

**GUILFORD TOWNSHIP TRUSTEES  
REGULAR MEETING MINUTES  
April 19, 2022**

The Board of Guilford Township Trustees, Medina County, Ohio, met for a regular Trustees meeting on April 19, 2022 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: Brad Winter, Andy Liston, Curt Lauer, Jim Krahl, Ron Scuderi, Mayor Carol Carter, Jerry and Martha Springer, Medina County Health Commissioner Krista Wasowski, Stephen McDougal, Daniel and Erin Naftzer, Scot Wagner and Dianne Widowski.

**Approval of Minutes**

Bob Rohrer **moved** to approve the regular meeting minutes of March 29, 2022. Jerry Winkler seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

**Presentation about manufacture home community  
and plans for the future by Dianne Widowski and Scot Wagner**

The husband and wife team of Scot Wagner and Dianne Widowski recently purchased the mobile home park located at 5200 Greenwich Rd. They presented their goals and future plans for a manufacture home community.

- They have 4-5 mobile home parks they have invested in with other partners. I think most of them are in Bedford, Ohio and surrounding area.
- As of now they are planning on removing all the mobile homes except two and to have mobile homes newer than 2010. The goal is to have new mobile homes as they start up.
- Estimated clean up could be up to \$5000.00 per mobile home. Hope to begin clean up as soon as possible with following the Fair Housing Act
- They would offer new mobile homes at cost to those wanting to purchase a new mobile home with them leasing the parcel. They will help obtain financing for individuals.
- These homes are designed to be energy efficient with 2x6 wall construction and desiring to use gas heating. Homes would have stainless steel appliances (microwave, dishwasher, electric range and refrigerator). The new homes will have 2-3 bedrooms and would include a porch.
- The type of housing falls in the category of "workforce housing". She did not want to call it affordable housing, but housing that could be supported for example by individuals working earning \$18.00 per hour and up.
- Residents would be responsible for own maintenance of their home. There will be rules and regulations for the manufacture home community. They would also like to have a playground for mobile home residents.
- Have a desire to be part of the community and welcome any comments on how best to serve public.

- Stephen McDougal, Daniel and Erin Naftzer, property owners beside and near the current trailer park shared issues and concerns they have been dealing with for years with people living at the trailer park. With people trespassing onto their properties, parents and children not feeling safe walking around their property and cutting down trees and stealing wood from their properties. They welcome a change in ownership of the trailer park and hope this change will create a safer environment for them.

**Krista Wasowski from Medina County Health Commissioner**

Presented information on the upcoming 2022 Medina County Health Department Levy that will be on the ballot on May 3, 2022.

- A 10-year renewal of and existing .70mill levy, with the addition of .15 mills.
- Cost to home owners will be \$14.70 per year on \$100,000 of valuation.
- 69% of Health Department funding is paid from non-levy sources.
- Services are provided to residents of all cities, townships and villages in Medina County.
- The levy supports programs focusing on healthy people, homes, community, environment and businesses.

**Department Reports**

**Fire-EMS Department** (Chief Brad Winter)

<b>March 2022 Monthly Report</b>		
<b>INCIDENT TYPE</b>	<b># INCIDENTS</b>	<b>2021 INCIDENT COUNT TO DATE</b>
EMS	#45	#141
FIRE	#9	#37
<b>TOTAL</b>	<b>#54</b>	<b>#178</b>

**2022 FIRE INSPECTIONS**

<b>MARCH</b>	<b>YEAR TO DATE</b>
7	13

**FIRE INSPECTION NOTES**

Seville Animal Hospital Seville Food Pantry Seville Library Island Delights Bingo Deals On Wheels Sparky's Pizza Trux Equipment
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**Building/Grounds/Maintenance**

- Ideal Pest Control
- The Geo-thermo system will be needing maintenance in the near future.

