

RECORD OF PROCEEDINGS

Minutes of **MIFFLIN TOWNSHIP BOARD OF TRUSTEES** Meeting

Held **December 3,** **2018**

Chair Stewart called the Meeting to order at 9:00 a.m. with Trustee Angelou, Trustee Cavener, and Township Administrator White present.

Also present were:

Fred Kauser	Fire Chief
William Price	Police Chief
Melissa Rapp	Public Information Officer
Becky Kadel	Human Resources Director
DJ Tharp	Services Director
Rick Duff	Assistant to the Fiscal Officer

Fiscal Officer Joseph Spanovich was absent from the meeting.

RES199-18 Approve the Meeting Minutes of November 20, 2018

Mr. Angelou moved to approve the Meeting Minutes for November 20, 2018. Mr. Cavener seconded. All voted yea. Motion carried.

Administrator White advised the Trustees not to approve the warrants for January 2019 as the 2019 budget does not yet exist. Temporary appropriations would need to be available to do so; these will be available at the December 18, 2018 Trustees meeting.

TRUSTEES COMMENTS:

Mr. Angelou said he hoped everyone had a good Thanksgiving. He added that as we wrap up 2018, he is looking forward to a great new year.

VISITORS COMMENTS:

Chair Stewart welcomed Fred Kenimer, 404 Armor Hill Drive. Mr. Kenimer said there is a lot of residential development potential in Leonard Park. Mr. Kenimer said there are many vacant lots in Leonard Park, some with sewer and waterlines. He said within the past three months, Franklin County rezoned properties to R12, encompassing single family, duplexes and townhomes. Mr. Kenimer said he has been purchasing vacant lots since 1994. His plans include tapping into Columbus storm. Mr. Kenimer requested the Trustees' assistance in "fast-forwarding" the project by possibly offering a TIF or matching funds to attract a developer.

Mr. Kenimer shared his concept for a townhome development. Mr. Cavener said he would prefer Leonard Park remain a single-family area. Mr. Kenimer said that the lot width would require a variance or combining of parcels. Mr. Kenimer said he is trying to facilitate by taking options to a developer as it is long overdue. Mr. Kenimer said there is a high demand for entry-level, affordable homes in central Ohio. Mr. Kenimer said the Franklin County development director has taken interest in this.

Chair Stewart inquired as to the number of lots that Mr. Kenimer owns. He responded that he and his family own approximately 80 lots in Leonard Park, and continue to purchase

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properties. Mr. Kenimer said his vision would be to work with a developer to enhance the look of the existing homes in Leonard Park, in addition to building new homes in the area.

Chief Kauser asked what the price point would be for the starter homes. Mr. Kenimer said it would be relevant to the percentage of the owner's income. Chair Stewart asked if he plans to build Section 8 housing. Mr. Kenimer said not necessarily, it would be up to the developer. Mr. Kenimer said the retail price for a townhome or single-family home could not support anything over \$300,000.

Mr. Kenimer agreed when Mr. Duff inquired if the development would be like the area on McCutcheon Road, behind Giant Eagle, with townhomes and single-family homes on small lots. Chair Stewart said she is familiar with Wendler Boulevard in which there are townhomes, single-family homes and some Section 8 housing. She said the problem with townhomes is when they are individually-owned, there is no continuity of repairs and it can become blighted. Mr. Cavener said townhomes do not enrich the area. He said he would like to see Leonard Park flourish, but townhomes would negate that.

Mr. Kenimer said he is trying to get a return on his investment. Mr. Angelou told Mr. Kenimer that is up to the developers to which you plan to sell the vacant lots. Mr. Kenimer said he does not want to see a repetition of what is currently there.

Chair Stewart thanked him for the information.

Melissa "Judy" Bowman, a Clinton Township resident at 2096 Mecca Road, bought the property at 2058 Mock Road. She thought that the property was in Mifflin Township, but later learned it was annexed to the City of Columbus. She is interested in getting affordable housing for veterans and seniors by using transport container homes in Mifflin Township. Ms. Bowman said she is seeking the support of the Trustees prior to going any further in her pursuit. Ms. Bowman said she has a transport container which is 8' x 20' in size, costing \$12,000; after finishes and modifying it into a mobile restaurant, it cost \$40,000. She paid \$5,500 for her lot with water and sewer service. She does not utilize the gas, but she does utilize the electric service. She installed a sidewalk and landscape design. She said she has used a licensed plumber and electrician.

