

## THE WOODVILLE TOWNSHIP TRUSTEE'S REGULAR MEETING – September 18, 2024

Chairman Ken Green called the meeting to order at 7:00 pm and led the audience in the Pledge of Allegiance.

### Attendance:

Trustees: Ken Green, Paul Runion, Bill Hammer

Fiscal Officer: Lori Kepus

Sandusky County EMS Chief: Jeff Jackson (left at 7:44 pm)

Fire Chief: Tim Schnitker

Zoning Inspector: Steve Michaelis (left at 8:07 pm)

Road Supervisor: Jim Busdiecker

Guests: Jared Young, Executive Director of the Sandusky County Land Bank

Larry Dean, Woodville Township's representative on the JEDD Board and

Chris Singerling, Director of the Ottawa County Improvement Corporation (both left at 7:33 pm)

**JEDD** - Larry Dean and Chris Singerling were present to give an update on activities of the **Sugar Creek Joint Economic Development District (JEDD)** especially since almost all of those involved in the formation of the JEDD have changed positions. The proposed site is an 88-acre parcel of land owned by the Foss Family Farm Trust that is located off the Ohio Turnpike Elmore Exit on SR 51. Half of the area is in Harris Township (Ottawa County) and the other half is in Woodville Township (Sandusky County). The property owner of the area where a potential JEDD could be formed currently has no plans to sell, but the idea is still viable.

Talks of a possible JEDD here began in 2009. The Sugar Creek JEDD was formed in 2014 when the townships of Woodville & Harris and the Village of Elmore entered into a JEDD contract and adopted legislation and a 20-year agreement which runs through 2034. There are three Board of Directors: Chairman John Fletcher, representing the Village of Elmore, Larry Dean, representing Woodville Township, and Dave Selhorst, representing Harris Township.

A JEDD provides for new growth opportunities and increased revenues through income taxes and real property taxes on previously vacant or undeveloped land. The increased revenue enables a township to provide additional services to its residents at no additional cost. A JEDD prohibits annexation by a village for a period of 3-years and creates a cooperative agreement with the village enabling the extension of utility services to previously unserved parcels.

The 2024-2025 state operating budget (Ohio House Bill 33) established the All Ohio Future Fund (AOFF) with a \$750 million investment to support local communities with site-readiness and preparation to attract economic development projects. This is something we could take advantage of if we owned the land.

**LAND BANK** - Jared Young said he became the Executive Director of the **Sandusky County Land Bank** a few months ago when former director Brian Woods retired. County land banks are quasi-governmental organizations with the public purpose of reclaiming, rehabilitating and reutilizing economically non-productive land. The Land Bank is not a Sandusky County Government Agency.

The Ohio General Assembly passed new legislation in 2009 allowing the formation of the first county land reutilization corporation (LRCs) also known as land banks. This legislation provides for the establishment of nonprofit corporations to promote, develop, manage, and facilitate the reclamation, holding, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, and other real property.

The Sandusky County Land Bank was officially formed in 2015. Their mission aims to transform vacant, abandoned, or tax delinquent properties into community assets that improve the quality of life for Sandusky County residents, stabilize and enhance neighborhoods, and create new pathways for social and economic development through the use of the powers and tools granted to Land Banks by the laws of the State of Ohio.

They are a 501(c)(3) organization, exempting it from Federal Income Taxation and contributions made to the Land Bank may potentially be tax deductible. Mr. Young stated that they are only one of four full-time land banks in Ohio. All others operate part-time. The State of Ohio has currently approved a 3-year grant cycle for 2023, 2024, and 2025. Each county in the state is eligible to apply for \$1 million each year for the Brownfield Remediation Grant Program to remove blight and go back to green space. The former Atlas building on SR 20 in Woodville Township was one of the buildings that was removed last year in this program. Another program offered for residential property is the Building Demolition & Site Revitalization Grant Program.

Demolition of vacant and abandoned structures is a key element in eliminating blight in our communities. Their program is designed to work in conjunction with a transfer to a qualified buyer or while working to identify a homeowner for potential side lot use. The Land Bank is currently in the process of demolition and site revitalization of several blighted and vacant properties throughout Sandusky County.

The Land Bank acquires the majority of their properties through the tax foreclosure process which can take up to 145 days. If you are interested in a vacant, tax-foreclosed lot, either commercial or residential, the Land Bank may be able to assist you in the acquisition of that property. Under Ohio Statute, Land Banks have broad authority to acquire tax-foreclosed properties and eliminate outstanding liens to "clear" property titles. The Land Bank's Vacant Lot program is a win-win for both parties: you gain ownership of a property free and clear without paying off the burdens created by the previous owner and which you were not responsible. For the Land Bank, we get a property back into productive use and back on the tax rolls. Learn more by clicking on their programs on their website at <https://sclandbank.com>. Their office is located at 2511 Countryside Drive, Suite C, Fremont, Ohio.

**EMS** – Jeff Jackson reported that calls for service remain high and LS19 responded 49 times in August with 27 transports to area hospitals.

