

The regularly scheduled meeting of Newbury Township Trustees was called to order by Glen Quigley at 7:00 p.m., July 6, 2016, with Glen Quigley, Bill Skomrock, Jr. and Jan Blair present. All joined in the pledge of allegiance.

Mr. Quigley announced that with Marcia Mansfield on vacation, Marge Hrabak would record tonight's minutes.

Jan Blair moved to approve the previous meeting's minutes including the executive session regarding the Road Dept.; Bill Skomrock seconded the motion that passed by unanimous vote.

Mr. Quigley asked Ken Fagan for his report: 97 calls for June with 323 calls year-to-date. Bill Skomrock noted that the computer update showed about 640 annual calls on average.

Mr. Quigley noted to Dianne Reider regarding lighting requirements for displaying flags: Newbury Zoning specifies down-draft lighting for flagpole displays; 6 solar panel- 250 lumens/unit at \$125 each (but not available at the Flag Store) would be needed. This would not include cemetery flag displays. Mr. Quigley questioned whether displaying flags on utility poles without lights was legal and specified that flags should only be displayed on lighted utility poles – "do it right" he said.

He then questioned Mr. Zimperman regarding the new Road Dept. hire. Doug said the new hire had not yet started and was waiting for completion of his background checks. Doug said that one of two pipes had been installed on Munn Rd., asphalt repair work was continuing and roadside mowing was done.

Mr. Quigley said that the code requires roadside mowing 2 x per year – Doug said he does this 4 or 5 x per year. Doug stated that road striping done by the paving contractor usually fades fast and the Road Dept. is responsible for striping renewal as needed.

He presented 2 estimates for drain line repair on Auburn Rd. south side of the Town Hall; one for \$5300 and the other for between \$2700 and \$3500. Doug also asked for funds to have marked trees removed along the Munn Rd. R-o-Way.

Bill Skomrock moved to award 1: Mike Kler the contract (\$2700 to \$3500) for Auburn Rd. drain repair south of the Town Hall, & 2: Mark Gambiere (<\$2000) for Munn Rd tree removal; Jan Blair seconded the motion that passed by unanimous vote.

Mr. Quigley reminded all about the upcoming concert in Oberland Park on July 19, 2016. He asked the Road Dept. to fill any driveway potholes and make sure the grass was mowed before the event. He said that electrical power had been installed in the pavilion but no light fixtures have been installed as yet.

Mr. Quigley welcomed George Ohlman to present his expansions planned for Holly Hill (HH) facilities on Fairmount Rd. Mr. Ohlman outlined a summary: Holly Hill has been in Newbury since 1967, he also owns Briar Hill in Middlefield and Blossom Hill in Huntsburg. Holly Hill is now considered the most skilled nursing facility in Geauga County (GC) providing rehabilitation, long-term care and end-of life care - employing 90 at Holly Hill, 120 staff and 350 total employment at the 3 "Hill" sites. He said their facilities are considered #1 in family satisfaction in GC and Cleveland and # 5 in the State of Ohio. The newest survey results assign them a 5 star rating locally and #1 in the State of Ohio. University Hospitals has designated all 3 "Hills" as a preferred providers and employers.

Mr. Ohlman said they have been planning to add on to Holly Hill for several years, have now engaged a new Columbus architect with 35 years experience with senior housing, and are working with Jim Stewart builder and Mike Joyce to consolidate into one parcel of 16 acres to eliminate lot lines under Fairmount Property Holdings LLC.

Market feasibility studies have shown a need for 18 new skilled nursing and 68 new assisted living units. They have submitted plans to Mr. Joyce for a Zoning Permit from Newbury Twp. They hope to begin pre-site work this fall and construction in the spring of 2017.

Phase 1 work will include moving the main driveway to a new Fairmount Road entrance, move (or remove) the house and establish the retention pond.

Phase 2 work will begin adding skilled nursing units to the rear and about 50 assisted living units to the front of the existing HH facilities plus adding 2 new service roads to the rear from both Rockhaven and Fairmount Roads.