Ms. Bowman said it is heart-breaking to see a veteran who has worked and served, unable to afford a house. She is seeking the support of Mifflin Township and Clinton Township.

Ms. White asked if she has a target area for the container homes. Ms. Bowman answered that she is doing them one-at-a-time. Ms. Bowman said she is doing a model, utilizing bartering contractor services with contractors that she has worked with for years.

Mr. Angelou asked what the container homes will look like in 30 years. Ms. Bowman said they will look the same. She said her restaurant container has a country-look to represent her southern cooking. She said her restaurant is open Tuesday through Saturday in which the Trustees could stop by to see it at 2058 Mock Road. Ms. Bowman said she used materials that are sustainable and will not break down. Ms. Bowman said she assists seniors and veterans,

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offering them discounts at her restaurant. She said she knows she is doing the right thing by helping others and giving back.

Chair Stewart said that the Trustees support anyone who wants to come into the unincorporated areas to improve them.

CORRESPONDENCE:

Administrator White presented letters (see referral file) related to the following:

Franklin Co. Economic Development & Planning Department:

- 2870 Drake Road P. Cunningham, B. Riley, and B. Lunsford
- 2280-2300 Stelzer Rd. Northland 3 Stelzer LLC
- 2250 Innis Road Opoku Bismark

Administrator White presented the Notice of Proposed Annexation of property on Morse Road, west of Sunbury Road, at the site of a current Tesla dealership, for annexation into Columbus.

Administrator White presented a letter from Howard Zeldin, AARP, about the use of the meeting hall for the tax preparation program, AARP Tax Aide Program, several days in February, March, and April. He is also requesting the use of the conference room to meet with the tax preparers and to set up appointments. Administrator White said they have used the building over the last 3 or 4 years. Prior to that, they used the Gahanna Senior Center until there were no longer permitted. After some discussion, Administrator White said she will request that the end time be modified from 4:00 p.m. to 3:00 p.m., giving the group plenty of time to wrap up before the close of business. The Trustees suggested charging a fee, if they stay beyond the close of business, as this has been an issue in the past. Administrator White said she plans to contact Mr. Zeldin to discuss his request. The Trustees plan to vote on the matter at a future meeting.

FISCAL OFFICER'S REPORT:

Administrator White said the Fiscal Officer has not given her the General Fund Budget, but she will have it in the next few days. All the budgets will be combined into one document. At the next meeting, the entire 2019 Appropriations Budget will be presented.

TOWNSHIP ADMINISTRATOR'S REPORT:

At Administrator White's recommendation, the Trustees decided to hold the Organizational Meeting of 2019 on Wednesday, January 2 at 9:00 a.m., immediately followed by a Regular Meeting.

HR:

Ms. Kadel presented her 2019 budget. Ms. Kadel said the major difference over last year's budget is the drug-free safety program annual training. Ms. Kadel said the township lost its group rating and is no longer eligible for the BWC discount due to costly injuries over 2014, 2015, and 2016. She recommended the continuation as a drug-free workplace and the drug-

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free policy, but recommends the postponement of the training exercise, as it has been provided over the past several years.

Also, Ms. Kadel said the EA Wellness was over-estimated last year, so she adjusted the figure for 2019.

RES200-18 Approve the Human Resources Budget for 2019

Mr. Angelou moved to approve the Human Resources Budget for 2019. Mr. Angelou seconded. All voted yea. Motion carried. (See Referral File.)

Ms. Kadel said a meeting has been scheduled with Jon Hastings on Tuesday, December 18, 2018 at 2:30 p.m. to provide a status on our health insurance claims, possible affects to the renewal in 2020, and possible changes to help keep premiums manageable.

Ms. Kadel provided laminated cards to the Trustees outlining the stipulations that must be used when they go into executive sessions; “for personnel matters” is not specific enough, she said.

