

Minutes of Regular Meeting September 27, 2006

Present: Trustees James Havens, Lyle King, and Wes Sargent, Fiscal Officer Kennedy

Guests: Chuck Peterson, Granville Sentinel
Frank Annarino
Don Andrews, 197 Louise Dr
Dianne & Craig McDonald, 211 Sunrise ST, G
Mary Fitch, 4181 Goose Ln
Jennifer & Richard Kinsley, 195 Granview Rd, G

The meeting was called to order at 7:00PM followed by the Pledge of Allegiance.

Mr. McDonald said that he had questions regarding the logging that has taken place in Salt Run Park. Trustee Havens indicated that he has received several calls about the matter. The Trustees initially planned to remove trees that were damaged in late 2004 from the ice storm which were rapidly losing any value that remained. When the Trustees discovered that there was value in the downed trees they asked Almendinger Sawmill in Johnstown to survey the various properties owned by the township. After looking at the properties Almendinger made a proposal to the township regarding the trees. Approximately 60 trees were identified for removal. It seemed to the Trustees that this would be good forest management practice to remove the dead trees as well as some of the older trees to give younger trees an opportunity to grow. The Trustees planned to use any of the funds generated from the tree sale to acquire more property. They hoped to stretch the resource. The agreement with Almendinger was made prior to Licking Land Trust becoming involved in the acquisition of the bordering Spring Valley Property. The Trustees did not have a specific date as to when the tree harvesting would begin. Trustee Havens agreed that they could have done a better job with notifying the neighbors and even with obtaining community input regarding the project. When questions were raised regarding the logging the Trustees asked Almendinger to suspend logging until input could be obtained. There was a question about removal of the tree limbs from the cut trees. Trustee Sargent indicated that he thought the tree debris could be mulched in place to provide pathway material. The areas where the logging equipment moved through were opening up the area to provide access. He felt the dead trees had to be removed as they were a danger to pedestrians walking in the woods.

McDonald indicated that he has a background in forest management and a Masters Degree in environmental studies. He's concerned that if the Trustees viewed the trees as a resource for extraction what about the minerals that might be under the surface of the park. Would they permit mining in the park? Trustee Sargent indicated there has never been any discussion about mineral removal. Some of the harvested cherry trees had soft interiors and were going to eventually die.

Mr. & Mrs. Kinsley who live on Granview bordering Salt Run Park expressed concern that the Trustees were creating a mess and it will take years to recover. He feels the tree removal is destroying the park as opposed to harvesting a resource. Trustee Havens indicated he thought that Almendinger would do a good job for the township based upon his personal experience with the company. There were questions regarding lack of

advertising that this was going to be taking place and about land management practices such as putting up a silt screen to prevent dirt from washing into Salt Run. The Trustees stated the logging was discussed at previous meetings but no specific advertising had taken place. Mr. McDonald indicated he would be more than willing to assist the Trustees in an evaluation of the property. The Trustees indicated that they are willing to work with experienced personnel regarding the woods and hope to do a better job of communicating in the future. This is a learning process. Trustee Sargent stated that every time he has walked the park property he has collected litter and trash dumped in the area. He asked that those who are interested in maintaining the park also assist in keeping it clean.

Mary Fitch was present from the Licking Land Trust to request two additional items with respect to the OPWC grant application being submitted with respect to the purchase of the Spring Valley Property. The first is a signature authorization and the second a modification of amounts requested. On a motion by Trustee Havens and a second by Trustee King, by a unanimous affirmative vote either Chair Wes Sargent or Norman Kennedy, Fiscal Officer, are hereby authorized to apply to the Ohio Public Works Commission (OPWC) for Clean Ohio Conservation Program funds. In addition, either of these individuals is authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance. Further, as requested by the Licking Land Trust the amount of total project cost is reduced from \$1,058,500 to \$1,013,500 caused by a reduction in the amount of Construction or Enhancement of Facilities requested.

