

**GUILFORD TOWNSHIP TRUSTEES  
REGULAR MEETING MINUTES  
March 21, 2023**

The Board of Guilford Township Trustees, Medina County, Ohio, met for a regular Trustees meeting on January 17, 2023 at 8:00 P.M. at the Guilford Township Hall. The following Trustees were present: Gene Morris, Jerry Winkler, and Fiscal Officer, Ray Ruprecht.

Also present were: Michael Colonna, Matt Hiscock, Ron Scuderi, Bill Shook, Scott Phillips, Brian Cyphert, Andy Liston, and Shannon Colonna

**Approval of Minutes**

Gene Morris **moved** to approve the regular meeting minutes of March 7, 2023. Jerry Winkler seconded the motion. Roll call: Morris – yes, Winkler – yes.

Matt Hiscock, Wadsworth Safety Director, is attending the meeting tonight to thank the Township and Fire & EMS for their support in responding to an event on behalf of the City of Wadsworth and Robin Laubaugh, Mayor of Wadsworth. They helped with a First Amendment Right event in Wadsworth last week. He said this demonstrated that the real key to serving Medina County really comes through with events like that, and the mutual aid partnerships were evident.

**Department Reports**

**Fire-EMS Department**

INCIDENT TYPE	2023 INCIDENT COUNT TO DATE
EMS	97
FIRE	40
<b>TOTAL</b>	<b>137</b>

- Inspections have been assigned and are in progress.
- Request Permission to sell the following equipment on GovDeals or like public auction per ORC 505.10 Acceptance and disposition of property:
  - Extrication Tools - No longer in service. Estimated value is \$6,000 dollars.
  - Lot of radios no longer compatible with our dispatch. Estimated value is \$2,000 dollars.
  - Gene noted that they have a GovDeals.com account that can be used for that. Chief Cyphert can work with Jerry on posting this equipment.

**Approval to Sell Extrication Tools and Radios that are No Longer in Service**

Gene Morris **moved** to approve to sell extrication tools and radios that are no longer in use on GovDeals.com. Jerry Winkler seconded the motion. Roll call: Morris – yes, Winkler – yes.

- Request to increase Alex Bakita (FFII/Paramedic) hourly pay rate to \$22.28 per hour and Louis Simeone (FFII/EMT-B) hourly rate to \$17.66 per hour effective March 25, 2023. Louis and Alex were hired November 15, 2022 and will continue their introductory period but this will increase their pay to match other new hires. Chief Cyphert would also like to change how they handle pay during the introductory period in the future, which will make things easier for Ray.

### **Approval of Pay Increase for Alex Bakita and Louis Simeone**

Jerry Winkler **moved** to increase Alex Bakita (FFII/Paramedic) hourly pay rate to \$22.28 per hour and Louis Simeone (FFII/EMT-B) hourly rate to \$17.66 per hour effective March 25, 2023. Gene Morris seconded the motion. Roll call: Morris – yes, Winkler – yes.

- Request to Hire Austin Covey. Austin is an FF 2/Paramedic who resides in Rittman. He is a Career Firefighter with Canton City, and his starting rate will be \$22.28/hr.

### **Approval to Hire Austin Covey, FF2/Paramedic**

Jerry Winkler **moved** to approve to hire Austin Covey as Firefighter 2/Paramedic at a rate of \$22.28 per hour effective March 22, 2023. Gene Morris seconded the motion. Roll call: Morris – yes, Winkler – yes.

- Chief Cyphert provided the updated wording for new personnel hiring for Seville-Guilford Fire & EMS expected to perform firefighter and EMS duties starting in 2023. The updated wording is, "All Paid Fire Department employees will be expected to perform Firefighter and EMS duties as well as respond to Fire, rescue and EMS calls as dispatched or requested when on duty". This will allow them flexibility when hiring and satisfies OPERS.

### **Approval of Updated Wording for New Personnel**

Jerry Winkler **moved** to approve the updated wording for new personnel to "All Paid Fire Department employees will be expected to perform Firefighter and EMS duties as well as respond to Fire, rescue and EMS calls as dispatched or requested when on duty". Gene Morris seconded the motion. Roll call: Morris – yes, Winkler – yes.

