

A regular meeting of Newbury Township Trustees called to order at 7:00 p.m., October 20, 2021, with Bill Skomrock, Glen Quigley and Greg Trof in attendance at the town hall

Also in attendance was Jim Dixon to present his assessment on the Newbury School Property.

Mr. Skomrock opened the meeting with the Pledge of Allegiance.

**Road Department update:**

White pickup truck sold on GovDeals for approximately \$6,000. Good price given how badly the body was rusted out.

Mr. Zimperman asked if he could order the Big Truck replacement. Fiscal officer said that she would have approximate carryover revenue for the Road Department funds available at the next meeting.

Munnberry Oval: Drainage corrections have been completed.

**Fire Department:**

Chief Fagan gave report of 50 calls year to date and 38 calls so far in October.

**Fiscal Officer's report:**

Minutes for the September 30th special meeting and the October 4<sup>th</sup> special meeting were sent to trustees prior to the meeting for their review.

Mr. Quigley made a motion to approve the minutes as presented. Mr. Trof seconded the motion.

Voice vote: three ayes.

Ms. Sustar asked for a motion to approve the auditing rates for the contract extension for Charles Harris IPA for the State of Ohio Auditor's Office. This is for a two-year audit that will cover 2019 and 2020, as well as any required single audit for CARES ACT grant reporting.

Mr. Quigley made a motion to approve the rate. Mr. Trof seconded the motion.

Voice vote: three ayes

The County Board of Commissioners sent a Liquor License Renewal application for hearing. This is a standard process if the trustees would want to formally question renewal of licensing.

Trustees agreed that there are no outstanding issues at this time and the form will be returned without complaint.

John Manfredi, president of the Berkshire Local School Board as to speak. He wanted to formally thank the trustees, along with West Geauga School for allowing Berkshire to use part of the former school property and Oberland Park for the recent cross country meet. Several schools were in attendance and he wanted to thank everyone involved for their cooperation. He felt that it went well and he hoped that they left the park in as good of condition as they found it.

**The School Property Report as presented by Jim Dixon:**

Mr. Dixon met with Mark Richardson several times to assess the condition of both the high school and intermediate/auditorium building.

Mr. Dixon used the drone footage to assess certain areas of the building such as the roofs and exterior of upper floors of high school building.

High school, originally built in 1928, has had multiple additions over the years. Building has a lot of hazardous materials such as asbestos in pipe coverings, floor tiles and plaster. Painted surfaces almost certainly contain lead. The newest part is not so bad. Water is pooling on roof, there is no fire suppression system. There are holes in the roof, and in the windows. It is not ADA compliant. In his opinion, the three story section is not salvageable.

Mr. Dixon estimates that to remove the front half of building, and renovate the rest would cost \$1,210,000.

The intermediate building was built in 1972. Masonry is okay. There is very little, but some hazardous material. Bathrooms are not ADA compliant. Ceiling tiles are original and falling apart. Would need new ceiling replacement throughout the building, as materials are no longer manufactured.

Roof is fairly good, but may possibly have several small leaks as indicated by staining on ceiling tiles. Cost to replace would be in excess of \$250,000.

Needs fire suppression system at a cost estimated at \$150,000-\$200,000. Would need a holding tank for fire suppression system as water is supplied by on site well.

Would also require additional air conditioning to serve auditorium and small gymnasium.

Restrooms and door would also need to be modeled or replaced to be ADA compliant.

Mr. Dixon estimates \$560,000 in required costs to bring up to building codes.

Mr. Dixon estimated the total cost to renovate east half of high school building and intermediate building would be \$1,770,000. This figure does not include any aesthetic improvements or value ie; new painting, new carpeting or floor surfaces, exterior windows or lighting improvements, FFE (furniture, fixtures, and equipment).

Presentation ended at approximately 8:00 p.m. Mr. Skomrock thanked Mr. Dixon for his hard work.

**Other business:**

Received from prosecutor's office request for motion to proceed with complaint on behalf of township.

Mr. Skomrock made a motion to request that the prosecutor's office proceed with the complaint for injunctive relief against Joshua Pettit, 11734 Lake View Drive.