Trustee Havens indicated that the Trustees had reached an agreement with Bill Kraner regarding the purchase of approximately 600 acres along Welsh Hills and Sharon Valley Roads. Roughly 120 of those acres are in Granville Township and the remainder is in Newark Township, however all of the acreage is in the Granville School District. Based upon two different appraisals the price for the property would be \$10,000,000 or approximately \$17,000 per acre. The Trustees would propose to acquire this property for parkland by the issuance of a 20 year bond issue. The terms of the agreement with Kraner call for 5% interest only during the first five years and the remaining fifteen years with payments of 4.25% interest and principal to amortize the debt. Trustee Havens asked F.O. Kennedy to put a copy of the purchase agreement on the township's website for the public to view. The purchase is subject to a 75 day study period to have a survey prepared, conduct an environmental study, complete appraisal work, evaluate the zoning, and conduct a title search and a soil survey. Mr. Kraner has agreed to reimburse the township for up to \$100,000 of these costs and for the cost of a special election in February and bond counsel services, if the levy to approve the bond issue passes.

The acquisition of the Kraner property was identified by the township's Open Space Committee as one of the most important purchases the Trustees could make to protect the community from development. The present Open Space levy language only permits the funds raised to be used for purchase of property within Granville Township. As a

significant portion of the total acreage is located in adjacent Newark Township the Trustees will be placing a levy on the ballot to both authorize the purchase and to issue the debt to pay for the purchase. The park property would be able to be used for both passive and active recreation. Trustee Havens thanked both the Open Space Committee members and Mr. Kraner for all the hard work to this point. There are still some final details to be resolved before the actual purchase contract is executed. Trustee Havens indicated that he would be abstaining from the vote on this matter. During the process of negotiating with Mr. Kraner he made several disclosures to the other Trustees as well as the Open Space Committee members regarding the possible conflict of interest due to professional relationships with both Mr. Kraner and one of the appraisers, Samuel Koon. Mr. Havens previously made the following written disclosure to both the trustees and Open Space Committee:

“In an abundance of caution, I wanted you to know that I have made several disclosures of potential conflicts of interest to the trustees in accordance with our conflict of interest policy. In each instance, the trustees have authorized me to continue negotiating the Kraner transaction. So you are aware and would feel free to ask any questions, I have disclosed that Sam Koon is my real estate partner. He prepared the preliminary appraisal. A few months ago, Kraner retained my firm to represent him on tow rezoning matters. Neither of those matters is related to this transaction. Kraner has not been promised anything of value nor has he promised me anything of value, and both he and the trustees are completely free to reject or accept the future negotiations. Although I have no direct or indirect financial interest, I will refrain from voting on the final Kraner decision. Although the Trustees have given me permission to continue representing the township in negotiations, I will again refrain from voting on the final decision. I want you to feel comfortable asked me any questions. Given the past political climate of our community, I want you to have any information you deem relevant to help you consider the options before you.”

In all cases he was asked to continue in his efforts to reach an agreement with Mr. Kraner for the purchase of his land. Mr. Havens cautioned the audience that this is not a done deal and he hopes to have the remaining details finalized this Friday. On a motion by Trustee King and a second by Trustee Sargent, with King and Sargent yes and Trustee Havens abstaining it was agreed that the Trustees would give Chair Wes Sargent the authority to sign an agreement with Mr. Kraner for the purchase of his approximately 600 acres for \$10,000,000 assuming the satisfactory completion of certain conditioned items and the successful passage of a 20 year bond levy to pay for the debt to be issued for payment of the property.

Chuck Peterson inquired about Mr. Kraner’s personal residence and why this was a purchase of the property as opposed to an acquisition of development rights. Trustee Havens indicated the residence and its property is not a part of this transaction. The final acreage amount and configuration could change. The proposal is to buy the property as that’s what Mr. Kraner wished to do. Havens believes that the community will be glad in the future that it owns this property as they will directly control it as a community asset. Development rights are not as tangible. The stated purpose of the levy is to

acquire property for parkland. Trustee Havens indicated that a public hearing regarding this transaction will be scheduled for late October or early November. The Trustees and members of the Open Space Committee will be present to answer questions that community members may have about the transaction. Mr. Kraner will be retaining limited hunting rights in the agreement.

F.O. Kennedy presented a contract from Wilson Shannon & Snow, Inc (CPAs) to conduct bi-annual audits for 2004/05 and 2006/07. Kennedy explained that WSS had been selected by the Auditor of State to conduct the audits for the half of the Licking County townships that are due for audit. He recommended approval of the contract which was prepared by the AOS, by the Trustees. On a motion by Trustee Sargent and a second by Trustee King, by a unanimous affirmative vote it was agreed to enter into a contract, as recommended by the Auditor of State, with the CPA firm of Wilson Shannon & Snow Inc, for audit of both Granville Township and the Union Cemetery (between the Village and the Township) for the periods 2004/05 and 2006/07.

