

# RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Board of Trustees Regular Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3339 FORM NO. 10148

Held January 7, 2025

The Etna Township Board of Trustees met on Tuesday, January 7, 2025, in the Etna Township Hall, 81 Liberty Street, Etna, Ohio 43018 for the purpose of conducting a regular meeting. The meeting was called to order at 6:23 PM by Gary Burkholder.

### Trustees Present

Gary Burkholder, Mark Evans, and Rozland McKee-Flax

### Trustees Absent

**Others in Attendance**  
Holly Palumbo and Jackie Cotugno

### 1. Opening

- a. Call to Order
- b. Roll Call
- c. Invocation  
Aaron Young gave the invocation.
- d. Pledge of Allegiance

### 2. Adoption of Agenda

Motion to adopt the agenda as presented

*Moved by:* Rozland McKee-Flax

*Seconded by:* Gary Burkholder

**Yes** Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**Carried 3-0**

Trustee Evans stated he had no input on the agenda. It is another year of mismanagement. According to ORC 505.04 requires the board to provide an inventory list by the second Monday. Trustee Evans stated there were many topics that should have been on the agenda but were not.

Motion to amend agenda to add discussion on inventory and outside counsel

*Moved by:* Mark Evans

*Seconded by:* Gary Burkholder

**Yes** Mark Evans  
**No** Gary Burkholder and Rozland McKee-Flax

**Fails 1-2**

Discussion - Trustee Burkholder respectfully disagrees with Trustee Evans. Trustee Burkholder stated it was at the township administrator's recommendation to have these items on the agenda. Trustee McKee asked what items would need to be seen by outside counsel. Trustee Evans clarified by stating as of right now there is no authorization to have outside counsel.

### 3. Adoption of Meeting Minutes

- a. Minutes -  
September 17, 2024, Regular Meeting (Tabled 12/17/2024)  
November 19, 2024, Special Meeting (Tabled 12/17/2024)  
December 3, 2024, Regular Meeting (Tabled 12/17/2024)  
December 10, 2024, Special Meeting

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Motion to remove the September 17, 2024, Regular Meeting minutes, the November 19, 2024, Special Meeting minutes, and the December 3, 2024, Regular meeting minutes from the table

*Moved by:* Gary Burkholder  
*Seconded by:* Rozland McKee-Flax

**Yes** Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**Carried 3-0**

Motion to adopt the September 17, 2024, Regular Meeting Minutes

*Moved by:* Gary Burkholder  
*Seconded by:* Rozland McKee-Flax

**Yes** Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**Carried 3-0**

Motion to adopt the November 19, 2024, Special Meeting Minutes

*Moved by:* Gary Burkholder  
*Seconded by:* Rozland McKee-Flax

**Yes** Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**Carried 3-0**

Trustee Evans stated minutes are behind due to mismanagement. Trustee Burkholder questioned if Trustee Evans has worked with the administrative assistant on his concerns. Trustee Evans stated the Diligent software has not been fully implemented.

Motion to adopt the December 3, 2024, Regular Meeting Minutes

*Moved by:* Gary Burkholder  
*Seconded by:* Rozland McKee-Flax

**Yes** Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**Carried 3-0**

Motion to adopt the December 10, 2024, Special Meeting Minutes

*Moved by:* Gary Burkholder  
*Seconded by:* Rozland McKee-Flax

**Yes** Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**Carried 3-0**

**4. Presentation - Reynoldsburg Mayor Joe Begeny**

Trustee Burkholder introduced the mayor of Reynoldsburg, Mr. Joe Begeny. Mr. Begeny spoke to the residents of Etna updating them on projects regarding Palmer Road and Taylor Road. There are plans to add an additional on and off ramp on Taylor Road. The project is still on schedule for construction for 2027 and 2028. ODOT

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20\_\_\_\_

2025

plans to file their application with the state for their last branch of funding in May of 2025. ODOT and MORPC have completed their traffic study and will hope to have an update tomorrow after the meeting at EMHT.