Mr. Ohlman reviewed 4 possible fire access entries, retention pond, pumped water storage with Doug Zimperman and Ken Fagan, noting that skilled nursing facilities are the most heavily regulated after nuclear. He said he will erect a privacy fence alongside the new service driveway. Discussion continued regarding future rescue access – new rear units will have an elevator and new front units will have ground level access.

Mr. Skomrock suggested that service trucks use the Fairmount Rd. driveway with no truck access from Rockhaven Rd. He said “he was glad to see positive things happening” and agreed all trustees would be supportive of this new venture. Mr. Quigley thanked Mr. Ohlman for his most informative presentation.

Mr. Quigley invited all to attend the upcoming free “No Moss concert” at Oberland Park on July 19, 2016 from 6 to 8 p.m.

Mr. Quigley said a resident had contacted him regarding drain repair needed at Hillview and Crestwood Roads. There is a 12 inch separating clay tile on the no-road-ditch south side supposedly installed previously by Newbury Twp. (on private property). No such installation could be found searching prior Trustee minutes. Discussion continued regarding legality: civil action on private property, setting precedence, “reasonable approach” vs. “what law allows”. The trustees agreed to follow “what the law allows”.

Mr. Skomrock said he was unable to discuss details of the 240 incidents in the Sheriff’s Report due to today’s area-wide internet outage.

Jan Blair reported that Mike Joyce could issue the Dollar General Zoning Permit (with the new site plan EPS approval to move the drainage ditch) that remains within the setback variances previously granted to Marc Dasen for this site.

She presented information, prior to the 8/15/16 deadline, for the upcoming Road Levy: a choice between a 1.9 mil renewal or a new replacement levy with \$1500 added intake. After evaluating the benefits, Jan Blair moved to place a Road Dept. 1.9 mil, 5 yr renewal levy (for \$327617.) on the November ballot; Bill Skomrock seconded the motion that passed by unanimous vote.

Jan Blair had no new information regarding expansion of Newbury internet service from the present 2 providers. Glen Quigley said Windstream offered 6 to 12 mb increase for \$10/month.

Bill Skomrock suggested investing in a new split-screen monitor for the office; Mr. Quigley agreed, Marcia to follow-up.

Mr. Quigley announced: Chuck Gates cancels his “year off”; Iron-Man lease is on hold, liability insurance for a 3 mil township, Oberland Park pavilion repair due to AZAK shrinkage caused by dark color paint application – needs replacement.

Employee Manual changes will be addressed at the next meeting.

Mr. Quigley reported the status on Veteran's Park: a grant extension to 2016 year-end was received, work on playground will wait for new grant moneys and landscaping will continue with present grant funds. The Township is hoping for material and/or labor donations from local contractors. Fill dirt will be gratefully accepted.

Warrants approved by signing prior to or at this Meeting:

Date	Warrant Number	Payee	Amount	Status
6/20/16	122-2016	Timothy H. Hegedus	\$1,062.08	C
6/20/16	123-2016	Randal O. Hollis	\$1,334.66	C
6/20/16	124-2016	Randal R. Hollis	\$1,375.97	C
6/20/16	125-2016	Michael J Joyce	\$581.73	C
6/20/16	126-2016	John H. Mansfield	\$1,002.67	C
6/20/16	127-2016	Timothy A. Mansfield	\$1,396.26	C
6/20/16	128-2016	Susan R Wagner	\$399.78	C
6/20/16	129-2016	Douglas J. Zimperman	\$1,658.07	C
7/5/16	131-2016	Janice M. Blair	\$731.90	O
7/5/16	132-2016	Timothy H. Hegedus	\$893.57	O
7/5/16	133-2016	Randal O. Hollis	\$1,281.19	O
7/5/16	134-2016	Randal R. Hollis	\$1,300.28	O
7/5/16	135-2016	Marge Hrabak	\$76.02	O
7/5/16	136-2016	Michael J Joyce	\$232.69	O
7/5/16	137-2016	John H. Mansfield	\$858.84	O
7/5/16	138-2016	Marcia J. Mansfield	\$809.61	O
7/5/16	139-2016	Timothy A. Mansfield	\$1,384.25	O
7/5/16	140-2016	Glen E. Quigley	\$801.94	O
7/5/16	141-2016	William J. Skomrock Jr.	\$572.80	O
7/5/16	142-2016	Susan R Wagner	\$282.18	O
7/5/16	143-2016	Douglas J. Zimperman	\$1,521.20	O
7/6/16	145-2016	Middlefield Bank	\$3,742.99	O
7/6/16	146-2016	Treasurer of State	\$747.09	O
6/30/16	147-2016	Medical Mutual Of Ohio	\$1,824.99	C
7/1/16	31526	PB Alarm/Geauga Security	\$225.00	V
6/20/16	31668	Ohio Public Employees Deferred Comp. Program	\$120.00	C
6/20/16	31669	Medical Mutual Of Ohio	\$509.94	C
7/6/16	31671	1st Ayd Corporation	\$321.47	O
7/6/16	31672	All-Ways Flasher Service Inc.	\$297.00	O
7/6/16	31673	Alvord's Yard & Garden	\$38.16	O
7/6/16	31674	Andy Csepi	\$100.00	O
7/6/16	31675	Barbara Luff	\$350.00	O
7/6/16	31676	Business Card	\$243.22	O
7/6/16	31677	Cleveland Plumbing Supply Co.	\$409.60	O
7/6/16	31678	Dominion East Ohio Gas	\$135.25	O
7/6/16	31679	Geauga Safety Council	\$180.00	O
7/6/16	31680	Jan Blair	\$210.00	O
7/6/16	31681	Lacal Equipment Inc.	\$132.54	O
7/6/16	31682	Metropolitan Compounds Inc.	\$749.24	O
7/6/16	31683	Mike Joyce	\$221.51	O
7/6/16	31684	MT Business Technologies INC.	\$45.24	O
7/6/16	31685	Newbury Volunteer Fire Department	\$75,000.00	O
7/6/16	31686	Ohio CAT	\$164.03	O
7/6/16	31687	Platinum Chemicals, INC.	\$486.16	O
7/6/16	31688	Preston Ford	\$823.47	O

7/6/16	31689	ScapeAbilities (John Suvak)	\$2,795.00	O
7/6/16	31690	Snap-On Tools	\$148.89	V
7/6/16	31691	U. S. Postmaster	\$66.00	O
7/6/16	31692	U.S. Treasury	\$30.38	O
7/6/16	31693	Western Reserve Farm Co-op	\$92.37	O
7/6/16	31694	Windstream	\$345.27	O
7/6/16	31695	Speedway SuperAmerica	\$148.89	O
7/6/16	31696	Ohio Public Employees Deferred Comp. Program	\$320.00	V
7/6/16	31697	Delta Dental	\$33.68	V
7/6/16	31698	VSP	\$11.58	V
7/6/16	31699	Ohio Public Employees Deferred Comp. Program	\$320.00	V
7/6/16	31700	Delta Dental	\$33.68	V
7/6/16	31701	VSP	\$11.58	V
7/6/16	31702	Ohio Public Employees Deferred Comp. Program	\$320.00	O
7/6/16	31703	VSP	\$11.58	O
7/6/16	31704	Delta Dental	\$33.68	O
7/6/16	31705	VSP	\$104.09	O
7/6/16	31706	Delta Dental	\$302.94	O
7/6/16	31707	Patsy Keyes	\$275.00	O
7/6/16	31708	Tractor Supply Co.	\$609.97	O
7/6/16	31709	Ohio Public Employees Retirement System	\$6,541.91	O

Purchase Orders approved by signing prior to or at this meeting:

Blanket Purchase Orders approved by signing prior to or at this meeting:

Mr. Skomrock moved and Ms. Blair seconded the motion to adjourn the meeting at 8:50 p.m. The motion passed by unanimous vote.

Glen Quigley - Chairman

William Skomrock, Jr.- Vice Chairman

Jan Blair

Marcia Mansfield – Fiscal Officer