

## Minutes of Department Head Meeting: July 27, 2009

### 8:00am Meeting called to order by Bob Mack

**Roll Call:** Mr. Mack, Mr. Britten, Mr. LaHote, Mr. Hrosko, Mrs. Haar, Chief Stribny, Chief Dimick, Kraig Gottfried, Grant Garn and Robert Warnimont Deputy Chief Brice was absent

**Police:** Chief Stribny told the Trustees he was obtaining information from two vendors on the equipment that has to be replaced due to the lighting strike. There is a difference in the two systems but basically they both work alike. Bender is a hard wire system where Vasu is a data system over fiber. He said they see some benefits to the Vasu system because they see the hardwire side going away sooner than the fiber system. Bender is also putting together a price for the insurance on the other items for the insurance company. Bender told them once it would be two to three months; Vasu told them it would be six weeks once it is ordered. The system Vasu is trying to sell us is used by some military, used widely by United Airlines, other government agencies, other police and fire departments and First Energy. Mack asked if Stribny could give them a rough idea of cost. Stribny said he had a quote once from Bender of \$130,000.00 and has a first quote from Vasu of \$44,000.00. Hopefully he will have more information at the next meeting. Stribny said the air conditioners have now been fixed and are running. Next Stribny told the Trustees the new Recorder system may also have taken a hit. Stribny said they are moving on the change over to the new cruiser from the old 411.

**EMS:** Deputy Chief Brice - absent

**Fire:** Chief Dimick told the Trustees he has two thermal cameras, one of them ours and one belongs in the HazMat trailer. He has repaired ours several times and he does not plan to send it in again as it will cost at least \$2,500.00. He also is not going to have the County one repaired but will talk to the County and see if they will replace it. Dimick said he is looking at a replacement camera and it is probably going to be half of what we paid for the old one.

Dimick said he had to have 502 towed to W.W. Williams and have repairs made to the air compressor hoses.

Next Dimick told the Trustees the new air packs are in. They came in last week and they will be doing the fit testing on the mask in the next couple of weeks. He also added the new air compressor is in, installed and up and running.

**Recreation:** Bob Warnimont told the Trustees he would like to work on the old shelter house. It will be left where it is and anchored down.

Warnimont also asked the Trustees to allow him to price a snow blower for the John Deere. The Trustees gave him permission.

**Maintenance:** Kraig Gottfried told the trustees he has been checking out floor scrubbers and have one picked out. It is a Wrangler 2016 DB/AB Autoscrubber, is under state pricing from NSS and is all American made. He will bring this up Monday night.

**Zoning:** Grant Garn gave the Trustees a letter he is planning to send out to property owners (copy in file) concerning potential problems. After reading it

Mack had several corrections he would like made. Garn will redo the letter. If any letters are sent out in the future, he will make sure the Trustees are notified who they were sent to.

Mack said he received a letter (copy in file) from Ed and Sandy Wigton concerning a tree that was pruned because of its proximity to the power lines. The tree is now dying and they would like to hear from Mack about what they can do. Mack said he is going to send a letter saying it was most likely done by First Energy, on their easement and they have to protect their infrastructure.

Garn gave the Trustees a copy (copy in file) of how he would like to lay out the former fire quarters as an office and storage area. No walls would need to be built but the partitions that were used for the sleeping quarters will be removed.

**Administrator:** John Hrosko told the Trustees he received a call from Hull & Associates and someone will be up today to formalize some initial game plans on the first three phases.

Hrosko said he is going to send out a letter with the computer policy attached to it to every employee. The letter will instruct them to read the policy, sign and return it to the office. There will be no personal computers hooked up to the Township net work after 9-1-2009.

Hrosko gave the Trustees a quote from Harmon signs to look over (copy in file). This is a project that should be done to finish the new Safety Building. Hrosko will bring this up Monday night. Also on Monday night he will present two lighting district adjustments for the Trustees to approve.

Next Hrosko said Andy Brossard from 5<sup>th</sup> 3<sup>rd</sup> Securities will be in at 10am to talk about the TID bonds. Hrosko also told them Kaminskis will be in Friday to talk to anyone who is having problems or has concerns about the HSA insurance. There is a lot of paperwork associated with these accounts and the employee has to really pay attention to the bills.

