

**TOWNSHIP TRUSTEES
REGULAR MEETING MINUTES**

May 7, 2024

The Board of Guilford Township Trustees, Medina County, Ohio, met for a regular Trustees meeting on May 7, 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, Michael Colonna, Jim Krahl, Ron Scuderi, Jeff Kersey, Joseph Giacomoni, Ruth Giacomoni, Julianne Stafford, Mike Stafford, Patrick Rhonemus, Jerry Springer, and Shannon Colonna

Public Hearing for Randall Morgan, 2849 Seville Road

A Public Hearing has been advertised concerning the Removal of 1) Garbage, Refuse and Debris, and 3) Junk Motor Vehicles that have Accumulated on the Property Known as 2849 Seville Rd, Rittman, Ohio 44270 owned by Randall Morgan. Resolution 2024-07, Hearing and Direction of Removal of Garbage, Refuse, Junk Cars from 2849 Seville Rd

- Randall Morgan is not present.
- Ruth Giacomoni of 2880 Seville Road lives across from the property, and they are tired of the condition of this property, and it devalues all of the neighboring properties.
- Julie Carr, Zoning Inspector, stated that she issued certified letters to the resident and all owners of other vehicles on the property. She has not received any response. This was the last opportunity for the resident to state his case to the Trustees. The next step will be for the Trustees to pass a Resolution and hire someone that can remove the junk vehicles and clean up the property.

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

RESOLUTION 2024-07

Hearing and Direction 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, Rittman, Ohio 44270 owned by Randall Morgan

WHEREAS, the Ohio Revised Code Section 505.87 authorizes a board of township trustees by resolution: 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 Ohio Revised Code Section 505.871 authorizes a board of township trustees to remove any vehicles located in the unincorporated territory of the township that the trustees determine to be "junk motor vehicles", as defined in ORC Section 505.173(E); and

WHEREAS, the Guilford Township Board of Trustees, on April 16, 2024, by Resolution 2024-06 ordered the removal approximately of 15 junk motor vehicles which include:

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-terrain Vehicles	

And ordered the removal 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 on 2849 Seville Rd, Rittman, Ohio 44270, Parcel No. 009-16D-17-045 owned by Randall Morgan. In the Order, the trustees set May 7, 2024 as a date for a hearing to permit Randall Morgan or any record lienholders to challenge the order.

WHEREAS, the Trustees gave notice of the order by i) via certified mail, return receipt requested addressed to Randall Morgan which was not responded to; and ii) the order was posted on April 19, 2024 by the Guilford Zoning Inspector and a police officer on the property 2849 Seville Rd, Rittman, Ohio 44270, Parcel No. 009-16D-17-045; iii) the order was published in Medina County Gazette on April 24, 2024; and iv) a public hearing notice was advertised on April 24, 2024 regarding 2849 Seville Rd, Rittman, Ohio 44270, Parcel No. 009-16D-17-045.

WHEREAS, The Guilford Township Zoning Inspector was not contacted by the property owner or any representative of the property owner, to request a hearing with the Township Trustees to challenge this order at the hearing on May 7, 2024.

WHEREAS, On May 7, 2024, the Guilford Township Board of Trustees convened a hearing on this matter with Randall Morgan who was not present on May 7, 2024 at the Guilford Township meeting. Therefore Randall Morgan did not present any evidence that the identity of the approximately 15 vehicles were not junk which include snow mobiles, campers, trailers, horse trailers, all-terrain vehicle and scooters and Randall Morgan did not present any evidence that the property has been cleared 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.

WHEREAS, The Guilford Township Zoning Inspector testified that the 15 junk vehicles which include snow mobiles, campers, trailers, horse trailers, all-terrain vehicle and scooters, and 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 has not been removed as required by the order.

NOW THEREFORE, BE IT RESOLVED, that the Board of Guilford Township Trustees reaffirms, their determination that the owner's maintenance 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 other debris constitutes a nuisance, and the approximately fifteen vehicles are junk.

