

**Granville Township**  
Minutes of Regular Meeting September 14, 2011

Present: Trustees Paul Jenks, Bill Mason and Dan VanNess, and Melanie Schott,  
Recording Secretary.

Absent: Fiscal Officer Kennedy

Guests:           Travis Binckley  
                  Jeff Hussey  
                  Jerry Miller, 440 West Broadway  
                  Bart and Beth Beckman, 15 Tow Path Road  
                  Rob Schaadt, 2523 Burg Street  
                  Doug Wagner, 300 Pinehurst Drive  
                  Leonard Hubert, 3808 Columbus Road  
                  Bill Wernet, 347 North Granger Street  
                  Roger Dunifon, 3464 Loudon Street  
                  Chuck Peterson, Granville Sentinel

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

On a motion by Trustee Jenks and a second by Trustee VanNess, with Jenks, Mason, and VanNess yes, the minutes of the August 24, 2011 meeting were approved as previously submitted and as revised.

Correspondence:

In F.O. Kennedy's absence Chief Hussey presented a notice about a Educational Forum on Marcellus/Utica Shale Oil and Gas Development on 9/15 from 7:00-9:00 to be held by OSU/COTC.

Elected Officials Reports:

Trustee VanNess

(See Roads Department and Parks Department)

Trustee Jenks

Trustee Jenks reported he and F.O. Kennedy met with two insurance agents, Frank Harmon (Ohio Insurance Services) and Jeff Cashman Wichert Insurance regarding the Township's insurance benefits plans. Mr. Cashman recommended a timeline (distributed) for gathering information to assist the determining healthcare costs for 2011. Trustee Jenks stated Mr. Cashman suggested the Township start to collect all the healthcare data by October 1<sup>st</sup> and have this information keyed into a database that can be shopped around for the best rate by October 15th. He added healthcare costs are expected to rise from high single digits to possibly double digits. Trustee VanNess stated the increase last year was around 17-18%. Trustee Jenks stated it would be advantageous to get quotes sixty days in advance so the Trustees have adequate time to make a decision.

### Trustee Mason

Trustee Mason stated he attended a flood warning system update meeting on September 1<sup>st</sup>. He stated the proper warning devices for floods are in place for the Township. Trustee Mason stated he visited Kendal on September 13<sup>th</sup> and, according to the construction supervisor, the Township will not be affected by their construction until the spring.

### Roads Department:

Superintendent Binckley indicated during his vacation the employees worked on tree clearing along the SR37 rear access to the Spring Valley Park property. During this project there was a work related injury. The employee was transported to the hospital by the squad for evaluation. Fortunately because of wearing Township provided safety equipment there was no serious injury.

Superintendent Binckley reported Shaw Mechanical was called in to look into possible solutions of the blower motor noise problem in the training room and office areas. The proposed solution is to install new return air venting in the ceilings of both rooms for a total cost of \$1,200. Trustee VanNess agreed this should be done because it can be hard to hear in the meeting rooms when the blower is running.

On a motion by Trustee Jenks and a second by Trustee Mason, with Jenks, Mason, and VanNess yes, the Trustees' agreed to hire Shaw Mechanical Services for \$1,200 to install additional venting to help lower the blower motor noise problem.

Superintendent Binckley indicated he is developing a written sign maintenance plan which includes the conversion to reflective signage which will be completed by the deadline of January 15, 2012. Trustee Jenks added they are the process of making a complete inventory of all current signage. The current deadline to meet Federal mandates for reflective signage is 2015, but there is discussion about relaxing the mandate.

Superintendent Binckley reported the Township was able to acquire a 1999 dump truck at the Madison Township auction for \$7,900. He stated the truck is in much better condition than the 1996 it is replacing. Trustee Mason stated he saw the truck and believes it was a good purchase. As the truck did not come with a snow plow Binckley asked the Trustees consider the \$7,739 request he sent earlier to purchase a new plow with attachments from Ace Truck. Trustee Jenks indicated this amount had been budgeted in capital acquisitions for 2011. Trustee VanNess asked about the life span for a plow. Binckley indicated approximately 15 -20 years and the plow on the 1996 is 18 years old. With the acquisition of the newer truck Binckley requested the Trustees declare the 1996 truck to be surplus and authorize him to sell it on GovDeals.com. Trustee Jenks stated there is a ten page Memorandum of Understanding (MOU) to review to sell items on the website, and he agrees the truck should be declared surplus equipment and be offered for sale on GovDeals.com which is being used extensively by Licking County for the disposition of its surplus equipment.

