

RECORD OF PROCEEDINGS

Minutes of

Meeting

SHARON TOWNSHIP TRUSTEES

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

REGULAR SESSION HELD AT

Held _____ 95 E. Wilson Bridge Road _____ 20 _____
February 17, 2021

Page 1 of 4

The meeting began at 6:30 p.m.

*Due to the COVID-19 pandemic and pursuant to H.B. 404, 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, Ohio Equities

Attendance: Chief Donald Schwind (via web), Road Superintendent Tom Kayati (via web), Lt. Jeff Tuchfarber (via web)

Residents: Gretchen Suhre, Rich Fowler, Bill Ash, Pat Kelly, Debra Knapke

Approval of Agenda

Lindsay Duffey moved to approve the agenda. Laura Kunze seconded. The motion carried.

GUEST SPEAKER**Matt Gregory, Ohio Equities**

Matt Gregory addressed the current lending market and provided an update on the market. Commercial loans are at an all-time low and there are different types of loans available for local governments. As for the market, there has been no change since the last time Mr. Gregory addressed the Board. Inventory remains low and prices have not dropped.

Mr. Gregory also spoke about architectural and space planning, specifically about how to best use space. Typically, if one wants to focus on space needs, it is advisable to bring in an architect to interview staff and evaluate efficiencies. A report could be made that includes a programming list for types of spaces and the size of the spaces needed. The shape or configuration of buildings can impact loss factor and efficiency of use.

John Oberle asked about the market in the next six months and whether the Township should list the building for sale within the next six months. Mr. Gregory advised that he believes the leasing market in the class B market will get softer in the next 12 to 24 months. Mr. Gregory does not see the selling market in small owner/occupant buildings getting softer in the next 12 to 24 months. Right now, there are plenty of buyers.

Mr. Oberle asked if there is a demand for a type of building like the current Township building. Mr. Gregory indicated that there are plenty of buyers looking in the Worthington market, but emphasized that the Township property is not the perfect property for every buyer.

The Board asked residents if they had any questions.

RECORD OF PROCEEDINGS

Minutes of

Meeting

SHARON TOWNSHIP TRUSTEES

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

REGULAR SESSION HELD AT

Held _____ 95 E. Wilson Bridge Road _____ 20_____
February 17, 2021

Page 2 of 4

Rich Fowler commented on the central location of the current Township property and expressed his concern about selling the building because of aesthetic reasons. Laura Kunze responded that the evaluation of the property was not an aesthetic issue, but a money issue. She believes it would be ideal for the Township to be able to secure a space that is better suited for the Township's needs and has long-term sustainability. If the Township cannot find a better location that provides those, then the Township would need to determine how it will fund the maintenance and alterations needed for the current property.

Mr. Gregory advised that the Township evaluate the overall cost of occupancy. Such an evaluation would include annual costs, capital expenditures, and the price per square foot. There is also an evaluation on the functional reuse of a building. The Township's building is very unique, but it was built for a daycare with pods. The building would not be operationally efficient for an office user. But, Mr. Gregory advised that in a seller's market, a buyer may be more willing to take a chance on operational inefficiencies. On the other hand, if the Township spent more money in maintenance and there were not enough buyers for a potential sale in the next five years, then the Township would lose investment costs.

John Oberle indicated that he was reviewing the issue based on cost effectiveness, the location being good for residents, and meeting the needs for the Police Department and Township employees.

Gretchen Suhre asked about police departments leasing in Central Ohio.

Mr. Gregory believed the Township might be able to secure a lease, but it would likely be difficult to do so. But because it would be selling, the Township would be in the drivers' seat.

Mr. Gregory will return in March to continue the discussion.

RESIDENT COMMENTS

None.

TRUSTEES**Old Business****Water District – Update**

The equalization board hearing is completed, resulting in a unanimous decision affirming the initial determination. The Mount Air Water District Board of Trustees voted to move forward with the construction of the project. The bid was well under the projected cost of the project. There will be a construction kick-off meeting on February 25 at 2:00 p.m.

