

## UNION TOWNSHIP – WARREN COUNTY

### BOARD OF TRUSTEES – Regular Meeting – March 4, 2024

---

**CALLING THE MEETING TO ORDER:** The regular meeting of the Union Township Board of Trustees was called to order by President of the Board, Chris Koch on Monday, 3/4/24 at 6:00 p.m. at the Union Township Building. Trustees in attendance: Fred Vonderhaar, Chris Koch, & Rhonda Cockerham. The prayer was led by Mr. Vonderhaar. Mrs. Cockerham led everyone in The Pledge of Allegiance.

**PUBLIC SPEAKER(S):** Lori Hicks from Mueller Funeral Home spoke of an interment (Ruth Brock) cost issue. After an open discussion, the Trustees, Mr. Sandlin, & Ms. Hicks agreed the total burial fee of \$900.00 was due, which meant the funeral home owes an additional \$125.00.

Mr. Steve Riley stated there was a visibility issue at the intersection of Stubbs Mill & Shawhan Roads. The trees in question are on county property and Mr. Vonderhaar will contact Warren County to see if this can be resolved.

**POLICE SUMMARY:** Sergeant Adams wanted to thank the fire department for assistance that was provided to his personnel during a recent situation.

**ROAD SUPERINTENDENT'S REPORT:** Mr. Sandlin reported the replacement of a fan motor at Deerfield Cemetery.

**CHIEF'S REPORT:** Chief Napier presented a new Xerox copier lease agreement (see attached) as the previous approved contract had expired before execution. Mr. Koch made a motion to accept this agreement, seconded by Mr. Vonderhaar. The motion was carried by all "yeas". Chief Napier stated the new EMS unit that was ordered in January 2022 still has no delivery date at this time due to production delays. Chief Napier said there was a zoning complaint concerning junk cars at 464 W. Mason-Morrow-Millgrove Road and the Warren County Zoning Department is going to check it out. Chief Napier is having staffing problems, as he is still trying to find viable candidates to hire. He also stated there had been recent call-offs due to illness. Mr. Koch asked if Chief Napier had his "annual report" completed yet, as there had been a public records request. Chief Napier stated it was not done at this time.

**FISCAL OFFICER'S REPORT:** The Fiscal Officer presented the bills to pay, fund status, cemetery deeds, etc. thru March 4, 2024. All were signed and approved by Mr. Vonderhaar, Mr. Koch, & Mrs. Cockerham. Mrs. Lamb stated Major Arrasmith would like to attend the Union Township Trustees' Meeting on 4/1/24, instead of 4/15/24 to review the Greater Warren County Drug Task Force's Annual Report. Mrs. Lamb asked if the Trustees wanted an "exit conference" with the State of Ohio Auditor's Office pertaining to the ongoing audit, which was waived as they will receive the audit reports when completed.

**NEW BUSINESS:** Mr. Vonderhaar presented a complaint investigation form received from the Warren County Combined Health District concerning 1937 Wood Road (see attached). Mr. Vonderhaar made a motion to accept the minutes from the regular meeting held on 2/20/24, seconded by Mrs. Cockerham. The motion was carried by all "yeas". Mr. Vonderhaar stated the Warren County Township Association would like to use the Union Township building in April, not March for the scholarship program review, which no one had any objections.

Mrs. Cockerham stated she had gone out to 1937 Wood Road and noticed there was someone doing yard work, so hopefully they are trying to clean up the residence. Mrs. Cockerham made a motion to pay the bills, seconded by Mr. Koch. The motion was carried by all "yeas".

Mr. Koch said there was a notice from the Loeb Foundation concerning verifications of "rural" fire departments that they give annual donations, and Union Township does receive this donation. This is in reference to South Lebanon's current "city" classification. Mr. Koch will speak to Union Township's Attorney about the matter.

**ADJOURNMENT:** There being no further business, Mr. Koch made a motion, seconded by Mr. Vonderhaar to adjourn the meeting at 6:38 p.m. The motion was carried by all "yeas". The next regular meeting will be held on Monday March 18, 2024, at 6:00 p.m.

