked if the trailers were going to be placed on a foundation or concrete pad. Currently the trailer is on wheels.

**Old Business**

- OTA Township Education Subscription was brought up as a reminder that it is available to Ohio Township Association members.

**New Business**

- The 2024 ODOT road salt participating contract was presented to the trustees. Andy Liston indicated that 150 tons of road salt would be that amount to submit for the contract.

**RESOLUTION 2024-05  
AUTHORIZING PARTICIPATION  
IN THE ODOT ROAD SALT CONTRACTS AWARDED IN 2024**

Jerry Winkler offered the following resolution and moved adoption of same which was duly seconded by Bob Rohrer.

**WHEREAS**, the Guilford Township, Medina County, Ohio (hereinafter referred to as the “Political Subdivision”) hereby submits this written agreement to participate in the Ohio Department of Transportation’s (ODOT) annual road salt bid in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT road salt contract:

- a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision hereby acknowledges that upon the Director of ODOT’s signing of the road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT road salt contract and agrees that each party hereto shall be responsible for liability associated with that party’s own errors, actions, and failures to act.
- d. The Political Subdivision’s electronic order of 150 tons for Sodium Chloride (Road Salt) will be the amount the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and

- e. The Political Subdivision hereby agrees to purchase a minimum of 90% of its electronically **submitted** salt quantities from its awarded salt supplier during the contract’s effective period; and
- f. The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT salt contract; and
- g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request by no later than Friday, May 3rd, **by 5:00 p.m.** The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email: [Contracts.Purchasing@dot.ohio.gov](mailto:Contracts.Purchasing@dot.ohio.gov) by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision’s participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision’s participation agreement and/or a Political Subdivision’s request to rescind its participation agreement.

**NOW, THEREFORE**, be it ordained by the following authorized person(s) that this participation agreement for the ODOT road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT salt contract:

Roll call: Rohrer – yes, Morris-yes, Winkler-yes.

**Signing of the Warrants**

Jerry Winkler **moved** to pay the warrants, payroll/accounting EFT's of \$32,686.97. Gene Morris seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

**Adjournment**

Bob Rohrer **moved** to adjourn the meeting. Gene Morris seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes. The meeting adjourned at 9:08 P.M.

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Bob Rohrer

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Gene Morris

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Jerry Winkler

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Ray Ruprecht