

PERKINS TOWNSHIP TRUSTEES

REGULAR SESSION

February 28, 2023

The Perkins Township Trustees met Tuesday, February 28, 2023, in the Township Services Facility located at 2610 Columbus Avenue. Trustees present were Timothy Coleman, Jeffrey Ferrell, and James Lang. 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 with moving the hiring of the new Police Officer to the start of the meeting. Mr. Coleman seconded the motion. All were in favor.

FINANCIAL REPORTS

Mr. Ferrell moved to approve the financial statement for the period ending February 28, 2023. Mr. Coleman seconded the motion. All were in favor.

NEW BUSINESS

Resolution 2023-034

Hire Michael Todhunter as Full-time Class C Police Officer

Mr. Ferrell moved to hire Michael Todhunter as a full-time Patrol Officer, Class C in the Police Department, at a rate of \$24.13 per hour, effective February 28, 2023. Mr. Coleman seconded the motion. Interim Chief Musser advised that Mr. Todhunter has an associate and bachelor's degrees in criminal justice and is a graduate of the LCCC Police Academy. Administrator Boyle noted that Mr. Todhunter has successfully completed the background hiring process and that he is recommended for hiring. Roll call vote: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

PUBLIC MEETINGS

Prior to the start of the public meetings, Mr. Ferrell noted that anyone wishing to speak on either matter will need to sworn in. Director Byington then proceeded to swear in Tom Eppse, Clarence Peters, and Nate Mathews.

Notice of Insecure, Unsafe, or Structurally Defective Structure, 6010 Patten Tract Road (PPN 32-02665.000)

Mr. Ferrell advised that this is a public meeting and if anyone wants to speak concerning this property they can. Mr. Clarence Peters, property owner, advised that he is working on getting the property cleaned up, but it will probably take some time and it is dependent on the weather. He stated that he has every intention of removing what is remaining of the barn. Code Enforcement Officer McClain noted that progress has occurred and that this action is simply to ensure that it will be completed.

Resolution 2023-035

Declare 6010 Patten Tract Road as Insecure, Unsafe, or Structurally Defective

Mr. Ferrell moved to declare 6010 Patten Tract Road (PPN 32-02665.000) as having an insecure, unsafe, or structurally defective barn under ORC Section 505.86. Mr. Coleman seconded. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Notice of Insecure, Unsafe, or Structurally Defective Structure, 213 Dewitt Avenue (PPN 32-01058.000)

Mr. Ferrell also advised that this is a public meeting and if anyone wants to speak concerning this matter they can. Mr. Tom Eppse, property owner, explained that this building was destroyed as a result of a fire, and that the property is difficult to clean up because of the debris from the fire. He thanked the Fire Department and the Police Department for their efforts when the building caught on fire. He thought that the backhoe operator helped to contribute to the mess when he was ordered in to let the firefighters extinguish the fire. Mr. Eppse stated that there is no way that he can remove the remaining parts of the building and clean the property in 30 days. Code Enforcement Officer

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McClain mentioned that this process needs to start as there is concern that it represents an attractive nuisance in its present condition. Mr. Ferrell noted that the Township can work with Mr. Eppse on developing a time-line to clear the property and he can discuss a compliance agreement with Community Development Department staff.

Resolution 2023-036

Declare 213 Dewitt Avenue as Insecure, Unsafe, or Structurally Defective

Mr. Ferrell moved to declare 213 Dewitt Avenue (PPN 32-01058.000) as having an insecure, unsafe, or structurally defective building under ORC Section 505.86. Mr. Coleman seconded. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

NEW BUSINESS

Resolution 2023-037

Declare Vehicle at 2708 Carbon Avenue to be a Junk Vehicle

Mr. Ferrell moved to declare the vehicle at 2708 Carbon Avenue (PPN 32-02328.000) to be a junk vehicle under ORC Section 505.871 and have it abated. Mr. Coleman seconded the motion. Code Enforcement Director McClain noted that this is Code Enforcement case. Officer Myers reported that the vehicle is inoperable and that from the street it is observed that there is no license tag. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-038

Grant Application for 2023 AARP Community Challenge Grant

Mr. Ferrell moved to authorize the submittal of a grant application, and accept the grant if awarded, under the 2023 AARP Community Challenge Grant program in the amount of \$25,000 to assist with the Housing Rehabilitation Program. Mr. Coleman seconded the motion. Director Byington advised that the Code Enforcement Officer Myers had researched possible grants and found this one. This additional funding could expand our housing rehab program by address interior Code issues like hot water tanks, etc. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-039

Approve Fees for Residential Rehabilitation Program

Mr. Ferrell moved to adopt the following fees associated with the Township's Residential Rehabilitation Program including:

- an application fee of \$100 a rehabilitation agreement and
- a fee of \$50 per hour per inspector for condemned structure.

Mr. Coleman seconded. Director Byington indicated that the proposed fees would help to recover expenses related to rehab agreements for condemned structures and institute a fee for inspectors dealing with condemned structures whether they are residential or commercial. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-040

Declare 2016 Ford Taurus Police Interceptor as Surplus

Mr. Ferrell moved to declare a 2016 Ford Taurus Police Interceptor sedan (VIN 6799) as being surplus to the Township's needs. Mr. Coleman seconded. Interim Chief Musser advised that this vehicle is no longer needed as a new Ford Explorer has replaced it. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Resolution 2023-041

Approve Sale of 2016 Ford Taurus

Mr. Ferrell moved to approve the sale of a 2016 Ford Taurus Police Interceptor sedan (VIN 6799) to Ottawa County Commissioners for \$4,000. Mr. Coleman seconded the motion. Interim Chief Musser advised that this vehicle is intended for use by the Sheriff's Reserve. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

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Resolution 2023-042

Accept Resignation of Robb Parthemore

Mr. Ferrell moved to accept the resignation of part-time Police employee Robb Parthemore, effective February 9, 2023. Mr. Coleman seconded the motion. Interim Chief Musser noted that Robb has been a tremendous asset to the Department since his retirement as Chief several years ago through his assistance with staff training, range activities, etc. Administrator Boyle also expressed his appreciation of Robb's efforts to assist the Department and we wish him well. The Board concurred that Robb has been dedicated employee throughout his career. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Department Reports

Fire Department - Chief Murphy noted that this report had been filed, and is available to answer any questions.