The SCEMS did receive official notice of their reaccreditation from the Commission on Accreditation of Ambulance Services (CAAS). Congratulations!

**FIRE DEPARTMENT** – Fire Chief Tim Schnitker reported on the following:

- I will be taking X-2 to Sutphen for the paint repairs. They said to expect it to be there for 2 weeks. I asked if they could bring it back when it was finished if I can't get away to get down there. They said they could help out with that. I will also have its annual maintenance done there as well.
- The Fire Levy is up for renewal next year. A 3-mill renewal is ok with the department.
- Mark Grove and I have started the process to try and get a grant through the Ohio Bureau of Workers Comp for a hose roller for our 5-inch hose.
- When I tried to renew our SAMS number for grants for the Fire Dept, I ran into problems so I reached out to the other fire departments in the area and they run all their grants through their township. The township also has a number so we will not be renewing the number for the fire department, we will just keep the township's number.
- The Director of Life Flight was not happy with landing the helicopter out at the Old Cemetery on Lime Road, but after landing, the pilot said he would have done it. They are going to be coming out and assess it for future use. We want to get them to do the same at the Turnpike Plaza's and possibly the Elmore gate to make those decisions easier when we are shorthanded.
- He is also providing information to the Turnpike Safety guys on the BDA because we have a lot of issues at the plaza's with communications.
- I would like to buy a new in-line foam Eductor for X-2 for the F500. We have Class A foam systems, but the F500 takes a different Eductor. This would be for any Class B or special type fires. Eductor and appropriate nozzle is approximately \$1800.

**Hartley Property** - Trustee Green had a meeting with the Hartley family regarding possibly purchasing 40' of land behind the fire station for emergency access and 40' of land on the west side of the fire station as the current station sits on a portion of the Hartley property and this would clear up that issue. The Hartley's would like either \$18,000/acre to purchase the land or \$192/acre to lease the land.

Trustee Hammer made a motion **to purchase the 40' of land on the back side and 40' of land on the west side to square up the lot at \$18,000/acre and that Woodville Township is to cover the cost of the property survey.** Trustee Runion seconded. All answered yes to roll call. Motion passed unanimously.

**ZONING** – Zoning Inspector Steve Michaelis presented the following approved permits:

- **Jeffrey and Elizabeth Tate**, 1090 Water Street, Woodville, for a 80' x 60' barndominium. The \$100 permit fee was paid.
- **Anastasia Hemminger/Vince Dombrowski**, 4978 SR 20, Woodville, for a 12' x 16' accessory building for storage. The \$50 permit fee was paid.
- **Roy Whitehead**, 950 Water Street, Woodville, for a 16' x 32' inground pool. The permit states he has 30 days to put up a fence. The \$30 permit fee was paid.
- Caseys – There will be a public hearing September 24<sup>th</sup> for their conditional use application. They sent a revision to their application as ODOT would only allow them to put in a 35' driveway instead of 40'.
- Huss containers – SR 20 – will use for drying hay.
- Scott Brough, property on CR 107, Gibsonburg (Woodville Township) Steve met with Scott to discuss how he is using his property. He has not yet applied for any permits, but does have structures on the property. The zoning commission suggested that he should apply for a zoning resolution amendment to create a "personal recreation area."
- David Honaker – SR 20 - he has removed his shipping container.
- Jason Ohms – SR 20 – he has shipping containers on this property. Shipping containers are allowed in the M-2 District which the Ohms' property is a part of. However, his property is under 1-acre and thus legally non-conforming. Steve suggested to Mr. Ohms that he apply for a variance from the size lot requirement.  
This is how our zoning resolution reads regarding **shipping containers**: "The following non-traditional accessory structures **are not permitted** for use as accessory structures or for storage in any district: manufactured/mobile homes or van/truck boxes. Semi-truck trailers and cargo containers used by the air, rail, shipping, and land transportation industries for storage use are permitted in the "M-2" Heavy Industrial District only."

**ROAD DEPARTMENT** – Jim Busdiecker stated that workers have been busy trimming brush back with the boom mower.

The Township paid the final M&B Asphalt bill in the amount of \$220,399.45 for the 2024 road repaving projects.

**CEMETERY** – Jim Busdiecker reported that the cross drive is completely finished in the new section at Westwood Cemetery. Fall foundations will be poured soon. Fall cemetery cleanup will be as scheduled this year. New arrangements can be placed November 1<sup>st</sup>. I used the boom mower to clean up the back woods.

**FISCAL OFFICER** - No report.

Trustee Runion gave an update on the railroad situation in the village and township. He said he spoke with Congresswoman Marcy Kaptur's office and they will be setting up a Zoom meeting soon between CSX, village and township officials, and her office to try to find a solution to the ongoing continual, lengthy railroad blockages.

Trustee Hammer made a motion to approve the warrants. Trustee Runion seconded. All answered yes to roll call. Motion passed. Trustee Runion made a motion to approve the September 4, 2024 meeting minutes. Trustee Green seconded. All answered yes to roll call. Motion passed.

At 8:56 p.m., 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.