

PERKINS TOWNSHIP TRUSTEES

REGULAR SESSION

July 26, 2022

The Perkins Township Trustees met Tuesday, July 26, 2022, in the Township Services Facility located at 2610 Columbus Avenue. Trustees present were Jeffrey Ferrell and James Lang. Trustee Coleman was excused. Chairman Ferrell opened the meeting with the Pledge of Allegiance at 8:30 a.m.

AGENDA

Mr. Ferrell moved to adopt the agenda as presented. Mr. Lang seconded the motion. All were in favor.

FINANCIAL REPORTS

Mr. Ferrell moved to approve the financial reports for the period ending July 26, 2022. Mr. Lang seconded. All were in favor.

PUBLIC HEARINGS

Mr. Ferrell asked Jessica Gladwell to swear in everyone in who wished to speak at any of the hearings.

Mr. Ferrell moved to open the public hearing for the notice of declaration of insecure, unsafe, or structurally deficient structure and intent to demolish an accessory structure at 231 Dixie Avenue (ORC Section 505.86). Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye.

Code Enforcement Officer Amanda McClain gave the history of this property.

Anna Johnson, Doerzbach, spoke on behalf of her mother and her sister. They are doing all that they can.

Jerrel Valliant, Shelby Street, is trying to buy the property on land contract and has plans to tear down the back half, redo the roof and siding. He would use it to store vehicles in the garage for his repair business. Ms. Byington noted that the property is not zoned commercially.

Mr. Ferrell moved to close the public hearing Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye.

Mr. Ferrell said that this was the first step in the process. It is the intent to demolish; however, there is time to develop a plan.

Resolution 2022-139

Declare the Intent to Demolish – 231 Dixie Avenue

Mr. Ferrell moved to declare an accessory structure at 231 Dixie Avenue as being insecure, unsafe, or structurally deficient, and intent to demolish pursuant to ORC Section 505.86. Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye. Resolution adopted.

Mr. Ferrell moved to open the public hearing for the notice of declaration of insecure, unsafe, or structurally deficient structure and intent to demolish an accessory structure at 222 Doerzbach Avenue pursuant to ORC Section 505.86. Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye.

Code Enforcement Officer Amanda McClain gave the history of this property.

Mr. Ferrell moved to close the public hearing Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye.

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Resolution 2022-140

Declare the Intent to Demolish – 222 Doerzbach Avenue

Mr. Ferrell moved to declare an accessory structure at 222 Doerzbach Avenue as being insecure, unsafe, or structurally deficient, and intent to demolish pursuant to ORC Section 505.86. Mr. Lang seconded the motion. Mr. Ferrell said that he has viewed this property. Roll call: Mr. Lang, aye; Mr. Ferrell, aye. Resolution adopted.

Mr. Ferrell moved to open the public hearing for the notice of declaration of insecure, unsafe, or structurally deficient structure and intent to demolish an accessory structure at 6412 Milan Road pursuant to ORC Section 505.86. Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye.

Dale Coffman, representing David Hecht, said that they had been working with Paul Ricci, the former Code Enforcement Officer. It was their belief that the structures could remain on the property. Mr. Hecht has a financial hardship due to being on Social Security and has a financial plan in place with the Erie County Treasurer for property taxes.

David Hecht, Perry Street, said he had worked with Mr. Ricci to tear down the house after a fire. The cost of this demolition was added to his taxes. He would like to repair the buildings instead of tearing them down.

Dale Coffman said that they had recently dropped the price in the property to get it sold.

Mr. Ferrell moved to close the public hearing Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye.

Mr. Ferrell asked if there were any agreement between Mr. Hecht and Mr. Ricci. Ms. McClain said that there was nothing in the files indicating any agreement. Mr. Ferrell asked Mr. Hecht and Mr. Coffman if they had anything. They asked if we had called Mr. Ricci. Mr. Ricci has retired.

Ms. McClain said that this has come about from a complaint from a neighbor in the summer of 2021. She then reviewed other records from them.

Mr. Ferrell repeated that this was the first step of an intent to demolish. Mr. Hecht said that he believed that the buildings were not unsafe. Mr. Hecht claimed that this action will bankrupt him. Mr. Ferrell said that they do not make these decisions lightly. Mr. Lang asked how long it would take Mr. Hecht fix the buildings. Mr. Hecht said that it has been difficult getting someone out to look at them. Mr. Boyle said that a compliance agreement would require funds to be placed in an escrow account.

Resolution 2022-141

Declare the Intent to Demolish – 6412 Milan Road

Mr. Ferrell moved to Declare an accessory structure at 6412 Milan Road as being insecure, unsafe, or structurally deficient, and intent to demolish pursuant to ORC Section 505.86. Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye. Resolution adopted.

Mr. Ferrell moved to open the public hearing declare 225 Gilcher Court a nuisance for vegetation exceeding 8 inches in height pursuant to ORC Section 505.87. Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye.

There were no comments on this property.

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Mr. Ferrell moved to close the public hearing Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye.

**Resolution 2022-142
Declare 225 Gilcher Court a Nuisance**

Mr. Ferrell moved to declare 225 Gilcher Court a nuisance for vegetation exceeding 8 inches in height and ordering abatement pursuant to ORC Section 505.87. Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye. Resolution adopted.

