THE WOODVILLE TOWNSHIP TRUSTEE'S REGULAR MEETING – February 5, 2025

Chairman Paul Runion called the meeting to order at 7:35 pm and led the audience in the Pledge of Allegiance.

Attendance:

Trustees: Ken Green, Paul Runion and Bill Hammer
Fiscal Officer: Lori Kepus
Assistant Fire Chief: Mark Grove
Road Supervisor: Jim Busdiecker
Zoning Inspector: Steve Michaelis (left at 8:03 pm)

EMS – No report.

FIRE DEPARTMENT – Fire Chief Tim Schnitker gave the following report:

- At the January meeting, the department voted Scott Jones on as a probationary member. Scott is already fully qualified and is an Advanced EMT.
- Northwood Door is scheduled to come out Friday and alter LS 19 and X5 doors so the manual chain will raise the door again.
- R-1 is at Williams as of Monday for an air issue. The brakes were not stuck or dragging when I left for Williams, but the brakes got hot by the time we got there. They do not think it will be major damage to the brakes, but we won't know for sure until they get it in the shop.
- The radios will get their Authentication finished Friday.
- Bill Busdiecker Plumbing was out and worked on the hose bib and the shower in LS 19 quarters.
- It was a busy month including two Structure Fires. We had a lot of great help from Elmore, Gibsonburg, and Lindsey on the first structure fire.

ZONING – Zoning Inspector Steve Michaelis presented the following:

Steve presented an application for a home-based business for Nick and Stephanie Rife, 4750 TR 163, Woodville for a new home-based business and a building for a massage studio. The tentative hearing date before the Zoning Board of Appeals for the conditional use permit is February 13.

Steve said he visited with Judy Dawson and her son Mike Smith regarding a complaint that someone was living in the garage which would be considered a second residence and that is not allowed. Judy stated her grandson uses the space for gaming and hanging out at all different times of the day and night, but does not live in there, but their dog does stay out there.

Kevin Goodman, who owns vacant farm property on TR 24, has inquired about putting up a building to store his boat and a car. Ryan said he has applied with the county to rezone his land "agriculture" for tax purposes as he states he is growing timber and raising pheasants and quail.

ROAD DEPARTMENT – Jim Busdiecker said he will presalt when he leaves the meeting in preparation for tomorrow's ice storm.

Jim is also researching other companies that can dump our garbage roll off at a cheaper price than Stevens.

Kepus will place an ad for a maintenance worker for two weeks in the Suburban Press and will put it on the Township's website. Applications will be due by March 5th. Seasonal worker Dave Sandwisch will not be returning this season. The ad will advertise for a part-time person, but the position could turn to full-time.

CEMETERY – No report.

FISCAL OFFICER – Lori Kepus presented the Trustees with the Township's **balanced bank reconciliation** for the month of January, and the updated Fund, Revenue, and Appropriation Status reports.

Below is the January financial report.

January Revenue Received	$	52,230.43
January Expenses Paid	$	26,898.19
Balance of all Funds as of 1/31/2025	**$**	**2,623,498.60**

Other Activities of the Fiscal Officer completed last month:

- Year-end 2024 completed - Annual Financial Report done and on file in the Fiscal Office.
- 2024 Hinkle Financial Reports Prepared and Filed with the Annual Financial Report
- Taxes and Annual Filings were completed, paid, and filed
    - Federal & State Taxes 4th Quarter, 2024
    - Federal & State Taxes Annual 2024
    - Ohio Job & Family Services 2024 payroll report filed
    - W2s and 1099s are completed
- Annual Tax Filing with the Social Security Administration completed
- BWC Payroll True-up Report is done – We owed $5 this year.
- Filed the BWC's Public Employment Risk Reduction Program (PERRP) Injury and Illness report stating that the Township had ZERO injury claims this year!
- Renewed the Volunteer Firemen's Dependency Board Members with no changes

The Trustees next discussed major expenses for 2025 and adopting permanent appropriations.

