

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Regular Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held _____ October 3, _____ 20 _____ 2023

The Etna Township Board of Trustees met on Tuesday, October 3, 2023, in the Etna Township Administration Building for the purpose of conducting a regular meeting. The meeting was called to order at 6:00 p.m. by Trustee McKee. Jeff Johnson led the invocation and Rozland McKee led The Pledge of Allegiance. Roll call showed Trustees Mark Evans, Jeff Johnson, Rozland McKee-Flax, and Fiscal Officer Julie Varian were present.

Trustee McKee moved to adopt the agenda as presented. The motion was seconded by Trustee Johnson. The roll call was as follows: Evans, no; Johnson, yes; and McKee, yes; passed 2-1.

Trustee McKee moved to adopt the minutes from the September 19, 2023 meeting as presented. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Public Comments –

Steve Perkins of 7352 Palmer Road discussed Robert's Rule of Order Decorum in Debate 43:20 and 21.

Gary Burkholder of 254 Trail East discussed the Wagram Sewer Plant funding and quotes from the Newark Advocate Article from July 28, 2023 regarding the Wagram Sewer Plant. Mr. Burkholder feels Capital Recovery Fees or Capacity Fees paid upfront from the developers is the best policy.

John Kennard of 10785 Palmer Road opposes the camera that Mark Evans uses to record the meeting now that the township is officially recording. Mr. Kennard requested that Mark Evans stop posting his picture on Mr. Evans Facebook page and does not give his permission. Mr. Kennard has been appointed to the JEDD board and when Mr. Kennard was interviewed for the appointment, Trustee Evans was very unprofessional. Mr. Kennard is a 65-year resident in this area.

Judy Cafmeyer of 29 Roma Court discussed the Board of Zoning Appeals meeting regarding the Conditional Use request for Tow Lot LLC which the Board of Zoning Appeals turned down. Ms. Cafmeyer reported the Licking County Commissioners approved the resolution brought forward from Liberty township to prohibit large and community solar and a public meeting is scheduled for November 8, 2023. Trustee McKee stated that Etna Township and Liberty are two different Townships.

Sarah Ferguson of 483 Ballman Road feels that small business is not welcome in Etna Township, had to rent office space in Reynoldsburg, Ohio and would like the township to support small business.

Ryan Davis of 8807 Watkins Road feels people are disappointed in what is going on and would like to see the township hit a reset in January where people can be proud to be in Etna.

Alesia Zacher of 79 Trail East is concerned with emails with Trustee Evans' name on them and Trustee Evans supporting Gary Burkholder. Gary Burkholder requested a copy of a fence permit issued in Cumberland Trail. Mrs. Zacher discussed Mark Evans' items on Facebook and the video that Mr. Evans has not produced.

Peter Bush of 103 Arrow Wood Ct. – Statement read by Nita Hanson. The statement was regarding Mr. Bush's fence at his home in Cumberland Trail and a Board of Zoning Appeals Variance hearing when Gary Burkholder was an Etna Township Trustee. Mrs. Hanson received the statement this evening.

Craig Zacher of 79 Trail East discussed screen shots of text messages showing Mark Evans saying that if Gary Burkholder is elected Laura Brown and John Singleton will be fired day one and Nita Hanson will be fired after ninety days. Craig Zacher feels Laura Brown, John Singleton, and Nita Hanson are doing a great job.

Trent Stepp of 319 Trail East thanked the Board of Trustees for all the work they do. Trent Stepp referenced his brother, daughter, and daughter's friend in the audience who know Trent and can answer any questions about who Trent Stepp is versus what you read on Facebook.

Steve Slyh of 1372 Londondale Parkway has a copy of the body cam video that Mark Evans is not sharing with anyone if anyone wants to view it. Mr. Slyh stated that Ryan Davis is also in that video. Mr. Slyh accused Steve Perkins of the Crooked Carlisle signs.

