

A special meeting of the Newbury Township Board of Trustees, was called to order on Wednesday, September 16, 2020 at 6:30 p.m., with Bill Skomrock and Greg Tropf were present at the town hall. Meeting was also available via Zoom. Mr. Quigley Glen attended via Zoom teleconference as allowed by Governor DeWine's revision to the Ohio Open Meetings Act.

Mr. Skomrock advised those in attendance that per Ohio Department of Health guidelines, in person attendance would be limited to 10 persons in the town hall. He then opened the meeting with the Pledge of Allegiance.

Portlew Unsafe Structures:

In attendance was Joshua Weidus, owner of property located at 11708 Portlew Road. Mr. Weidus had received notice that the Board of Trustees had determined with input from the County Health Departments, that the property was not safe. Although the property has been a source of complaints by nearby residents for many months, Geauga County Auditor records indicate that Mr. Weidus purchased the property in December of 2019. Mr. Weidus stated that he had been working on the property but with COVID issues, he has not gotten as much done as he had planned. Trustee Greg Tropf asked what he had done with the property since taking ownership. Mr. Weidus stated that he had replaced some windows and the door, making the house secure. He had also shored up the foundation. Mr. Quigley asked for a time table for when he would finish the house. Mr. Weidus said that he couldn't give a definite time, but would be working on it. He started residing the house, but has not gotten as far as he expected. Chairman Skomrock stated that the Health Department inspection deemed the property uninhabitable and unsecured. That was why the trustees started action to remove the structure. Mr. Weidus's mailing address was confirmed as Miller Dr., in Brunswick. He stated the house is now secure, there is power to the structure. He has plans to replace more windows and finish the siding before winter.

Mr. Quigley asked for an action plan. Mr. Tropf gave Mr. Weidus contact information for each of the trustees, so that Mr. Weidus could email a plan and timeframe for bring the property up to code. Mr. Weidus agreed that he would keep the trustees up to date with his work on the property. Trustees will table action on property as long as Mr. Weidus follows through with providing plan and follow through with work.

Mr. Nicolet, the owner of the unsafe structure at 11716 Portlew Road was not in attendance. He did however send an email to trustee Quigley and fiscal officer Sustar. The email stated that Mr. Nicolet had received communication by certified mail on September 12, 2020. Mr. Nicolet declined to appear at the September 16, 2020 meeting. He further stated that he would be responding by certified mail within 30 days of receipt of the letter. A copy of the email was forward to Trustees Tropf and Skomrock.

Mr. Quigley moved, per ORC 505.86, to notify the property owner, and to order the removal of the unsafe structure. At 11716 Portlew Road. Mr. Skomrock seconded the motion for the order.

Voice vote: Three ayes. Order to remove/demolish the unsafe structure was passed unanimously.

Trustee Quigley asked the fiscal office to send a letter to the property owner, giving him 30 days to appeal the decision.

Fire Chief Ken Fagan spoke. I asked for a formal motion from the trustees to go forward with the idea of building an addition on the fire station building, in anticipation of going to staffing sometime in the near future. In order to move forward with planning construction, they need all three trustees to agree.

The Fire Department like to place an ad for a contract/construction manager for the project. Mr. Fagan believes the manager can help navigate the next step of hiring an architect. Mr. Fagan said the estimate for the type of building they are looking at, would be between \$200 and \$260 per square foot.

All trustees agreed to go forward with advertising for a construction manager.

Doug Zimperman gave the Road Department update:

Three road projects were submitted to the Engineer's Office for bids for 2021. He will be working with Shane Hajjar to complete the application for OPWC grant application for Issue II funds. These funds can assist with larger road projects. Currently under consideration is the reconstruction of Music Street. The Road Department will be repairing and replacing guardrails. Encumbrances are in place for line striping. If the weather holds out, they will do crack and seal.

Mr. Quigley asked to meet with Mr. Zimperman regarding the concrete pad for the recycling site. A time was agreed upon.