**Apparatus/Equipment**

- Front shocks were replaced on 176-1 (ladder truck)
- Freightliner chassis recall repairs were made to 172-1 (tanker)

**Operations**

- Flint Development is moving forward with variance requests to develop the Easton Property
- Sheetz Corporation has been very cooperative with fire department questions and requests for the new Sheets development
- SGFD assisted by providing two personnel to staff the Town and Country Fire Department on Wednesday, April 13<sup>th</sup>
- SGFD attended the LODD funeral of Lt. Wigal and calling hours for Erica Springer. Erica served as the executive director of Wayne County Regional Training Facility.
- The fire department (EMS) has been responding to Westfield more frequently. To date there have been 14 mutual aid requests. *(9) EMS calls for Treat, Transport or provide personnel to legally transport (no response or limited response from Westfield)*

**Training**

- **Fire-** Ongoing Driver/Operator training (new engine), (4) SGFD firefighters teamed up with the MCCC Firefighter I class at the career center for their burn day. Evolutions included two burn scenarios, ladder training and search and rescue.
- **EMS-** Cleveland Clinic 2022 protocol update and test.

**Announcements**

- Seville-Guilford, Lafayette and Westfield fire associations teamed up to raise money for the family of Lt. Wigal who died in the line of duty. Money is still being collected. Approx. \$8,000.00 was raised.

**Funding Requests**

- None

Trustee conversation continues from the earlier ARPA works session in regards to the purchase of a new rapid response vehicle. The purchase of a new vehicle could be with ARPA Funds or from current Fire & EMS Funds. The current 2008 Ford Explorer has transmission slippage, corrosion throughout the body and an exhaust manifold leak. The discussion was whether to purchase a Ford F-150 or a Ford Explorer. The trustees took the following action to get an order placed due to a wait time for a new vehicle.

**Approval to Purchase a 2022 Ford Explorer**

Jerry Winkler **moved** to approve the ordering and the purchase of a 2022 Ford Explorer to serve as rapid response vehicle at the cost not to exceed \$37,000.00. Bob Rohrer seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

**Road Supervisor (Andy Liston)**

- Received all salt for 2022 like to put in order of 200 ton for 2023
- Cleaned plows and put away
- Worked on landscaping at the hall
- Cleaned ditches on Bell and Kennard Roads
- Force accounts Bell \$964.07 and Kennard Rd. \$1878.31
- Road Bids to be signed Received a portion of plastic culvert pipe

**Approval of Force Accounts Payments for Drive Pipe and Ditch Cleaning**

Bob Rohrer **moved** to approve the force account payments for Bell Rd of \$964.07 and Kennard Rd. of \$1878.31. Jerry Winkler seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

**Zoning Secretary**

- Zoning Resolutions have been approved and will be coming to the Trustees in the near future.
- A letter to the Guilford Township Trustees from the Zoning Commission after reviewing the Comprehensive Development Plan survey was presented to the Trustees.

**Dear Board of Trustees:**

The Zoning Commission has been reviewing the survey feedback, and there are some issues reported with zoning enforcement that we think the Trustees should address. Here are a few examples:

*“I wish zoning was enforced. Having an anonymous structure for reporting violations would help protect people from retaliation from their neighbors and would help locate problem areas. Zoning without universal enforcement is useless.”*

*“I am very disappointed that although we have a comprehensive set of zoning regulations, we do not enforce them. To place the burden of a complaint on the citizens to generate any response pits citizen against neighbor, makes requiring new applicants for variances or conditionals wonder why they have to meet requirements when the house "across the street" ignores the same regulation and nothing is done.”*

*“Zoning regulations are only good if they are enforced as intended.”*

These comments and our own observations indicate that the Township may need and expect more zoning enforcement. This Board has also been impacted directly as people have come to our meetings with questions and called individual members because they were not getting a response from the Zoning Inspector.

As we continue to commit our time to help form zoning regulations and a Comprehensive Development Plan that is aligned with the needs and desires of Township residents, we ask for your commitment to ensure that adequate zoning administration is in place to enforce these regulations and support the Plan.