On a motion by Trustee Jenks and a second by Trustee VanNess, with Jenks, Mason, and VanNess yes, the Trustees' ratified the purchase the 1999 dump truck at the Madison Township auction for \$7,900, approved the purchase of a plow from Ace Truck for \$7,739 and declared the 1996 truck as surplus equipment to be offered for sale on GovDeals.com .

Superintendent Binckley requested approval to send Tyler Bryan and Josh Butt to a 70 hours welding class at Hobart Institute of Welding Technology in Troy Ohio at a total cost of \$2,800, including accommodations. This is an entry level class with a great deal of hands on instruction which will enhance the skills of these two employees. Trustee VanNess asked if Binckley can afford to have two employees gone at the same time. Binckley indicated this is the best time of year for the employees to be gone. Trustee VanNess agreed the hotel cost would be less for both employees to attend the class at the same time. Trustee Jenks stated he did investigate if this training could be offered at C-TEC, but it would not be offered as a two week class.

On a motion by Trustee Jenks and a second by Trustee Mason, with Jenks, Mason, and VanNess yes, the Trustees' agreed to send Tyler Brown and Josh Butt to welding class at Hobart Institute in Troy, Ohio at a total cost of \$2,800.

Trustee VanNess indicated he received correspondence from T. David Price regarding the vacating of a segment of roadway behind Lyle King's home (Welsh Hills Road.) Trustee VanNess stated Mr. Price went to a "pre-hearing" conducted the County Commissioners about this matter and the Commissioners inquired why nobody from the Township was present and wondered what the Township Trustee's position might be on the vacation request. Trustee Mason stated he recalled the Trustees' having a discussion on this matter and it was determined this segment of roadway belonged to the County. Trustee Jenks agreed they didn't need to take action because the roadway didn't belong to the Township. He stated this information should be available in the Township minutes. Trustee VanNess indicated Mr. Price would like the Trustees to take a position on the vacation request which he then present to the County Commissioners on at their hearing on September 20<sup>th</sup>.

On a motion by Trustee Jenks and a second by Trustee Mason, with Jenks, Mason, and VanNess yes, the Trustees' agreed to not object to the vacating of a segment of former Welsh Hills Road which belongs to Licking County.

#### Cemetery

Superintendent Binckley stated there have been two funerals. He also reported seasonal employee, Mathew Boudinot, has returned to school.

#### Parks Department:

Trustee VanNess reported he received correspondence from Mark Petardi, 1683 Columbus Road, regarding the possibility of dead trees falling onto his property from Township owned Spring Valley Park. Trustee VanNess stated the Conservation Easement given to the Licking Land Trust when the property was acquired indicates

trees may be removed if they constitute a possible danger. He met at the site with Mr. Petardi, Doug Spieles (LLT representative) and Judy Preston Township LMC representative) as well as later with Superintendent Binckley. Several dead trees on Township property were noted which might fall onto Mr. Petardi's property. Superintendent Binckley indicated Township road employees will remove the trees in question.

Trustee Jenks stated the dirt moving provided for in the Township's MOU with Kendal has been delayed until next spring. He has notified Judy Preston they would not have the fill dirt for Spring Valley until then.

Trustee Jenks reported Pinkerton Real Estate continues to show the Spring Valley rental property.

Trustee Jenks reported in conjunction with investigating the possible installation a permanent restroom facility at Raccoon Valley Park the GRD will be doing some small scale trenching to conduct soil tests. He stated he has informed the GRD about the archeological sensitive area of the park which is not to be disturbed.

Fire Department:

Chief Hussey stated he has the following personnel matters:

- 1) Grant a one year leave of absence to volunteer member Cameron Evans during his tour of military duty in Afghanistan.
- 2) Employment of Adam Gottfried as a probationary intermittent employee.
- 3) Employment of Jordan Berger, Peter Markee and Chris Baldwin, all first year Denison students as probationary volunteer members.

On a motion by Trustee Jenks and a second by Trustee VanNess, with Jenks, Mason, and VanNess yes, the Trustees' approved Chief Hussey's request as listed above.

Chief Hussey indicated he would like to send four employees for CTEC Firefighter I training at a cost of \$1,200 per person. He stated this is budgeted and in prior years the cost has typically been reimbursed by the State.

