

## LEROY TOWNSHIP TRUSTEE MEETING MINUTES

The Leroy Township Trustees met in regular session at 6:30 pm on Monday, October 12, 2021 at the town hall.

Present were Chuck Klco, Chairman, Richard VanPelt, Heather Shelton, and fiscal officer, Julie Himmelman. Also present were, Noell Sivertsen, zoning inspector and attorney, Ron Graham.

Chuck made a motion to close the public meeting and go into executive session for discussion concerning real estate and personnel matters. Heather seconded and all were in favor.

Chuck made a motion to exit executive session. Rich seconded and all were in favor.

At 7:06, Chuck made a motion to open the meeting to regular session, 2<sup>nd</sup> by Rich VanPelt. All were in favor.

Present were: Chairman Chuck Klco, Heather Shelton, Rich VanPelt and Julie Himmelman, Fiscal Officer.

Special Guest: Newly appointed Fire Chief Mike Toman, Newly-appointed Assistant Fire Chief Craig Wilhelm and their friends and family.

Guests: Attorney Ron Graham, Zoning Inspector Noell Sivertsen, BZA chair Rudy Veselko, and Dan Himmelman, Zoning Commission chair

Audience attendance: See Attached.

The township received notice of resignation from the current Fire Chief, Mike Shoff as his full-time job responsibilities have increased. He will continue on as a part-time employee, Executive Captain. Rich made a motion to accept his resignation. Chuck seconded and all were in favor.

Fire Chief Michael Toman and Assistant Fire Chief Craig Wilhelm were sworn in by the Fiscal Officer. Those in attendance for the swearing-in ceremony were excused.

The Sept 13, 2021 meeting minutes were read. Chuck made a motion to approve the minutes as read. Heather seconded and all were in favor.

**Zoning:** Noell gave her report:

Permits issued: 1 New Dwelling on Carter, 1 Deck/Porch on Valentine and 1 Addition on Jennings.

There is a hearing for Mahr Farm on Nov. 9, 2021.

The zoning inspector is working on 2 Conditional Use Permits (Kniffen & Vrooman) and a violation on Brakeman.

Noell contacted the owner of the large sign that was moved from Vrooman to RT86. He will take it down.

**Fire:** Rich gave the report. There were 42 calls since the last report, bringing the total to 425 year-to-date.

No Fires	4	Hazardous Conditions	7	Service Calls		
22 EMS	5	good intent	2	False Alarm.	2	Special Incident

The quote for the community center roof repair and temporary fix with a tarp for the hose tower is, \$4,477. The Fire Department will take care of the hose tower. No other quotes could be obtained as contractors are not returning calls. It is felt that the job is too small for any qualified roofers and everyone is tied up with all the new building.

Heather asked how dangerous is the community center roof issue. Jason Rodgers, who was able to obtain the quote responded. He stated that there was a 4" drop in the header which broke. Snow load is a major concern.

Chuck made a motion to accept the portion of the quote for the community center roof repair up to \$4,477. Heather seconded and all were in favor.

The fire department cement driveway repair/replacement was discussed. Quotes for \$49,648 and \$43,200 were received. The quotes will be reviewed. This may possibly fall under the ARPA funding.

**Roads:** Chuck reported that the work has begun on the Callow Road hill slide issue using OPWC grant matching funds. After that is finished, they will be mowing and then working on patching.

**Cemetery:** We are looking to sell off some of the timber at the back of Williams Cemetery to expand the cemetery. We have one quote. Rich will talk with the logger to get clarification and look at a second logging company that is coming out. We are hoping the logging will pay for the expansion of the cemetery that is needed.

#### **Parks & Recreation:**

There will be a Spaghetti dinner with Santa event on Dec 4, from 4-6p. If there is more interest there will be two sessions. The benefits will go toward updating and adding to the playground equipment which is 25 years old. There are grants available, but we do have to show community involvement and provide some funding. Other possible improvements were discussed. Online sign-ups will be available on the website.

The annual Township Halloween party will be a trick or treat stroll, replacing Trick or Trunking this year to be held at Hidden Lake on October 30, 2021 from 5-7pm. There will be a .25-mile walkway for the kids. There will be costume contests, campfire, games and music. This event will go on rain or shine.

#### **Old Business:**

Leroy Elementary: The trustees met with the Land Bank, the county treasurer's office, and others regarding the purchase of the school. Chuck made a motion to offer to purchase the Leroy Elementary school property for \$10,000. Rich seconded. Discussion was had. It is hoped that the new state programs, capital funding from the state, CDBG, and Land Bank funds will cover the demolition costs in the future. The land banks matching funds will be held for another year. Heather was in favor of purchasing the school because it gives us more power to control the outcome with the property either way. Poll of the vote: Rich, aye. Heather, aye. Chuck, aye. Resolution 21-25

Road Dept. Skid Steer: The new skid steer will be available in November.

**Ohio Department of Transportation Stimulus Program:** The engineer's office is getting the letters together. It is hoped that Callow Road will be split into two projects. The county is working on the engineering of the Callow Road Bridge. It is probably being put out to bid by the end of the year. It is hoped that the project will start the beginning of 2022.