Fiscal Officer presented:

Minutes from the July 29th, August 5th and August 19th were emailed to trustees for review.

Mr. Tropf moved to approve minutes as presented. Mr. Skomrock seconded.
Voice vote: three ayes

The Bank Reconciliation from August was also presented;

Receipts for August	\$ 233,775.42
Payments in August	\$ 112,729.25
Ending Balance	\$2,239,954.99

Fiscal officer also presented First Draw for Various Road Projects from Chagrin Valley Paving, in the amount of \$347,886.10. Engineer's Office has reviewed and approved.

The CARES Act subgrant to the Fire Department was presented for signing. Subgrant is in the amount of \$12,621.15. Trustee Greg Tropf and Chairman Skomrock both signed. Chief Fagan also signed. The agreement will be placed in Trustee Quigley's inbox for his signature. Mr. Fagan asked if they could add additional expenses. Ms. Sustar stated that a second subgrant could be awarded, with the trustee's approval.

Trustee Tropf gave an update of the Suddenlink internet issue. Letter was sent to Suddenlink, along with copies of correspondence from Rep. Grendell, Senator Sherrod Brown and letters to FCC & PUCO. We will keep trustees up to date on any response.

Milano Monuments is wrapping up with the restorations at Munn Cemetery in the next couple of weeks. Mr. Tropf said how professional and easy the company has been to work with.

Glen Quigley gave an update of the Veterans' Park Benches. He asked if the fiscal officer had paid for them yet. She explained that she had received both the W-9 and invoice, and the warrant was ready for trustees' signatures. He also asked if there was enough room in the garage behind the town hall, to store the benches, until they can be installed. Mr. Zimperman said that they would made room to store them. Anchors still need to be ordered for secure installation of benches. Fiscal officer reminded that any new vendor would need a W-9, before they could be added to the vendors list, and be eligible for payment.

Bill Skomrock informed the board that the West Geauga School Board has agreed to open the prior intermediate building for polling in November. The Kiwanis Lake Community Center will be used for the second polling place.

An attendee asked about setting a date and time for Halloween. Mr. Skomrock thought it was too soon to commit to making a decision. However, if held, it will be on October 31st as it has been held traditionally. That would be on a Saturday this year.

Board of Zoning Appeals requested approval to hire an expert witness for an upcoming BZA hearing.

Mr. Tropf moved to approve the hiring of an expert witness for a non-permitted use hearing. Mr. Skomrock seconded the motion.
Voice vote: three ayes.

Dave Lair and Kimya Matthews from the Newbury School Property Task Force gave an update. Mr. Lair said that their meeting on Tuesday, the 15th, was very productive. Some new ideas were use of the cafeteria as a commercial kitchen. Possibilities included partnering with the OSU extension and the Agricultural Society.

The Task force submitted a list of questions, including cost to heat and other utility costs, maintenance costs, and copies of blue prints. They also requested permission to enter the building and were informed that they must contact the West Geauga facility manager to accompany them. They would like approval, within the next 30 days, to ask Dione from Burgess & Burgess to assist in facilitating the next steps. Mr. Skomrock believes the Task force needs legal representation at any negotiations. Especially since there is increased interest in the sale of the old Grange Park. Ed Meyers is on the BZA board, possibly he could either provide services pro bono, or recommend a real estate attorney.

Mr. Lair stated that he met with the Geauga Growth Partnership. They believe that the task force needs to focus on messaging to the community, and constant communication between all groups. Mr. Lair also stated the merger of school districts presented Newbury taxpayers with millage reduction of approximately 14.40 mills. West Geauga's master plan includes future bond levy for construction of new school campus. At a cost of \$54-58 million.

Mr. Tropf expressed his concern that with West Geauga School Districts future bond levy and operating plans. He would like to see a copy of the West Geauga School District's master plan. Additionally, a levy for an addition to the fire station, an operating levy for the Fire Department to possibly go to full time staffing, and a plan for a new township road service garage that has been discussed for five years, would the taxpayers end up being upside down on their taxes.