PIO:

Ms. Rapp provided her 2019 budget with increases for branding/logo for the township and a new township cell phone for PIO use.

Ms. Rapp also made the Trustees aware that she is posting township information on the NextDoor, a neighborhood-specific Facebook-like web application.

Ms. Rapp said she has added the topic of social media and social media metrics to her media report. She is posting township information on Facebook, Twitter and NextDoor.

RES201-18 Approve the PIO Budget for 2019

Mr. Angelou moved to approve the PIO Budget for 2019. Mr. Cavener seconded. All voted yea. Motion carried. (See Referral File.)

SERVICE:

Mr. Tharp presented the Services budget for 2019. Mr. Tharp said his most significant change is the reduction of staff from four employees to three. Mr. Tharp said he plans to hire another employee in the Spring.

RES202-18 Approve the Service Budget for 2019

Mr. Cavener moved to approve the Service Budget for 2019. Mr. Angelou seconded. All voted yea. Motion carried. (See Referral File.)

Administrator White said the Service Department staff erected the rezoning sign at 219 N. Hamilton Road. She said the City of Gahanna had received a complaint about the placement. She said the City of Gahanna may request that we erect two signs: one facing Carpenter Road

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and the other facing Hamilton Road. Administrator White said she will gather more information about this matter.

Administrator White said the rezoning case is going before the Gahanna Planning Commission on December 19, 2018 at 7:00 p.m.

CODE:

No report.

POLICE:

Chief Price presented a resignation letter from Kyle Whalen, part-time officer, requesting her resignation be effective December 1, 2018.

RES203-18 Approve the Resignation of Kyle Whalen, effective December 1, 2018.

Mr. Angelou moved to approve the resignation of Kyle Whalen, effective December 1, 2018. Mr. Cavener seconded. All voted yea. Motion carried. (See Referral File.)

Chief Price presented the Police Budget for 2019. Chief Price said his significant change is in salaries as he hopes to add another full-time officer.

RES204-18 Approve the Police Budget for 2019.

Mr. Angelou moved to approve the Police Budget for 2019. Mr. Cavener seconded. All voted yea. Motion carried. (See Referral File.)

Chief Price reported that last Friday night there was a shooting and robbery on Parkwood Avenue.

FIRE:

Chief Kauser requested the approval of the Fire Temporary Budget for 2019. He said the primary changes are in staff and expenses. Chief Kauser said there have been retirements; the new firefighters are at a lower pay grade than the senior firefighters.

RES205-18 Approve the Fire Temporary Budget of 2019.

Chair Stewart moved to approve the Fire Temporary Budget of 2019. Mr. Cavener seconded. All voted yea. Motion carried. (See Referral File.)

Chief Kauser said at the next meeting, he will request the approval to purchase Engine 132.

Fire Consent Agenda

Chief Kauser requested the approval to **Carryover 2018 Vacation Time** for Grancey, Fey, and Kovacs. He said all are off work due to long-term injuries and not expected back to work until after January. Chief Kauser said if this is approved, the vacation time would have to be used within 120 days of returning to full-duty.

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Chief Kauser requested the approval to **Replace Fire Hydrant at 2393 Lindale Dr.** (Central Ohio Hydrant) in the amount of **\$5,000.00**.

RES206-18 Approve the Fire Consent Agenda in the amount of \$5,000.00.

Mr. Angelou moved to approve the Fire Consent Agenda (Carryover of vacation time and fire hydrant replacement) in the amount of \$5,000.00. Mr. Cavener seconded. All voted yea. Motion carried. (See Referral File.)

MECC/MECC IT:

Chief Kauser explained the need to transfer ownership of dispatching services from Mifflin Township, which owns and operates it through an informal set of agreements with our partners known as the Consortium. The Consortium technically own the dispatching services, but Mifflin Township was the administrative, financial and service provider. The reason for the Regional Council of Governments (RCOG) was to create a more lasting, permanent organization than the Consortium. The RCOG represent all five agencies (members of the Council) and Whitehall, which is a service recipient of dispatching. Chief Kauser said the transfer of assets and services is a procedural transfer as Mifflin Township will be doing the work and retaining the employees, but Mifflin Township's relationship will be to the RCOG rather than each separate entity as in the past. Chief Kauser said it will be cleaner administratively, in terms of finance, bookkeeping and accounting. It will fully separate Mifflin Township's finances from the RCOG finances.