# Lease Agreement



Customer: UNION TOWNSHIP

BillTo: UNION TOWNSHIP  
ATTN:GARY ARNOLD  
285 E PIKE ST  
SOUTH LEBANON, OH 45065-1238

Install: UNION TOWNSHIP  
ATT:GARY ARNOLD  
285 E PIKE ST  
SOUTH LEBANON, OH 45065-1238

Tax ID#: -

State or Local Government Negotiated Contract : 072834400

## Solution

Item	Product Description	Agreement Information		Trade Information	Requested Install Date
1.	<b>B7125H2 (XEROX B7125 TTRAY OS)</b> - Digital Ps3 Kit - Embedded 1-line Fax	Lease Term:	36 months	- Xerox B7025 S/N 5DA844952	2/21/2024
		Purchase Option:	FMV	Trade-In as of Payment 62	

## Monthly Pricing

Item	Lease Minimum Payment	Print Charges			Maintenance Plan Features
		Meter	Volume Band	Per Print Rate	
1. B7125H2	\$101.30	1: Black and White Impressions	1 - 1,000 1,001+	Included \$0.0060	- Consumable Supplies Included for all prints - Pricing Fixed for Term
<b>Total</b>	<b>\$101.30</b>	<b>Minimum Payments (Excluding Applicable Taxes)</b>			

## Authorized Signature

Customer acknowledges receipt of the terms of this agreement which consists of 2 pages including this face page.

Signer: Robert Napier

Phone: (513)494-2566

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Thank You for your business!  
This Agreement is proudly presented by Xerox and

**Teresa Gwathney**  
**(513)262-2826**

For information on your Xerox Account, go to  
[www.xerox.com/AccountManagement](http://www.xerox.com/AccountManagement)

**Warren County Combined Health District  
COMPLAINT INVESTIGATION FORM**

ID #: 7306

Date Received: 05/12/2021

Referred to: BRAD KING

By: CHRISTY WAITE

Type: S143 SEWAGE COMPLAINT-SEWAGE  
Serv:

**Nature:** SEWAGE LEAKING BEHIND THIS HOUSE AND RUNNING ACROSS SEVERAL PROPERTIES. ROOF TARPED ON THE BACK SIDE OF THE HOUSE FOR AT LEAST 5 YEARS WITH NO REPAIR. TRASH PILED ON PROPERTY IN VARIOUS LOCATIONS. ZONING COMING OUT TO TAKE PICTURES OF ABANDONED CARS

<b>Location:</b> MARY ROBINSON LEBANON	1937 WOOD ROAD 45036 UNION TWP.	<b>P.S.:</b> U
<b>Owner:</b> MARY ROBINSON & LEONARD ROBINSON 1937 WOOD ROAD LEBANON, OH 45036	<b>Complainant:</b> ANONYMOUS  , OH	

Date Investigated: 05/14/2021      Orders Issued: No      1st Date Orders Issued: / /

2nd Date Orders Issued: / /      3rd Date Orders Issued: / /

Due: / /      Board Orders Issued: / /      Date Completed: / /

Law/Regulation(s) Violated:

Final Disposition: No orders issued, will re-inspect

Person(s) Contacted:

Rechecks: 09/02/2021    / /                      / /                      / /                      / /                      / /

Findings and Actions: 5/14/2021: Owner accompanied us outside and walked us through the leach field, said tank was buried and had tank pumped at least a year ago. Findings based on the complaint were nil; however, there was a small patch of sewage ponding near the back of the property.

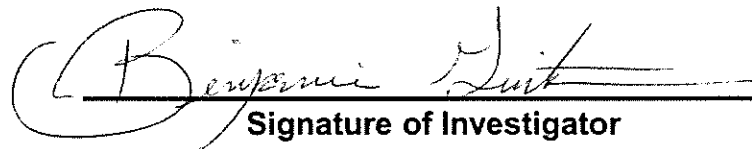
Recommended calling a service provider, getting the tank pumped, possibly adding soil to the affected area and said we would be back out to re-inspect the property within a month's time. Based on the complaint given, no orders were issued at this time. AT

09/02/2021: Re-inspected based on above, no nuisance exists still, the sewage nuisance complaint is considered abated.

10/31/2023: Re-opened investigation. Inspected the property and found no evidence of sewage. The home appears to be in acceptable condition, and there is a tarp on the roof that secures the roof and prevent leaking. The barn in the backyard is damaged from a fire and is in disrepair. The barn is not causing a public health nuisance. Abated. BMG

2/22/2024: Re-opened investigation due to a complaint from Union township trustee. BMG

2/26/2024 : The property is in the same condition as it was in previous inspections. The roof still has a large tarp over it, which appears to be functioning as intended. The backyard has building materials stacked and somewhat organized. These materials include siding, wood, paints, and wiring. The barn is damaged by the fire, and the homeowner is in the process of organizing and removing items. There hasn't been much progress since the inspection in October. There was no garbage present at the time of inspection. The sewage system was not causing a nuisance at the time of inspection. There was no sewage in the yard, or at the discharge points. The homeowner was instructed to properly dispose of the paints, and the tire without a rim. BMG

  
Signature of Investigator