#### **New Business:**

**Zoning Inspector Contract: Resolution 21-26:** For her benefit, Noell will become an independent contractor instead of an employee of the township. Changes to the contract were agreed upon as follows: Besides the accidental use of "city" instead of "township": the changes to be made to the proposed contract were: The township and consultant will mutually agree upon the number of working hours and the schedule as well as the provision of the consultant instead of the contractor having sole control. The township will also reimburse Noell for the following insurance coverages: The liability insurance of up to \$200 and worker's compensation payable for the year beginning each July up to \$120, prorated this year for Nov 1- June 30<sup>th</sup>. The contract will be initiated as of November 1, 2021.

Heather made a motion to accept the contract with the changes agreed upon. Chuck seconded. Poll of the vote: Chuck, aye. Rich, aye. Heather aye.

**Zoning regulation changes and November Trustee meeting reschedule:** The Fiscal Officer read the Zoning Commission's letter regarding their recommended changes and additions (see attached). These recommendations were previously submitted to the Lake County Planning and Community Development. Their recommendations were accepted and incorporated into the Commission's recommendations that were individually voted upon and accepted unanimously in each case at the September 14, 2021 public hearing.

Chuck made a motion to set the public hearing for November 15, 2021, at 7:30 due to the availability of the Trustees. The Fiscal Officer discovered that the public hearing for the changes and additions to the Zoning Regulations needed to be no more than 30 days from tonight. The date was amended to Wednesday, November 10, 2021, in the motion for both the Public Hearing and Trustee Meeting. Heather seconded and all were in favor. The trustee meeting will begin at 7:00.

**NOPEC:** A letter from NOPEC regarding the General Assembly meeting was read. Due to the pandemic, NOPEC requests that a proxy vote be given to the representative for Lake County in advance to limit the number of attendees. Chuck made a motion to vote by proxy. Heather seconded, all were in favor.

**Allega/JJJ:** A member of the audience inquired about the status of the CUP for JJJ's asphalt plant. Heather stated that as far as we know he is out of compliance with his CUP and has not come forward to renew. The township is in discussion with Mr. Allega. Other issues were discussed.

**Broadband:** A member of the audience asked the status of the broadband availability. Heather has obtained a list of areas not currently serviced as of 2019. Dan reported that according to that report, currently 96% of the township residence have access to high-speed internet. Heather Shelton is putting together a letter to the 5 providers asking what it would take to get service to those areas. There are seminars coming up regarding the use of the ARPA money to get service to those still unable to get high speed.

Chuck made a motion to pay all bills. Heather seconded. All were in favor.

**Budget Recommendations:** The fiscal officer made recommendations to transfer funds to increase the budgets for the Road and General Funds as follows:

Road and Bridge Fund: Resolution 21-27 To cover OPWC funds for Callow Road project, the fiscal officer recommends the following approval: Transfer \$3,000 from office salary that went unused; \$1,001.75 from Tax Collection Fees we over budgeted for; \$4,300 was from Other Public Offices and the \$26,590.15 from transfers out, for a total of \$34,891.00 to other capital outlays, (OPWC).

Increasing the Road and Bridges allocation by \$81,761 for the cost of the new Skid Steer purchase previously approved and an increase of \$5,000 to the General Fund Capital Improvements appropriations to cover repairs to the community center roof.

Chuck made a motion to approve the changes to the appropriations. Heather seconded the motion. Poll of the vote: Klco, aye, Shelton, aye, VanPelt, aye.

**Audience:** Leslie Bassett stated that the Heritage Society is hosting a community presentation by Brandy Hanusosky, on Nov 17 at 7 pm called Hearth, the Heart of the Home. There will be a meeting of the Parks and Rec. Board on Wednesday, Oct 27<sup>th</sup> to continue planning next year's community picnic on June 25, 2022. It will be similar to the Bicentennial+1 minus the parade. They will also be stuffing the treat bags for the Halloween party.

Marleen Bradler asked about Taylor Road. Chuck is working with the county to get guard rail. She also commented about communication issues. Chuck stated the schedule is set every morning due to any unforeseen issues. With two full-time employees and one seasonal helper, there is no one to post the schedule that may change. Chuck stated that there is no one at the office to return calls and if you have any unanswered questions to contact him. Heather stated she would love to have better communications but there is no one to do this.

There being no further business, Chuck made a motion to adjourn, 2<sup>nd</sup> by Heather, all were in favor. The meeting was adjourned.

Respectfully Submitted,

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Julie Himmelman, Fiscal Officer

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Charles Klco, Chairman

**LEROY TOWNSHIP**

Trustee		MEETING SIGN-IN
Meeting Date:	10/12/21	
Name	ADDRESS	
Doug Wilhelm	6402 Autumn Dr Concord, OH	
Mary Wilhelm	" "	
Hede Wilhelm	1286 Bowdoin Ct. Painesville	
Emma Wilhelm	1286 Bowdoin Ct Painesville	
* JEFF BASSETT	13665 SEELEY RD. LEROY	
* LESLIE BASSETT	" " "	
* JAMIE COULTER	7440 LEROY-THOMPSON RD	
* CINDY BURNIG	13105 Girdled Rd	
Dominic Danesi	6724 Rolling Acres Ct. Concord, OH 44077	
* Marleen Bradler	6600 Saylor Rd Leroy 44077	
* Frank Bralla	6500 Taylor Rd. Leroy 44077	
Dan Himmelman	7979 Proctor Rd, Leroy 44077	
Rudy Veselho	6394 Paine Rd	
Deb Gucciardo	13031 Carter Rd Leroy 44077	