### **Road Supervisor** (Andy Liston)

- The Road Department has plowed and salted as needed.
- Continued to work on cleaning out ditches that are holding water.
- Met with Morton buildings about addition, and he is preparing a proposal.
- Andy has road bids to sign.
- They are working on the OPWC project at the dead end of Guilford Rd. The county would like the Township to offer to purchase 150 square feet of additional right-of-way from the Waggy's. They recommended a purchase price of \$150. The Waggy's would still own the land, but this would permit the Township and County to have additional right-of-way access for maintenance if needed. If they cannot come to an agreement on this, they may need to reconsider the plan. Andy is not aware of any benefit to the resident to sell the land. Andy has a form to complete if they can come to an agreement that would need to be signed by the Trustees and notarized.

### **Approval of Additional Right-of-Way Purchase for \$500.00**

Gene Morris **moved** to approve to propose to purchase additional right-of-way from the Waggy's for \$500.00. Jerry Winkler seconded the motion. Roll call: Morris – yes, Winkler – yes.

### **Zoning Secretary** (Shannon Colonna)

- The Zoning Commission met on March 9, 2023, and started discussing the next phase of reviewing the Comprehensive Development Plan, which is to identify issues. This will be based on survey responses. Some of the issues that were mentioned were junk and abandoned buildings, zoning enforcement, and

limiting new development. They are also coming up with a list of the qualities and services that residents want to reserve, such as peace and quiet, country living, and services from Fire & EMS and Roads.

- The next Zoning Commission meeting will be on Apr 13, 2023. Shannon has drafted a timeline and updated goals and policies for review.
- The Zoning Commission had a special meeting to tour the Seville water treatment facility. Shannon was not able to attend, but it sounds like this was very informational.
- Gene asked if it sounded like the Zoning Commission is open to reviewing the goals from older Comprehensive Plans. He noted that at some point in the past the Plan was drastically updated to remove a lot of the policies. Shannon responded that she has drafted updated goals and policies for review that include policies from the older plan, as well as ideas from the Comprehensive Plans of other townships. She is hoping the Zoning Commission can use this as a starting point to start reviewing and making updates.

### **Zoning Inspector** (Curt Lauer)

- Curt is absent. The zoning report was read by Assistant Zoning Inspector, Scott Phillips.
- 2848 Seville Road: Curt sent an email to county prosecutor to follow up, and Mike Lyons is reviewing.
- 5222 Greenwich (Trailer park): There has been some movement, but they need additional advice from Mike Lyons.
- 3721 Greenwich: A permit had been issued for a residential structure, but the plans are to build a 'barndominium'. The county wanted the zoning certificate updated to reflect that. Scott took care of that tonight.
- Gene said that there are a number of violations that have been reported to Curt over the past few months that he has not provided updates on. In some cases, Curt has said that he is sending letters to residents. Gene would like to see copies of the letters and be updated on the current status and how residents have responded. The following are some of the violations that have been reported:
  - 5183 Greenwich: Junk car violation for semis
  - 8932 Hubbard: Advertising auto repair
  - Yoder Road: Junk car violation and advertising for auto repair work at his house.
  - Residence on Greenwich with a commercial vehicle parking violation (Chippewa Stone trucks still parked there over the weekend).
  - Stone Brothers on Blake: Junk and junk vehicle violations. Jerry requested that Curt look into this a while ago, and they have not received any updates.
  - Residence with FedEx trucks – They asked Curt to contact the Montville Zoning Inspector to find out if they have had any issues.
- Gene distributed a site plan for a house and garage that is under construction at 9475 Guilford Road. The site plan shows plans for a garage to be built closer to the road than the house. Our zoning states that accessory buildings must be behind the main structure. Curt's explanation was that if the house and garage were rotated to be parallel to the road, the garage would be behind the house. Gene does not think this is the intention of zoning and thinks it should go before the BZA. He asked Michael Colonna, BZA member, what he thought about this being reviewed by the BZA. Michael responded that he thought that interpretation demonstrated another case of negligence and abuse of power, and in his opinion, Curt should be terminated. He also said that he did think it should be reviewed by the BZA to establish how that regulation is interpreted in the future, but there is a larger issue that is not being

addressed by the Trustees. Jerry added that by Curt's rational, Matt Sulzener's barn should have been approved. There is agreement that the homeowner was issued a zoning permit and does not need to make any changes, but this should be reviewed by the BZA. Gene and Jerry will complete the paperwork and submit to Shannon to start the appeal process, and the variance fee will be waived.

