

PERKINS TOWNSHIP TRUSTEES

REGULAR SESSION

September 24, 2024

The Perkins Township Trustees met on Tuesday, September 24, 2024, in the Township Services Facility located at 2610 Columbus Avenue. The Trustees present were James Ommert, James Lang, and Tim Coleman. Chairman Coleman opened the meeting with the Pledge of Allegiance at 8:30 a.m.

AGENDA

Mr. Coleman moved to adopt the agenda as presented. Mr. Lang seconded the motion. All were in favor.

MINUTES

Mr. Coleman moved to adopt the minutes of September 10th. Mr. Lang seconded the motion. All were in favor.

FINANCIALS

Mr. Coleman moved to approve the financials for the period ending September 24th. Mr. Lang seconded the motion. All were in favor.

PUBLIC HEARING

Chairman Tim Coleman opened the public hearing.

Declare a subsequent nuisance condition and order abatement pursuant to ORC Section 505.87 for vegetation in excess of 6 inches in height on vacant property located at 322 Michigan Avenue (PPN 32-00243.000).

Code Enforcement Officer, Amanda McClain, listed reasons for the nuisance. She stated that the grass is above six inches, it is an abandoned vacant lot but is not being maintained. With there being no comment from the public, Mr. Coleman moved to adopt

Resolution 2024-137 Declare a subsequent nuisance condition for tall grass located at 322 Michigan Avenue (PPN#32-00243.000) and ordering abatement pursuant to ORC Section 505.87. Mr. Lang seconded. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

With the anticipated comments from the public, Township Administrator Gary Boyle swore in the two members of the public, Patricia and Joe Brown, who wished to speak.

Notice of declaration of insecure, unsafe, or structurally defective structure, and intent to demolish a single-family dwelling at 2603 Tremper Avenue (PPN#32-00474.000) pursuant to ORC Section 505.86.

Code Enforcement Officer, Amanda McClain, began by saying that this property has been reviewed over the course of a year as an ongoing problem that needs to be resolved, starting with the problems of the roof. When doing research, Amanda found that the property had been in the name of John and Iona Brown. The situation of the deceased John Brown was explained by the family, wishing to transfer the home back into one of their names but they are having a little trouble doing so with Iona still being listed as a property owner. The siblings can perform the renovations but wanted to do so once the title has been changed.

Amanda McClain stated that there was a notice and search warrant taped to the door, as well as a publishing in the Sandusky Register. She continued to explain the details of what has made this home qualify as insecure, unsafe, or structurally defective with the reports of building inspector, George Poulos listing it as at least 50% deteriorated.

PERKINS TOWNSHIP TRUSTEES

REGULAR SESSION

September 24, 2024

Aside from the roof problems, there is also mold infiltration, water, and sludge. Joe Brown stated that these were all issues from the sump pump, with the utilities being off, he plans to fix this in a small amount of time.

Both Patricia and Joe explained how important this house is to their family. There is a lot of sentimental value in the home, and they believe they all have the necessary means to fix the property to save it from demolition.

Amanda McClain explained that this is just a step in the process, but they will have time to submit plans and come up with a rehabilitation schedule. Amanda suggested that they work on the issue of the property's title, as well as the lien on the home from medical bills.

Chairman Tim Coleman also reassured the family that this is just the beginning phase of the process to put everyone on notice and focus on the rehabilitation. He stated that they can now focus on the consent agreement by sitting down with Amanda to work out the details. Jim Ommert suggested the family work with an attorney, as this can be a challenging battle in probate. With there being no additional comments from the public, Mr. Coleman moved to approve resolution 2024-138.

Resolution 2024-138 Declare 2603 Tremper Avenue (PPN #32-00474.000) insecure, unsafe, or structurally defective structure (ORC Section 505.86). Mr. Lang seconded. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Notice of declaration of nuisance condition for garbage, refuse, and/or debris located at 211 Dixie Avenue (PPN#32-01694.000) posing a hazard to the health and safety of the adjacent property and ordering abatement pursuant to ORC Section 505.87.