- An Issue II Grant Road Repaving Project on TR 165 if approved (Our cost would be $63,800)
- Possibly repave an extra mile of township road
- Finalize the cemetery expansion project at Westwood Cemetery
- Purchase a strip of land from the Hartley family behind the fire station to be used as an emergency access road
- Investigate the possibility of expanding the EMS quarters
- Renewing the current 3 mill Fire Levy

After careful review and discussion, Trustee Green made a motion to adopt **Resolution 2025-02** to adopt the following permanent appropriations for 2025 and to make supplemental adjustments to the appropriations as necessary throughout the year. Trustee Runion seconded. All answered yes to roll call. Motion passed. Kepus will file the permanent appropriations with the county auditor.

2025 Permanent Appropriations for Woodville Township

General Fund	216,000.00
Motor Vehicle License Tax	52,000.00
Gasoline Tax	137,000.00
Road & Bridge Fund	456,000.00
Cemetery Fund	122,000.00
EMS Fund	394,000.00
EMS-Permanent Improvement Fund	15,540.00
Fire Fund	277,000.00
FIRE-Permanent Improvement Fund	7,030.00
Permissive License Tax Fund	0.00
TOTAL	**$ 1,676,570.00**

Kepus stated that the AUP 2023-2024 State Audit has begun! Township records have been turned over to the state auditor.

Trustee Hammer made a motion to adopt **Resolution 2025-01** appointing Brandon Shull, Jackson Township, to the **Sandusky County 911 Program Review Committee** as the county township trustee representative. Trustee Runion seconded. All answered yes to roll call. Motion passed. Brandon was selected by all townships at the annual Sandusky County Township Banquet on January 23 at Ole Zims.

Trustee Hammer made a motion to approve the warrants. Trustee Green seconded. All answered yes to roll call. Motion passed. Trustee Green made a motion to approve the January 15, 2025 regular meeting minutes. Trustee Runion seconded. All answered yes to roll call. Motion passed.

NEXUS Update: Final Settlement Agreement?

NEXUS's original proposal to the public was that their 256-mile pipeline across 13 Ohio counties would be valued at $1.6 billion. The pipeline's owners are DT Midstream, Detroit and Enbridge, Canada.

In 2019, after construction of the pipeline, NEXUS disputed this value and an agreement with the Ohio State Tax Commissioner was reached setting the value at $950 million dollars with reductions each year for depreciation and residents of Sandusky County should receive $7-8 million in revenue from property taxes each year. This came out to be around $300,000 in extra revenue Woodville Township would receive broken out into their General, Road & Bridge, Cemetery, EMS, and Fire Funds.

In March, 2023, all but one county auditor (Lorain County) agreed to this proposal so the issue headed its way to the Ohio Board of Tax Appeals. Lorain County Auditor Craig Snodgrass wanted the Board to reinstate the pipeline's 2019 assessed value of more than $1.6 billion made by the tax commissioner before NEXUS sought to lower the figure. So, the issue then went to the Ohio Supreme Court.

In August, 2024, the Supreme Court by a 4-3 decision determined that, by statute, the state tax commissioner's settlement with NEXUS valuing the pipeline at $950 million could not be appealed by a county auditor as the law allows a tax commissioner to settle tax values.

Kepus stated that in the beginning, Woodville Township was informed that they would receive any back taxes with interest after a settlement was reached. But since the settlement setting the valuation lower was just about what NEXUS had been tender-paying each year, there will be very little additional revenue coming in and there will be no interest paid out as interest is not generated during an appeal's process.

The township is generating a little bit more revenue than it was years ago, but the NEXUS pipeline did not come near what they had originally promoted to the area. They are only paying about 47% of what was originally promised.

At 10:00 p.m., with no further business, Trustee Green moved for adjournment. Trustee Hammer seconded. This meeting was held in accordance with the Ohio Revised Code's Sunshine Law.