

<<<BLOOM TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING 03/28/07>>>

Brian Randles, Chair, called the meeting to order at 7:00 p.m. Members present were Trustees Randles, David Petty, and Fiscal Officer Carol Moore. Joseph Smith was absent. Also present were Anne Darling Cyphert, Board and B/Z Administrator; Fire Chief Terry Gill; Randy Solt, Road Supervisor; and several interested citizens.

Randles asked everyone to join him in the Pledge of Allegiance and to remain standing for a Moment of Silence in honor of our troops serving in the Military throughout the world.

PUBLIC COMMENT:

- Township Map presentation: Susan Zapp explained how her company, Municipal Publications, would obtain a township map from the county engineer's office. The company would then obtain advertising from local vendors to support the costs of the map. She left map examples with the township for our review. The map would be sent to township residents with an additional 60% for on-hand stock.
- Donna Abram, township resident said she did not hear any tornado test sirens go off today. Gill said the siren was successfully activated. Abram is concerned about locations for future tornado siren placements. She said one should not be placed in Collegeview because it is at the end of the township. Gill said placement of the sirens will be based on the EMA study. Bloom Township will soon receive two more tornado sirens. We have one, will receive four more for a total of five, and the entire township will be covered.
- Bob Larbig, Collegeview resident, expressed concern about drainage issues. Said he has a swamp in his yard. Said his neighbor has a sinkhole in his yard that was full of water. Petty said he had viewed the William Eckman residence, a neighbor, who has geothermal heating system. Petty said Eckman is having problem meeting drain line causing drainage issues. Said the drainage tile is clay. He suggested that Jerrold Schwarz, Township Attorney, be consulted. Road Superintendent Randy Solt said it is private property and the township should not go onto the property. After discussion, Mr. Larbig was advised he could consult Fairfield County Soil and Water Conservation and, if needed, he could consult a private attorney. Cyphert gave him the phone number for Fairfield County Soil and Water Conservation.

FISCAL OFFICER REPORT:

- **Motion** by Petty, second by Randles to approve minutes of Regular meeting held 3-14-07. Motion carried 2-0.
- **Motion** by Petty, second by Randles to approve payment of the Fire Department's Heart Monitor yearly service contract \$2,075. Motion carried 2-0.
- **Motion** by Petty, second by Randles to approve payment of bills in the amount of \$17,822.42 and Payroll/charges in the amount of \$54,602.65 having been certified by the fiscal officer that funds are available. Motion carried 2-0.
- **Motion** by Petty, second by Randles to accept Quote for Services from Lockwood, Lanier, Mathias & Noland, Inc. for OPWC Disbursement Request Processing for Issue One Kauffman Road Improvements Project. Motion carried 2-0. This had been discussed during the March 7th meeting with the county engineer's office.
- **CORRESPONDENCE/ANNOUNCEMENTS**
LTR from Frank Anderson, Cty Engineer. The letter thanks the board for participating in a recent meeting.

OLD BUSINESS:

- **MEMORANDUM OF UNDERSTANDING TO CREATE JEDDs:** Randles read the resolution and explained this will bring governments working together for the financial health of the community.

Motion by Petty, second by Randles to adopt **RESOLUTION 08-07** that authorizes the Chair of the Board of Trustees to sign and adopt the proposed MEMORANDUM OF UNDERSTANDING TO CREATE JEDDs. Motion carried 2-0.

ROLL CALL: Petty – yes; Randles – yes; Smith – absent. Resolution adopted and signed; on file.

- Commissioners' Resolution from the January 17, 2006 Hearing for Alspach Road Improvement Project, TR-182: Smith requested at previous meeting that we obtain a copy of the minutes from the January Commissioners' meeting because Larry Coyle had told him the project had been approved with restrictions. Moore presented the copy obtained by Cyphert and said there are no restrictions listed. Former trustee Larry Coyle added that he believes it has already been forwarded to the engineer's office. He said there had been questions on an easement but was unclear as to the outcome.
- Access Management: In the absence of Trustee Smith, the trustees did not want to take a formal stance at this time. Petty expressed concern that it would conflict with our zoning.

<<<BLOOM TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING 03/28/07>>>

NEW BUSINESS:

- Compensatory time policy for non-union employees discussed. Petty and Cyphert each presented a sample policy. Moore had combined those into one policy. After reviewing the samples, it was decided the combined policy should contain a provision allowing the trustees to authorize additional compensatory hours to be carried over when a special need is demonstrated by the employee. Policies to be discussed and possibly acted on next meeting.

BLDG/ZONING & BOARD OFFICE REPORT:

- Cyphert thanked the township personnel, fiscal officer, and trustees, for their support during the death of her mother.
- 2006 Final Permit Results: New Residence in 2005 was 64 compared to 46 in 2006. Accessory Buildings in 2005 were 37, compared to 39 in 2006; Residential Additions in 2005 were 12 compared to 9 in 2006; Pool permits were 7 in 2005 compared to 6 in 2006. The average cost of a new built home in 2006 was \$297,557.
- Cyphert asked for passage of the state required building code as presented in February 2007.

BLOOM TOWNSHIP BOARD OF TRUSTEES

FAIRFIELD COUNTY, OHIO

RESOLUTION NO. 09-07

Certification of the Bloom Township Residential Building Department

WHEREAS A RESOLUTION AUTHORIZING A REQUEST TO THE OHIO BOARD OF BUILDING STANDARDS TO CERTIFY THE TOWNSHIP OF BLOOM FOR ENFORCEMENT OF THE RESIDENTIAL CODE OF OHIO TO EXERCISE ENFORCEMENT AUTHORITY AND ACCEPT AND APPROVE PLANS AND SPECIFICATIONS, AND MAKE INSPECTIONS.

