

**GUILFORD TOWNSHIP TRUSTEES
REGULAR MEETING MINUTES
March 29, 2022**

The Board of Guilford Township Trustees, Medina County, Ohio, met for a regular Trustees meeting on March 29, 2022 at 8:00 P.M. at the Guilford Township Hall. The following Trustees were present: Bob Rohrer, Jerry Winkler, and Fiscal Officer, Ray Ruprecht.

Also present were Michael Colonna, Jim Krahl, Martha Springer, Jerry Springer, Ron Scuderi, Carol Carter, Keith Beetler, and Shannon Colonna

Approval of Minutes

Bob Rohrer moved to approve the regular meeting minutes of March 15, 2022. Jerry Winkler seconded the motion. Roll call: Rohrer – yes, Winkler – yes.

Department Reports

Fire-EMS Department (Chief Brad Winter)

- Chief Winter is absent and did not provide a report.

Road Supervisor (Andy Liston)

- The road department salted as needed
- Received the stone order
- Received the new lawn mower
- Put speed limit sign up on Rawiga Road going south towards the cemetery. There was a recent speed study, and the average speed is 45 mph and there were over 3,000 vehicles in a week.
- Cleaned a couple ditches, and requests force account for ditch cleaning on Good Road for \$1,878.31.
- Andy requests approval to schedule tree trimmers to come out three times this year.

Approval of Force Accounts Payments Ditch Cleaning on Good Road

Jerry Winkler **moved** to approve the force account payments of \$1,878.31 for ditch cleaning on Good Road. Bob Rohrer seconded the motion. Roll call: Rohrer – yes, Winkler – yes.

Approval to Schedule Tree Trimming

Bob Rohrer **moved** to approve to schedule tree trimming for three times this summer. Jerry Winkler seconded the motion. Roll call: Rohrer – yes, Winkler – yes.

Zoning Inspector (Curt Lauer)

- Curt is absent and did not provide a report.
- Bob said Curt has been working on the vehicle and junk complaints about a property on Seville Road.
- Bob thinks he resolved the water problem on Rohrer Road. He went to Soil and Water and was told that the Township is not able to enforce anything or get involved unless a road is being flooded. There are some regulations in Ohio Revised Code, but the property owner would have to go to court to get

anything done. Eric from Soil and Water is going to visit the property. He wanted to know if the Township would testify if it did go to court, and Bob said they would have to check with the county prosecutor.

Zoning Secretary (Shannon Colonna)

- The Planning Commission will be reviewing the solar power text changes on Apr 6, 2022. The next Zoning Commission meeting and public hearing of those text changes will be on April 14, 2022.
- Shannon has been working with Jim Krahl on getting the agenda and other materials ready for the April meeting.

River Styx Cemetery/Mound Hill Cemetery

- There have been no responses to the cemetery lot payments/letter to individuals to either begin payments or funds returned. Bob suggested that they should confirm how to handle this with Mike Lyons. Jerry will reach out to Mike or Heidi to determine how to proceed.
 - (\$790 paid, **\$560 outstanding**), (\$550 paid, **\$1100 outstanding**)

Trustees Reports

Jerry Winkler

- Jerry exchanged emails with someone who was interested in the sexton position and tried to set up a call but did not get a response. He can reach out to find out if she is still interested.
- Jerry attended the County EMA meeting. It sounds like there are some challenges with the original agreements because they do not comply with ORC and are missing some signatures. They are in the process of rewriting this agreement.

Bob Rohrer

- Bob received a call about a ditch enclosure and referred to Andy to provide a quote.
- Bob tried to help out with the water issue on Rohrer.
- Bob stopped at the Fire Station and went over some ideas with Chief Winter. There was some discussion about what was going on behind Sheetz. Mayor Carter said that a company named Flint is going to be developing the property. They were suggesting some large warehouses and sounds like there may also be room for hotels and restaurants. There has also been some discussion about widening the road and adding a driveway for truck access. Flint recently contacted the Seville Zoning Inspector and is going to be requesting some variances and sounds like it is moving forward. Representatives are supposed to be attending their next meeting. Mayer Carter also noted that copies of the plans are up at her office for anyone who is interested in looking.
- Bob heard that the trailer park was sold, and the auction was cancelled.