Hrosko said he received an email from John Alexander concerning residents on the old Fort Meigs Rd. wanting to change the name. There are only three houses on it, two are in the Township. Britten said they will need sign a letter/petition and send it to Ray Huber the Wood County Engineer.

**Office:** Shirley Haar asked the Trustees to sign a form Brice needs so we can get a direct deposit wired into the bank account from the grant Brice he is waiting on.

Haar told the Trustees she looked up the total for the local government funds from 2007 and 2008 (copy in file) and we received the following;

In 2007 from the Local Govt. Distribution           \$129,754.28

In 2008 from the Local Govt. Distribution           \$138,430.28

In 2009 so far from the Local Govt. Distribution   \$87,644.98

If what Heidi Fought from the Ohio Township Association said is correct and we lose 20% of these funds in 2010 it would be a tidy sum of money.

Haar told the Trustees she has had verbal complaints about two businesses in the Township not mowing their grass. One of the businesses is the Chrysler plant on Oregon Rd and the other is the Walgreen Distribution Plant on 795. Haar was told that Chrysler has now put their land in the Pheasants Forever habitat protection program which allows them to leave it “natural” like it is. After a discussion of Walgreen Distribution’s land and how it appears the wildflower area is not working, Mack said he would make a call and talk to them about the land. Garn said that the Zoning Commission was the ones who approved letting them do the wildflowers, so they could also rule it didn’t work and must be changed to a grass area.

Haar told the Trustees she put the information in their mailboxes from Lake Township concerning Township wide trash pickup by one carrier. Lake is already doing this with the carrier doing all the billing and collecting. Hrosko said if the Trustees want to pursue this it will have to be a ballot issue. Maybe we could do research on this and put it to ballot in spring.

**Trustee Britten** said that for everyone's information he talked to a concerned resident over the street lights. The farm community is worried that the artificial light will interfere with the time table on the growth of the crops. He told the person they should keep an eye on the crops this fall and let him know if they think they were harmed.

**Trustee Mack** said he David Creps answered our letter on the revenue sharing on Levis Commons (copy in file) and stated he maintains an on-going list of all the non-residential parcels that have been annexed since the "99 year agreement" was signed in March 2001. This list also includes the parcels in the Levis Park agreement dated March 2000. Each year he adds all the parcels annexed in the current year. This is then forwarded to Karen Young in the Wood County Auditor's office who prepares a listing of the amounts owed. Mr. Creps included a current copy of the list in his letter (copy in file).

**LaHote made a motion (seconded by Britten) to adjourn into executive session for the purpose of pending or possible litigation. Further business will be conducted. All Yes Motion Approved**

**LaHote made a motion (seconded by Britten) to adjourn executive session and return to regular session. All Yes Motion Approved**

**Andy Brossard** from 5<sup>th</sup> 3<sup>rd</sup> Securities arrived. Hrosko told the Trustees that some time back he was approached by Kurt Miller, from Miller Diversified to possibly look at selling out TID water, road and sewer bonds purchased back in the early 90's to fund the Crossroads project. Mr. Miller would like to buy the bonds so he can take the bonds and re-do the assessments to stimulate growth in that area. Mr. Brossard was asked to come today to talk about the pros and cons of selling the bonds being he was instrumental at the beginning in preparing the bonds in the 90's. Mr. Brossard said he would like to start with some brief history; when he first got involved in this the township was not secured. The previous financial advisor advised the TID they could sell the bonds but then it got to the point where they could not place the bonds in the deal. The Township was out about 4.5 million dollars, unsecured. Given the way the assessments were originally set up we came up with the scenario of at least protecting the Townships interest as much as could be done, to try to get paid back at some point in time. That ended up being the special assessment bond issue from the TID. Since they could not find any buyers because of the situation at hand (the way the assessments were set up) it was set up that the Township was the investor and would get its money back over time. This created some problems over time with high assessments. Over the last couple of years we have talked about selling the bonds a couple of times. In the discussions with Bond Council they have said that we could refinance this issue and re-amortize it to try to get the rate down from 8.5% and get the assessments lower than what they are now. If we did do a sale it would fund the Township back immediately the unpaid portions. Mr. Brossard talked about what it would mean to the Township to sell the bonds and what advantages Mr. Miller could have

if he bought them. Mr. Miller's goal would be to make the properties more marketable and that could stimulate development in the Crossroads area. It was discussed that there is the potential to fall short on water and sewer because there are properties that get develop without the need for water or sewer or do not get developed. The pond is a good example and at one time the tap in fees were being waived. Mack said that a few years back policy was changed on collecting fees and more advanced trigger event mechanisms were set up to make the monies come due. When land is sold to a third party, that is a trigger event, when you go for a zoning permit that is a trigger event, so that even if you are not tapping sewer lines you are still paying that amount. Britten asked if when Bass Pro bought all the land, were they assessed for all the acres or just where the main site is with the buildings and parking lots. Mack said it would be just on the main sight. Further discussion was held on how the assessments are done.

