

**Miami Township Trustees**  
Minutes of December 4, 2023

**Call to Order**

The meeting was called to order at 5:02 p.m. by Chairperson Moir, with Trustee Mucher and Trustee Hollister present.

Fire Chief Denny Powell, Zoning Inspector Richard Zopf, and Recorder Cyndi Pauwels were in attendance.

*Yellow Springs News* reporter Lauren Shows and 35 area residents were also present. Participating names will be noted in the Public Comment section recorded at the end of the meeting.

**Adoption of Minutes**

Trustee Mucher **moved to adopt the minutes** of November 6, 2023, and of November 20, 2023, as presented. Trustee Hollister **seconded**, and the **motion carried unanimously**.

**Payment of Accounts**

Trustee Mucher **moved** and Trustee Hollister **seconded to pay bills** in the amount of **\$46,754.85**:

- General Fund – \$6,854.07
- Fire Fund – \$36,340.10
- EMS Billing – \$0
- Cemetery – \$588.01
- Road and Bridge – \$2,972.67
  - 2021 – \$2,899.55
  - 2031 – \$73.12

**The motion carried unanimously.**

**Correspondence**

The Trustees received correspondence as follows:

- Brosius, Hohnson and Griggs, LLC: Rates for 2024, request resolution to continue partnership
- Ohio Department of Labor: Ohio Labor Law poster?
- Greene County Regional Planning: Agenda for November 21, 2023
- NE Broadband: Update on formalizing business arrangement
- GCTA: Invitation to Christmas party, December 12<sup>th</sup>
- Don Hollister: Forwarded Ohio Capitol Journal article “New Life for Old Coal: Minelands and Power Plants are Hot Renewable Development Spots”
- Libby Rudolf: Urged the Trustees to support solar development in Township
- Dan Rudof: Urged the Trustees to support solar development in Township
- Bob Brecha: Urged the Trustees to support solar development in Township
- Ellis Jacobs: Urged the Trustees to support solar development in Township

- Donna Denman: Urged the Trustees to support solar development in Township
- Beth Holyoke: Urged the Trustees to support solar development in Township
- GCTA: Invitation to December meeting and holiday party
- Ohio Treasurer’s Office: Secure link to OPCS system
- Lori Fox: National Influenza Vaccination week, Dec 4-8<sup>th</sup> – Take the flu from wild to mild
- MVRPC: December agenda
- Five River Metroparks: December programming

**Public Comment on Agenda Items**

See Vesper Energy presentation notes at the end of the meeting

**Fire Department Report**

Chief Powell reported **22 EMS runs** and **1 fire call** since last meeting, with one Mutual Aid request for fire.

The **ground ladders** have all passed the annual third-party service testing.

Repairs on the **E82 pump** will begin tomorrow (December 5th), if parts are available.

The \$1,200, **five-inch supply line has arrived** and will be put in use after the Engine 82 repairs.

Using the ESO software, MTFR has begun the implementation of **assets/checklists re: EMS expenses**.

At the request of the Greene County Health Department, and with HIPAA clearance from the County Prosecutor’s office, MTFR has agreed to be one of five local departments **supplying EMS data from the ESO software re: opioid overdoses**. This will be used to plan for expanded services such as Narcan dispensers.

**Cemetery and Road Report**

No report.

**Fiscal Officer’s Report**

**Resolution 2023-46 Amendment of Permanent Appropriations** was presented. Trustee Mucher **moved** to adopt the Resolution as enumerated, and Trustee Hollister **seconded**. The **Resolution was adopted unanimously**.

**Resolution 2023-47 Transfer of Funds from Capital Fund 4901 to 2023-Capital Project Fund** was presented. Trustee Hollister **moved** to adopt the Resolution as enumerated, and Trustee Mucher **seconded**. The **Resolution was adopted unanimously**, with **thanks to Trustee Mucher for his diligence** in the completing the process (detailed last meeting).

Trustee Mucher reviewed the pending medic (ambulance) purchase, with a mid-summer delivery expected, and noted a \$66,861.15 gap between the \$336,037 cost and the \$269,175.85 just transferred to the 2023-Capital Project Fund for that purchase. In light of the always-tight fire budget, he moved to **transfer \$66,861.15 from the General Fund to the 2023-Capital Project Fund** to cover the cost. Trustee Hollister seconded. **The motion carried unanimously.**

### **Zoning Inspector's Report**

Mr. Zopf reported **1 permit** was been issued since last meeting.

The Zoning Commission met as scheduled. Mr. Zopf reports they are satisfied with **new language for the Temporary Use Permit regulation**. They have also reached a **consensus on new solar regulations** to be adopted; however, they want to compare wording with other communities' existing regulations before finalizing.

Trustee Hollister asked Mr. Zopf if he could **summarize their decision**. Mr. Zopf replied that, "While I hesitate to speak for them," it seemed they were considering **not allowing the sale of solar energy to anyone**, and emphasizing support for personal rooftop solar. He added that it remains difficult to quantify solar output.