SECTION 1. That the Board of Guilford Township Trustees directs the removal of all 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 other debris and trash on the property owned by Randall Morgan on 2849 Seville Rd, Rittman, Ohio 44270, Parcel No. 009-16D-17-045.

SECTION 2. The Board of Guilford Trustees direct its removal and disposal of the approximately fifteen junk motor vehicles listed above which include snow mobiles, campers, trailers, horse trailers, all-terrain vehicle, and scooters.

SECTION 3: The Board of Guilford Township Trustees will enter into an agreement with a salvage company to remove all the approximate fifteen junk motor vehicles which include snow mobiles, campers, trailers, horse trailers, all train vehicle and scooters and all 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 other debris.

SECTION 4. That the Guilford Township Fiscal Officer is hereby authorized to place the expenses incurred by the Board of Guilford Township Trustees in the removal of the approximate fifteen junk motor vehicles which include snow mobiles, campers, trailers, horse trailers, all-terrain vehicle and scooters and all 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 other debris upon the tax duplicate as a lien upon the property owned by Randall Morgan on 2849 Seville Rd, Rittman, Ohio 44270, Parcel No. 009-16D-17-045.

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

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

- Julie has the names of some people that can remove the junk vehicles. The township will need to pay for the cleanup initially. The next action item is to contact those companies to get quotes. Gene will contact auto salvage, and Bob will contact scrappers. They will have a special meeting to review quotes next week.

Approval of Special Meeting on May 14, 2024

Gene Morris **moved** to approve holding a Special Meeting on May 14, 2024 at 8:00 PM. Bob Rohrer seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

- This concludes the public meeting.

Approval of Minutes

Jerry Winkler **moved** to approve the regular meeting minutes of April 16, 2024. Gene Morris seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

Department Reports

Fire-EMS Department (Brian Cyphert)

2024 INCIDENT COUNT YEAR TO DATE	
Type	# Incidents
EMS	139
Fire/Other	85
TOTAL	224

Year to date:	
FIRE INSPECTIONS	34

Fire Inspections

- Include Dollar General and Fire Pump at the Seville Business Park

Building/Grounds/Maintenance

- They are working on quotes for the station Heating and Air conditioner. The error light came on again due to pressure loss. He will get quotes and submit them to the Board of Trustees.

Announcements

- Recommend hiring Brandon Bryan as a part time Fire2 Paramedic. He is a fire Inspector and Instructor and works FT in Stark County where he lives. He will replace an opening from a resignation and a retirement.
- Recommend Hiring(promotion) of Madeline Marshall to Full Time 24/48 position to fill a vacancy. She is an FF2 EMT and will finish paramedic School in June 2024. She is a three-year vet of the department as a part-time employee and has a perfect record.
- Medina County Safe Kids Day at Buffalo Creek in conjunction with Medina County Firefighters Association and the State Fire Marshals Office. They expect 200 kids.

Training

- Advanced airway management with Mike Simon and Lt. Banks.
- Ohio Fire Chiefs’ Association Summer Conference will be in July. He will be looking to send Officers who want to go if they can ensure adequate staffing.
- May 11th Water Supply Training in Granger
- June 6th State Fire Academy Fire Lab trailer at Seville
- Bob noted that there was siren testing on Saturday, and he does not think Tower and Blake were working.

- Jerry is concerned about hiring Madeline right now while they have the Safer Grant out for two full time positions. He would like to discuss this more before going forward.