GUEST PRESENTATION

Mr. Jim Obergefell, Stonyridge Drive, wanted to attend the meeting to introduce himself as he is running for Ohio House Representative, District 89. Mr. Ferrell welcomed his move to Perkins Township.

NEW BUSINESS

**Resolution 2022-143
Authorize Grant Application – Erie County Community Foundation**

Mr. Ferrell moved to authorize the submission of a grant application to the Erie County Community Foundation for playground improvements at Leisure Park and accept the same if so awarded. Mr. Lang seconded the motion. Ms. Byington said the amount would be \$10,000. Roll call: Mr. Lang, aye; Mr. Ferrell, aye. Resolution adopted.

**Resolution 2022-144
Declare 2002 E. Bayview Lane a Nuisance**

Mr. Ferrell moved to declare 3003 Bayview Lane a nuisance for vegetation exceeding 8 inches in height and ordering abatement pursuant to ORC Section 505.86. Mr. Lang seconded the motion. Mr. Ferrell said this was an ongoing process with this property. Roll call: Mr. Lang, aye; Mr. Ferrell, aye. Resolution adopted.

**Resolution 2022-145
Declare Parcel 32-00419.000 Parkland Drive a Nuisance**

Mr. Ferrell moved to declare PPN 32-00419.000 on Parkland Drive a nuisance for vegetation exceeding 8 inches in height and ordering abatement pursuant to ORC Section 505.86. Mr. Lang seconded the motion. This also is an ongoing situation. Roll call: Mr. Lang, aye; Mr. Ferrell, aye. Resolution adopted.

**Resolution 2022-146
Supplemental Appropriations – General Fund**

Mr. Ferrell moved to approve Supplemental Appropriations for General Fund:

1000-120-316-0000 Engineering Services	\$50,000.00
Purpose: Engineering services for Storage Building	
1000-760-710-0000 Land	\$ 1,500.00
Purpose: Land Bank Purchases	
Source: Unappropriated General Fund balance	

Mr. Lang seconded the motion. Ms. Schaefer explained that the first part was for the engineering/design services for the storage building. The second is to purchase two parcels that are in the Erie County Land Bank. Roll call: Mr. Lang, aye; Mr. Ferrell, aye. Resolution adopted.

**Resolution 2022-147
Approve Then & Now Payment – Daniel Frederick**

Mr. Ferrell moved to approve the payment of a Then & Now purchase for Daniel Frederick for engineering services in the amount of \$34,000.00. Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye. Resolution adopted.

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Resolution 2022-148

Purchase Agreement to Purchase Parcels on Beatty Avenue

Mr. Ferrell moved to authorize a purchase agreement for the purchase two parcels on Beatty Avenue from Erie County Commissioners for a total of \$1,500.00. Mr. Lang seconded the motion. Mr. Ferrell said that he was all in favor of obtaining the property; however, he thinks the Land Bank should just turn the property over to the Township. Mr. Lang agreed. Roll call: Mr. Lang, aye; Mr. Ferrell, aye. Resolution adopted.

Department

Police Department – Chief Donald submitted his report in writing.

Fire Department – Chief Murphy announced that the Department was hosting a class on August 5th regarding Human Trafficking.

Recreation – Ms. Henley announced that Yoga in the Park will be starting August 5th at Strickfaden Park. The program will run until October 1st.

Public Works – Director Link reported that the water break on E. Strub Road will be repaired tomorrow. Only the painting remains on that project at this time.

Community Development – Director Byington has been working with the Erie Prosecutor’s Office to update the nuisance/abatement process.

Resolution 2022-149

Adopt the Revised Abatement Policy

Mr. Ferrell moved to adopt the revised abatement policy prepared by the Erie County Prosecutor’s Office. Mr. Lang seconded the motion. Roll call: Mr. Lang, aye; Mr. Ferrell, aye. Resolution adopted.

Administrator – Mr. Boyle reminded the Board of the Strategic Planning meeting tomorrow at 6:00 pm at The Pavilion on Campbell Street. The next staff meeting falls on Election Day. The staff meeting was moved to Monday, August 8 at 8:30 am. Mr. Boyle reviewed other meetings that he had attended.

Notices/Correspondence

- Next Regular Meeting – August 9 at 6:00 p.m.

Fiscal Officer Comments

- Payments for the period July 13- July 26 total \$341,216.21 and included payments to: Seagate Office for office furniture; Denes Concrete for E. Strub Road sidewalks; Contractors Design for engineering on E Strub sidewalks & paving; Ralph’s for Squad #213 repairs; Brady Sign by bay lighting; Firelands Corp Health for Fire Department physicals.
- The ballot language for the Fire & Police renewal levies has been approved by the Secretary of State’s office
- Motel Report – For the month of June – Total collections \$168,756.64, month increase 25.81%, YTD increase 29.23%.

Trustees’ Discussion – none

Public Forum – none.

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Adjournment:

There being no further business to come before the Board at this time, Mr. Ferrell moved to adjourn the meeting at 9:25 am. Mr. Lang seconded. Roll call vote: Mr. Lang, aye; Mr. Ferrell, aye. Meeting adjourned.

Jeffrey Ferrell, Chairman

Diane Schaefer, Fiscal Officer