Strategic Plan – Update

None.

OVC JEDD / TIF Agreements - Update

John Oberle hoped to have appointments tonight, but was not able to do so. Continental has asked for the signature on the TIF agreement. He wants to align signing the TIF agreement with the completion of the JEDD implementation.

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

February 17, 2021

Page 3 of 4

Worthington did not sign the JEDD agreement until February 4. Mr. Oberle remains in touch with Worthington. The Township is also waiting for names of a business owner and an employee to serve on the JEDD Board. Hopefully by July 1, the Township will begin collecting income taxes.

Facilities Options – Update

[Addressed during Guest Speaker discussion.]

Fire Services Contract with the City of Worthington – Update

The first meeting between the Township and the City of Worthington has not yet been convened by Worthington.

Police Chief Transition – Update

The Board is working on the transition. Trustees will be getting input from officers, Chief Schwind, and Lt. Tuchfarber. The Trustees also want to continue getting as much input from residents on the transition.

Communications

The Township is continuing to reach out on Chief Schwind's retirement. The Trustees agreed to postpone the newsletter until the Board is ready to make an announcement regarding the transition.

New Business

Polling Place Agreement with the Franklin County Board of Elections

The Board reviewed the annual agreement with the Franklin County Board of Elections to use the Township Hall as a polling place. Lindsay Duffey moved to approve the agreement. John Oberle seconded the motion. The motion carried.

Planning Calendar

John Oberle suggested a planning calendar concept to keep track of things that need to happen through the year. He believes a planning calendar could help with planning. The planning calendar would be maintained on a shared drive for instant access. The Board will revisit the matter at the next meeting decide.

Potential Employment for Administrative Support

The Board indicated that the Township needs to address administrative support sooner rather than later. The Trustees agreed on exploring potential internal candidates for the part-time position. The Board will revisit the matter at the next meeting to evaluate options.

Recent Car Crash on Route 315

There was a recent car crash off of Route 315. The driver crashed into a driveway, hit a car, and almost hit the house. The Trustees asked about options for guardrails and speed limit reductions. Road Superintendent Tom Kayati responded that the Ohio Department of Transportation is responsible for the signage and guardrails, as Route 315 is a state route. Laura Kunze will follow up with the District 6 office of the Ohio Department of Transportation.

RECORD OF PROCEEDINGS

Minutes of

Meeting

SHARON TOWNSHIP TRUSTEES

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

REGULAR SESSION HELD AT

Held _____
95 E. Wilson Bridge Road _____ 20_____
February 17, 2021

Page 4 of 4

FISCAL OFFICER**Old Business****Year-End Process**

The Township completed most of the steps for the year-end process for 2020. The Township is waiting for the issuance of the annual report from its contracted CPA firm. The process must be completed by the end of February.

New Business**Credit Card Statement January 2021**

Tony Palmer presented the January 2021 credit card statement. Chair Laura Kunze will sign the attestation form.

POLICE DEPARTMENT**Request to Hire Dakota Szymkowiak as a Full-Time Constable**

Lt. Tuchfarber requested that the Board approve the hiring of Dakota Szymkowiak as a full-time constable, starting February 25.

Laura Kunze moved to approve Resolution 02172021A to Hire Dakota Szymkowiak as a full-time constable. John Oberle seconded the motion. The motion carried.

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

None.

RKW Sanitary Sewer – Update

None.

New Business**2020 Township Highway System Mileage Certification**

Tom Kayati presented the 2020 highway system mileage certification for the Township. He reviewed the certification and believes everything is in order. Lindsey Duffey moved to approve the certification. John Oberle seconded the motion. The motion carried.

Approval of Meeting Minutes

Lindsay Duffey moved to approve the February 3, 2021 meeting minutes. Laura Kunze 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 7:54 p.m.

3/3/2021

Date



Chair



Fiscal Officer