Sincerely,

The Guilford Township Zoning Commission

**Zoning Inspector** (Curt Lauer)

- Had conversation with property owners on Seville Rd. concerning junk cars.
- Zoning permits have been issued for pools and accessory buildings.
- Bob Rohrer shared the letter from the Zoning Commission

The trustees mentioned the recent building constructed at the corner of Rt #3 and Blake Rd. They questioned its location and Curt shared that the property owner had over 5 acres, had an Ag Exempt permit and does not have to comply with zoning regulations. Curt mentioned that he spoke to BZA Chairman Tom Fields and they interrupted the Ohio Revised Code on the matter and can to the conclusion the building location was appropriate.

The Trustees have received complaints and have concerns about the interruption and location of the building. Jerry Winkler suggested that in the future Curt seek out the advice from the Medina County Prosecutor's office on matters that present challenging decisions when referencing the Ohio Revised Code.

**River Styx Cemetery/Mound Hill Cemetery**

- Cemetery lot payments/letter to individuals to either begin payments or funds returned?
  - (\$790 paid, **\$560 outstanding**), (\$550 paid, **\$1100 outstanding**) Jerry Winkler has contacted Assistant Prosecutor Mike Lyons concerning this issue and waiting for his reply.
- Emory notified us this morning that he is raising his prices this year. He is now charging 65 cents per square inch, with a minimum of \$300 per foundation. Several foundations have been scheduled and pre-paid since November. Anita discussed with him that there are pre-paid foundations much less than the \$300 minimum and the township will have to eat the additional cost. He agreed to reduce it to \$275 for us, and she asked that he notify us earlier of price changes.

**Trustees Reports**

**Gene Morris**

- On April 6 Gene spoke to two parties about the new barn at the corner of Blake and Rt. 3. After contacting the Zoning Inspector, I followed up with both parties.
- Had a couple of questions for Mike Lyons, so I composed an email to him.
- Received a call from the Seville Historical about Stories for the Grave. They would like the use Mound Hill Saturday September 17th or the rain date of the 24th.
- Attended the Zoning Commission meeting on Thursday April 14

**Jerry Winkler**

- Attended the benefit car wash on Saturday
- Have been in communication with Mike Lyons regarding the delinquent payment plans for cemetery lots.

**Bob Rohrer**

- Bob met with Jim Etzel and David Copeland in regards to water flow concerns between their properties. This continues to be a private property matter that the Township has not oversight on and the Medina County Soil and Water District could provide guidance on the matter.
- Received a call in regards to the location of the recent building that was constructed at the corner of State Route #3 and Blake Rd.

**Comments from the Public**

- No comments

**Old Business**

- American Rescue Plan Act (ARPA) planning
- Sheriff Grice will be at the May 3, 2022 meeting to discuss dispatching fees

**New Business**

**RESOLUTION NO. 2022-04  
A RESOLUTION DECLARING IT NECESSARY  
TO PROCEED WITH THE SUBMISSION OF A RENEWAL AND INCREASE  
OF THE TOWNSHIP’S FIRE LEVY ON THE NOVEMBER 8, 2022 BALLOT**

The Fiscal Officer advised the Board that the notice requirements of Section 121.22 of the Revised Code and the implementing rules adopted by the Board pursuant thereto were complied with for the meeting.

Gene Morris moved the adoption of the following Resolution:

**WHEREAS**, on March 1, 2022, the Guilford Township Board of Trustees adopted Resolution 2022-02 declaring the necessity to levy a tax in excess of the ten-mill limitation through the renewal of an existing levy at a rate of one and one fourth (1.25) mills for each one-dollar of valuation which amounts to twelve and one-half cents (\$0.125) for each one hundred dollars of valuation, and an increase of one-half (0.50) mill for each one-dollar of valuation which amounts to five cents (\$0.05) for each one hundred dollars of valuation, for a total of one and three fourths (1.75) mills for each one-dollar of valuation which amounts to seventeen and one-half cents (\$0.175) for each one hundred dollars of valuation for a period of five (5) years, to be first levied in the tax year 2022, for first collection in calendar year 2023 and thereby requested the Medina County Auditor to certify to the total current tax valuation of the Guilford Township, Medina County, Ohio and the dollar amount of revenue generated by the renewal levy; and