Reports –

Southwest Licking Water & Sewer – Wagram Facility Update

Trent Stepp, Etna Township Appointee, announced that Jim Roberts was selected to be the new Executive Director. The hiring of the Executive Director is the reason Mr. Stepp requested the attention of the Etna Township Board of Trustees regarding Mr. Stepp being re-appointed to the Water and Sewer District. Trent Stepp read from the district press release regarding Executive Director Jim Roberts. Mr. Roberts will start October 23, 2023. This position will replace the vacant General Manager position.

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Jim Roberts introduced himself and is excited to move the district forward and working with everyone. Mr. Roberts appreciates Mr. Stepp being one of the board members that supported him for this position.

Trent Stepp provided a history on the Wagram Facility. If the District had constructed the building after purchasing the land, the facility would have been too small. The district is on track to start construction in the fall of 2023. The district purchased the land in 2019. The preliminary design and initial study determined the district should build a 1.5 million gallon per day (MGD) facility which was the twenty million dollar estimate around eight years ago. In 2020, due to the Covid Pandemic, the staff was cut in half. In July of 2021 there was limited access to staff and information. In the minutes from the September 30, 2021, Mr. Stepp stated, "He stands firm that he does not want existing customers to have increased cost due to future development" and "That he sent correspondence to the Etna Township Trustees that expressed an interest in cooperative financing. He would love a cooperative posture from Etna Township with the District." The Board recommended a design for a 2.0 MGD facility, which increased by a half a million gallons a day, in April of 2022. It was amended to 2.5 MGD facility to accommodate the future demands. Mr. Stepp explained the Ohio EPA imposed regulations for total phosphorus and nitrogen limits on the water shed. The district has contracted with Shook, who is a Construction Management at Risk (CMAR) company, which increases the costs but expedites the construction process. Mr. Stepp reviewed other issues that have impacted the start of the Wagram Facility. When the increase went to 2.0 MGD the cost was estimated at 40 +/- million and then 2.5 MGD the district estimated cost at 50 million, but it came in at 60 million. The district modified the project to get the cost down to 50 million dollars. Building costs have increased over the years along with Intel impacting construction projects. Mr. Stepp explained that 15 million was added to costs to accommodate the new EPA regulations. The district is reviewing several options on how to handle the costs. The board has not determined which option will be the best to fund the Wagram Facility.

Rob Platte, consultant for the district, provided a case summary on funding options. The district would partner with communities and put revenue generating mechanisms in place to help fund the infrastructure. These may benefit the local government along with the school or fire districts. In December of 2021 Etna Township enacted several 10 year, 75% TIF's (Tax Increment Financing). Mr. Platte reviewed the handout that outlined funding options in Etna Township using four different developments. The township can create JEDD's and NCA's to fund future developments and long-term maintenance costs. Mr. Platte recommends the Water and Sewer District, School District, and Etna Township get back together to discuss funding options; a lot of those things take unanimous vote from the Etna Township Board of Trustees. The district has partnered with other entities on funding partnerships.

Trustee Evans requested the district provide the current and future needs in Etna Township. Trent Stepp explained that the needs for the High Point Development would have been presented to the township by Mr. Sabatino during the rezoning review process. Trent Stepp has provided estimates in the past and will provide them again. Trustee Evans discussed developer fees or capital recovery Fees. Trent Stepp stated that has been considered and what was presented this evening is what the district prefers. Mr. Stepp does not agree with the developer fees because that is front loading to the developers instead of paying overtime and the future users, who use the water and sewer, pay for the debt services. Mr. Stepp stated, "The goal is that no existing customer pays anything additional for any of this new capacity, because quite frankly as a customer I have already paid for my capacity." Trustee Evans discussed the revenue being taken away from the school district. Trent Stepp explained the proposal presented this evening does not take any money away from the school district. Rob Platte explained that a TIF captures new revenue that no entity has seen or been receiving until the development comes. The redirecting of the new revenue helps to pay for the infrastructure that allows for the new development. The school district does receive a portion of the increase in new revenue, just might not receive 100% of the new revenue. There is no student impact with commercial development. If the project does not happen then none of the entities get any income. The water and sewer district is happy to take the lead on starting the discussions back with the township and the school district if the township is supportive.