Trustee Sargent reported that he continues to follow up on the Benson house matter. He is working with the County Health Department and has determined that the township must enter into an agreement with a company to demolish the property in accordance with the court order. On a motion by Trustee Sargent and a second by Trustee King, by a unanimous affirmative vote it was agreed to enter into a contract with Dingess and Sons, 11355 Jug St., Johnstown to comply with the Common Pleas Court order for abatement of a public health nuisance in the amount of \$18,550 less \$6,100 of work to be performed by the township.

F.O. Kennedy indicated that he reviewed notes from a previous meeting and determined that the minutes incorrectly reflected the fact the Trustees actually voted to approve a gravel driveway installed by Columbia Gas to provide access to a gas valve installation. The matter was discussed but no formal vote was actually taken. To correct this matter on a motion by Trustee Sargent and a second by Trustee King, by a unanimous affirmative vote it was agreed to permit Columbia Gas to install a gravel road along the tree line on the former Kent property, outside the limits of its recorded utility easement, for the purpose of providing access to a gas valve installation. The road was installed in this manner to prevent the disruption of the acreage being farmed.

Trustee Sargent indicated that the matter of the Pembroke Subdivision sign has been resolved with the court ordered reimbursement by the defendants of $\frac{3}{4}$'s of the cost of making a new sign. The resident who is handling the matter is satisfied with the resolution.

Fiscal Officer Kennedy reported that he received a check in the amount of \$808 from Columbia Gas in payment for crops that were damaged while it was working on the gas line and construction of the gravel roadway on the former Kent property. As the township owned the property the check was payable to the township. Dan VanNess who is leasing the property indicated that the amount was acceptable. Kennedy indicated he endorsed the check to VanNess and returned a crop damage release to Columbia Gas.

On a motion by Trustee Havens and a second by Trustee King, by a unanimous affirmative vote it was agreed to ratify F.O. Kennedy's action in endorsing the crop damage check to VanNess and executing the release to Columbia.

Superintendent Annarino reported that he had been contacted by Marathon Oil about some work it intended to do moving east to west across the same property in its utility easement. He talked with a representative of the company who agreed that they would wait until the crops were off the field before beginning work.

Trustee Havens reported that the EPA has rejected the County 208 plan and directed that none of the plans show any municipalities extending utility lines outside their present municipal boundaries. Therefore annexations will control where utility lines are extended. He further reported that the James Road property owners who were in attendance at the last township meeting are continuing discussions with the Village regarding the possibility of an annexation to the Village of Granville. On a motion by Trustee Havens and a second by Trustee King, by a unanimous affirmative vote it was agreed that if property owners wished to pursue annexation to the Village of Granville either Trustees King or Sargent were authorized to execute a petition for annexation to include township owned properties in the annexation request to the Village.

Trustee Sargent reported that he received an email from Kate Barrett regarding the possibility of building a community center and pool. There was discussion that this effort seemed to be paralleling the activities of the Granville Recreation Commission long-range planning committee. It seemed to the Trustees that there could be a combination community center for both seniors and other community members along with a pool. Trustee Sargent was asked to represent the township on any such study committee.

The following matters were discussed with respect to the roads department:

1. Superintendent Annarino and F.O. Kennedy presented a proposal to the Trustees to submit the paving of Goose Ln, Silver ST, and the southern segment of Granview Rd as this years Issue 1 project for grant funding. There is an average daily traffic count of 2,300 vehicles on Silver St and the paving project with 2 and 3" of asphalt and the installation of two cross culverts is estimated by the County Engineer to cost \$364,600. Kennedy recommended the township contribute 26% of the funding, which would include \$42,800 of in-kind force account labor (the culvert installation and the ditch berming). F.O. Kennedy also presented a five year Capital Improvement Plan for all of the township roads. After a short period of discussion, on a motion by Trustee Havens and a second by Trustee King, by a unanimous affirmative vote, the following project is to be submitted to the Ohio Public Works Commission for Round 21 funding: Goose Ln, Silver St and Granview Rd Paving Project, and Granville Township Board Chair Wes Sargent and Fiscal Officer Norman Kennedy are authorized to submit an application to the Ohio Public Works Commission and to execute any and all documents, including contracts, in behalf of Granville Township. In addition, the Trustees approve the five year capital improvement project plan as submitted.