Gene Morris

- Gene was absent. His report was read by Ray Ruprecht.
- Gene met with Jim Etzel Friday the 18th and thinks he has some legitimate concerns with drainage and problems created by his neighbor, Mr. Copeland. As he was heading out of town on vacation, he sent a follow up email to the other Trustees. He thinks they need to see if they can help with getting soil and water out there to verify whether Mr. Copeland has caused him unreasonable harm. He also talked to

Andy to see if Jim could put a drainage swale down his South property line to alleviate the water issue. It also sounds like it might be an easier option.

- Ray Ruprecht received a call from the new owner of the trailer park, Dianne Widowski, and provided some additional information. They offered to buy the property for the same amount it was originally sold for. He provided some additional notes from his conversation with her.
 - They have 4-5 mobile home parks they have invested in with other partners. Most of them are in Lake County.
 - 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.
 - She indicated the earnings they would make on this investment is from leasing the land. They would offer new mobile homes at cost to those wanting to purchase a new mobile home with them leasing the parcel.
 - They work with a company in Indiana called Adventure Homes in Garrett, Indiana to purchase new mobile homes. These homes are designed to be energy efficient with 2x6 wall construction and desiring to use gas heating. The new homes would include a porch. There are currently 31 parcels and there may be more room for more.
 - The type of housing falls in the category of "workforce housing". She did not want to call it affordable housing, but it is housing that could be supported for example by individuals working earning \$18.00 per hour and up.
 - They would also like to have a playground for mobile home residents.
 - Ray gave her Curt's phone number so that she can contact him directly about any zoning questions.
 - She is planning on attending the April 19th Trustee meeting to provide more information.
 - Mayor Carter said that one of the officers recently followed a car to the trailer park and found five people in one of the trailers that had warrants out for their arrest.

Comments from the Public

- Jerry Springer asked if anyone has ever looked into asking the cemetery to help with the road maintenance on Rawiga since that is probably a reason why there is so much traffic on the road.
- Ron Scuderi asked about the sign in front of the Fire Station. He said it only had space for two lines and asked if they would ever consider an electronic sign. Bob responded that the electronic signs are expensive and unless you are stopped in front of the sign it is too difficult to read anything.
- Mayor Carter thanked the Township for the donation for the Easter baskets. This will be going towards a raffle and each kid will also get a bag of candy.

Old Business

- Chief Winter is still working on updating the employee handbook

- The work session to discuss potential projects to fund through the American Rescue Plan Act will be at 7:00 p.m. on April 19, 2022.
- Ray requests a motion that the Township elects to use the standard allowance and its presumption of revenue loss due to the public health emergency and to use the amount to fund government services.

Approval to Use the Standard Allowance and its Presumption of Revenue Loss

Jerry Winkler **moved** to use the standard allowance and its presumption of revenue loss due to the public health emergency and to use the amount to fund government services. Bob Rohrer seconded the motion. Roll call: Rohrer – yes, Winkler – yes.

New Business

- Ray has received a Resolution for the Levy and is planning to present at the next meeting.

Signing of the Warrants

Jerry Winkler **moved** to pay the warrants, payroll/accounting EFTs of \$69,475.26. Bob Rohrer seconded the motion. Roll call: Rohrer – yes, Winkler – yes.

Adjournment

Bob Rohrer **moved** to adjourn the meeting. Jerry Winkler seconded the motion. Roll call: Rohrer – yes, Winkler – yes. The meeting adjourned at 8:45 P.M.

Bob Rohrer	Gene Morris
------------	-------------

Jerry Winkler	Ray Ruprecht
---------------	--------------