With the anticipated comments from the public, Township Administrator Gary Boyle swore in the one members of the public, Chad Spencer, who wished to speak.

Code Enforcement Officer, Amanda McClain, began by saying that the issue with this property began in June of this year. There was rubbish by the curb, sitting out by the right of way, tall grass that needed mowed, but this public hearing is mainly to address the rubbish outside.

Property owner, Chad Spencer, stated that he had not seen the notices placed on his door as he has been working three hours away, long hours, and with this being his 22nd day in a row of working, he has not had the time he wanted to be able to take care of the issues. He noted that his only day off for the week is Sunday, when the dump is closed, but that his son is now living there and moving the lawn. Amanda McClain noted that you can contact the trash company, and they will remove bulk for an extra cost.

With there being no additional comments from the public, Mr. Coleman moved to approve resolution 2024-139.

Resolution 2024-139 Declare a nuisance condition for garbage, refuse, and/or debris located at 211 Dixie Avenue (PPN#32-01694.000) and ordering abatement pursuant to ORC Section 505.87. Mr. Lang seconded. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

PERKINS TOWNSHIP TRUSTEES

REGULAR SESSION

September 24, 2024

NEW BUSINESS

Resolution 2024-140

Accept the resignation of Patrol Officer Elizabeth Ink.

Mr. Coleman moved to Accept the resignation of Patrol Officer Elizabeth Ink, effective September 12, 2024. Mr. Lang seconded. Police Chief Musser spoke on how the Department appreciated her time and effort but understands her choice in choosing a different career path. She mentioned to Chief Musser that she loved living in Perkins Township and plans to stay, she will be around to volunteer in the future. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Resolution 2024-141

Approve Supplemental Appropriation.

Mr. Coleman moved to Approve a Supplemental Appropriation in the amount of \$30,000 from revenue account 2191-299-0204 to 2191-210-0204 Salaries (Police Special Detail). Mr. Lang seconded. Police Chief Musser explained the need for supplemental appropriation due to the use of special detail officers for the movie filming on Perkins Ave. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Resolution 2024-142

Authorize the submittal of a grant application.

Mr. Coleman moved to Authorize the submittal of a grant application under the BWC Firefighter Exposure to Environmental Elements Grant Program in the amount of \$15,000.00 for firefighter gloves and hoods, and to accept if so awarded. Mr. Lang seconded. Fire Chief Murphy detailed the BWC Grant in which the Township would receive a 20% match for cancer preventative hoods and gloves. This is a three-year grant program, and we are due to apply again. This grant and match would cover all firefighters. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Resolution 2024-143

Authorize the submittal of a grant application.

Mr. Coleman moved to Authorize the submittal of a grant application to the Schlink Foundation in the amount of \$15,792.00 for residential knock boxes, and to accept if so awarded. Mr. Lang seconded. Fire Chief Murphy explained that this program has been successful, they have a waiting list of residents who would like a knock box so safe entry into the home during an emergency with no charge to the owner. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Resolution 2024-144

Approve Terms of a Consent Agreement.

Mr. Coleman moved to Approve Terms of a Consent Agreement for the rehabilitation of 202 Douglas Drive. Mr. Lang seconded. Code Enforcement Officer, Amada McClain, spoke to the history of this property. Amanda McClain explained that this property was previously condemned. The owner has been contacted, there are wall support issues, but the owner submitted plans for approval. For the damage to the roof, the owner submitted an insurance claim, but the owner will be finishing all the other repairs. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

PERKINS TOWNSHIP TRUSTEES

REGULAR SESSION

September 24, 2024

Resolution 2024-145

Approve the terms of a Consent Agreement.

Mr. Coleman moved to Approve the terms of a Consent Agreement for the removal or repair of insecure, unsafe, or structurally defective building or structure at 202 Douglas Drive between the Board of Trustees and the owner, Brian Miller. Mr. Lang seconded. Code Enforcement Officer, Amanda McClain explained the situation again, and the need to approve this agreement. Chairman Tim Coleman stated that this agreement is outlined step by step. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Resolution 2024-146

Support the Ohio Commission for the United States Semi quinentennial (America 250-OH).