Mr. Skomrock said that everything costs money. The options are that the township can do nothing and remain stagnant, or grow the community.

Ms. Matthews asked that the trustees put together a list of what the positives would be, to move into the middle school building.

Payments approved prior to or at this meeting:

219-2020	9/4/20	\$535.23	John Boksansky	O
220-2020	9/4/20	\$947.28	Joseph Colini	O
221-2020	9/4/20	\$506.75	Timothy H. Hegedus	O
222-2020	9/4/20	\$1,287.49	Randal O. Hollis	O
223-2020	9/4/20	\$725.86	Randal R. Hollis	O
224-2020	9/4/20	\$914.79	John H. Mansfield	O

225-2020	9/4/20	\$1,359.46	Timothy A. Mansfield	O
226-2020	9/4/20	\$910.03	Glen E. Quigley	O
227-2020	9/4/20	\$674.77	Lorraine Sevich	O
228-2020	9/4/20	\$725.91	William J. Skomrock Jr.	O
229-2020	9/4/20	\$1,337.37	Beverly A Sustar	O
230-2020	9/4/20	\$670.89	Gregory J. Tropf	O
231-2020	9/4/20	\$1,520.98	Douglas J. Zimperman	O
234-2020	9/5/20	\$225.00	Ohio Public Employees Deferred Comp	O
235-2020	9/11/20	\$2,794.74	IRS TAX PYMT	O
236-2020	9/11/20	\$533.20	Treasurer of State	O
237-2020	9/14/20	\$6,667.44	Ohio Public Employees Retirement	O
34794	9/4/20	\$523.98	Jodie K. Swartwout	O
34795	9/5/20	\$352.30	Ohio Child Support Payment	O
34796	9/8/20	\$1,171.78	Business Card	O
34797	9/8/20	\$174.33	Waste Management of Ohio Inc.	O
34798	9/8/20	\$324.87	Marshall Power Equipment	O
34799	9/8/20	\$215.00	Universal Oil Inc.	O
34800	9/8/20	\$24.00	Sunrise Springs Water Co. Inc.	O
34801	9/8/20	\$64.55	Haueter's Lawn & Sport Center	O
34802	9/8/20	\$120.66	Iron Man Contractors Supply	O
34803	9/8/20	\$5,714.78	Cuyahoga Asphalt Materials	O
34804	9/8/20	\$64.81	Fisher Auto Parts	O
34805	9/8/20	\$475.75	Hans' Truck & Trailer Repair, Inc.	O
34806	9/8/20	\$49.10	MT Business Technologies INc.	O
34807	9/8/20	\$876.00	Treasurer of State	O
34808	9/16/20	\$107.19	CCP Industries, Inc.	O
34809	9/16/20	\$2,975.00	Albert J. Detweiler	O
34810	9/16/20	\$164.75	Chardon Oil Co.	O
34811	9/16/20	\$408.91	Star2Star Communications LLC	O
34812	9/16/20	\$6.31	Jodie Swartwout - v	O
34813	9/16/20	\$14.83	Newbury Printing Co.	O
34814	9/16/20	\$1,091.12	First Energy	O
34815	9/16/20	\$1,865.63	Chagrin Oil & Gas Co. Inc.	O
34816	9/16/20	\$802.17	Kimball-Midwest Inc.	O
34817	9/16/20	\$69.00	News Herald, Shared Services, LLC	O
34818	9/16/20	\$9,233.56	Cuyahoga Asphalt Materials	O
34823	9/16/20	\$349.23	First Energy	O
Total Payments		\$49,576.80		

Mr. Quigley made a motion to adjourn the meeting. Mr. Tropf seconded, with a unanimous affirmative vote

Meeting adjourned at 8:08 p.m.

_____ William Skomrock, Jr. - Chairman	_____ Glen Quigley - Vice Chairman
_____ Greg Tropf	_____ Beverly Sustar – Fiscal Officer