On a motion by Trustee Jenks and a second by Trustee Mason, with Jenks, Mason, and VanNess yes, the Trustees' agreed to send four fire department employees to Firefighter I training at C-TEC at a cost of \$1,200 each, and a total of \$4,800.

Chief Hussey provided a purchase request for Multi Agency Radio Communications System (MARCS) compatible radios. He stated the total cost would be \$16,131 less a \$4,500 ODNR grant and \$1,200 trade-in of unused old technology Motorola radios or \$10,431.00 net. Trustee VanNess inquired on how using the MARCS radio system would be advantageous to the Fire Department. Hussey indicated MARCS would permit Granville Fire to communicate with departments using the MARCS system in Franklin County as well as Columbus hospital Emergency Departments when transporting patients to those locations. After September 11, 2001 an Ohio interoperable radio system was put in place. He stated it is a more robust and proven

system which allows radio transmissions beyond county boundaries. Trustee Jenks stated they can currently not communicate via radio with a Columbus hospital without using this system. Chief Hussey indicated it would cost approximately \$140,000 to convert the entire department over to the MARCS system.

On a motion by Trustee Jenks and a second by Trustee VanNess, with Jenks, Mason, and VanNess yes, the Trustees' agreed to purchase three APX7000XE Dual Band Portable 800 Mhz/VHF P25 Trunking, Astro Digital and Smartzone software radios with battery and charger for \$10,431.00 from B&C Communications, Inc.

Chief Hussey asked for ratification of the sale to Monroe Township of the Township's used radio repeater for \$2,500 and reserve engine for \$35,000.

On a motion by Trustee VanNess and a second by Trustee Jenks, with Jenks, Mason, and VanNess yes, the Trustees' ratified the sales price of these two pieces of equipment to Monroe Township.

Old Business:

Rotary Bridge Project:

Trustee Jenks stated he sent a timeline to the Trustees' which indicates the design process, which includes the required environmental approvals, will take from now until 2013 to obtain. He stated the project could be bid in mid 2013. Trustee Jenks went on to say the ODOT personnel are recommending against doing this, because they don't want to be bidding a project at the end of an annual bidding cycle. Trustee Jenks stated as it stands now it looks like the bridge would get built in 2014. He added Mr. Weigand continues to raise the needed money for the gap in funding.

Comprehensive Plan:

Trustee Jenks stated he, Trustees Mason and VanNess attended a Comprehensive Plan Steering Committee meeting on September 1<sup>st</sup>. He also indicated he and Trustee Mason met with Bill Habig to discuss the Comprehensive Plan on September 6<sup>th</sup>. Jenks also met with Steve Stillwell, Jim Murr, and Chip Blanchard to discuss the Comprehensive Plan, and plans to meet with Councilman Constance Barsky prior to the next Steering Committee meeting. He stated it has been approximately five years since work began on the plan at a cost of \$250,000 in time and real dollars. He added it is time to come to a decision and he thinks the committee is close to moving this on to the Township Trustees and Village Council for their respective reviews. Trustee Jenks stated there is a possibility the Township could have a second meeting on September 28 to review the Comprehensive Plan, even though this was not a previously scheduled Township meeting date. Trustee VanNess stated he received feedback from Dan Bellman and Bill Wernet and they feel the plan is still too long and too complex. Trustee Jenks stated he agrees and this is why he is meeting with Councilmember Barsky, but he wants to ensure if the document is to be condensed, it doesn't lose intent or the land use plan. Trustee VanNess stated everyone feels the document needs an executive summary and some areas should be included in an addendum. Trustee Jenks stated he will share this with Councilmember Barsky and go over the redundancy, conflicting statements, and typos in

the document. He stated he believes the document can be shortened, and this Plan must be finalized in short order as it has been worked on for entirely too long. Jenks indicated he spoke with Brad Mercer at the Licking County Planning Commission and he believes a contingency vote would be appropriate. He added the Planning Commission felt it is unique for two entities to do a joint Comprehensive Plan like this. Trustee VanNess stated he would be at the next Steering Committee meeting on September 15th. He indicated it is unlikely the Township Trustees would be called upon to vote on the plan by September 28<sup>th</sup> because the Steering Committee must hold another public meeting if significant additional revisions are made. Trustee Jenks stated he cannot attend the Steering Committee meeting, but he would be giving his thoughts to Councilmember Barsky.

