

**RICHFIELD TOWNSHIP
LUCAS COUNTY, OHIO
BOARD OF RICHFIELD TOWNSHIP TRUSTEES
REGULAR MEETING MINUTES**

June 6th, 2016

The regular meeting of the Richfield Township Trustees was called to order by Steve Bettinger at 7:00 p.m. at the Maintenance Building, 3951 Washburn Rd., Berkey, Ohio. All present were asked to rise for the Pledge of Allegiance.

ROLL CALL: Chairman: Steve Bettinger – present
Co-Chairman: John Hassen – present
Andrew Bick – present

ADMINISTRATIVE REPORTS:

The clerk provided copies of the minutes from the May 16, 2016 meeting, current Cash Summary Report, April bank reconciliation and Pending Warrants Report.

READING AND APPROVAL OF MINUTES:

John Hassen made a motion to approve the May 16th, 2016 minutes with corrections. Andrew Bick seconded the motion. Roll call: Bettinger- yes, Bick –yes, Hassen-yes. Motion approved.

PRESENTATION OF THE BILLS:

The attached listings of warrants (10028 - 10052) were presented for approval:

Andrew Bick made a motion to approve payment of the attached listing of invoices and the corresponding pending warrants. John Hassen seconded the motion. Roll call: Hassen-yes, Bick-yes, Bettinger-yes. Motion approved.

PUBLIC COMMENTS:

No public comments

FIRE:

Chief Tate attended the Lucas County Fire Chief's meeting in Perrysburg.

Fuel usage for May turned in.

ZONING:

Zoning Inspector Smith gave an updated report on zoning issues.

Discussion was held on following the Ohio Revised Code to enforce zoning rules and regulations.

060616-01 John Hassen moved for the adoption of the following resolution: RESOLUTION FOR ESTABLISHING A POLICY FOR THE REMOVAL AND STORAGE OF JUNK MOTOR VEHICLES

WHEREAS, pursuant to Ohio Revised Code Section 505.871 the Richfield Township Board of Trustees may provide for the removal of junk motor vehicles on private or public property within the unincorporated area in the township; and

WHEREAS, the Board believes the regulation is necessary in the best interests of the township and to preserve the public health, safety and welfare.

BE IT THEREFORE RESOLVED:

1. As used in this Resolution, “junk motor vehicle” means a motor vehicle that meets all of the following requirements:
 - A) Three model years old, or older;
 - B) Apparently inoperable; and
 - C) Extensively damaged, including but not limited to, any of the following: Missing wheels, tires, engine or transmission.
2. Zoning Inspector will provide documents and evidence to the Board of Trustees of the junk vehicles.
3. No person shall have located a junk motor vehicle as defined in this resolution, within the unincorporated area of the township, on public or private property. Further, no person shall have after 14 days from the service of said notice to the land owner and/or any lien holder of the property a junk motor vehicle as defined in this section located on his property within the unincorporated area of the township whether it be public or private property.
4. If a junk motor vehicle is located on public property the Board of trustees of township may cause by any legal means the disposal, etc. removal of the same.

5. If a junk motor vehicle is located on private property, the Board of trustees of Township may provide for the removal of the junk motor vehicle 14 days after written notice is first given of the township's intention to remove or cause to be removed of the junk motor vehicle and the said notice is served upon the owner of the land and any holders of liens of record on the land. If certified letter is refused or unclaimed, the board shall publish a notice in newspaper of general circulation in township before removal of vehicle.

6. Zoning Inspector shall provide descriptions of each junk vehicle to be removed.

7. Fiscal Officer will certify any necessary removal costs to the county auditor; expenses will then be entered on tax duplicate as lean on property. All expenses incurred in removal of the vehicle shall be paid from general fund.

8. The remedies provided by law states that the board of township trustees may institute an action for removal of the storage of junk motor vehicles that are in violation of this resolution. O.R.C. 505.871

Steve Bettinger seconded the resolution. Roll call: Hassen-yes, Bick-yes, Bettinger-yes. Resolution approved.

**060616-02 John Hassen moved for the adoption of the following resolution:
RESOLUTION FOR POLICY TO SECURE OR REMOVE NUISANCE
STRUCTURES**

WHEREAS, pursuant to Ohio Revised Code Section 505.86 the Richfield Township Board of Trustees may provide for the removal, repair, or securance of buildings or other structures in the township that had been declared insecure, unsafe, or structurally defective by any fire department under contract with the township or by the county building department or other authority responsible under Chapter 3781 of the Revised Code for the enforcement of building regulations or the performance of building inspections in the township, or buildings or other structures that have been declared unfit for human habitation by the Board of Health of the general health district of which the township is a part; and Richfield Township Board of Trustees may provide for the abatement, control, or removal of vegetation, garbage, refuse and other debris under Ohio Revised Code Section 505.87; and,

WHEREAS, at least 30 days prior to the removal or repair, of any insecure, unsafe, or structurally defective building, the Board of Township Trustees shall give notice by certified mail of its intention with respect to the removal or repair of buildings or other structures and for the abatement, control, or removal of solid waste, garbage, refuse and other debris to the holders of legal or equitable liens of record upon the real property on which the building is located and to owners of record of the property; and,

