

8:00 P.M.

December 21

2021

The seconded meeting of the month was held in the Town Hall meeting room with Ronald Kotkowski (Ron K.), John Kline (John K.), and Frank Ruehr, Jr. (Frank R.). The Trustees from here on out will be addressed as the BOT (Board of Trustees), and Fiscal Officer, Jill Corbett present. Chairman Ronald Kotkowski called the meeting to order. John Kline led the Pledge of Allegiance.

Others present –Lloyd Harper, Maude Bias, and Greg Benner,

John K. made a motion to dispense with the reading of the December 7, 2021 Regular Meeting Minutes , and to approve as written. Frank R. seconded the motion. All in favor and the motion carried.

John Kline swore into Office Newly Elected Trustee Ronald Kotkowski.

Jill Corbett swore into Office New Elected Trustee Frank Ruehr, Jr.

Maude Bias, Secretary of the Shalersville Zoning Commission reported on the following:

1. The Zoning Commission held a Public Meeting on December 16th. Maude read the following letter to the BOT.

Amendment 1

Amend: Section 363 Area Regulations

Trustees,

In a special public meeting on December 16, 2021, the Shalersville Township Zoning Commission approved to adopt the amendment heard; the amendment was reviewed by Regional Planning and Brett Bencze, Assistant Prosecutor, and were amended by the Zoning Commission. The following proposed amendment as submitted to the Shalersville Township Trustees for review and recommendations of the following proposed amendment.

New language is ***italic bold underline***, removed language is ~~struck through~~.

Amendment 1 – Amend Section 363 Area Regulations

- G. Maximum Building Height - ~~forty-five (45) feet.~~ ***The zoning inspector will issue a permit for a building with a height of up to sixty (60) feet, with the approval of the Design Guideline Board.*** Further height regulations in the vicinity of the Portage County Airport Authority shall not exceed established Federal Aviation Administration height regulations.

Respectfully,

Maude Bias

Zoning Commission Secretary

The BOT will hold a Special Meeting on January 4th. at 7:00 p.m. to discuss the proposed Amendment 1.

The BOT will also hold a Special Re-Organizational Meeting immediately afterwards.

2. Maude gave a heartfelt thank you to the BOT and others for the last year working as the Zoning Commission Secretary.

Greg Benner; Shalersville Township Zoning Inspector reported on the following:

1. Greg has signed two mylars.
2. The cases for the JMV are moving through our Portage County Prosecuting Attorneys office.
3. Brett Bencze emailed Greg that the case with Harold Bender is going forward and the BOT needs to approve a JMV Resolution. The Resolution number is 2021-16, roll call was as follows:

Frank Ruehr, Jr.	Yes
John Kline	Yes
Ronald Kotkowski	Yes

Lloyd Harper Jr.; Road Crew reported on the following:

1. Lloyd requested funds to purchase gasoline for the garage. He needs 350 gallons at \$2.559. Frank R. made motion to spend up to \$1,000.00. John K. seconded the motion. All in favor and the motion carried.
2. Lloyd received a call from Brad, Maintenance Dept. at the school. One of the catch basins is teetering. There also another one that will need to be replace. Lloyd requested funds to purchase the needed basins and lids from Marlboro Supply Co. Frank R. made a motion to spend up to \$700.00 for the needed catch basins and lids. John K. seconded the motion. All in favor and the motion carried.

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3. Diamond Environmental preformed a visual inspections after the abatement at 9080 St. Rt.44 Sanicky house. The inspection revealed that the material has been abated. Jill will let Jen Davis with the NDS Grant aware of this, so the BOT can move forward with demolition of the house.
4. Ferrara Electric is still scheduled to come in and replace the box with new 200 amp ITE box at the garage.
5. Lloyd asked on the status of purchasing a fire cabnet for the empty gas cans at the garage. Ron K. and John K. are still in the process of locating one.

