

THE WOODVILLE TOWNSHIP TRUSTEE'S REGULAR MEETING – July 6, 2022

A regular meeting of the Woodville Township Trustees was held on July 6, 2022. Those in attendance: Trustees: Chairman Paul Runion, Bill Hammer, and Ken Green, Fiscal Officer Lori Kepus, Zoning Inspector Steve Michaelis, Fire Chief Tim Schnitker, Assistant Fire Chief Dave Miller, Road Supervisor Jim Busdiecker, One Energy CEO Jereme Kent along with Bower Sarra, Meredith Wirth, and Bobbi Covington.

Chairman Paul Runion called the meeting to order at 7:10 pm. This meeting was held observing the COVID-19 pandemic precautions including social distancing.

EMS – No report.

FIRE DEPARTMENT – Chief Tim Schnitker reported on the following:

- June was a busy month for the fire department. There were 12 calls – 8 fire runs, 3 calls for severe weather spotters, and one cancelled run.
- Follow-up on X-3 valve – still having trouble still after it was fixed.
- I traded in the old, unused UHF radios for new UHF batteries.
- Still trying to get someone to service the generator.
- The grass at the carnival grounds was very dry so in preparation for the fireworks, we decided to wet down the dry grass in the apple orchard. This created a water curtain. The kids came running and had a ball running through it.
- The Trustees discussed installing motion sensor lights at the doors of the station instead of leaving the station lights on 24/7.

Building Update – Trustee Runion stated that Delventhal changed Project Managers and that stopped the project for two weeks. They began work again this week installing the restrooms and the new floor.

ZONING – No updates. Someone has inquired about installing a 35-80-acre solar field in an Ag District. This would require a conditional use permit. Our current zoning does not mention if solar fields are allowed or not allowed in the township. State law permits a 5-acre solar field per MW (50 MW).

Trustee Green made a motion to appoint **Bill Blausey**, Woodville Township, as an **Alternate** to serve on the **Zoning Board of Appeals**. Trustee Hammer seconded. All answered yes to roll call. Motion passed.

One Energy Enterprises / Martin Marietta Magnesia have filed three different requests with the Township's Zoning Department.

The Zoning Commission will hold a public hearing on Tuesday, July 26 at 7 pm at the fire station. One Energy Enterprises LLC, a lessee of Parcel No. 28-21-00-0024-00 owned by Martin Marietta Magnesia Specialties LLC, 755 CR 30 (Lime Road), Woodville, Ohio proposes to make an amendment to the zoning resolution to revise the Township's current definition and requirements in the Zoning Rules for small wind energy systems from not more than 100 KW (kilowatt) per tower or 1 MW (megawatt) per group or field of towers to include large wind energy systems less than 20 MW (megawatts) in total nameplate capacity to be constructed and operated in Woodville Township's M-1 (Limited Industrial), M-2 (Heavy Industrial) and Q-1 (Quarry) Districts only along with other requirement changes.

One Energy, Inc., filed a zoning permit for the installation of a wind industry project to be located on Martin Marietta's property behind the Woodville Cemetery on Lime Road. They would like to put up three 1.5-megawatt (MW) wind turbines for a total nameplate capacity of 4.5 MW. Each would have a hub height of 262-feet and a total tip height of 405-feet and would be 2,700 feet from the closest residential property line and 2,775 feet from the closest residence.

Zoning Inspector Steve Michaelis recused himself due to business reasons, so the Trustees sought legal counsel from the prosecutor and appointed John Willey, Regional Planning Director, to serve as acting zoning inspector to review this permit. The permit was denied as they stated that the proposed wind energy system will exceed the maximum output and height of allowed systems in Woodville Township as per Section 7.5 of the Zoning Resolution. One Energy filed an administrative appeal with the Township's Board of Appeals.

The Zoning Board of Appeals will hold a public hearing on Wednesday, July 27 at 7 pm at the fire station to hear the administrative appeal. One Energy asserts that a permit should have been issued by the Zoning Inspector as they feel the wind generation facility that makes electricity to directly power a manufacturing facility is generally an "other manufacturing use" in the M-2 (Heavy Industrial) District as stated in the Township's Zoning Resolution Section 4.8-1 and should be allowed to proceed.