WHEREAS, it is the intention of the Richfield Township Board of Trustees to remove or repair the building that is located on the subject parcel of real property under Ohio Revised Code Section 505.86 and further to provide for the abatement, control, or removal of solid waste, garbage, refuse and other debris under Ohio Revised Code Section 505.87; and,

WHEREAS, if the owners of record of the subject parcel of real property or the holders of liens of record upon the property do not enter into an agreement with the Richfield Township Board of Trustees to remove the building or perform the repairs to the insecure, unsafe, or structurally defective building, or provide for the abatement, control, or removal of solid waste, garbage, refuse and other debris within thirty (30) days from the date of receipt of a copy of this resolution, then the Richfield Township Board of Trustees shall demolish and remove the building and provide for the abatement, control, or removal of solid waste, garbage, refuse and other debris and the Richfield Township Fiscal Officer shall certify the total cost, together with the proper description of the lands to the Lucas County Auditor who shall place the costs upon the tax duplicate and the costs shall become a lien upon the lands from and after the date of entry which shall be collected as other taxes and returned to the Richfield Township General Fund. The Fiscal Officer shall assess the "total cost", as defined in ORC 505.86(A); and,

NOW, THEREFORE, BE IT RESOLVED that pursuant to Ohio Revised Code Section 505.86 and upon the recommendation of the Lucas County Building Department and the Lucas County Health Department, the Richfield Township Board of Trustees does hereby provide for the removal, repair, or securance of buildings or other structures in the township that had been declared insecure, unsafe, or structurally defective by any fire department under contract with the township or by the county building department or other authority responsible under Chapter 3781 of the Revised Code for the enforcement of building regulations or the performance of building inspections in the township, or buildings or other structures that have been declared unfit for human habitation by the Board of Health of the general health district of which the township is a part; and Richfield Township Board of Trustees may provide for the abatement, control, or removal of vegetation, garbage, refuse and other debris under Ohio Revised Code Section 505.87; and,

BE IT FURTHER RESOLVED, that at least 30 days prior to the removal or repair of any insecure, unsafe, or structurally defective building, and prior to providing for the abatement, control, or removal of solid waste, garbage, refuse and other debris the Richfield Township Board of Trustees shall give notice by certified mail, return receipt requested, of this Board's intention with respect to the removal or repair of the structure and the abatement control, or removal of solid waste, garbage, refuse and other debris, to the holders of legal or equitable liens of record upon the real property on which the building is located and to owners of record of the property by providing them a Notice to

Abate Nuisance along with a copy of this Resolution. In addition, the Richfield Township Zoning Administrator shall place a Notice to Abate Nuisance in a newspaper of general circulation in accordance with the time frame aforementioned; and,

BE IT FURTHER RESOLVED, that if the owners of record of the subject parcel of real property or the holders of liens of record upon the property do not enter into an agreement with the Richfield Township Board of Trustees to perform the removal or repairs of the insecure, unsafe, or structurally defective building, or abate, control, or remove the solid waste, garbage, refuse and other debris, within thirty (30) days from the date of receipt of this resolution, then the Richfield Township Board of Trustees shall demolish and remove the building and provide for the abatement, control, or removal of the solid waste, garbage, refuse and other debris and the Richfield Township Fiscal Officer shall certify the total cost, together with the proper description of the lands to the Lucas County Auditor who shall place the cost upon the tax duplicate and the cost shall become a lien upon the lands from and after the date of entry which shall be collected as other taxes and returned to the Richfield Township General fund shall assess the "total cost", as defined in ORC 505.86(A); and,

Any owners of land may not accumulate vegetation, garbage, refuse and debris and if the same is found on the owners land then it is declared a nuisance and order to abate may issue pursuant to O.r.c. 505.87

Steve Bettinger seconded the resolution. Roll call: Hassen-yes, Bick-yes, Bettinger-yes. Resolution approved

NEW BUSINESS:

No new business

APPROPRIATION AMENDMENTS:

060616-03 Andrew Bick moved for the adoption of the following resolution

:

BE IT RESOLVED by the Board of Township Trustees of the Township of Richfield, Lucas County, Ohio

A resolution of approval to realign the permanent appropriations resolved by modifying the following appropriations from one account to another within the fund:

Fund: General

From: Other \$2000.00
1000-110-599

To: Workers Comp. \$2000.00
1000-110-230

Steve Bettinger seconded the resolution. Roll call: Hassen-yes, Bick-yes, Bettinger-yes. Resolution approved.

PUBLIC NOTICE:

Residents may call Norma Drennan at 419-829-6029 or 419-283-3424 to rent the town hall.

The following information can be viewed on the Richfield Township website at: www.richfieldtp.com.

1. Trustee minutes
2. Zoning minutes
3. Zoning including: fees, applications, complaint forms, and the zoning book.
4. Meeting dates and times
5. Contact information for Trustees, Zoning Board and Board of Zoning Appeals.
6. Wolfinger Cemetery information including cemetery fees and rules & regulations.
7. Fire and Rescue
8. Town hall rental rules and fees
9. Roads and Maintenance
10. Rubbish Contractor information for garbage pickup
11. Community Links.

There being no further business Steve Bettinger made a motion to adjourn at 7:45p.m., which was seconded by Andy Bick: Hassen -yes, Bettinger-yes, Bick-yes. Motion approved.

Richfield Township Fiscal Officer