There is a sewer expansion plan that will begin around Taylor and will cut through a parcel until you get to Summit Road. The project is a private-public partnership as well as support from the state of Ohio. Additional sewer access will be provided to the land. The trees will be staying and there will be about 24 acres of park space. There will also be housing. This will include about 250 owner-occupied homes and approximately, depending on how engineering works its way through, around 350 multifamily homes. Entry and exit will mostly be on Summit Road. The sewer capacity will not only allow this particular project to take place, but it will also open up for the city of Reynoldsburg a potential commercial space, which is south of the elementary school at Summit Elementary, an 80-acre parcel that is currently in the city boundaries, as well as potential for a sewer expansion into the area, which is basically the Summit-Reynoldsburg campus area. The partnership is with MI Homes, Don Kenney Homes, and the grant from the state of Ohio. In early December the city of Reynoldsburg was awarded the OPWC grant for Summit Road expansion. Mr. Begeny would like to meet with the board after the engineering meeting to discuss the expansion. There will be a number of public meetings. The goal is to complete engineering design for that this year and construction, and that would start sometime in 2026. The anticipated start of the sewer project will start probably around February 1, with a completion of about 90 to 120 days after that. There will be no bearing of traffic issues in Etna Township, with a little bit of a delay on Taylor Road. Mr. Begeny welcomed any questions.

Trustee Evans questioned if the city had worked out an access agreement with individual property owners. Mr. Begeny stated there have access agreements from the owners. Trustee Evans would like to know if the property is a school or non-school TIF. Mr. Begeny stated it is a 75% 10-year TIF. Trustee Evans is against the TIF's taking away money from the schools and fire.

Trustee McKee requested to be informed of the public meetings so that Etna Township can represent their portion. Mr. Begeny will email the township administrator.

### 5. Public Comments

Rachel Zelazny - 10141 Tollgate Road - Thanked the road crew for their hard work. Would like to see snow fences on Tollgate Road. Multiple cars had accidents on Tollgate.

Steve Paul - 76 Nantucket - Requested Trustees to hold their comments until he was done. Mr. Paul questioned - What happened to the missing server? Has it been inventoried as per 505.04? Where is the location of said server? Who is in possession of it? Is anyone here on the board of trustees in possession of said server? Where are the keys? Have the locks been changed? Is this not a security issue? Are the taxpayers still on the bill for paying for certain trustees' funds? If they are, I'm requesting public records that all phone calls made on taxpayers' phones, funded phones, be made available. The phone numbers to and from said phone. Mr. Paul would also like a status update on the comp plan and sewer plan.

Thaah Young - 9167 Taylor Road - Mrs. Young questioned the mayor of Reynoldsburg on how much money does the City of Reynoldsburg have in the Summit Road project. Mrs. Young attended a TIF meeting where only Etna Township residents will be paying for the project. Mr. Begeny stated the city has received a grant in the amount of

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\$1.3 million. Mrs. Young would also like to know the amount of her tax dollars that will be moved to help fund the project. The mayor believes it is between \$5 to \$6 million but does not have an exact number. There will be no eminent domain according to the mayor. Mrs. Young has sent emails to the trustees regarding the Summit Road project not being on the agenda and with homeowners not knowing what is going on with the project.

Tia Zimmerman - 9505 Summit Road - Would like to know why the township is funding another development that benefits the City of Reynoldsburg, and their children and grandchildren cannot attend Reynoldsburg schools, even with the school being down the road. There are no sidewalks. There has not been any information given to the homeowners about the Summit Road project. They have lost their mailbox four times on summit road. Ms. Zimmerman suggested putting a dead end at the end of Lakeland Estates. Ms. Zimmerman does not believe it is fair to ask Etna residents to pay for things the developer should pay for. asking etna to pay for what developers should pay for. Ms. Zimmerman is upset that residents are not better informed.

Shelly Marie Ipacs - 114 Royalty Drive - Thanked the road crew for their hard work. Mrs. Ipacs is pleased with the list of candidates for the board of zoning appeals and the zoning commission. Mrs. Ipacs suggested the board to consider Dave Olson in his reappointment. Mr. Olson has a great depth of experience.

