



**WAYNE TOWNSHIP**  
**BUTLER COUNTY, OHIO**

**REGULAR TRUSTEES MONTHLY MEETING MINUTES**  
**MAY 15, 2023**

5967 Jacksonburg Road, Trenton, Ohio 45067 Phone 513-217-7317

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Wayne Township Trustees

BILL JONES  
ED TRUSTER  
TIM TAYLOR

Fiscal Officer/ Zoning

LAURA DALEY

CALL TO ORDER

Bill Jones called the May 15<sup>th</sup> 2023 regular meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

Everyone stood for the pledge of allegiance to the flag.

ROLL CALL

All Trustees were present.

AUDIENCE OF PUBLIC

Crouse Mobile Home Park Resident's came to share their concerns with the Trustees. Trustee Bill Jones asked that they have a spokesperson come to the podium and share their concerns.

Wanda Huffman – spoke for the group stating that she has been a resident of Crouse's Park and has always been happy there but due to new ownership and increased lot rent, many resident's including herself feel as though they are being forced out. She stated she understood that the Trustees would be limited in what they could do to help. But the resident's as they are residents of the Township wanted to reach out to see if anything could be done. Over the last few month's the park has nearly doubled the lot rent and many residents from Crouse's are elderly or are on very fixed incomes, The Park's new ownership does not have renewed or new leases or monthly contracts with the resident's, they no longer send out invoices. The resident's feel that a lot of tenant's will be forced to move and other's feel that the increases placed on them will be nearly impossible for them. Others spoke out from the audience showing the paperwork the new owner's have provided and asked if the Trustees could help in any way.

Trustee Bill Jones stated that the Trustees were aware of the situation and were happy to see that the residents came to share their concerns with them. He stated that the Trustees have reached out to multiple organizations to see if anything could be done. Unfortunately, it seems that it keeps coming back as a Civil matter. He himself had reached out to the housing Department and the Council of Aging adults. Tim Taylor had reached out to our State Representative Rodney Creech, he agreed that this was a civil issue, yet suggested the resident's reach out to the State Commerce dept. Bill Jones suggested they put together a formal petition so that they can use that to push this further along. Tim Taylor apologized as he said it just doesn't seem right that this can happen. He stated he would gather a list of contacts for the resident's so that they can reach out to their County and State leaders as well. Terri Nichols, the Township website liaison told the resident's they



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could look into an organization called legal shield. It sounds to her that they may need an attorney. Bill Jones stated unfortunately this is what they call Corporate shelling and but asked that they put together the petition and get them a copy and they would help in any way they could.

### APPROVAL OF MINUTES

- April 17th, 2023 Regular Meeting
- May 1st, 2023 Special Meeting

Trustee Ed Truster made a motion to approve the minutes of the April 17<sup>th</sup> regular meeting and the minutes of the May 1<sup>st</sup> special meeting, followed by a second by Trustee Tim Taylor. Roll call was taken; 3 ayes, 0 nays, 0 absent.

### PRESENTATIONS

- None.

### REPORTS

- Fiscal Officer – Laura Daley quickly spoke regarding the possible increased County valuations that were announced, and how this will affect homeowners and the township. She explained that the increase will actually do very little for the Township. The current fire operating levy funds will not be increased as a result of this. Actually, the millage rate will decrease so that the homeowner's will not have to pay more towards those levies. What will increase is a very small amount to the general fund and road fund but very little. The Schools will have the greatest impact by this increase. She then stated that she had sent a letter to our County Commissioners and to our State representatives that we as a Township, do not support such a drastic increase as we feel this could directly hurt our residents. She finished her report by stating all of the Township's fund balances are currently still within their fund balance requirements. She stated that all departments should keep an eye on their budgets as we do not know what the future holds and each department needs to maintain financial stability through these times. Attached is a fund balance report for the public to view.
- Fire – May's Fire report is attached hereto. The Fire Dept. requested a special meeting with the Trustees on May 22<sup>nd</sup> at 7:00pm to present the necessity of a new fire levy to be placed on the November Ballot. Trustee Tim Taylor wanted to take a moment to thank the department as unfortunate circumstances arose and he had to call a squad for his wife, the EMT's handled the situation very professionally.
- Road – May's Road report is attached. Road Superintendent Austin Young stated that Withrow road paving and striping was complete. Thomas Road is scheduled to begin the week of June 5<sup>th</sup>. He then stated that the road crew planned to have the Simonson Sign up by Memorial Day Weekend. They stated that they had one foundation to be poured but they were waiting to see if they could get anymore before ordering the concrete due to the 3-yard minimum. Ed Truster asked if we were getting closer to listing the equipment we had on gov.deals. Austin Young stated that we were getting closer.



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- Zoning – May’s zoning report is attached. Laura Daley went on to state that due to a complaint she received on Hope/Cellestial, she needed the opinion of the Trustees and Road Dept. It seems when vehicles are parked along the road, that fire and snow plows have some issues greeting around out there, in looking into this situation, she noticed that there is a basketball hoop concreted into the ground at the cul-de-sac that is in the right of way and unfortunately that would have to be removed. Some conversations were held regarding the need to control the street parking in that area, and the necessity to have the basketball poles removed from the right of way.