#### Columbia Gas Utility Easement:

Trustee VanNess stated this is finished and contracts are signed, but he is unsure if F.O. Kennedy received the check.

#### Southwest Quadrant Pathway:

In F.O. Kennedy's absence Chief Hussey reported the Township received notification from the Ohio Department of Transportation indicating the Southwest Pathway Project has not been selected for grant funding. Trustee Jenks indicated he spoke with Doug Helman (Kendal) and needless to say they are disappointed. He stated Mr. Helman would be in contact with the ODOT to gather more information on why the project was not considered for funding. Copies of this notice were also provided to Doug Helman at Kendal and Alison Terry at the Village.

#### Beckman – Pohm Property:

Bart Beckman asked the Trustees' for permission to leave the decorative fence that was mistakenly put on Township property to stay in place. He explained a portion of the fence was removed, but there are two small sections he is requesting to keep up. Mr. Beckman stated he is also requesting approval to leave the tree plantings up and the species of tree was approved by the Land Management Committee. Trustee Jenks asked Mr. Beckman to illustrate the location on the fence and trees on the white board. Mr. Beckman illustrated where the fence had been located and where it is now. He stated he has lived at this location for fifteen years and decided to put the fence in last winter to help deter deer. Mr. Beckman stated the fence is wooden and the neighbors have no complaints regarding the look of the fence. Mr. Beckman stated he is requesting to keep two appendages of the fencing to block the highway noise and River Road noise. He stated the fence deters the deer and keeps them back along the river. Trustee Jenks questioned if there was an existing agreement in place for the trees. Trustee VanNess explained the Land Management Committee approved the tree plan, but the Trustees held off on this approval until after the fence was removed. Trustee Jenks indicated he would not have a problem with the two fence appendages left as is, as long as Mr. Beckman recognizes the trees and remaining fence are on Township property. Trustee Jenks went on to say he doesn't expect to have to request to remove the fencing, but he would like the agreement to note if the Township were to ask Mr. Beckman to remove the fence on Township property – he would. Trustee VanNess stated there could be an

advantage for nearby traffic if indeed the deer are deterred away from the bridge area. Trustee Mason stated he is surprised to hear the fence deters deer. Mr. Beckman clarified there is an electric wire within the wooden fencing located on his property. It was clarified there is not electric wire on the portion of fencing located on Township property. Trustee VanNess stated he would be in contact with Judy Preston (Land Management Committee) regarding this matter and would formulate a MOU for Mr. Beckman to execute.

#### SWIF Grant –

Superintendent Binckley stated JAW Excavating LLC has begun work on Phase 1 of the creek restoration project.

#### Zoning Occupancy Matter:

Trustee Mason stated he met with the Prosecutor and Warren May on September 7<sup>th</sup> to discuss this zoning matter. He stated he expects feedback from the Prosecutor within a week and then Mr. May will write a response to the homeowner.

#### NEW BUSINESS

Trustee VanNess stated he was contacted by Rhonda Saunders who is interested in purchasing a forty acre lot of Open Space land from Mrs. Adrian Smith. He stated this request would be run by the Land Management Committee.

Trustee Jenks indicated the buyer would need a split from the county. Trustee VanNess stated the purchaser would have to get through the Open Space contract first, which says no splits. Trustee Jenks suggested attorney, Bob Erhard, should also see if there is a fundamental issue with this request. Trustee VanNess agreed this was a good idea and stated he would get the request to him.

#### OPEN SPACE COMMITTEE:

Dr. Wagner gave a presentation on the scoring system the Open Space Committee members have developed to evaluate property in order to make recommendations on which Township lands to purchase/not purchase, or on which to acquire development easements with Open Space funds. Dr. Wagner indicated the committee used the scoring system to evaluate previous transactions and they were satisfied with the results. The model (Type I, II, and III) is as follows:

Type I - This category will look at properties that have the highest potential for dense development that would negatively impact the local community. Generally speaking these properties are considered prime for residential development with limited commercial value. The aim here is not to subdue commercial development but to preserve the small town atmosphere and rural character of the community.

Factors to be considered

60 Proximity to public water and/or sewer

Examine the local w/s infrastructure with its proximity to or potential to be run to the property thus allowing a more dense development of the property.

Are there other properties with public utilities within 1/4 mile?

