

RECORD OF PROCEEDINGS

Minutes of

Meeting

SHARON TOWNSHIP TRUSTEES

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

REGULAR SESSION HELD AT

Held _____ 20_____

95 E. Wilson Bridge Road

October 21, 2020

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The meeting began at 6:30 p.m.

*Due to the COVID-19 pandemic and pursuant to H.B. 197, the meeting was held via web conference, which was available to residents via a web login or a call-in option in order to participate in the meeting.

Roll Call:	Laura Kunze, Chair	Present via web
	John Oberle, Vice Chair	Present via web
	Lindsay Duffey, Trustee	Present via web
	Tony Palmer, Fiscal Officer	Present via web

Pledge of Allegiance

Guest Speakers: Matt Gregory, Senior Vice President of Office Brokerage at NAI Ohio Equities

Attendance: Chief Donald Schwind (via web), Road Superintendent Tom Kayati (via web)

Residents: David Bachelor, Worthington City Council Member Rachel Dorothy, John Butterfield, Greg Chase, Elaine Russell, Barry Bachelor, Chris Bachelor, Bill Ash

Approval of Agenda

John Oberle moved to approve the agenda. Lindsay Duffey seconded. The motion carried.

Tribute to David Bachelor

The Board held a tribute to David Bachelor, who served as a Sharon Township Trustee for many years. John Oberle led the tribute, which included remarks from Mr. Oberle, Laura Kunze, former Trustee John Butterfield, Chief Schwind, and Tom Kayati. Mr. Bachelor's first meeting as a Trustee was January 6, 1982. He served through 2009. Among the sentiments shared was that Mr. Bachelor treated people fairly, he was a man of integrity, and he was devoted to serving others.

Mr. Bachelor addressed the Board and shared memories from his service as Township Trustee. Everyone thanked Mr. Bachelor for being a mentor to others and for his service to Sharon Township.

GUEST SPEAKER

Matt Gregory addressed the Board regarding the current facilities. He expressed the opinion that the Township building is larger than Township needs and current use. He indicated that there was too much in deferred maintenance costs and too much overhead costs. The building does not lend itself to multi-tenancy beyond two tenants. Mr. Gregory advised that it would be cost prohibitive to divide the building beyond what is currently divided. The highest and best use is when it can be sold with full use of the property; a condo setup would lower the value in the long run.

Mr. Gregory recommended that the Township find a new facility that is in better condition and is a better fit for the size of the Township's needs. He advised that the Township list the current building first because of low supply and high demand. He indicated it would be hard for the Township

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to make an offer on a new building based on a contingency. Mr. Gregory recommended that the first step would be to determine the best time to list. Once the Township is in contract to sell the building, the Township could look at new facilities and potentially make an offer. The Township, as a seller, can include in the contract for sale that the Township will stay in the building and dictate the timeline on when the buyer can move in.

Mr. Gregory believes that the Township will be able to find a location. Market values have held from a year ago. He advised that waiting for spring would likely be the best option for listing.

RESIDENT COMMENTS

None.

TRUSTEES**Old Business****Coronavirus Preparedness and Response – Update**

The Township received additional CARES Act funds and submitted the first report to the Office of Budget and Management. The Township also submitted the list of proposed expenditures to the County Prosecutor for review before making the expenditures.

Water District - Update

The Water District is moving ahead with the project after the deadline for residents to join the project. The Water District board will meet next week to decide on the assessments.

Strategic Plan – Update

The Franklin County Township Association met the past week to address zoning for Townships and processes. Seven Townships administer their own zoning codes. Zoning may be costly, but the Board will need to find a way to fund it if it is a priority to the Township.

Olentangy Valley Center JEDD / TIF Agreements

The Board is not able to move forward on the JEDD and TIF agreements yet. The Auditor's office is in the process of revaluing the property. The base valuation was \$5,000,000. It appears that the bottom line be at a minimum of \$8,000,000. The Auditor may want a higher valuation, but it is being negotiated between the Auditor and the developer. The Township will continue to talk with the Auditor's office. There is a risk that the property would be revalued to an amount that could materially affect the establishment of a joint economic development district. The Township is working with both the Auditor and the developer to close the deal for the JEDD and the TIF.