Mr. Coleman moved to Support the Ohio Commission for the United States Semi quinentennial (America 250-OH). Mr. Lang seconded. Administrator Boyle noted that the Ohio Commission wants to get out the word of the anniversary. Administrator Boyle suggested that the establishment of a local committee was suggested by the Friends of Perkins, and the Board could appoint members to the local committee to promote this anniversary date. Communities will celebrate history, much like the 1976 Bicentennial, and that it would be a great civics lesson. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Resolution 2024-146

Approve an amendment to Nate Parthemore's Schedule A.

Mr. Coleman moved to Approve an amendment to Nate Parthemore's Schedule A to provide for an hourly rate of \$28.37, effective September 28, 2024. Mr. Lang seconded. Administrator Boyle noted that Nate Parthemore has been an employee for some time now as a mechanic. Administrator Boyle highly recommends this amendment as he recognizes the efforts Nate Parthemore has made beyond his job description. Director Brad Link stated that he echoed what Administrator Boyle has said, adding that he is a great asset, is knowledgeable, and has a great future with the Township. Director Link noted that Nate Parthemore also has a great attitude and never declines a task. Chairman Coleman spoke to how clean and organized Nate is, and that he's done great mechanic work and improved our fleet maintenance program and records. Roll call: Mr. Ommert, aye; Mr. Lang, aye; Mr. Coleman, aye. Resolution passed.

Department Reports

Police Department – Chief Musser's report was submitted in writing. He reminded everyone of the K-9 benefit this Sunday.

Fire Department – Chief Murphy's report was submitted in writing. He added that the burning of 407 Woodlawn would be taking place on Saturday. He announced that the Department has received a BWC grant for the power load in the amount of \$24,000. He also mentioned that October 6-12th is Fire Prevention week with a silent parade and ceremony on October 6th.

Public Works Department – Director Link's report was submitted in writing. He added an update to Bell Ave. as well as the Stonewood Estates project noting they are on the way to completion with milling still requested before the resurfacing and topcoat processes. He also noted that the work being done to the administration building is underway. Public Works will be participating with the Police Department for the homecoming parade to help

PERKINS TOWNSHIP TRUSTEES

REGULAR SESSION

September 24, 2024

with traffic control. Brittney Henely reminded everyone of the Monster Bash celebration, scheduled for October 19th.

Community Development – Director Charlene Watkins report was submitted in writing.

Administrator – Administrator Boyle’s report was submitted in writing. He thanked officer Stephanie McDermott for all her involvement with the Senior Fair. He noted that the Township was visited on Monday by the Risk Management authority of OTARMA as part of our insurance policy to ensure that we are reducing risk at all times. Administrator Boyle shared that the representative was very pleased overall with our staff’s efforts. He reminded everyone of the upcoming staff meeting on October 1st.

Notices/Correspondence

- Next Regular Meeting – October 8, 2024, at 6:00 p.m.

Fiscal Officer Comments

- Payments for the period of September 10th – 24th total \$730,798.79. This includes payments to Ralph’s for annual vehicle inspections, Strawser Construction for crack sealing, Atlantic Emergency Solutions for Fire equipment, Richard Bowen and Associates for the fire station project, and Smith Paving for the Stonewood Estates project.
- Motel Tax for the month of August totaled \$145,179.67 which is 5.28% higher than last year. The total collected for the year so far is \$989,829.90.

Trustees’ Discussion

No additional business discussed at this time.

Public Forum

Nancy McKeen thanked Director Link for choosing Smith Paving, as they have been doing such a great job in Stonewood. She stated that they are all very nice and pleasant to deal with.

Lisa Crescimano also thanked Director Link for choosing this company, as they have been mindful of her lawn and grass.

Adjournment

There being no further business to come before the Board at this time, Mr. Lang moved to adjourn the meeting at 9:25 a.m. Mr. Coleman seconded. Roll Call: Mr. Ommert, aye; Mr. Lang, aye. Meeting adjourned.

Timothy Coleman, Chairman

Alexis Koch, Fiscal Officer