60 Would seem rather likely because property is contiguous to or only one property away from a w/s line or a neighboring municipality that could become a provider upon request or petition.

30 Property owner would have to be very creative to get w/s access.

0 Property is very unlikely to get a w/s provider

60 Development Right purchase (measured in acres)

60 points 95-100% of the selected property will remain undeveloped

50 points 80-94.9% of the selected property will remain undeveloped

40 points max if <80% of the selected property will remain undeveloped

60 Development Potential

30 Accessibility

Consider access to state or county roads. How would a developer see this property? Is this property situated in a location prime for development?

10 point deduction: If only accessible by Township roads

30 Ease of Development

Consider factors that make this property developed easily. Road frontage is necessary for development. Larger tracts of land with more road frontage are usually considered better from the developer's point of view but smaller tracts of land can be a gateway to future development in the area thus may be seen as an investment of strategic significance in blocking further development.

60 Danger of Annexation to neighboring municipality

Acquisition of this property will provide (at least partially) an effective buffer against annexation.

Consider potential for more favorable zoning from other jurisdictions or other factors that would increase development density.

Consider contiguous properties to the parcel that developers might already have or desire to obtain that would link to the Township's border.

60 Consider proximity to other properties that could potentiate the value of the deal from the Township's perspective and long term strategy.

Consider the value of contiguous properties that may be joined to make a larger area of land more attractive to the township open space program.  
There should be some consideration for preserving gateways to the Village.

40 Natural beauty of the land

Must have land mostly undeveloped in the present state, i.e. no houses or buildings, and there is less than 5% of the land currently being occupied by structures to rate highest in this category.

Naturally scenic beauty of the landscape rates highest. A blend of features that adds to the rural character and natural beauty of the Township.

60 Bonus Points = Price discounted from Appraised Values

90% of AV discounted sale price	40 points
80% of AV	45
70% of AV	50
60% of AV	55
50% of AV	60

Type II - Park Type land (Open Space Lands or Conservation Areas)

Some of these properties would be considered for outright purchase allowing some limited public access to these lands. Some of these parcels may not be under the imminent pressure for development that Type I lands are but would be considered to be a jewel left to the community due to the foresight and effectiveness of the Open Space program.

70 Natural and scenic beauty of the parcel will rank very significant

Mature and established hardwoods or pines  
Ravines, creeks, special features or unique landscape  
Rolling topography and landscape that is aesthetically pleasing

50 Environmentally sensitive areas (Township study and survey)

Wetlands and watershed areas  
Habitat for endangered species receive special consideration  
Wildlife corridors, habitat and cover  
Fragile landscapes and terrain and vegetations

50 Contiguous borders with other parks or recreational lands within Granville Township.

40 points If only one property removed from the above consideration

Development of greenbelt throughout the township is desirable.

- 60 Discount from Appraised Value  
Owners are willing to take a discounted price. Are there additional sources of funding available for purchase at a reduced cost to the township?
- |                      |           |
|----------------------|-----------|
| 90% of AV sale price | 40 points |
| 80% of AV            | 45 points |
| 70% of AV            | 50 points |
| 60% of AV            | 55 points |
| 50% of AV            | 60 points |
- 50 Threat of imminent development would allow increase ranking.  
Neighboring community may have this property in their sights for annexation or for planned development. Consider factors such as:  
Road frontage  
Water and sewer access  
Ease of land for development
- 35 Passive recreational use potential of the land  
Trails with access points for public would be desirable  
Is there potential to link with existing or future pathways or bike paths?
- 35 Location along Scenic Byways in Granville Township  
How visible is the property? Will this property be seen by Township Residents and add significantly to the aesthetics of the community or countryside?
- 25 Maintenance issues should be considered if land is purchased.  
Would we expect maintenance costs or liability to be an issue?  
Are there invasive plant species that will need control measures?  
Are there buildings or structures that need to be removed?  
If minimal or no anticipated maintenance score all 25 points
- 25 Unique archeological or historic features worthy of preservation.  
This would need proper documentation from appropriate agency.

### Type III Agriculture and Farmland Conservation/ Development Right Purchases

These purchases are designed to protect farmland from over development and urban sprawl thus allowing the land to remain active in farming forever by the current and successor landowners.