That evening, the Zoning Board of Appeals will also hear a variance request from One Energy/Martin Marietta to permit the construction of three 1.5-megawatt (MW) wind turbines for a total nameplate capacity of 4.5 MW.

CEMETERY – Workers marked a few of the graves in the Veteran's Section at Westwood Cemetery.

ROAD DEPARTMENT – Jim Busdiecker reported on the following:

- Holman Drilling, Risingsun, has drilled the new 6" water well about 150' deep and plugged two abandoned wells. We will have the health department come out to inspect in about two weeks.
- The new, used forklift is running and works well. We installed a new starter and alternator.
- We changed a bearing in two road mowers.
- The concrete pads at the road maintenance building parking lot are done. Workers will begin tearing up the old parking lot in preparation for the paving project.
- The Trustees authorized the purchase of a 3-ton electric hoist and a Stihl concrete saw from an ODOT sale not to exceed \$200.
- M&B Asphalt has agreed to fix the damaged road on TR 139.
- The Trustees stated that the workers did a very nice job on fuel tank containment area.
- The Trustees discussed a potential contract with the county engineer's office and Griffin Pavement Striping (F.K.A. Zimmerman Paint) to road stripe the roads since the regular paint stripe contract had only one bidder and the price was 27% over the estimate so by law the contract could not be awarded. Griffin would use a different material. The township has used this material in the past and it does not hold up well. The Trustees agreed to wait until next year and try again.

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

Below is the June financial report.

June Revenue Received	\$	20,537.26
June Expenses Paid	\$	46,086.72

Balance of all Funds as of 6/30/2022 \$ **2,564,419.39**

Kepus completed the OTARMA Insurance renewal paperwork and the fire department's VFIS – Provident insurance renewals.

The Sandusky County Auditor sent an email stating that the State of Ohio has finalized negotiations with NEXUS. The process will not be complete until September. The Ohio Township Association sent out an email with the following information:

The Ohio Tax Commissioner released the Nexus Settlement Final Determination on June 23. There's a 60-day appeal period where an affected county auditor could appeal it. Here are the high points:

- *This would settle the dispute over the base cost to construct the pipeline and the base could not be appealed again.*
- *The cost of future enhancements and modifications could be appealed.*
- *The settlement is approximately 68% of the original valuation statewide.*
- *Penalties for underpayment are unlikely given tender pays on undisputed value, but interest will apply to underpayments. The Ohio Department of Taxation uses a formula to set that interest rate in October of each year per R.C. §5703.47 (federal short-term rate plus 3%).*
- *It is unlikely any payments will materialize until October. The October payment will include underpayments with interest relating back to Tax Levy Year 2019 (Tax Collection Year 2020).*
- *Collections on higher value would start in Tax Collection Year 2023.*

Trustee Green made a motion to adopt the resolution **accepting the amounts and rates** as determined by the county budget commission and authorizing the necessary tax levies and certifying them to the county auditor. Trustee Hammer seconded. All answered yes to roll call. Motion passed.

The township collects 3.4 mill inside millage and 7.4 outside millage annually.

Fire Levy – 3 mills -	\$267,988
Ems Levy – 5.7 mills (only collect on 3.9 mills)	\$380,830
Cemetery Levy - .5 mill -	\$53,661

The Sandusky County Board of Elections will hold Election Day August 2 at the fire station. On the ballot – Republican candidate for State Representative District #88 Gary Click, no Democratic candidate has filed, and candidates for a member of the State Central Committee District #26.

Trustee Green made a motion to approve the warrants. Trustee Hammer seconded. All answered yes to roll call. Motion passed. Trustee Hammer made a motion to approve the Trustee’s June 15, 2022 regular meeting minutes. Trustee Runion seconded. All answered yes to roll call. Motion passed.

At 7:57 pm, with no further business, Trustee Hammer moved for adjournment. Trustee Green seconded. This meeting was held in accordance with the Ohio Revised Code’s Sunshine Law.