Approval to Hire Brandon Bryan, Part Time Fire II Paramedic

Gene Morris **moved** to approve hiring Brandon Bryan, Part Time Fire II Paramedic with standard probationary procedures effective May 18, 2024 at the hourly rate of \$22.28 Bob Rohrer seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

Department Reports

Road Supervisor (Andy Liston)

- Installed drive pipe on Harpster Rd. The Force account amount is \$1,042.56.
- Cleaned a ditch on Harpster Rd.
- Continue to mow lawns.
- There was a question about the water hydrant at the cemetery. The pipe that feeds the hydrant is leaking, and the pipe is rotting. He isn't sure how far back they will have to go to find good pipe. He can look into what would be required to repair this when he has time.
- Andy would like approval for tree trimmers to come three times this year.
- Bob spoke with Mike Lyons about a culvert pipe that a resident does not want to pay for. They have to go through a process for that, and he will be giving them directions on how to proceed.

Approval of Force Accounts Payments for Drive Pipe on Harpster Road

Gene Morris **moved** to approve the force account payments for a drive pipe on Harpster for \$1,042.56. Jerry Winkler seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

Approval of Tree Maintenance Service

Bob Rohrer **moved** to approve bringing in Tree Maintenance Service three times to trim trees along township roads. Jerry Winkler seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

Zoning Secretary (Shannon Colonna)

- Shannon provided information to the County Prosecutor's office regarding the BZA hearing for the Ohio Pitbulls baseball club on Rawiga.
- Shannon sent Mike Lyons our regulations for mobile home parks for review.
- The Zoning Commission will be meeting on Thursday for their regular meeting. They are planning to review Chapter 3 of the Comprehensive Development Plan. Shannon also has a list of text changes that they are working on and had worked on diagrams showing how the township defines 'behind' related to zoning.

Zoning Inspector (Julie Carr)

- Prosecutors have responded to the Ohio Pitbulls business being run in Residential. That is being worked on by Brian Richter. The attorney prefers not to work with Julie, and she provided him with the name of our legal counsel.
- A cease and desist has been sent to Julie to use for any properties as this is a generic version that will cover most of our needs.

- From the ZI's side, everything has been completed for the Seville Rd junk yard property. All certified mailings have been sent, notifications were also sent in regular mail, the sheriff met her at the property to issue the final order regarding today's public hearing, and she sent the order to be posted as a legal notice in the Gazette. She has given Ray receipts for the certified mailings she sent.
- Report for April: Total income for the month was \$673.20. This includes a deck on Seville Road, roof Mount Solar on Styx Hill, two lot splits for MWSD on Hubbard Valley and 57, new home on Styx Hill and addition on Hubbard Valley
- There are a number of junk vehicles throughout the township. Julie can work on issuing letters for these if she gets a list of the properties. They would like to catch these before the properties get worse.

River Styx Cemetery/Mound Hill Cemetery

- There are deeds to sign.
- Jerry has been working on some recommendations for updating the Rules and Regulations. He does not think the sign at the cemetery needs to include all of the rules but should include anything about visiting the cemetery and what decorations are allowed. Jeff Kersey added that they have a lot of problems with people not removing old decorations.
- Jeff purchased fire extinguishers and a first aid kit for the shop.
- They are down to two and a half guys, and Jeff thinks it is going well.
- They have been planting lilies and updating the flower beds.

Trustees Reports

Bob Rohrer

- Bob has been checking on the Seville Road property.
- Bob received a call from someone who wanted to set a container behind his shop. He wondered if there was anything in our zoning regulations on containers. Julie said this would be considered an accessory structure.

Jerry Winkler

- Jerry had some calls and emails with Julie.
- Jerry received a call from a company about scanning our records for records retention.
- Jerry has been reviewing the cemetery rules and regulations.
- Jerry has been checking on the Seville Road property.
- Jerry reviewed the Resolution on the Seville Road property.

Gene Morris

- Gene reached out to Heidi Carrol about the driveway pipe. Unfortunately, he missed her return call. Now he needs to reach out to one of the other prosecutors.
- Gene spoke to Sheriff Grice this week.

- Gene reviewed the Minutes, a couple of emails, and a resolution.
- Gene listened to the audio that Ray sent out about Marijuana resolutions.