Mr. Trof seconded the motion.

Voice vote: three ayes.

Fiscal officer will notify APA Linda Applebaum that the trustees passed the motion.

Mr. Quigley wrote a letter of thanks to Independent Tree for the donation of tree fertilization at Veterans Park. Trustees and Fiscal Officer all signed.

West Geauga Board of Education's letter of response.

Mr. Skomrock read aloud the West Geauga School Board's letter, responding to the most recent offer of conditions from the Newbury trustees/ Newbury Task Force.

They are offering to lease the intermediate building to the township trustees for \$50.00 annually, for a period up to two years. The remaining property can be leased for an additional \$50.00. Cost to buy the intermediate building and ball fields would be \$100.00.

Mr. Skomrock asked to go into executive session to discuss the response to the offer.  
 Voice vote: Skomrock -yes, Quigley – yes, Tropf – no.  
 Mr. Skomrock invited Kimya Matthews of the Newbury Task Force into executive session.

Mr. Tropf exited meeting.

Out of executive session at 8:54.

Kimya Matthews will draft a letter of response to West Geauga BOE. She will ask for in person meeting. Priority is getting the building available to outside groups as soon as possible. Specifically, the theater group has their most profitable season around the holidays.

Motion by Mr. Skomrock to send letter as discussed. Mr. Quigley seconded the motion.  
 Voice vote: two ayes, one absent.

**Warrants approved by signing prior to or at this meeting:**

351-2021	10/15/21	\$161.81	Medical Mutual Of Ohio
352-2021	10/17/21	\$503.19	John Boksansky
353-2021	10/17/21	\$921.14	Joseph Colini
354-2021	10/17/21	\$16.44	Timothy H. Hegedus
355-2021	10/17/21	\$1,303.55	Randal O. Hollis
356-2021	10/17/21	\$1,098.40	John H. Mansfield
357-2021	10/17/21	\$1,391.48	Timothy A. Mansfield
358-2021	10/17/21	\$742.19	Lorraine Sevich
359-2021	10/17/21	\$1,527.43	Douglas J. Zimperman
36273	10/17/21	\$352.30	Ohio Child Support Payment
36274	10/17/21	\$96.68	1st Ayd Corporation
36275	10/17/21	\$175.83	Airgas USA, LLC
36276	10/17/21	\$105.00	Burnham & Flower of Ohio, Inc.
36277	10/17/21	\$1,823.00	Chagrin Oil & Gas Co. Inc.
36278	10/17/21	\$1,565.10	Cintas Corp.
36279	10/17/21	\$1,128.68	First Energy
36280	10/17/21	\$746.33	First Energy
36281	10/17/21	\$26.93	First Quality Power Place
36282	10/17/21	\$61.92	Fisher Auto Parts
36283	10/17/21	\$40.00	Green Vision Material
36284	10/17/21	\$936.40	Kimball-Midwest Inc.
36285	10/17/21	\$37.50	Newbury Technologies
36286	10/17/21	\$445.61	Star2Star Communications LLC
36287	10/17/21	\$116.00	VISA
36288	10/17/21	\$92.86	VISA
36289	10/17/21	\$14.17	Waste Management of Ohio Inc.
36290	10/19/21	\$5,894.00	James A, Dixon, Jr.
36291	10/20/21	\$635.07	Medical Mutual Of Ohio
36292	10/20/21	\$5,723.65	Medical Mutual Of Ohio
36293	10/20/21	\$110.25	Designs by Dianna Ltd.
36294	10/20/21	\$66.50	Carole Drabek
36295	10/20/21	\$89.99	Spectrum Business
36296	10/20/21	\$1,476.80	Cleveland Plumbing Supply Co.
<b>Total Payments</b>		<b>\$29,426.20</b>	

Motion to adjourn was made at 8:57 PM by Mr. Quigley and seconded by Mr. Skomrock. Meeting was adjourned by a unanimous affirmative vote.

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William Skomrock, Jr. - Chairman

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Glen Quigley - Vice Chairman

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Greg Tروف - Trustee

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Beverly Sustar – Fiscal Officer