Police Department - Interim Chief Musser also noted that his report has been filed. There are no further updates.

Public Works Department - Director Link indicated that his report has been filed. In addition to that report, he advised the Board that a resolution is required related to a grant application for sidewalks on Columbus Avenue under the Safe Routes to School program.

Resolution 2023-043

Authorize a Grant for the SRTS Program

Mr. Ferrell moved to authorize the submission of a grant application, and accept the grant is so awarded, for a Safe Route to School program for Columbus Avenue. Mr. Coleman seconded the motion. Administrator Boyle explained that this addition to our sidewalk network would help to connect several neighborhoods. Mr. Ferrell observed that many people are using our new sidewalks under the last SRTS grant. Roll call: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye. Resolution adopted.

Director Link also reported that they have become aware of downspout and other connections to 4-inch road drains in several neighborhoods. Property owners have experienced basement flooding, and the Township has been contacted as a result. He noted that these connections would never have been approved by the Township and may have been by the developer. Property owners need to have their downspouts disconnected and use yard drains. Alternatively, some could connect to our storm sewer system in these neighborhoods. The question may arise as to whether the Township would waive its tie-in fees to allow that. The Board discussed this and did not want to set any precedent related to such requests. It was agreed that each case would be reviewed by staff and considered on its merits.

Community Development - Director Byington mentioned that her report has also been submitted. She indicated that she has several other matters for the Board to consider. The first is a proposed moratorium related to mini-storage units and the need to review zoning regulations to protect the health, safety, and welfare of the community. Such units have been proposed on major commercial corridors that would impact the future design function and appearance of such main roads.

Resolution 2023-044

Moratorium on the Approval of Mini Storage Units

Mr. Coleman moved to establish a one-year moratorium on the approval of mini storage units. Mr. Ferrell seconded the motion. Roll call: Mr. Lang, aye; Coleman, aye; Ferrell, aye. Resolution adopted.

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The second concerns a proposed moratorium related to the opening of smoke/ vape shops and the need to review zoning regulations to protect the health, safety, and welfare of the community. Inquiries are received related to opening such shops which often sell drug paraphernalia.

Resolution 2023-045

Moratorium on the Opening of Smoke/Vape Shops

Mr. Coleman moved to establish a one-year moratorium on the opening of smoke/vape shops. Mr. Ferrell seconded the motion. Roll call: Mr. Lang, aye; Mr. Coleman; aye, Mr. Ferrell, aye. Resolution adopted.

The third matter deals with a request from Gregory Rodriguez seeking an extension of the period for abatement of a zoning violation at 2707 Tremper. Director Byington advised that Mr. Rodriguez requested this extension on the last date that he was required to have the property brought into compliance. After some discussion, the Board agreed to provide a two-week extension to March 14th provided that the portable toilet is removed from the property, and that no one sleeps in one of the vans on the property.

The last item is an update concerning the recent inspection of Maui Sands. Director Byington advised that it is her understanding that the Health Department is issuing an order today on this property that indicates that the building is unfit for habitation and is dangerous to life and health. Staff will be bringing a report to the Board at its next meeting concerning declaring this property as a nuisance.

Zoning - Code Enforcement Officer McClain noted that zoning matters are covered in the Community Development report.

Recreation - Public Service Coordinator Henley advised that baseball registrations are going well. There are 34 team sponsors at this time, and it is expected that we will have 38 teams like last year.

Administrator - Administrator Boyle provided his written report. He noted that the budget meetings went well yesterday and that the remaining department budgets will be reviewed tomorrow. Tonight's Board meeting will see the swearing-in of a new Police Chief. He also reminded the Board of various upcoming meetings in March.

Notices/ Correspondence

- Next Regular Meeting is March 14, 2023, at 6:00 p.m.

Fiscal Officer Comments

- Payments for the period February 15 – February 28 totaled \$237,207.43 and included payments to: Vasu for Fire Department radio equipment; Great Lakes Truck Center for repairs to #222, Oho Association Chief of Police for Sgt. Assessment.

Trustees' Discussion

Mr. Ferrell thanked Community Development staff for their report on last year's Residential Rehabilitation program. Community Development Director Byington advised Code Enforcement Officer Tamie Myers will oversee this program in 2023. The Board noted that it shows that progress is being made related to improving housing in the community. Code Enforcement Officer Amanda McClain also mentioned that this program is helpful to staff in providing assistance to homeowners with Code issues and it illustrates that the Township is not simply enforcing the Code but also directly trying to assist property owners in addressing issues.

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 a.m. Mr. Coleman seconded. Roll call vote: Mr. Lang, aye; Mr. Coleman, aye; Mr. Ferrell, aye, aye. Meeting adjourned.

Jeffrey Ferrell, Chairman

Diane Schaefer, Fiscal Officer
(from notes taken by Mr. Boyle)