Jill Corbett, Fiscal Officer reported on the following:

1. Jill presented to the BOT, the Temporary Appropriation for 2022. Frank R. made the motion for the Temporary Appropriation. Ron K. seconded the motion. All in favor and the motion carried.
2. The township received the NatureWorks Local Assistance Grant Agreement for the new parking lot for the Shalersville Park for \$61, 313.00. Jill has forwarded the agreement to Brett Bencze, Portage County Prosecuting Attorney to review and sign.
3. Jill updated the BOT on her visit to the IRS in Akron. She had received a letter that the township owed \$2,913.92. This was her third visit to the Akron office to straighten out the errors. The IRS, has made the corrections and the township will be receiving a check in the amount of \$527.35.
4. Jill informed the BOT that with the sudden passing of Diane Rodhe, Fiscal Officer of Hiram Township. Jill will be filling in as the Interim Fiscal Officer until a new Fiscal Officer can be hired. Ron K. made a motion to donate \$100.00 to the Hiram Fire Department in Diane’s name. Frank R. seconded the motion. All in favor and the motion carried.

Frank Ruehr, Jr., Trustee reported on the following:

1. Frank brought to BOT attention that they need to advertise for leasing the approximate 20 acres of farmland west of the Riverside Cemetery. Jill will put the Legal Notice in the Record Courier.
2. The property at 2980 Douglas St. that is a health hazard and in deplorable condition is moving forward to be demolished. Frank had a list of requirements needs to take place moving forward. A Title Search was conducted by Bennett Land Title Agency. Resolution 2021-17 needed to be approved and signed by the Trustees and Fiscal Officer. The Resolution needs to be sent by Certified and regular mail to the home owner. John K. so moved the approval of Resolution 2021-17. Frank Rd. seconded the motion. Roll Call was as follows:

Frank Ruehr, Jr.	Yes
John Kline	Yes
Ronald Kotkowski	Yes

Frank has spoke with NDS Landbank and they thought they would have monies for the demolition.

3. Frank spoke on the developments with Geis Co. purchasing the property north of the Turnpike on St. Rt. 44. On Monday there was an informational meeting at Geis Headquarters in Hudson. Frank R., John K., and Jill C. along with Representatives from Portage County Engineers, Sabrina Christian-Bennett from the Portage County Commissioners, Portage County Water and Sewer, along with the Geis Team met to discussed the future development. At this point the Geis Co. is going to asphalt approximately 500’ with three lanes on Beck Rd. and St. Rt. 44. They have plans to construct a 600,000 sq. ft. spec. building on the property north of Beck Rd. The Portage County Water and Sewer representatives discussed their future plans to supply the utilities, their estimated time frame is 1-2 years with a pump station included. If Geis wants to move sooner, they can put in grinder stations for each building as needed. Mike Collins with the Portage County Engineers discussed the Beck Rd. improvments. Geis will have to follow all county requirements, and the P.C. Engineers office will represent the township with permits and all requirements. Geis said they have received an inquiry for one company that is possibly interested in the land south of Beck Rd. from St. Rt. 44 to Infirmary Rd. Geis suggested that this could be 1.4 million sq. ft. building with the possibility of hiring 1200-1500 new employees. John spoke to this, that this does not help our township. We are not a Village or City, we do not get income tax from employees. The township needs monies for the maintenance on our roads. Frank explained that the township has never has had a road levy, but he feels that in the next four years we will need to do this. We are currently only chip and sealing our roads, and they need improving. With Beck Rd. being improved the cost to maintain will be even more greater to the township. Geis is suggesting they would like a 100% tax abatement for 15 years. Geis is putting together an application for the school system with giving them 20% of the taxes. The township would get nothing if we agree to the abatement. The BOT does not like the idea of going to our residents asking for a road levy while being asked for a 100% 15 year tax abatement from Geis. Ron K. spoke on the land use plan that was put into place years ago. It was done with certain areas being light industrial so the township could get tax dollars from the development of these zoned properties. The township gets very little from our residential zone areas, in fact we lose monies for supplying Fire and EMS services, roads, schools, infrastructure, etc....