Mack asked if the proposal (copy in file) from Mr. Miller was just for the road bonds and Hrosko said it was. Hrosko said he did discuss with Mr. Miller that Mr. Miller should buy all three bonds not just the road bonds and he is preparing documents for that purpose. Mr. LaHote asked if we re-finance and extend the terms how salable are the bonds. Mr. Brossard said they would be salable but the interest rate will be the kicker. Two years ago we could have refinanced these at 5% but not know. Mr. Brossard said there are other ways to do this. Mr. Brossard explained several options the Trustees would have. Mr. Brossard said the ultimate goal is to make these properties more marketable so land is sold and the assessments would be paid. Mr. Brossard explained to the Trustees how the assessments were placed on the properties. He said the assessments were done in a way that inflated property values. It was a bad way of doing it. Mr. Brossard said what should have been done is the assessments should have been placed on the properties based on the valuation so as the property would develop the valuation would go up and the assessments would go higher.

Mr. Brossard talked about the different options the Township and TID could have on the road bonds, the water lines and the water and sewer bonds.

Mr. Brossard said the benefit to the Township to refinance the bonds at a lower rate and re-amortize over 20 years would make development occur and if it did not occur it would make delinquencies go down. Britten said the way he looks at this is if we do this the City of Rossford is the one who will benefit the most because they will have the development and they will be the one to make the money off it.

Mack said the Township would be a third party beneficiary because of the fact that we have the new revenue sharing where we are sharing part of their real estate property tax revenue. Our piece of the pie comes from a small percentage or a fractional part of their total cumulative property valuation in the entire district.

Mr. Brossard had said earlier that he did not believe the Township could transfer the bonds or sell them. However after reading some paperwork, Mr. Brossard Mr. Miller could buy the bonds but would have to be an accredited investor, would have to exchange what is called a big boy letter stating they understand the risk associated with the investment and that they hold no liability for claims on the assets past the original investment. There would be a letter he would have to sign in order to take those bonds. Mr. Brossard said he didn't know if that would take the Township where they want to be though. Mack asked how Mr. Brossard defined an accredited investor and was told it is an investor that understands what they are getting involved with. Mr. Miller would have to understand that bonds are restricted and he could not just sell them to whomever. He would have to go through the same thing if he decided to get rid of them. If he is looking at buying the Township's share and decreasing the assessment, he would have to take all

three because you cannot decrease the assessment on one bond and not on the others. Hrosko asked if the Trustees decide to do this would it be advantageous to bring in Bond Council such as Mr. Brossard. Mr. Brossard said he would definitely advise the Trustees, in order to protect themselves, to bring in Bond Council. Britten asked Mr. Brossard if what he was saying was the only way we could sell it to Mr. Miller was if he could get Rossford to agree to whatever he was going to reduce the assessments to. Mr. Brossard said they could sell to him if he is just looking to take them in. Mr. Brossard said he thought Mr. Millers goal was to do something with the assessments to make the property more marketable and he didn't think Mr. Miller just buying them serves that purpose, and he should be careful about that. Mack told Mr. Brossard that Mr. Miller is a major land owner there and asked if the other land owners would have any rights to protest the elongating the schedule of now even more years? Mr. Brossard said there is a section in the state law that allows bonds to be refinanced for an extra amount of time. Mr. Brossard said his best advice to Mr. Miller would be to go out and finance the cost of paying off the assessments. This would save him probably 6% and make his property even more marketable than those in the area who still pay the assessments at 8%.

**Britten made a motion (seconded by LaHote) to adjourn back into executive session for the purpose of pending or possible litigation. No further business will be conducted. All Yes Motion Approved**

**LaHote made a motion (seconded by Britten) to adjourn executive session and adjourn regular session. All Yes Motion Approved**

---

Shirley A Haar –Fiscal Officer

---

Bob Mack - Chairman