Facilities Options – Update

None.

Consortium II Recycling Processing Services Invitation to Bid

The Board considered the bids submitted for waste and recycling collection and recycling processing services. The lowest and best bid for collection was submitted by Local Waste Services, the Township's current vendor. The lowest and best bid for recycling processing services was submitted by Rumpke. The contract for services is a three-year contract

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with up to two one-year renewals. The County Prosecutor's office reviewed the contracts and had no concerns.

John Oberle moved to adopt Resolution 10212020A to Award the Contract for Waste and Recycling Services to Local Waste Services. Laura Kunze seconded the motion. The motion carried.

Laura Kunze moved to adopt Resolution 10212020B to Award the Contract for Processing Recycling Services to Rumpke. John Oberle seconded the motion. The motion carried.

Flooding – Update

John Oberle met with County officials on the issues involving flooding in the Township. Everyone in the meeting agreed that there is an increase in condensed pockets of rain that is causing flooding in the area. The Board wants to review a map of houses in the 100-year flood plain to reach out to affected residents of potential threat of floods and permit requirements.

Newsletter

Lindsay Duffey will update the newsletter to reflect the approval of the waste and recycling collection services. The printing of the newsletter starts Friday morning.

There was a general discussion regarding the newsletter. Among the concerns about the current hardcopy newsletter were costs and inefficiency in getting the information out timely. The consensus of the Trustees was to incorporate newsletters into an electronic format to reduce costs and improve communication with residents.

New Business**Fire Services Contract with the City of Worthington**

The City of Worthington Division of Fire & EMS asked Worthington City Council to negotiate an increase in the contract between the City and the Township. Such an amendment may require a tax increase. The Township will continue to work with the City to address the concerns.

FISCAL OFFICER**Old Business****Cemetery Fund Reconciliation for 2015 and 2016 - Update**

Tony Palmer completed his review of the Cemetery Fund reconciliation for 2015 and 2016. The analysis and findings matched the information in the Township's records. Based on the review, the Cemetery Fund overpaid \$6,141.91 over the two-year period. To correct the overpayment, the amount will be paid by the Road Fund to the Cemetery Fund. Lindsay Duffey moved to adopt Resolution 10212020C to approve the findings of the reconciliation of the Cemetery Fund for 2015 and 2016 and to approve the payment. Laura seconded the motion. The motion carried.

Based on the findings in the past two reconciliations, the Board agreed with the Cemetery Board to conduct a reconciliation for 2013 and 2014.

New Business**September Financial Management Reports**

Tony Palmer presented the following financial management reports for September 2020: Fund Summary, Revenue Summary, Appropriation

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Summary, Payment Report, and the Bank Reconciliation Report. The General Fund began the month of September with a balance of \$51,619.13 and ended the month with a balance of \$44,239.20.

Cemetery Fund Appropriation

The Township received the second half real estate credits from the State of Ohio and the second half real estate property taxes from the Franklin County Auditor. The taxes and credits must be paid to the Cemetery, but the amounts to be paid exceed the appropriation budget for the Cemetery Fund. The Board must approve an increase in the appropriation so that the Township can submit the approval to the County Auditor and the County Budget Commission.

John Oberle moved to adopt Resolution 10212020D to increase appropriations to the Cemetery Fund budget. Lindsay Duffey seconded the motion. The motion carried.

POLICE DEPARTMENT**New Business****Equipment and Installation of Fire Department Radios**

Chief Schwind asked for the approval of additional costs for the installation of the Fire Department radios in the police cruisers. Lindsay Duffey moved to approve the expenditure of \$2,218.65. Laura Kunze seconded the motion. The motion carried.

ROAD DEPARTMENT**Old Business****Highview Drive Guardrail – Update**

No update.

RKW Sanitary Sewer – Update

No update.

Leaf Collection – Update

Leaf collection is underway.

New Business

None.

Approval of Meeting Minutes

Lindsay Duffey moved to approve the October 7, 2020 meeting minutes. John Oberle seconded the motion. The motion carried.

With no further business to bring before the Board, John Oberle moved to adjourn the regular meeting, Laura Kunze seconded. The motion carried. The meeting adjourned at 8:06 p.m.

11/4/2020
Date


Chair


Fiscal Officer