Trustee Action Items:

- Fire & EMS planning.
- Township garage addition
- Employee handbook – in progress
- Cannabis Resolution – It sounds like there are a lot of unknowns with how this will be managed at the state level. The recording recommended a resolution and backing it up with zoning. They will review the sample resolutions for the next meeting. Julie said that Westfield just passed a Resolution to ban it last night.

Comments from the Public

- Ron does not have any Township Hall updates.

Old Business

- Reminder about the OTA Township Education Subscription
- Resolution 2024-08 Approval of Cost Recovery Agreement

Jerry Winkler moved for the adoption of the following Resolution:

RESOLUTION NO. 2024-08

A RESOLUTION TO APPROVE AN AGREEMENT WITH COST RECOVERY CORP, LLC TO RECOVER COSTS OF FIRE DEPARTMENT EMERGENCY SERVICES PROVIDED IN RESPONSE TO MOTOR VEHICLE ACCIDENTS AND OTHER EMERGENCY RESPONSE EVENTS WITHIN THE JURISDICTION OF THE SEVILLE-GUILFORD FIRE & EMS DEPARTMENT

WHEREAS, the Board of Trustees of Guilford Township (hereinafter referred to as “Board”), finds it inappropriate to raise the real property tax to meet the increase in service demand caused by Motor Vehicular Accidents (MVA) that involve individuals not owning property or paying property taxes in the jurisdiction of the Fire Department; and

WHEREAS, the Board further finds that the Fire Department’s ability to effectively respond to such accidents decreases the liability of the insurance companies by saving lives and minimizing injuries and vehicular damage by fire; and

WHEREAS, the Board desires to implement a fair and equitable procedure by which to collect costs incurred by the Fire Department and establish a cost recovery system in accordance with State and Federal laws, regulations, and guideline; and

WHEREAS, the Board finds it appropriate to enter into an agreement with Cost Recovery Corp, LLC, a collection company, for the purposes of billing insurance companies for various costs associated with fire department services provided by Guilford Fire Department.

NOW THEREFORE, it is hereby RESOLVED by the Board that:

Section 1. The proposed agreement with Cost Recovery Corp, LLC for billing and collection services, substantially in the form attached hereto or in form as approved by the Medina County Prosecuting Attorney’s Office, is hereby approved, and the Chairman of this Board and the Fiscal Officer are hereby authorized to execute said agreement on behalf of the Board.

Section 2. 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 3. This Resolution shall be in full force and effect from and immediately after its adoption.

Bob Rohrer seconded the motion. Upon roll call on the adoption of the Resolution 2024-08, the vote was as follows: Morris – yes, Winkler – yes, Rohrer – yes.

New Business

- Approval of new account 1000-110-240 Unemployment Compensation and the Supplemental Appropriation transfer of \$1,000.00 to 1000-110-240 (Unemployment Compensation) from 1000-930-930 (Contingencies)

Approval of Supplemental Appropriation in Unemployment Compensation Account

Bob Rohrer **moved** to approve the purchase of. Gene Morris seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

- Medina County Township Association dues for County and State Associations for the trustees, fiscal officer, fire chief, road supervisor, zoning secretary and zoning inspector.

Approval of Supplemental Appropriation in Unemployment Compensation Account

Gene Morris **moved** to approve the dues for the Medina County and State Association for the trustees, fiscal officer, fire chief, road supervisor, zoning secretary and zoning inspector. Bob Rohrer seconded the motion. Roll call: Morris – yes, Rohrer – yes, Winkler – yes.

Signing of the Warrants

Bob Rohrer **moved** to pay the warrants, payroll/accounting EFTs of \$115,325.74. Gene Morris seconded the motion. Roll call: Morris –yes, Rohrer – yes, Winkler – yes.

Adjournment

Bob Rohrer **moved** to adjourn the meeting. Jerry Winkler seconded the motion. All voted ‘Aye’ to adjourn the meeting. The meeting adjourned at 9:28 P.M.

Bob Rohrer

Gene Morris

Jerry Winkler

Ray Ruprecht