WHEREAS, last year, the State of Ohio, through the Ohio Board of Building Standards issued a mandate stating that all Residential Building Departments apply for and be issued Residential Building Department Certification, no later than May 27, 2007; and

WHEREAS, in to order to comply with this state mandate, the Township resolves to certify the Residential Building Department by submitting the formal request to the Ohio Board of Building Standards; and by Public Hearings.

WHEREAS, the Bloom Township, Fairfield County, Ohio seeks to obtain the authority for enforcement of the provisions of the Residential Code of Ohio through certification by the Ohio Board of Building Standards pursuant to Section 3781.10(E) of the Revised Code, with the condition that the Bloom Township Residential Building Department exercise the enforcement authority and accept and approve plans and specifications, and make inspection in accordance with the Residential Code of Ohio;

WHEREAS, the said Board of Building Standards has certified the Bloom Township Building Department to exercise enforcement authority in accordance with the Residential Code of Ohio, effective as set forth in said Board's certification; and

WHEREAS, it is necessary in accordance with law to administer and enforce the Residential Code of Ohio within the limits of Bloom Township, Fairfield County Ohio, three-fourths of all members elected thereto concurring, that:

SECTION I: That Ohio Administrative Code 4101:8 - Residential Code of Ohio as promulgated by the Ohio Board of Building Standards, shall apply and be enforced within Bloom Township, Fairfield County, Ohio.

SECTION II: That this resolution shall be in full force and effect from and after the earliest period permitted by law following promulgated of the Residential Code of Ohio By the Board of Building Standards through the certification process, adoption and effective date of certification issued by the Ohio Board of Building Standards.

SECTION III: The Trustees of the Bloom Township are hereby authorized and directed to sign and submit an application to the Ohio Board of Building Standards requesting said Board to certify Bloom Township for enforcement of the Residential Code of Ohio.

SECTION IV: This Resolution is necessary for the public health, safety and welfare and for the further reason that said Code must be enforced and administered according to law and particularly pursuant to the requirements of Chapter 3781 of the Revised Code of Ohio; wherefore this Resolution shall take effect and be in force immediately upon its passage and effective date of certification issued by the Ohio Board of Building Standards.

Motion by Petty, second by Randles to approve building code as presented.

ROLL CALL: Petty-yes; Randles-yes; Smith-absent. Motion carried 2-0.

- Radio tower report: Cyphert stated Harold and Robert Stebelton, in conjunction with WHIZ, filed an application for a radio station tower to be placed on Amanda Northern Road, just south of the Edward Phillips property. Cyphert stated the Board of Zoning Appeals has approved a proposed site for the plan but has not approved having the tower. The BZA will not approve the total conditional use permit until all terms of the resolution have been met. She said they are far from completing the requirements and she does not expect a vote on the complete application for quite some time.
- Cyphert reported that RPC held a meeting for zoning officials on Sunshine Laws. She, Fiscal Officer Moore, BZA members Kim Reinbold, Jerry Canini, and Dan Starkey, and Zoning Commission member Keith Glass were all in attendance.

<<<BLOOM TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING 03/28/07>>>

FIRE DEPARTMENT REPORT:

- **Motion** by Petty, second by Randles to accept retirement of Rex Williams, per letter from Williams dated 3-7-2007. Motion carried 2-0.
- **Motion** by Petty, second by Randles to appoint Michael Canning as a part-time firefighter/EMT at the rate of \$10.00 per hour effective March 28, 2007 with a one year probationary period. Motion carried 2-0.
- Discussion on purchase of new electric ventilation fan, Tempest EB-16, cost of \$1,581.00. Gill explained various ventilation methods. He explained safety methods. Older models will be kept as well at the fire house.
Motion by Petty, second by Randles to approve purchase of new electric ventilation fan, Tempest EB-16, cost of \$1,581.00. Motion carried 2-0.

OTHER BUSINESS:

Motion by Petty, Second by Randles: Due to conflicting schedules, the April 11 meeting will be changed to April 16, 2007, at 7:30 p.m. Motion carried 2-0.

ROAD DEPARTMENT REPORT:

- Update on Greencastle Drainage project: Solt had the trustees sign for the permit to start on the project.
- Motion by Petty, second by Randles to approve emergency purchase of 200 TN of asphalt plus cost of trucking for a total of \$2,000 for road repair. Motion carried 2-0.
- Solt thanked the Fire Department for help in blowing the obstruction out of plugged ditches.
- Discussion of lowering load limits: Solt said limits will be lifted after county lifts their limits.
- Randles said Brandt Road is looking better. Petty said he discussed Brandt Road request from residents for paving with the county engineer. The engineer suggested asking the residents if they would be willing to pay an assessment for some of it in order to get it done faster.
- Summer Road Projects schedule of bidding: This will be addressed at the April 16th meeting. Solt will have the proposal ready at that meeting. The trustees also discussed tying into the county bid for material.

OTHER:

- Larry Coyle wanted to know when Donna Abram's term for RPC would begin. Cyphert said April 1, 2007. Discussion whether Coyle would want to stay on through the voting of new subdivision regulations. Abram has concerns with the new subdivision regulations. With the agreement of all parties involved, the trustees decided to make Abram's appointment effective May 1, 2007.
- Abram asked the opinions of the trustees on width to depth ratio. Randles stated it should be addressed through zoning. Petty said he agrees with Abram. Cyphert stated she favors width to depth ratio because it supports proper land development and avoids jigsaw puzzle type of land splits.
- Trustees asked for Dan Starkey to be put on next meeting agenda to discuss the cemetery proposal he distributed this meeting.

ADJOURNMENT

Randles adjourned the meeting.

Brian E. Randles
Chair

Carol J. Moore
Fiscal Officer