The following points are to be considered:

60 points Present Land Character

A blend of tillable acreage and wooded, pasture or natural lands on a pleasing topography that adds significant value to the rural character and natural beauty of the township. Does this property add special value to the visual appeal of the surrounding area and truly define our objective in preserving open space? Would development of this property negatively affect the aesthetics of the countryside? Consider the absence of large permanent buildings, homes, or agriculture structures the most desirable and essential for a score of 60 points.

If only minimal visual intrusion such as farming lanes and roads, livestock fencing, small farming sheds or animal shelters are present scoring should be 50 or more points. This is still primarily a rural landscape with no evidence of occupation.

The more evidence of residential use and occupation the lower the score in this category. Land with conspicuous oil and gas wells visible from the roadways (or permitted in the contract) will be rated lower in this category (5 point reduction per well)

Lands with two or more structures built in the visual field from the roadways will rate lower in this category. (minimum 10 point reduction)

45 points - Future Agricultural Land Use permitted by the purchase agreement with the Township

Landowner willing to forego any new buildings and limit land use to only farming in traditional ways of crop planting and harvest on the contracted land will score maximum points. Seasonal roads or lanes for farming purposes only are acceptable.

Retaining rights for agriculture buildings or barns shall be specified to size permitted for buildings. Land owner will need to have 40 acres or more to qualify for this request.

5 point reduction for building up to 10,000 sq. ft.

10 point reduction for building up to 20,000 sq. ft.

20 point reduction for building > 20,000 sq. ft.

45 points - Future Land use for Residential housing (>40 Acres sites and per 40 acres of the parcel)

- 45 points      No additional dwelling units/houses to be allowed on the purchased land regardless of acreage (i.e. <40 acres) (replacement of dwelling is a net of zero allowed)
- 40 points      One home site specified location
- 25 points      One home site to be built at undetermined site  
5 acre site maximum
- 0 points        More than one home site allowed (per 40 acres)

30 points - Active farming

Farmland means active in traditional agriculture and farming use. Consider the 5 year previous farming record and the percent of tillable acreage actively farmed in traditional crop production and harvest. This includes hay fields and pastures as productive farmlands. Woodlands are not considered in this category.

- 30 points      85-100%
- 20 points      50- 84.9%
- 15 points      25-49.9%
- 0 points        <25%

60 points - Location

Parcel location relative to other open space properties, park lands or other Township property. Other properties held in land trust or deed restrictions on development are also eligible for points. The goal here is to create land blocks of protected property.

- 60    parcel considered is contiguous to another protected property
- 45    parcel considered is one property away from a protected property
- 30    parcel in located in a long term strategically significant area that may make other properties available. Impact of securing this property may be realized as a part of a developing strategy.

100 points - Development potential/ pressure

Consider land that we deem at risk for significant residential development. The threat of residential development is the biggest risk to our existing farm lands. Consider the variables that may make this land desirable for development.

- 20 Road frontage (any public roadway)
- 20 1000 feet or more
- 15 500- 999
- 10 250-499
- 5 < 250 feet

40 Points - Water/ Sewer Access or potential access

- 40 Would seem rather likely because property is contiguous to or only one property away from a w/s line or a neighboring municipality that could become a provider upon request or petition.
- 20 Property owner would have to be very creative to get w/s access.
- 0 Property is very unlikely to get a w/s provider

40 Points - Other factors that should be considered as threats for making development more likely

- 20 Property has potential for PUD zoning making development a more likely issue with denser development risk.
- 20 Threat of annexation from neighboring municipality w/s services.
- 20 Proximity to other desirable development features i.e. schools, bike paths, etc.

Bonus Considerations (60 points maximum) -

60 points - Owner willing to take a discount from Appraised Value

- 90% of AV discounted sale price 40 points
- 80% of AV 45
- 70% of AV 50
- 60% of AV 55
- 50% of AV 60

The following will need documentation by property owners, submitted in writing, stating positions that are to be considered

30 Points - Organic Farming practices

Property owner is and will continue to practice organic farming practice and will be in contract to continue this farming method

30 Points - Environmental Considerations

Riparian corridor protection  
Wetland protection  
Wildlife habitat protection or enhancement  
Protection of environmentally sensitive areas (we need environmental survey for data base)

30 Points - Ohio Century Farm Program participation through the ODA (??? What is oda, Ohio Department of Agricultural ??? should have full name

Consider points for farms held in family for

30 points 75-99 years  
20 points 50-74 years

30 Points - Natural Historic Register Farm or Homestead

Proof of documentation required

30 Points - Ohio Archeological Inventory/ Ohio Historical Society Inventory

Proof of documentation required

Negative influences for consideration

\*\*Properties with existing restrictions for development by State or Federal Agricultural Conservation Easement will not qualify for consideration

\*\*Properties in flood plains should not be considered highly likely for development but may be considered for acquisition for land blocking strategy when purchasing blocks of land

\*\*All leases of the property need to be examined for what is permitted. This is especially true for oil and gas leases as well as mineral rights.