#### **Approval to Appeal the Interpretation of Curt Lauer**

Jerry Winkler **moved** to petition the BZA to review the decision of Curt Lauer, Zoning Inspector, to allow an accessory building to be built closer to the road than the main structure, to waive the variance fee and for the decision to have no recourse to the homeowner. Gene Morris seconded the motion. Roll call: Morris – yes, Winkler – yes.

#### **River Styx Cemetery/Mound Hill Cemetery**

- There is a burial tomorrow.

#### **Trustees Reports**

##### **Jerry Winkler**

- Jerry spoke with Chief Cyphert about a few things but has had a quiet week.

##### **Gene Morris**

- Gene received a call from Milton Township Trustee Greg Piatt on Monday the 13th, while they were in their meeting. He was looking for the agreement that was signed at our March 7th meeting. Gene was able to get ahold of Ray at 8:30 Monday evening and he was kind enough to scan and send it to him. He was able to forward it to Milton Township, where their Trustees signed it.
- Gene received a call about a back lot or lot split. Gene told the gentleman what he knew, but ultimately referred him to the Zoning Inspector.
- Gene requested and reviewed the draft minutes from the March 9th Zoning Commission meeting.
- Gene went out and looked at 9475 Guilford Road. The garage is clearly in front of the house. Gene spoke with Curt, and he offered an explanation, which Gene doesn't think is the intention of the Zoning Commission.

##### **Comments from the Public**

- Michael Colonna said that he and Shannon were out for a walk last weekend at Hubbard Valley Park at around 2:00 PM. A U-Haul pulled into the parking lot and about 15 people came out of the back of the truck. They were all wearing white masks, and one had a side arm. He assumed it was some type of militia group or the KKK and wanted the public to be aware of that activity in the Township.
- Bill Shook asked if any contracts have been signed with the people that mow the lawn. Gene responded that the Road Department has been taking care of that.

##### **Old Business**

- Employee handbook: Amend Introductory Period in Guilford Township Employee handbook to be 24 (168) days or 25 weeks (175 days), instead of 6 months (180 days) since there are varying number of days in months. Jerry thinks it should be 26 weeks, so it is half of a year.
- The ARPA funds projects selected to further look into were assigned to begin getting input from different sources.

- Township hall/garage, parking lot (Andy Liston) on hold until septic system completed.
- Township hall doors and any other improvements (Bob Rohrer & Gene Morris)
- Township hall septic system (Gene Morris)
- Ambulance
- Jerry reached out to Jon Strong, and they do not do AV systems. Gene may have a contact that they can call.

**New Business**

- Ray presented Resolution 2023-05 First Amended Agreement to Establish the Medina County Office of Emergency Management Agency and Homeland Security. Jerry would like to review the agreement before they sign anything, and does not feel comfortable moving forward at this time. There have been questions about some of the language that he thinks need to be resolved. Matt Hiscock noted that from his understanding, the language is being reviewed.

**Signing of the Warrants**

Jerry Winkler **moved** to pay the warrants, payroll/accounting EFT's of \$51,461.96. Gene Morris seconded the motion. Roll call: Morris – yes, Winkler – yes.

**Executive Session**

Gene Morris **moved** to go into executive session to consider the compensation of public employees at 9:03 p.m. and invited Brian Cyphert and Ray Ruprecht. Jerry Winkler seconded the motion. Roll call: Morris - yes. Winkler - yes.

Gene Morris **moved** to come out of the executive session at 9:18 p.m. Jerry Winkler seconded the motion. Roll call: Morris - yes, Winkler - yes.

After coming out of the executive session there was no action taken from discussion that was shared in executive session.

Ron Scuderi will be on vacation. During his time away, there are Township Hall rentals on Saturday March 25th and Sunday March 26th, and Saturday April 1st and Sunday April 2nd. There was discussion as to who would be able to open and close the Township Hall in Ron's absence. The trustees will coordinate who will open and close after checking their calendars.

**Adjournment**

Gene Morris **moved** to adjourn the meeting. Jerry Winkler seconded the motion. Roll call: Morris - yes, Winkler - yes. The meeting adjourned at 9:24 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