**UNFINISHED BUISNESS/ITEMS FOR DISCUSSION**

- Firehouse plumbing damage- A discussion was held regarding the back-up at the firehouse election night and the damage done to the offices. Laura explained that if the repairs could be made in house, she would prefer to do it that way but we will look further into the damages. The Trustees asked that we call Blashock plumbing and see if there is anything else we can do about the issues beyond what has already been done. Tim stated he would reach out to Dryden Builders and see if they can pull anything from the original project to help. Bill Jones asked that the building use policy be sent to him to see if it needs to be updated.
- Crouse mobile home park complaints – was discussed during the first audience of public.
- Jacksonburg Road Semi-truck traffic – Austin will look into it.

**NEW BUSINESS**

1. A MOTION TO APPROVE THE FISCAL OFFICER TO PURCHASE A FULL-SIZE EXTENDED CAB 4X4 PICK UP TRUCK IN THE AMOUNT NOT TO EXCEED TWENTY THOUSAND DOLLARS AND NO CENTS (\$20,000.00) FROM FRONTIER MOTORS TO SERVE AS THE ZONING AND ADMINISTRATIVE VEHICLE FOR THE TOWNSHIP, AND FOR THE FISCAL OFFICER TO SIGN ANY NECCESARY OR RELATED DOCUMENTS THERETO AND TO CREATE A SUPPLEMENTAL APPROPRIATION IN THIS AMOUNT FOR THE SAME PURPOSE.  
Fiscal Officer Laura Daley explained this is a not to exceed motion but if the truck that she is looking at should come in under \$15,000.00. Tim Taylor made a motion to approve, followed by a second by Edward Truster. Roll call was taken; 3 ayes, 0 nays, 0 absent.
2. A MOTION TO APPROVE ADDING OWEN STAMPER TO THE FIRE DEPARTMENT ROSTER AS AN EMT/FIREFIGHTER PENDING HIS BACKGROUND CHECK, DRIVING ABSTRACT, PHYSICAL, AND DRUG SCREENING.  
A motion to approve was made by Edward Truster, followed by a second by Tim Taylor. Roll call was taken; 3 ayes, 0 nays, 0 absent.



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3. A MOTION TO APPROVE PURCHASING ONE NEW FEDERAL SIGNAL WEATHER SIREN SITE AND INSTALLATION FROM MOBILCOMM IN THE AMOUNT OF THIRTY-FOUR THOUSAND NINETY FOUR DOLLARS AND SEVENTY-FOUR CENTS (\$34,094.74) TO BEGIN THE PROCESS OF WARNING WAYNE TOWNSHIP RESIDENTS OF IMPENDING HAZARDOUS WEATHER. A discussion was had regarding this item, maintenance costs, and other warning options. This item was removed from the agenda, a presentation will be given at the June meeting from the Butler County EMA. It will be returned to the agenda after the presentation.

LEGISLATION

1. A RESOLUTION TO INSTRUCT THE FISCAL OFFICER TO TRANSFER FUNDS IN THE AMOUNT OF \$99,725.00 FROM FUND NUMBER 3101 GENERAL (BOND) (NOTE) RETIREMENT TO FUND NUMBER 1000 GENERAL FUND AFTER RECEIVING ADVISEMENT FROM PERRY & ASSOCIATES, CPA'S WHOM PERFORMS THE TOWNSHIP'S BI-ANNUAL AUDITS DUE TO THE FIREHOUSE PROJECT BEING COMPLETE AND ANY DEBT ASSOCIATED WITH THE FIREHOUSE PROJECT IS PAID IN FULL.  
A motion to approve was made by Ed Truster, followed by a second by Tim Taylor. Roll call was taken; 3 ayes, 0 nays, 0 absent.

AUDIENCE OF PUBLIC

None.

AUDIENCE OF TRUSTEES

None.

EXECUTIVE SESSION

1. REQUEST FOR AN EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING PERSONNEL MATTERS ORC 121.22(G)(1) – REFERRING TO THE COMPENSATION OF A PUBLIC EMPLOYEE OR OFFICIAL, LICENSEE, OR REGULATED INDIVIDUAL.

A motion to go into executive session for the above-mentioned purpose was made by Edward Truster and seconded by Tim Taylor. Roll call was taken; 3 ayes, 0 nays, 0 absent.

Bill Jones announced the special meeting next Monday May 22<sup>nd</sup> at 7:00pm and the regular Trustees meeting to be held on June 19<sup>th</sup> at 7:00pm. He explained that no other business other than adjournment will happen after the executive session so we will end the Facebook live feed. He thanked everyone for coming. The Trustees and Fiscal Officer went into executive session at 9:03pm.

Edward Truster made a motion to come out of executive session at 9:23pm, followed by a second by Tim Taylor. Roll call was taken; 3 ayes, 0 nays, 0 absent.



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NEXT MEETING

- Fire Department requests a special meeting on Monday, May 22<sup>nd</sup>, for Fire levy need presentation.
- June 19th, 2023 at 7pm Regular Meeting.

ADJOURNMENT

A motion to adjourn was made by Edward Truster followed by a second by Tim Taylor. Roll call was taken; 3 ayes, 0 nays, 0 absent. The regular Trustees meeting was adjourned at 9:24pm.