Rob Platte explained the proposal is in a 20 year TIF structure at year 11 the water district would get the additional year revenues in years 11 to 20 the 75% would go to the district for improvements such as the Wagram Plant. In the first 10 years of the TIF structure currently set will remain the same. In the extension of years 11 to 20 the 25% will be distributed as normal. The 75% that goes into the TIF Fund would go to the water and sewer district.

Rob Platte confirmed that the goal is for the person that will benefit from the development will be the entity paying for the cost of the new infrastructure and not passed on to the current residents. The district is willing to cover the initial set up cost with the district being reimbursed.

Township Administrator

Township Administrator Nita Hanson provided an oral report regarding several township items and community events.

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Trustee Johnson moved to allow up to \$2,500 dollars for the tire replacement. The motion was seconded by Trustee McKee. Discussion: Best One Tire & Service provided an estimate for two tires at \$2,286.80 dollars for the mower max tractor. The motion passed by unanimous affirmative vote.

Nita Hanson provided updates on the text amendment from the Zoning Commission. The application process for Board of Zoning Appeals hearings was explained. Scannell is still working on the violations on the property.

New Business –

Resolution 23-10-03-01: Trustee McKee moved to “Resolution to reduce load limits on the following streets in Etna Township, Licking County, Ohio as presented.” The motion was seconded by Trustee Evans. Discussion: The roads are the same as 2022. The motion passed by unanimous affirmative vote.

Trustee McKee moved to move the October 17th meeting to October 24th and to cancel the November 7th, 2023 meeting. The motion was seconded by Trustee Johnson. Discussion: The November 7th meeting is on election day. The month of October has five Tuesday and this modification spaces the Trustees meetings out. A special meeting versus regular meeting was discussed. The roll call was as follows: Evans, no; Johnson, yes; and McKee, yes; passed 2-1.

Old Business –

Resolution 23-10-03-02: Trustee McKee moved “Resolution retaining attorney Christina Corl (to conduct a personnel investigation).” The motion was seconded by Trustee Johnson. Discussion: Julie Donnan with Brosius, Johnson, and Griggs explained the need for a third party to come in to conduct an independent investigation and provided background on Christina Corl. The Trustees discussed the Licking County Prosecutor’s Office being the point of contact instead of Brosius, Johnson, and Griggs office. The roll call was as follows: Evans, no; Johnson, yes; and McKee, yes; passed 2-1.

Fiscal Officer Report

Resolution 23-10-03-03: Trustee McKee moved to approve the purchase orders as presented. The motion was seconded by Trustee Johnson. Discussion: The Trustees discussed the invoice for the security system that was previously approved. The roll call was as follows: Evans, no; Johnson, yes; and McKee, yes; passed 2-1.

Trustee McKee moved to approve the purchase of the crack sealing from DJL for \$4,218.75. The motion was seconded by Trustee Johnson. Discussion: This is for the material for the crack sealer. The motion was passed by unanimous affirmative vote.

Trustee McKee moved to ratify the payment for the bills as shown on the payment listing. The motion was seconded by Trustee Johnson. The motion passed by unanimous affirmative vote.

Announcement and Trustee Comments -

Trustee Evans discussed Solar Exclusionary Zones and the hearing with the Licking County Commissioners for Liberty Township November 8, 2023.

Trustee Johnson discussed the Fire House Project at Columbia Road and the new station on Taylor Road. Both projects are in Etna Township which will improve response time within the township.

Trustee McKee discussed Gary Burkholder and his previous tenure as a Trustee in 2004 regarding Public Records Request. The minutes are available on the township’s website. Mr. Burkholder is not a township employee and was working for Trustee Evans.

Trustee Johnson moved to adjourn at 7:58 p.m. The motion was seconded by Trustee McKee and passed by unanimous affirmative vote.



 Rozland McKee President



 Julie Varian, Fiscal Officer

All the resolutions as presented are on file with the Fiscal Officer.