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Geis said we would still get tax money from the developed land. It is not public knowledge what Geis paid for the property as they are a LLC company and it doesn't show in the county records. Ron K. questioned so how is the county going to formulate what the value is? Ron K. is not for any abatement for the township, stating our township can not afford to do this. We are operating on less monies supplied by the state and county. The Light Industrial area is zoned as such so the township can make money for our roads. What Ron K. would like to proposed is that since the township can not afford to lose any monies from this development he would like to see the township does not agree to any abatement. As it is the township only receives 5.7% of the taxes. If the county wants to give them 100% that is their decision, but not the township. Frank R. and John K. are all in favor with Ron K. statement. The township is seeking outside council to help with any and all conversations and negotiations. Chris Meduri, Portage County Prosecuting Attorney suggested that we do seek outside council, as his department represents the county as well as the townships.

John Kline, Trustee reported on the following:

1. John informed the BOT that the sewer plant shut down for a few days at the school. Mike Dryhurst our Sanitation Technician for our school informed John we needed to order a blower for the system. He will contact USABlueBook to order the needed blower.

Ronald Kotkowski, Trustee reported on the following:

1. Ron will contact Bill Yarnell to go ahead and schedule the demolition of the Sanicky house for after the first of the year.

Frank R. made a motion to pay the bills. Ron K. seconded the motion. All in favor and the motion carried.

Jill presented to the BOT the following financials:

1. Jill had the Withholding Vouchers for the IRS, Ohio State, and OPERS for November 2021.

	Basic NEO	\$ 4,566.21
	Basic NEO	\$ 50.00
	Internal Revenue Service	\$ 1,101.31
	Ohio Treasurer of State	\$ 258.11
	Public Employees Retirement System	\$ 3,446.10
	COSE	\$ 5,064.02
	Morgan White Administrators	\$ 441.75
	BWC	\$ 2,034.00
	Colonial Life	\$ 248.16
24607	Sam Eisele	\$ 79.24
24608	Dean Engelhart	\$ 1,756.90
24609	Lloyd Harper Jr.	\$ 1,414.86
24610	Ohio Edison	\$ 586.09
24611	Cintas	\$ 374.44
24612	Visa	\$ 784.97
24613	COSE	\$ 430.00
24614	J P Propane	\$ 419.96
24615	Lowe's	\$ 810.49
24616	Copeco	\$ 7.32
24617	McMaster Carr	\$ 227.92
24618	Municipal Signs & Sales	\$ 299.80
24619	De Lage Landen Financial Services	\$ 86.37
24620	Oscar Brugmann Sand & Gravel	\$ 65.01
24622	Ohio Edison	\$ 663.59
24623	Carol Ferrara	\$ 100.00
24624	Angela Matteo	\$ 100.00
24625	Bennett Land Title Agency, LLC	\$ 75.00
24626	Hiram Fire Department	\$ 100.00
		\$ 25,830.02

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Frank Ruehr, Jr. made a motion to go into Executive Session at 9:10 p.m. under R.C. 121.22 (G) for personnel matters (appointment, employment, dismissal, discipline, promotion, demotion, or compensation of public employee or official, investigation of charges or complaints against a public employee or official. Ron K. seconded the motion.

The Roll Call was as follows:

Frank Ruehr, Jr.	Yes
John Kline	Yes
Ronald Kotkowski	Yes

Frank Ruehr, Jr. made a motion to come out of Executive Session at 9:40 p.m. and to come back into the Regular Meeting. Ron K. seconded the motion.

The Roll Call was a follows:

Frank Ruehr, Jr.	Yes
John Kline	Yes
Ronald Kotkowski	Yes

No further business, Chairperson, Ronald Kotkowski directed the meeting to be adjourn at 9.41p.m.

Ronald Kotkowski, Chairman

Jill Corbett, Fiscal Officer