Trustee Burkholder apologized to Trustee McKee and Susan Bedsole when he misspoke at the previous meeting regarding Trustee Evans wanting to speak as a resident. Trustee Burkholder stated Mrs. Bedsole stated it was permissible, but that she was giving a heads up. Trustee McKee stated there is a prosecutor's opinion on whether a trustee can speak under public comments. The prosecutor has advised against having a trustee speak under public comments. Trustee McKee is against putting his comments on the record. Trustee Burkholder has requested a copy of the opinion.

Mark Evans - 91 Old North Church Road - Mr. Evans states he has to speak under public comments for the reasons of being cut off by other trustees. The other trustees are not transparent. Mr. Burkholder is still refusing to address important topics including the ORC. The township is left with a zoning inspector that has zero experience (not his fault). The township planner position has not been posted in 314 days since it was approved. There has been an entire year of mismanagement. The residents are tired, and Mr. Burkholder has not kept any of his promises.

Ryan Davis - 8807 Watkins Road - Mr. Davis appreciated the mayor of Reynoldsburg's presentation. It was very professional. Mr. Davis wishes the board success.

Jon Hanson - Ridgewood Drive - For Mr. Evans it is all about the election. Mr. Hanson believes Mr. Evans has removed posts from the Etna Community page on Facebook. Mr. Hanson stated the Evans stacked BZA are also administrators on the Facebook page. Mr. Evans is desperate to control the election. Mr. Hanson believes Mr. Evans is the township bully. Mr. Hanson also believes Mr. Evans would rather the township fail than not be in charge. Mr. Hanson would like a public apology from Mr. Evans for his unfounded accusations against Litichia McIntyre and Gary Burkholder.

Sarah Ferguson - 43 Ballman Road - Ms. Ferguson warned the board that we should brace for growth. She is in favor of the Taylor on/off ramp. Ms. Ferguson would like

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to see the board work together and not against each other. She feels Etna Township is the laughingstock in surrounding communities. Ms. Ferguson reminded the audience that this is an election year. She also feels the Reynoldsburg Park will be done before the Etna Park. The entire board is to blame, not just one person. Ms. Ferguson would like to know what the board is doing with their tax dollars because she does not see much improvement. Is there a contingency plan if the township were to fall apart. Would like to see more grants applied for to help take the burden off the taxpayers.

Chuck Bundy - 10254 Tollgate Road - Mr. Bundy thanked Bubba and the road crew for doing a great job. Mr. Bundy would like to see a snow fence 70 feet behind the road.

Aaron Young - 9167 Taylor Road - Mr. Young thanked the mayor of Reynoldsburg for attending the meeting and sharing the plans. Mr. Young would like the township to inform the residents if it will be a forced tie into the water and sewer and what cost would it be to the citizens.

Johnny Cremeans - 9617 Lynns Road - Thanked the road crew for doing a great job. Mr. Cremeans stated Trustee Evans seemed disappointed that the board had voted for alternates to be paid on the Board of Zoning Appeals. Mr. Cremeans also stated there would be training provided to the board, but he never received any training. Trustee Evans stated that he had pushed for training, but it was out of his hands. Mr. Cremeans thanked the mayor of Reynoldsburg for coming to the meeting.

**6. Township Administrator's Report**

[Administrator Report 1-7-25 with Appendix.pdf](#) 

Trustee Evans disagrees with the contention that the zoning commission didn't pass the definition. In the minutes, in the audio, in the video, it is clear that it did pass. Trustee Evans stated the Zoning Commission chair has been provided numerous times of the process.

Trustee Burkholder stated the township administrator and himself have both read and listened to the minutes. There was an issue on whether to use just substantial or substantial variance. Trustee Burkholder has spoken with Mr. Kelley and the board should limit it to substantial variance, because there are 17-18 other references in the zoning book. Trustee Burkholder needs to make sure that the language is absolutely correct, and it applies to the Etna Township code.

Trustee Burkholder disapproves of how Trustee Evans has treated Litchia McIntyre and other members of the Zoning Commission. Trustee Burkholder stated the administrator's report was not written by him and he does not appreciate the disrespect Mr. Evans has shown the township administrator. Trustee Burkholder does not appreciate the false narrative. Mr. Burkholder says there is progress being made in Etna and will elaborate in the trustee comments.

