

**NORTH FRANKLIN TOWNSHIP
MEETING MINUTES**

JANUARY 11, 2021

5:30 pm

CALL TO ORDER - Present were Mr. Sabot, Mr. Quinn, Mr. Polan, Solicitor Gary Sweat, Secretary/Treasurer Jackie Kotchman and Erin Dinch, Director of Planning & Development. The meeting was available via teleconference with public attendance. The public could email questions using an email address available on the Township website.

PLEDGE OF ALLEGIANCE

OPENING PRAYER – was given by Dr. Michael Roach, Trinity Bible Fellowship

ADD ITEMS TO THE AGENDA

PUBLIC COMMENT AGENDA ITEMS

APPROVAL OF MINUTES

*****MOTION to approve the minutes of the December 14, 2021 Supervisor's meeting** was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.

*****MOTION to approve the minutes of the January 3, 2022 Reorganization meeting** was made by Mr. Quinn; seconded by Mr. Polan. Unanimously carried.

TREASURER'S REPORT

****MOTION to file the Treasurer's Report for future audit** was made by Mr. Quinn; seconded by Mr. Polan. Unanimously carried.

BILL APPROVAL AND CHECK SIGNING

****MOTION to approve total bills and check signing** was made by Mr. Quinn; seconded by Mr. Polan. Unanimously carried.

BUILDING PERMITS

Erin Dinch reported that there was one (1) building permit in the amount of \$759.00.

OLD BUSINESS

1. *****MOTION to set the Treasurer's Bond at \$500,000** was made by Mr. Sabot; seconded by Mr. Quinn.

Secretary/Treasurer Jacqueline Kotchman explained that an audit of the Liquid Fuels Account came with recommendations to increase the Treasurers Bond. The Supervisor's decided on \$1,000,000.

After discussion, Mr. Sabot rescinded his motion and Mr. Quinn rescinded his second.

*****MOTION to set the Treasurer's Bond at \$1,000,000 and Erin Dinch's bond at \$100,000 was made by Mr. Sabot; seconded by Mr. Polan. Unanimously carried.**

NEW BUSINESS

1. *****MOTION to authorize the North Franklin Township Planning Commission to consider and make a recommendation amending the Township Zoning Ordinance to add schools as a Permitted Use** was made by Mr. Polan; seconded by Mr. Sabot. Unanimously carried.

Erin Dinch explained that there is currently no provision in the Zoning Ordinance for a school to exist in the Township.

Mr. Sweat advised that schools can be built anywhere without regard to Zoning according to State Law. Mr. Sweat said they are already a Permitted Use but that they must meet dimensional requirements.

K2 ENGINEER'S REPORT

Sue Sepic from K2 Engineering reported that the 60% design plans were submitted for review. She said the Zoning application and requested variances were submitted to Harold Ivery, Building Code Inspector. She said the Utility designs have been submitted to the utility companies. She reported that the revisions for the permitting for the parking lot changes have been submitted. She estimated the cost of the building to be between 2.3 and 2.6 million dollars. She recommended having another meeting with the team to go over the 60% plans and make any changes in order to complete the 90% plans.

CONSTRUCTION MANAGER'S REPORT

Dave Leasure from Harshman Engineering reported that everything was back on track for bidding and spring construction. He said they would be working on the budget for the building and hopefully be ready to go out to bid in March 2022.

FIRE CHIEF'S REPORT

Fire Chief Dave Bane reported that for December 2021 the Fire Department had 18 calls including one (1) cooking fire, two (2) brush fires, four (4) medical assists, one (1) motor vehicle accident, one (1) water leak, one (1) unintentional alarm, four (4) public service, one (1) COD detector, one (1) unauthorized burning, one (1) standby, and one (1) authorized burning. He

stated that year-to-date they had 342 calls. They averaged 4.8 persons per call and the average response time was 9 1/2 minutes.

Siren Update- He said they were still waiting for parts to come in. Mr. Sabot reported that the receivers were shipped and they are waiting for one siren. Chief Bane said site prep would be next and he was looking into testing options.

CODE ENFORCEMENT OFFICER'S REPORT

Matt Malik reported that there were seventeen (17) investigated violations; twelve (12) being trash & junk, four (4) junk vehicle, and one (1) obstructed view. All the proposed demo properties were posted.

SOLICITOR'S REPORT

Mr. Sweat reported that the 22 Mill Street property owner has agreed to nuisance abatement and a temporary easement agreement. He said once received, the Township can use CBGD funds to tear down the structure. Regarding 640 McElree Road, he said the board can proceed in condemning the property. They have not been able to serve the property owner. He pays his taxes in cash and cannot be found. Mr. Sweat said the Township needs to petition the court for a court order to protect the Township before going onto the property. In addition, the 63 Cleveland Road property owner owes in excess of \$17,000.00 in fines. Mr. Sweat advised continuing to monitor the property, instructing Harshman to file additional citations, or that the Township can go onto the property, clean it up and lien the property. Matt Malik recommended a police escort if they were to enter the property.

Matt Malik reported that the Long John Silvers building was posted. He said the Sheriff has to serve the complaint to the mall to be signed off to allow demolition.

Mr. Sweat reported he was waiting to hear back from the Trinity School District Solicitor in regard to the Washington Crown Center Tax appeal. He said the current assessment records are around \$4,000,000 and the property owners are arguing that it should be \$2,500,000. The school district is looking into appraisals at this time.

Mr. Sweat reported that our insurance carrier's attorney will be filing a motion to schedule argument of preliminary objections to get out of the case. Rite Aid had hoped to get everyone into mediation to try to get money from everyone.

Mr. Sweat advised that in order for the Township to sell the existing Township building, we would have to offer it at fair market value. He said he has contacted a number of appraisal companies. He said an estimate from Valbridge came in at \$2,400 for an appraisal. He said the Township would need a Certification of Fair Market Value and he is obtaining other written appraisals.

SUPERVISOR SABOT'S REPORT

Mr. Sabot asked Sue Sepic and Dave Leasure the approximate date for moving into the new building. They said depending on material availability approximately 9 months from the start date.

SUPERVISOR QUINN'S REPORT – None

SUPERVISOR POLAN'S REPORT – None

PUBLIC COMMENT NON-AGENDA ITEMS - None

ADJOURNMENT

****MOTION to Adjourn at 6:05 pm and go into Executive Session to discuss New Township Building and personnel issues with no action to be taken was made by Mr. Sabot; seconded by Mr. Quinn. Unanimously carried.**

Respectfully submitted,


Robert Sabot, Chairman
Jacqueline M. Kotchman, Secretary/Treasurer