**WHEREAS**, on March 16, 2022 the Medina County Auditor certified to the Guilford Township Board of Trustees that an annual levy of one and three fourths (1.75) mills will produce an annual amount of approximately \$367,500.00 and that the Guilford Township’s total valuation is \$237,637,060.00.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Guilford Township, Medina County, Ohio, two-thirds of all members elected thereto concurring that:

Section 1. This Board finds, determines and declares that the amount of taxes which may be raised by the Township, within the ten-mill limitation will be insufficient to meet the needs of Guilford Township and that it is necessary to renew and increase a tax levy in excess of that limitation for the purpose of providing and maintaining fire apparatus, appliances, buildings, or sites therefor, or sources of water supply and materials therefor, for the establishment and maintenance of lines of fire alarm communications, for the payment of firefighting companies or permanent, part-time, or volunteer firefighting, emergency medical service, administrative, or communications personnel to operate the same, including the payment of any employer contribution required for such personnel under section 145.48 or 742.34 of the revised code, for the purchase of ambulance equipment, for the provision of ambulance, paramedic, or other emergency medical services operated by a fire department or firefighting company, or for the payment of other related costs in Guilford Township, Medina County, Ohio, as authorized under Section 5705.19(I) of the Ohio Revised Code; through the renewal of an existing levy at a rate of one and one fourth (1.25) mills for each one-dollar of valuation which amounts to twelve and on-half cents (\$0.125) for each one hundred dollars of valuation, and an increase of one-half (0.50) mill for each one-dollar of valuation which amounts to five cents (\$0.05) for each one hundred dollars of valuation, for a total of one and three fourths (1.75) mills for each one-dollar of valuation which amounts to seventeen and one-half cents (\$0.175) for each one hundred dollars of valuation for a period of five (5) years, to be first levied in the tax year 2022, for first collection in calendar year 2023; and that the renewal of said levy and increase be placed on the November 8, 2022 ballot.

Section 2. That said tax shall first be levied in 2022 and first be collected in 2023, if a majority of the electors voting thereon vote in favor thereof.

Section 3. The Township Fiscal Officer is authorized and directed to certify to the Medina County Board of Elections (i) a certified copy of March 1, 2022, Resolution No. 2022-02, (ii) the certificate of Estimated of Property Tax Revenue prepared by the Medina County Auditor, and (iii) a certified copy of this Resolution, to the Medina County Board of Elections and the Medina County Auditor no later than 90 days before the election on November 8, 2022.

Section 4. It is hereby found and determined that all formal actions of this Board and of any of its committees concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board or committees, and that all deliberations of this Board and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with the law.

Section 5. This Resolution shall be in full force and effect from and immediately after its adoption.

Jerry Winkler seconded the motion.

Upon roll call on the adoption of the Resolution, the vote was as follows:

Morris –yes, Rohrer –yes, Winkler -yes

**RESOLUTION 2022-05  
AUTHORIZING PARTICIPATION  
IN THE ODOT ROAD SALT CONTRACTS AWARDED IN 2022**

Jerry Winkler moved the adoption of the following Resolution:

**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 of 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 to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision’s participation in the road salt contract; and
- d. The Political Subdivision’s electronic order for **200 tons** of 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, April 29 **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:

Bob Rohrer seconded the motion.

Upon roll call on the adoption of the Resolution, the vote was as follows:  
Morris –yes, Rohrer –yes, Winkler -yes

**Signing of the Warrants**

Bob Rohrer **moved** to approve BC 134-2022, PO 25-2022 and pay the warrants, payroll/accounting EFT's of \$87,367.60. Jerry Winkler 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 9:40 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



DRAFT