Trustee Evans believes he is more aware of what is going on in the township than the other two trustees.

Motion to accept the administrator report

*Moved by:* Gary Burkholder

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*Seconded by:* Rozland McKee-Flax

**Yes** Gary Burkholder and Rozland McKee-Flax  
**No** Mark Evans

**Carried 2-1**

**7. Old Business**

There was no old business.

**8. New Business**

a. Zoning Commission Appointment

Motion to re-appoint Dave Olson from 1-1-25 to 12-31-29

*Moved by:* Gary Burkholder  
*Seconded by:* Rozland McKee-Flax

**Yes** Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**Carried 3-0**

Discussion - Trustee Evans questioned why there is a vote without speaking to the applicants. Trustee Burkholder explained the reason for not going into executive session to conduct interviews is because of Mr. Evans recording executive session, along with Mr. Evans threats of recording executive sessions if cameras are not installed in the conference room. Trustee Evans is concerned about his safety if cameras are not installed. Trustee Burkholder believes that is a false claim.

b. Board of Zoning Appeals Appointment

Motion to appointment Johnny Cremeans 1-1-25 to 12-31-25

*Moved by:* Gary Burkholder  
*Seconded by:* Mark Evans .

**Yes** Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**Carried 3-0**

The term will be from January 1, 2025 to December 31, 2025.

Motion to appointment Roxanna DiYanni as alternate for a term of 1-1-25 to 12-31-25

*Moved by:* Rozland McKee-Flax  
*Seconded by:* Gary Burkholder

**Yes** Gary Burkholder and Rozland McKee-Flax  
**No** Mark Evans

**Carried 2-1**

Trustee Evans stated this is another violation of Trustee Burkholder's day one agenda to advertise for appointments. Trustee Burkholder

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reminded Trustee Evans his number one promise was to bring civility and professionalism back to the board. For an entire year he has tried to do that. For three years Trustee Evans has created chaos.

- c. Request for investigation regarding Park National Bank credential use for the period of October 1, 2024 to December 1, 2024

Motion to request for investigation regarding Park National Bank credential use for the period of October 1, 2024 to December 1, 2024 to include the Fiscal Officer and Township Administrator

*Moved by:* Rozland McKee-Flax

*Seconded by:* Gary Burkholder

**Yes** Gary Burkholder and Rozland McKee-Flax  
**No** Mark Evans

**Carried 2-1**

Discussion - Trustee Burkholder stated there has been unauthorized access to the bank account from an outside source. Trustee Burkholder is concerned about this matter and is fully supportive of the investigation.

Trustee Evans is concerned that Trustee Burkholder is not concerned regarding employees not getting paid on time or that the fiscal officer lied to staff and the township administrator. Trustee Evans stated he did not log into anything. Trustee Evans was told by the individual who accessed the bank account informed Trustee Burkholder. Trustee Evans questioned why would there be an investigation if Trustee Burkholder is already aware of the access. Trustee Evans stated Julie Varian accessed the bank account and made Trustee Burkholder aware she had done so.

- d. Resolution to erect snow emergency signs in needed locations

There is no resolution to erect snow emergency signs as needed, they are trying to find them. There has been a request for these signs, but there is a process that must be followed. Trustee Evans stated once again files are not located because there are zero working files. Trustee Burkholder questioned if Trustee Evans has been willing to come in and work with the administrative assistant. Trustee Evans has tried to help in any way, but stated he has been blocked.

9. **Fiscal Officer Report**

- a. Resolution 2025-001 to approve purchase orders

[Resolution 2025-001 Authoring POs 1.7.2025.pdf](#)

Motion to approve purchase orders as presented

*Moved by:* Gary Burkholder

*Seconded by:* Rozland McKee-Flax

**Yes** Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**Carried 3-0**

Motion to amend resolution 2025-001 to add Licking County building permit payment, Dexter Company, postage reimbursement, and

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resolution record reimbursement

*Moved by:* Gary Burkholder

*Seconded by:* Rozland McKee-Flax

**Yes**

Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**Carried 3-0**

Trustee Evans stated there are needed expenditures that cannot be paid without a purchase order, and he does not see them listed. Trustee Evans believes all POs for 2024 need to be closed out and reopened for 2025. Jackie Cotugno stated that it is not needed since there is not an expiration date.

b.

