

## BATH TOWNSHIP BOARD OF TRUSTEES

April 7, 2021

This regular meeting of the Bath Township Board of Trustees was held at the Bath Township Hall and live-streamed on Facebook Live-Bath Township, Greene County, OH. Mr. Pitstick called the in-person meeting to order at 7:05pm with the pledge and roll call. Other township personnel in attendance were Mr. Ross, Mrs. Lester, Mr. Bales, Mr. Miller, and Mrs. Brown on Zoom.

Mrs. Lester made a motion to approve the amended agenda adding approval of the March 25<sup>th</sup> meeting; seconded by Mr. Ross. Roll call: three ayes, no nays, motion carried. Mrs. Lester made a motion to approve the minutes of the March 17<sup>th</sup> meeting and the March 25<sup>th</sup> meeting; seconded by Mr. Ross. Roll call: three ayes, no nays, motion carried. Mr. Ross made a motion to approve the payment of bills totaling \$66,588.96, a transfer of \$6,817.20 from the checking account to the Perpetual Care savings account, and a transfer of \$10,000 from the regular savings account to the checking account in order to maintain active status in this savings account; seconded by Mrs. Lester. Roll call: three ayes, no nays, motion carried.

**INVITED GUESTS: none**

### **STAFF REPORTS:**

- Mr. Pete Bales, Township Administrator, reviewed several items in his report to the Trustees, dated April 5, 2021. (See attached.)
  - Mr. Bales met with Assistant Prosecutor Stephen Haller to review the revisions to the Personnel Policies and Procedures Manual. A draft should be ready within the next few weeks for the Board's review.
  - Search to fill the full-time position at Byron Cemetery continues. An ad was placed in the paper and on the Ohio Cemetery Association website.
  - There has been an increase in inquiries about renting the community room and the picnic shelters. Mr. Bales believes it is not prudent to allow rentals of the facilities this year since the COVID virus has not reached herd immunity status and there are too many unknowns including disinfection processes and exposure risks for the employees and public. An evaluation of rental procedures and fees compared to costs will be done at the beginning of 2022.
  - An update on the Council of Governments: Rob Anderson, Fairborn City Manager, is now the Chairman. The Dayton Development Coalition will soon be submitting the grant for the Compatibility Use Plan. Kettering may be invited to join the COG since Wright-Patt is considering bringing 2000 jobs to that city.
  - **Road Department report:** Snow plows are off and the season for filling potholes with cold patch has begun. Other projects included tree debris removal, picnic table refurbishing, park clean-up and readying park mowers, and receiving delivery of salt.
  - **Cemetery report:** Since last report there have been 14 burials plus 2 more scheduled as of Monday. Mowing has started. Two dead trees were removed. They are cleaning the vinyl fencing and laying down/watering sod. Mrs. Phillips has submitted the first quarter sales report showing a 46% increase compared to last year. Mr. Bales noted that the volume of non-resident sales might indicate the need for a review of our pricing.
  - **Zoning report:** Mr. Miller, Zoning Inspector, reported that the Zoning Commission met April 5 and voted to recommend to the Bath Township Trustees the rezoning of a parcel on National Road from R-2 to B-1. Greene County Regional Planning had also recommended approval. There was some discussion about insufficient road frontage. However, the business owns the adjoining lot that is in the City of Beavercreek, which provides more than enough road frontage. Combining both lots presents issues since there are two separate governmental entities involved. Mr. Miller stated that if the applicant receives the Trustees' approval, they will seek a variance on the road frontage at the same time they request a conditional use from the Board of Zoning Appeals. Mr. Miller suggested that the Board hold a public hearing on April 21 or May 5. The owners plan to have a food truck court. Concerning the 1900 Spangler Road property, a tentative date for the public hearing on their request to rezone from R-4 Residential to B-1 Business is May 3. He expects some concerns to be raised by neighboring property owners. Mr. Miller reported that ownership of the Huber Mobile Home Park has changed. Ms. Moran Nusbaum, General Counsel for the Compliance Division of the Manufactured Homes Department, reported that the new owner has two other Ohio mobile home parks that are in good condition. Concerning the Sunday property, Mr. Miller is waiting for a second bid for demolition before submitting this information to Wright-Patt Mortgage.