Chair Stewart said the RCOG will invoice each of the entities for the service and then, Mifflin will invoice the RCOG.

Chief Kauser said the following resolution requests dismantle the Consortium relationship and puts it back together procedurally.

MECC:

Chief Kauser requested the approval to Transfer MECC Dispatching Services to RCOG, effective January 4, 2019.

RES207-18 Approve the transfer of MECC Dispatching Services to MECC RCOG, contingent upon acceptance by the Council and release by our partners, effective January 4, 2019.

Chair Stewart moved to approve the transfer of MECC Dispatching Services to RCOG, contingent upon acceptance by the Council and release by our partners. Mr. Cavener seconded. All voted yea. Motion carried. (See Referral File.)

Chief Kauser requested the approval and acceptance of the Memorandum of Understanding that Mifflin Township, on behalf of its partners, will transition MECC dispatching services

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including administrative and financial oversight to the MECC Regional Council of Governments, effective January 4, 2019.

RES208-18 Approve the Memorandum of Understanding for transfer of the MECC at Mifflin Township to the MECC RCOG, effective January 4, 2019.

Chair Stewart moved to approve the Memorandum of Understanding for transfer of the MECC at Mifflin Township to the MECC RCOG, effective January 4, 2019. Seconded by Mr. Angelou. All voted yea. Motion carried.

Chief Kauser requested the approval to transfer of MECC funds, assets and contracts to RCOG, effective January 4, 2019.

RES209-18 Approve the transfer of funds, assets and contracts of MECC Dispatching to MECC RCOG, contingent upon acceptance by the Council and release by our partners, effective January 4, 2019.

Mr. Angelou moved to approve the transfer MECC funds, assets and contracts of MECC Dispatching to MECC RCOG contingent upon acceptance by the Council and release by our partners, effective January 4, 2019. Chair Stewart seconded. All voted yea. Motion carried.

Chief Kauser said at the direction of Chair Stewart, the Intergovernmental Agreement Provision was reviewed by legal counsel. He said legal counsel has commented, but the Agreement has not been finalized yet. Legal Counsel is working with Baker Hostettler on the agreement so that it is acceptable to the County Prosecutor. Chief Kauser said he is seeking provisional approval to allow the Township Administrator to execute the Intergovernmental Agreement following the Franklin County Prosecutor's review and approval. Chief Kauser requested the approval of the Intergovernmental Agreement Provision for Dispatching Services, contingent upon acceptance by the Council and release by our partners, effective January 4, 2019.

RES210-18 Approve the Intergovernmental Agreement Provision for Dispatching Services, contingent upon acceptance by the Council and release by our partners, effective January 4, 2019.

Mr. Angelou moved to approve the Intergovernmental Agreement Provision for Dispatching Services, contingent upon acceptance by the Council and release by our partners, effective January 4, 2019. Mr. Cavener seconded. All voted yea. Motion carried.

Chief Kauser said he would like to swear-in Lieutenant Greg Gilbert at the next Trustees meeting on December 18, 2018.

In addition, Chief Kauser said he will be making a request for a BWC fire gear extractor grant as well as a request to approve the purchase of Engine 132 at the next meeting.

Chair Stewart said the request to approve the purchase of E132 should be delayed. Chief Kauser said he is trying to avoid a price increase of 4% to 4 ½% of a \$600,000 asset and he has been setting aside funds for ten years for the truck which is due for replacement. Chair

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Stewart recommended future vendor negotiations no longer include such financing terms as it puts the Township in a difficult and awkward position.

Administrator White said the tiller has been accepted. As the vehicles were purchased and paid for up front, we will be getting a rebate check for both vehicles at some point, most likely, sometime in January of 2019.

IT:

No Report

There being no further business, Chair Stewart moved to adjourn. Mr. Cavener seconded. All voted yea. Motion carried.

Lynn M. Stewart, Chair

Richard J. Angelou, Vice Chairman

Kevin J. Cavener, Trustee

Joseph F. Spanovich, Fiscal Officer