

The February 13, 2024 meeting of St. Albans Township was called to order by Chairman, Bruce Lane.

All trustees and fiscal officer were present.

The minutes of the Organizational meeting were approved.

The minutes of the January meeting were approved.

The fiscal officer read fund balances to date.

Randal Almendinger spoke about the TIF, we are waiting on the county to get parcel #'s for the school districts, Brad Mercer at the county is slammed and doesn't have time to get to it right now, so Brad Cottrell from the auditor's office is going to be working on it.

Trustees discussed a liability invoice from Bright Speed. Bruce Lane said he hasn't been able to get in contact with anyone regarding this. He will contact the prosecutor's office to see if we are liable for it.

**#28-2024 Randal Almendinger** made a resolution for the Volunteer Fire Fighters Dependents Board be the same as it was in 2023 consisting of board members: Randal Almendinger, Bruce Lane, Jean Morrison, Bridgett Reeves and Mike Theisen.

2<sup>nd</sup> by Jean Morrison. Roll call: Bruce Lane -yes, Randal Almendinger -yes, Jean Morrison -yes. Resolution passed.

Randal Almendinger said we are now compliant with OTARMA and the issues they found when they came out to inspect.

Stephanie, from Neighborhood Strategies said our Zoning commission has tabled the form based code zoning and she presented a letter of termination of their contract with the township effective 2/22/24 stating possible conflicts of interest with some new clients. They will present a proposal to be used on an as needed basis.

Pam Hills asked why they would be hired to be used on an as needed basis if they are terminating the contract because of possible conflict of interest.

Stephanie said they will sever ties if there is a conflict and can't represent us.

Pam asked about the landscape plan that the Zoning Commission submitted to Jim in August, they have never gotten anything back on it and said at times Jim was difficult to get ahold of.

Mike Washington asked if there were any other clients let go because of conflict of interest. Stephanie so there was not and it's the possibility of a conflict, not a conflict yet.

Rae Ann Crawford said she needs help with the website and being able to put notices on. Jim Lenner set it up and now he's leaving, she's not sure who to get help from. Mike Theisen said he would help her figure things out.

Pam Hills said the zoning commission held a public hearing in January on solar farms and sent the recommendation to the trustees, stated she would like to see the

trustees make a resolution to send to commissioners banning them as recommended in our township, but regardless a public hearing needs to be held. Bruce Lane made a motion to hold a public hearing on February 27 at 6:00 P.M. at the Fire Station Community Room for the purpose of small and large solar farms. 2<sup>nd</sup> by Jean Morrison. Roll call: Jean Morrison -yes, Randal Almendinger -yes, Bruce Lane -yes. Motion carried.

Bruce Lane asked Pam Hills why Form Based Code was tabled. Pam responded that the zoning commission didn't feel that it is what the township needs right now, saying that the same can be done with PUD's and the commission is in the process of going through other township's PUD's to see if we need to add anything. PUD's can be transformed to fit our needs.

Bruce Lane stated he has concerns over design standards and what the township will look like in the future.

Zoning commission members said they are having a work session to work on issues and get everything ironed out.

Audience members, trustees and zoning commission members discussed Form Based Code more.

Dave Sapp said our salt contract for 2023/2024 has been fulfilled.

Bruce Lane made Dave aware of an email from the Co. Engineer regarding a driveway being installed and no permits being obtained for it, and the County going to put a stop order on. Dave showed emails he had from the county/property owner regarding the permits. Randal Almendinger will contact the Co. Engineer in the morning to get things figured out.

Dave Sapp made a request to purchase posts and hardware for road signs, saying 5 have had to be replaced in the last month.

Bruce Lane made a motion to authorize Dave Sapp to purchase up to \$1000.00 for posts and hardware for road signs.

2<sup>nd</sup> by Jean Morrison. Roll call: Randal Almendinger -yes, Bruce Lane -yes, Jean Morrison -yes. Motion carried.

Mike Theisen gave the January Fire and EMS report.

Our current EMS billing company is dropping us as of May 1<sup>st</sup>, but he has found another company that is cheaper than our current.

**#29-2024** Bruce Lane made a resolution to enter into contract with PMMG for EMS billing for a 3 year contract at a cost of 8.5%.

2<sup>nd</sup> by Randal Almendinger. Roll call: Bruce Lane -yes, Randal Almendinger -yes, Jean Morrison -yes. Resolution passed.

Mike said there will be an open house on March 9<sup>th</sup>, and on February 28<sup>th</sup> he will hold an informational session for the levy.

Fitch and Associates will be at the station February 22<sup>nd</sup> and 23<sup>rd</sup> for strategic planning.

Sean Barnes spoke saying there have been no solid updates on the JAG to report. The village needs a place for their maintenance dept and police dept and are interested in the old township building. They would like to apply for some grants so they can repair it and utilize it. There is concern from the fiscal officer and audience members about insurance liability, the township is currently storing vehicles in the building and the building is not safe, that's why the township built a new building. Not sure how the village will receive grants/funding for a building that they don't own.

Sean asked about the possibility of a joint comp plan between the village and the township. Audience members stated that the township's comp plan isn't even 2 years old yet.

Bruce Lane brought up the 4 corners project that was presented at the January meeting, saying Liberty Township is not joining right now because they are just beginning work on their comp plan and won't be finished until July or August and don't want to make any decisions to join right now and Monroe Township isn't making a decision to join until the 208 plan is completed.

Rob Platt addressed questions/ mis-understandings about the project. And stated that Jersey Township plans to proceed, they were just giving the other 3 townships an opportunity to join, but they do plan to proceed with or without them.

**#30-2024** Bruce Lane made a resolution to hire T3's lawn service for the 2024 mowing season as presented in their proposal.

2<sup>nd</sup> by Randal Almendinger. Roll call: Jean Morrison -yes, Bruce Lane -yes, Randal Almendinger -yes. Resolution passed.

**#31-2024** Randal Almendinger made a resolution to approve the 2024 appropriations as prepared by the fiscal officer.

2<sup>nd</sup> by Bruce Lane. Roll call: Jean Morrison -yes, Bruce Lane -yes, Randal Almendinger -yes. Resolution passed.

Meeting was adjourned 9:15 P.M.