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**OLD BUSINESS:** none

**NEW BUSINESS:**

- Mrs. Brown, Fiscal Officer, submitted the Fund Summary Reports for March. She reported that she will be providing the Board with digital monthly reports instead of quarterly reports. The reports are Payments, Receipts, Appropriation Status, and Revenue Status which will provide more detail. She will continue with the monthly summary report that shows each fund's cash flow comparison with prior years. There is still a balance in the Coronavirus fund. Mrs. Brown is waiting for further directions on how this money can be used and when it needs to be returned.
- Mr. Ross made a motion to approve the reallocation in the General Fund of \$614 to Contracted Services (Animal Control) from Park-Operating Supplies; seconded by Mrs. Lester. Roll call: three ayes, no nays, motion carried. Mr. Pitstick noted the various services provided by Greene County Animal Control.
- Mrs. Lester made a motion to set the Public Hearing for rezoning case 2021-001-Z-rezoning parcel A01000100050001800 on National Road on April 21, 2021 at 7:00pm at the Bath Township Hall; seconded by Mr. Ross. Roll call: three ayes, no nays, motion carried.
- Mr. Bales reported on Congressman Mike Turner's request for earmark project applications. Deadline for submission is April 15<sup>th</sup>. He will be picking ten projects within his district to submit for funding. Mr. Bales has asked County Engineer Stephanie Goff if she has any roadway projects in Bath Township that could be submitted jointly. He has also reached out to Jason Tincu, Greene County Sanitary Engineering, for any water projects that could be submitted jointly. Plans need to be ready to go. Mr. Ross recalled discussions a few years ago about extending service from the water tower on West Enon Road to properties along Dayton-Yellow Springs Road that might have cost estimates. He noted further that Stephanie Goff was working on several projects along SR235, N. Byron Road, Trebein and Garland—all important to the new Fairborn High School. Mr. Bales stated that all these projects were in an exploratory stage with design consultants.
- Mr. Bales reviewed the cost comparison sheets provided by the R.L. King Agency. The renewal rates for our current provider Anthem increased 22.6%. He along with Mr. Ross and Mrs. Brown had participated in a conference call with the Agency to discuss the options. Mr. Bales' recommendation is to continue with Anthem with the same SOCA MEWA PPO plan which was the lowest of two other similar plans. He intends to do more shopping for 2022. Mr. Ross noted that our usage for the past year plus the ages of the group were major factors in the increase, but switching from Ohio Insurance Services in 2018 saved \$60,000 a year. Mr. Ross made a motion to accept the proposed renewal; seconded by Mrs. Lester. Roll call: three ayes, no nays, motion carried.
- Michael Gebhart, Assistant City Manager, sent an email about rebranding the fire equipment to include Bath Township. Mrs. Lester made a motion to accept his suggestion, "Proudly Serving the City of Fairborn and Bath Township"; seconded by Mr. Ross. Roll call: three ayes, no nays, motion carried.

**CORRESPONDENCE:**

- Ellen Slone-Farthing, Executive Director of the Fairborn Senior Center, sent a letter thanking the Township for their past support and requesting continued support for the Care Coordination Program. Mr. Ross made a motion to continue support in the amount of \$4000; seconded by Mrs. Lester. Roll call: three ayes, no nays, motion carried.

**TRUSTEES' REPORTS:**

- Mr. Ross had nothing further to report.
- Mrs. Lester reported that she had attended the Greene County Commissioners' townhall on the proposed solar farm. A large crowd was in attendance and many residents expressed concerns. At this time townships cannot stop it. Mrs. Lester extended a plea to residents not to blow grass clippings onto the roadways as this creates a hazard for motorcyclists.
- Mr. Pitstick had nothing to report.

**Audience Comments:**

- David Anderson remarked that the money the County plans to spend resurfacing Trebein would be better spent on the SR235 intersections with Byron Road and Trebein Road.

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- Gary Goldblatt expressed his appreciation for the repaving of the park walking track. He has noticed cracking along the edges particularly on the west side and suggested that a sealant might help. He also recommended the installation of doggy bag dispensers. Mrs. Lester made a motion that Mr. Bales look into purchasing possibly four stations; seconded by Mr. Ross. Roll call: three ayes, no nays, motion carried. Concerning the geese, Mr. Goldblatt reported that they are staying on the bike path along the road and not coming into the park.
- Lorie Venable asked what product/service several vendors on the payment listing provided. She suggested that clarification should be made when a temporary employee is hired at a rate higher than the stated \$14/hour. She asked if all the resolutions would be placed where the public can see them. She also asked if all the trustees can see the questions posed on the Facebook page. Mr. Bales replied that Mr. Ross is the administrator (he made the page), and that he and Mr. Pitstick are editors. Mrs. Lester noted that she chose to only have accessed to the questions posted for public viewing.
- Karla Sams asked who was responsible for saying that there are odors coming from the biodigester.

Mr. Ross made a motion to adjourn to executive session Per ORC 121.22(G)(1) To consider the appointment and discipline of public employees; seconded by Mrs. Lester. Roll call: three ayes, no nays, motion carried. Time 7:47pm. Mr. Pitstick announced that there would be no actions taken when the Board returns to regular session.

Mr. Pitstick called the regular meeting back to order at 8:17pm. Mr. Ross made a motion to adjourn; seconded by Mrs. Lester. Roll call: three ayes, no nays, motion carried. Time 8:18pm.

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Elaine M. Brown, Fiscal Officer

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Tom Pitstick, Chairman