Motion to ratify the payment of the bills as shown on payment listing

[Payment Listing 1.7.2025.pdf](#)

*Moved by:* Gary Burkholder

*Seconded by:* Rozland McKee-Flax

**Yes**

Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**Carried 3-0**

Discussion - Trustee Evans would like to verify what if any projects that Bricker Graydon may be working on. Ms. Cotugno needs to appoint a representative and alternate to OTARMA. This will be followed up on with the next agenda.

c.

Transfers

Motion to transfer the funds as presented

**Abstain**

Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**No Vote 0-0**

There were no transfers.

## 10. Public Comments

Rachel Zelazny - 10141 Tollgate Road - Ms. Zelazny congratulated the two appointees to the board of zoning appeals. Me. Zelazny stated Ryan Davis, who is an alternate for the BZA, is also up for reappointment since his term expired on December 31, 2024.

Ryan Davis - 8807 Watkins Road - Mr. Davis stated Trustee Evans is now choosing not to post the videos. Mr. Davis believes if Trustee Evans chooses to make public comments before the meeting, then he should not be allowed to return to his seat but must sit in the audience.

Thaah Young -9167 Taylor Road - Mrs. Young wanted the audience to know that the mayor just took 4-5 million tax dollars from Etna residents. The money should have gone to the Southwest Licking schools or the fire department. This will allow them to



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continue to annex land into Etna Township. Mrs. Young also thanked the board.

Mark Evans - Mr. Evans stated Mr. Burkholder has control over everything. Mr. Evans believes the Summit Road project needs to be looked at by the townships legal counsel. Mr. Evans believes Mr. Burkholder does not want to do anything. There is zero oversight, zero accountability, and the township is falling apart.

Tia Zimmermann - There has been a lot of growth within Etna. Mrs. Zimmermann is upset the township is asking for residents to pay for stuff they do not benefit from. Has there been a comprehensive traffic plan?

Aaron Young - 9167 Taylor Road - Mr. Young stated there are TIF items that are being voted on in Reynoldsburg that are not being voted on in Etna. Because of this there is tax money that is being taken away from the schools and the fire department. This money instead is going to developments.

11. **Executive Session - ORC 121.22(G)**  
**ORC 121.22(G)(1) To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual, unless the public employee, official, licensee, or regulated individual requests a public hearing.**

There was no executive session.

12. **Announcement and Trustee Comments**

- a. Next Trustee Regular Meeting, Tuesday, January 21, 2024, 6:00 p.m.  
 Trustee Evans stated nothing has been handled properly and he does not blame the staff. Numerous violations are not being addressed, and the zoning inspector is being directed to research solicitation legislation. The comp plan is now going on for three years and it should have only taken 6-8 months. Again, there is zero oversight and not being proactive. The voices of the residents are being ignored.

Trustee Burkholder believes Trustee Evans makes a lot of accusations. There are about 10 to 15 open projects that are not simple projects, outdoor storage being one of them. It takes a tremendous amount of work and staff to do the proper research. The township has gotten over \$600,000 commitments for grants. Trustee Burkholder stated Trustee McKee worked to receive \$2.6 million for the Pike Street project. To which this amount was not quite enough, the township went back and was awarded another \$500,000. The township also received another \$150,000 from the state capital budget. There does need to be more discussions on where the TIF money is going.

Trustee Evans would like an explanation why the planner position was not posted after it was unanimously approved on February 20th.

Trustee McKee will continue to work together as a board while being professional to see that projects within the township are completed, but

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things do not happen overnight.

**13. Adjournment**

Motion to adjourn at 8:17 pm

Moved by: Mark Evans

Seconded by: Gary Burkholder

**Yes** Gary Burkholder, Mark Evans, and Rozland McKee-Flax

**Carried 3-0**

  
Gary Burkholder, President

  
Jaqueline Dotugno, Fiscal Officer

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