In line with previous years, Trustee Mucher asked for a motion to **give each volunteer member of the Zoning Commission and of the Board of Zoning Appeals a \$100 holiday gift card** as thanks for their service. Trustee Moir so moved, and Trustee Hollister seconded. **The motion carried unanimously.**

Trustee Mucher reviewed the efforts Trustee Moir has made to streamline the zoning permit and BZA processes and the new forms created, noting the updated direction of Zoning Department administration and duties. With thanks to Mr. Zopf for his many years of service, Trustee Mucher **moved to terminate Mr. Zopf's employment** as Zoning Inspector, and Trustee Moir **seconded**. Trustee Hollister **recused** himself from the vote, and **the motion carried**.

### **New Business**

As background for the upcoming presentation from Vesper Energy, Trustee Moir **reviewed the process** the Township has gone through **re: the earlier proposed Kingwood project**.

Trustee Mucher then provided **an overview of what townships can and cannot do per State regulations**, noting townships are not authorized to make laws unless they are for specific, detailed issues such as land use planning. The Miami Township Zoning Commission was formed in 1962/63 (5 volunteers, all residing in the Township outside municipal boundaries) to create policy in line with the Township's **Comprehensive Land Use Plan** (copies available on the Township website and in the office) which was last updated in 2013, after extensive public input. These plans generally cover a 20-year period, but can be updated/revised at any time.

He noted that any **Zoning Commission policy decisions come to the Trustees only after review by the Regional Planning Commission**, who may recommend those policies be adopted or not, following multiple public hearings along the way.

After introductions by the **Vesper Energy team** in attendance – Hannah Larkin, Development Manager for the Kingwood and Aviation Center projects; Lindsay Workman, Community Affairs Manager; and Jackie Freedy (sp), Community Affairs Director – a presentation was given on **Vesper Energy’s proposed Aviation Energy Center project**. Please see the **meeting video** for the complete discussion.

**In summary:** the proposed Aviation Center project proposal (whose name was discussed – and panned – at length), of a final size to be determined following input from the community may replace Kingwood if that project is ultimately rejected. Per the team, it takes into account many of the community objections to Kingwood including commitments to 300-foot setbacks, considers carbon sequestration and possibly agrivoltaics, and ways to “keep farmers farming.”

The team outlined Vesper’s existing **Community Giving Program** which provides monies to the county involved (\$9,000/megawatt) that is divided by \$7,000 to the affected townships and \$2,000 to the General Fund. They stressed the payouts to landowners and the ~100 jobs that would be brought to the area during construction.

The project is outlined in detail at <https://www.aviationenergycenter.com/>

Highlights of community questions and company responses:

- Resident Sharon Mohler expressed her concerns over the loss of foliage and the **despoiling of the land for decades to come after such solar farms** are no longer in use.

Ms. Larkin detailed Vesper’s dedicated **decommissioning process and remediation bonds** that are (can be?) written into any project contracts.

- Resident Lisa Abel asked, “**Why here?**” and questioned what **percentage of farmable land** would be used.

Vesper holds an “**interconnection agreement**” with PJM’s existing **transmission lines** that is a valuable company asset which is can only be obtained through a lengthy and complicated process. Rather than starting over trying to obtain a new agreement elsewhere – which could take 5+ years – Vesper needs to utilize the existing agreement.

Vesper noted that, in practice, **solar uses less than 1% of existing farmland** while residential development uses 3%.

- Resident Ben Crandall agreed on the importance of the interconnection agreement, and expressed his feelings that **extensive agricultural land will not be as important going forward as the wider availability of clean, affordable energy.**
- Resident Scott Fife asked the Trustees to not allow the “loudest voices in the room” to prevail, rather to **do what is best for all residents, long-term.** Energy needs are a “problem to be solved rather than blame to be laid.”
- Resident Lamar Spraklen focused on **landowners’ property rights**, and questioned Township **attorney fees.**
- Michelle Burns of Tecumseh Land Trust stressed the **need of legal representation during OSPB and appeals court proceedings** in order to “**have a seat at the table**” for these important discussions.
- Resident Kate LeVesconte spoke on the **existing climate emergency, agrivoltaics, and offered to share a list of resources** with the Trustees.

Many other issues were raised and discussed. Ms. Feedy (sp) stressed **more public hearings/input will take place before any plans move forward.** Vesper hopes to take what they’ve learned from Kingwood and incorporate residents’ concerns into future projects such as Aviation Center. This presentation was simply to introduce the project to the Township.

Please see the **meeting video** for the complete discussion.

**Adjournment**

The meeting was adjourned at 7:04 p.m., with the next meeting scheduled for **Monday, December 18, 2023,** at 5 p.m.

**Chairperson** \_\_\_\_\_ **Attest** \_\_\_\_\_

/clp