#### Discussion:

Trustee Jenks thanked the Committee for the time spent on this model and stated they did exactly what the Trustees' requested. He asked how you differentiate when you are looking at a raw score. Dr. Wagner stated he personally hopes this is an exclusionary process as much as anything else. He stated they didn't find anything in their test analysis which was something they wish hadn't been purchased. Leonard Hubert stated the overall number is something to take into consideration and it shouldn't be a definitive decision on whether the Township Trustees make or don't make a purchase.

Trustee Jenks stated there has been some concern expressed about the amount of cash balance in the Township's Open Space Fund. He isn't against holding this money because there will be different times when an opportunity arises to acquire the development rights or title to a large property requiring a significant amount of money to complete the transaction. Bill Wernet stated he would compare the overall scoring number for this model much to an a college SAT score. He also feels this is an evolving tool and while it is an important factor to take into consideration during property evaluation, it is certainly not the only factor. Trustee Jenks stated no matter how a property scores there should also be a verbal recommendation from the Committee as to why a property scored high or why it scored low.

Rob Schaadt indicated he believes if one property is rated lower than another, there should be more of a discount from the appraisal amount. Trustee Jenks agreed with not paying a premium and perhaps discounting the appraised amount for a low value property. He stated part of the negotiation with property owners could be "this property is on our list, but not top rated".

Trustee VanNess stated he has attempted to negotiate a price less than the appraised value, but prior Trustees may have paid the appraisal price because it represented the fair marketable value to the owner. He stated if a property scores high – then maybe Trustees should pay a premium. Trustee VanNess suggested this model be put in use as a pilot program for six months.

Trustee VanNess stated there will be kinks needing to be worked out. He stated for instance he may have a problem with landowner applicant's agreeing to a discount on the points system without first knowing the appraised value. He stated this may be difficult. Trustee Jenks stated they can only find the kinks by testing the model out. Trustee Mason commended the Committee on the work they did and stated the Township now has a tool in place they can test and use.

#### Financial matters:

In F.O. Kennedy's absence Chief Hussey presented the following items:

- 1) A new Amended Certificate of Estimated Resources (+\$95,737.04 of TIF tax revenue) for acceptance approval by the Trustees along with the following appropriations of the money (+\$1,231.99 for TIF tax County Auditor Collection fees 2901-760-314 and +\$94,505.05 for TIF Capital Outlay 2901-760-700). On

a motion by Trustee Jenks and a second by Trustee VanNess by a unanimous affirmative vote the Amended Certificate was accepted and the appropriations adopted.

- 2) A Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the necessary Tax Levies and Certifying them to the County Auditor for collection of property taxes in 2012. On a motion by Trustee VanNess and a second by Trustee Jenks, by a unanimous affirmative vote this Resolution was passed.

On a motion by Trustee Jenks and a second by Trustee VanNess by a unanimous affirmative vote the following appropriations transfers were approved:

From 1000-110-599-0004 General, C/O	3,000.00
To 1000-130-190-0000 General, Zoning – compensation	3,000.00
From 1000-110-599-0004 General, C/O	500.00
To 1000-130-211-0000 General, Zoning – Medicare	500.00
From 1000-110-599-0004 General, C/O	1,500.00
To 1000-110-314-0003 General – Estate tax coll fees	1,500.00
From 2191-220-599-0004 Fire, C/O	3,000.00
To 2191-760-740-0004 Fire – gear purchases	3,000.00
From 2191-220-599-0004 Fire, C/O	3,000.00
To 2191-110-318-0000 Fire – fire training	3,000.00

On a motion by Trustee Jenks and a second by Trustee VanNess, by a unanimous affirmative vote the following warrants, withholding vouchers, debit memos, EFT's and if applicable, then and now purchase order certificates were approved for payment and processing:

E4232	Bain	310.50	E4233	Barnhill	170.76
E4234	Binckley	1475.46	E4235	Borden	1730.79
E4236	Boudinot	625.88	E4237	Bowman	1823.86
E4238	Bryan	984.03	E4239	Butt	735.48
E4240	Clemens	1392.35	E4241	Connor	132.84
E4242	Coyle	122.65	E4243	Curtis	1589.05
E4244	DuBeck	227.43	E4245	Duncan	483.36
E4246	Essick	67.12	E4247	Hall	1384.20
E4248	Harrison	250.20	E4249	Henry	629.02
E4250	Hill, B	1256.69	E4251	Huhn	867.71
E4252	Hussey	2537.50	N/A	Jenks	.00
E4253	Jones, A	228.60	E4254	Jones, B	709.28
N/A	Kennedy	.00	E4255	Kindell	373.74
E4256	Leckrone	131.46	E4257	Lynn	368.15
N/A	Mason	.00	E4258	May	708.86
E4259	Meisenhelder	570.88	E4260	Monroe	1181.85
N/A	Pack	.00	E4261	Poe	256.92
E4262	Reece	1225.57	N/A	Riley	.00
N/A	Schott	.00	E4263	Smith	490.89
E4264	Thompson	1628.93	N/A	VanNess	.00
E4265	Watling	145.94	8069	Deferred Comp	1605.00
WV36	OIT	2416.09	WV37	SDIT	249.76

WV38	IRS	5113.92	WV39	OPERS	6017.36
WV40	OP&F	15865.69	DM84	Med Mutual	7363.44
DM85	Windstream	342.01	DM86	AEP	2403.42
DM87	Granville W&S	154.15	DM88	Columbia Gas	310.11
8070	Madison Twp Trustees	7900.00	8071	Deferred Comp	1605.00
8072	OH Public Entity	176.00	8073	OH Auditor	1124.00
8074	MT Business Tech	34.90	8075	Elan	336.90
8076	Ross' Granville Market	80.80	8077	LC Planning Com	364.00
8078	Mowtivated Mowers	200.00	8079	Elm Recycling	672.43
8080	KPS	1083.59	8081	Muskingum Tractor	83.77
8082	Agri Trac	29.70	8083	Mt Vernon Tractor	44.64
8084	Granville Milling	65.00	8085	United Aggregates	609.10
8086	Cintas	531.85	8087	Certified Oil	5220.15
8088	PNB	500.00	8089	Wright Brothers	144.31
8090	LMH	19.77	8091	Wince Welding	72.80
8092	Granville Lumber	118.74	8093	KE-WA-PA	301.46
8094	Jan Packard	122.00	8095	OH Health	114.75
8096	MT Business Tech	22.00	8097	Fire House	258.30
8098	Finley Fire	258.98	8099	Richardson Glass	206.89
8100	Verizon	86.12	8101	Fackler Country Gardens	13.62
8102	Finley Fire	210.00	8103	Granville Exempted Village	65397.49
8104	Kendal	29107.56	WV41	PNB - IRS	6771.59
E4266	Bain	298.28	E4267	Barnhill	206.86
E4268	Binckley	1475.46	E4269	Borden	1426.51
E4270	Boudinot	544.61	E4271	Bowman	1794.51
E4272	Bryan	984.03	E4273	Butt	735.48
E4274	Clemens	1235.12	E4275	Connor	298.10
E4276	Coyle	122.65	E4277	Curtis	1559.70
E4278	DuBeck	222.27	E4279	Duncan	568.48
E4280	Essick	487.84	E4281	Hall	1334.74
E4282	Harrison	132.07	E4283	Henry	629.02
E4284	Hill, B	1235.71	E4285	Huhn	867.71
E4286	Hussey	2537.50	E4287	Jenks	1075.22
N/A	Jones, A	.00	E4288	Jones, B	486.28
E4289	Kennedy	9.29	E4290	Kindell	505.54
E4291	Leckrone	178.29	E4292	Lynn	468.23
E4293	Mason	939.37	E4294	May	893.03
E4295	Meisenhelder	570.88	E4296	Monroe	1161.50
E4297	Pack	127.42	E4298	Poe	140.42
E4299	Reece	1217.71	N/A	Riley	.00
E4300	Schott	78.34	E4301	Smith	490.89
E4302	Thompson	1423.55	E4303	VanNess	1158.77
N/A	Watling	.00			

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

Norman S. Kennedy, Fiscal Officer

The meeting was adjourned at 8:35 PM.