2. Superintendent Annarino proposed trading in an old front end loader mechanism against the cost of a nine foot Bushog grading blade for the tractor. On a motion by Trustee King and a second by Trustee Sargent, by a unanimous affirmative vote it was agreed to trade-in a front end loader mechanism which is no longer needed against the purchase of a grading blade, the net cost of which is \$600.
3. Superintendent Annarino reported that the work has been completed on Jones Road except for the road striping. As he indicated at the last meeting the old paint machine is no longer repairable and must be replaced. On a motion by Trustee Havens and a second by Trustee King, by a unanimous affirmative vote it was agreed to purchase a new paint striping machine for \$8,810.

The following matters were discussed with respect to the cemetery department:

1. F.O. Kennedy presented a deed to Regina Figuerredo-Brown for the purchase of a lot in Section 7, Grave 17 for signature and issuance by the Trustees.
2. Superintendent Annarino reported that he has completed his review of mower operations and recommends that the Trustees trade-in five Steiner mowers (the oldest of which is a 1983 model) that have been continually rebuilt over the years for three Ferris zero-turn 48" cut mowers from Wright Bros. He feels that acquiring these new mowers will reduce mower downtime and improve the efficiency of grass cutting at the cemetery. On a motion by Trustee Havens and a second by Trustee Sargent, by a unanimous affirmative vote it was agreed to trade-in five Steiner mowers that are no longer needed on the purchase of three Ferris 48" zero turn mowers from Wright Bros for a net cost of approximately \$8,100.
3. Superintendent Annarino stated that employees Butt and Huhn have satisfactorily completed their probationary period. On a motion by Trustee Havens and a second by Trustee Sargent, by a unanimous affirmative vote it was agreed to remove Butt and Huhn from probation and grant them a \$.20 per hour pay increase.

The following matter was discussed with respect to the parks department:

1. Superintendent Annarino indicated that there is an old tractor at the McPeck Lodge facility which no longer works. He would like to scrap out the tractor after salvaging usable parts. On a motion by Trustee King and a second by Trustee Havens it was agreed that the tractor was no longer needed for township purposes and could be disposed of in the manner proposed by Superintendent Annarino.

The following matter was discussed with respect to the fire department:

1. F.O. Kennedy reported that the contract and township purchase order have been signed and sent to the vendor for the two new emergency squads from Road Rescue.

On a motion by Trustee Havens and a second by Trustee Sargent, by a unanimous affirmative vote the following appropriation transfers were approved:

From 1000-130-599-0000 Zoning - Other	100.00
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To 1000-130-213-0000 Zoning Medicare 100.00

From 2191-110-360-0000 Fire – Contracts 265,000.00

To 2191-760-740-0000 Fire – M&E 265,000.00

On a motion by Trustee Havens and a second by Trustee Sargent, by a unanimous affirmative vote the following warrants and EFT's were approved for payment:

3522	Teacher's Protective	9698.62	3523	Delta Dental	147.46
3524	Betty Montgomery AOS	40.00	3525	Nextel Communications	591.22
3526	Poggemeyer Design Gp	7608.22	3527	Wendy Lewis	60.00
3528	Shelly Materials	8093.44	3529	Fred Abraham	2000.00
3530	Waste Management	107.38	3531	Enviro Kleen	159.00
3532	Southeastern Equip	215.73	3533	Kokosing Construction	130773.75
3534	Ice Mountain Water	64.25	3535	James Kennedy	2450.00
3536	Ben Rader	2450.00	E191	Annarino	1510.07
E192	Binckley	1098.96	E193	Butt	624.01
E194	Engle	42.20	E195	Giles	968.77
E196	Main	195.92	E197	Meisenhelder	583.15
E198	Polk	498.87	3537	PNB – IRS	977.08
3538	OIT	867.87	3539	SDIT	6.47
3540	Deferred Compensation	480.00	3541	OPERS – Buyback	1050.00
3542	Granville Township	1000.00	3543	GIT	2.25
3544	NIT	33.05	3545	HIT	342.06
3546	PNB –OPERS	6102.68			

I hereby certify that the funds were on hand or in process of collection and properly appropriated for payment of the aforementioned warrants.

Norman S. Kennedy, Fiscal Officer

On a motion by Trustee Havens and a second by Trustee Sargent, with King yes, Havens yes and Sargent yes, the meeting was moved into executive session for the purpose of discussing a possible property acquisition.

After a period of discussion the meeting was returned to regular session.

The meeting was adjourned at 9:20PM.