

Miami Township Trustees
Minutes of September 15, 2025
**see acronym glossary following minutes*

Call to Order

The meeting was called to order by Trustee Moir, with Trustee Hollister present. Trustee Mucher was absent for personal reasons.

Fiscal Officer Jeanna GunderKline, Fire Chief James Cannell, Zoning Administrator Bryan Lucas, and Recorder Cyndi Pauwels were in attendance.

Residents Lori Askeland, Fred Stockwell, Jane Sweet, KellyAnn Tracy, and others who did not sign in were also present.

Adoption of Minutes

Trustee Hollister **moved** to **adopt the minutes** of September 3, 2025, as presented. Trustee Moir **seconded**, and the **motion carried unanimously**.

Trustee Moir **moved** to **adopt the minutes** of the special meeting held August 27, 2025, as presented. Trustee Hollister **seconded**, and the **motion carried unanimously**.

Payment of Accounts

Trustee Hollister **moved** and Trustee Moir **seconded** to **pay bills** in the amount of **\$45,042.08**:

- General Fund – \$4,812.55
- Cemetery – \$3,267.04
- Fire Fund – \$32,736.51
- Road – \$4,225.98
 - 2021 – \$1,645.12
 - 2031 – \$2,580.86

The motion carried unanimously.

Correspondence

The Trustees received no correspondence that needed further discussion.

Public Comment on Agenda Items

Trustee Moir noted that **the title of this agenda section is misleading**. Ms. Askeland reported that YS Village Council labels it “Citizen Concerns,” which Trustee Hollister thought was a better choice. The matter will be discussed further.

Trustee Moir reported that in Trustee Mucher’s absence, he had **requested several items be removed from the originally published agenda**, in addition to others at Trustee Moir’s request, as specified:

- Under Item 9: Township Amazon Business account (solution to access)
- Under Item 11: Discussion to remove legally non-conforming committee from report (Mucher)

- Under Item 12: Substantial cost overrun for legal services (Mucher)
- Under Item 13: Resolution to Update Travel Reimbursement (Moir, from 9/3 meeting)

Trustee Moir asked for a motion to **remove those items until next meeting**, and Trustee Hollister so **moved**. Trustee Moir **seconded**, and **the motion carried unanimously**.

Fire Department Report

Chief Cannell outlined the department's motor vehicle needs as follows, noting the projected costs are government rate, and therefore the lowest available:

- **Lease-purchase of a Ford F250 utility vehicle, fully equipped, at a cost of \$80,794.00** financed over 5 years with an annual cost of \$18,733.26

He reported this vehicle would **replace the recently-sold pickup truck**, and would be **used for Paramedic response** (leaving one scene to return to the station for a possible second call-out), and to **haul rope-rescue equipment** in place of the old box truck that could then be sold (estimated \$25-75,000 value).

- **Lease-purchase of a Ford Explorer Command/Chief vehicle, fully equipped, at a cost of \$67,507.00** financed over 5 years with an annual cost of \$15,652.47

He reported this vehicle would **replace the current 10-year-old/100,000 mile Command vehicle** which would double as **Chief transport** and **on-scene command post as needed**. The old vehicle would then be sold.

After a brief discussion, Trustee Moir said the matter would be **added to the next agenda** to **give all the Trustees a chance to review it before voting**. Chief Cannell added that this is not a rush, and that if ordered now, the vehicles would likely be delivered in January due to necessary equipment upgrades, light bars, etc.

Chief Cannell then presented his regular run report, noting **722 runs year-to-date**, on track for the average 10-11,000 yearly totals. He added the department had **Paramedic coverage every day in August**. They are working toward full Paramedic coverage in September as well, with adjustments being made due to the previously-reported resignation and new hires. He also anticipates one more new hire yet in 2025, and possibly two more after the first of the year.

Cemetery and Road Report

Cemetery:

No report due to Mr. Gochenouer's absence.

Roads:

No report due to Mr. Gochenouer's absence.

Fiscal Officer's Report

Ms. GunderKline presented **Resolution 2025-27 to Amend Permanent Appropriations** (Cemetery staffing) and requested its approval. Trustee Hollister so **moved**, and Trustee Moir **seconded**. The **Resolution was adopted unanimously**.

US Bank checking balance as of 9/11/25: \$586,726

StarOhio investment account balance as of 8/29/25: \$1,444,587.34

Zoning Administrator's Report

Trustee Moir **opened** the public hearing for **Zoning Text Amendment 25-007-T (Article 8 Non-Conformities)** at 5:18 p.m.

Mr. Lucas gave his staff report on the **changes recommended by the Zoning Commission** at their September 4, 2025, meeting after review by the RPCC (reported back August 26).

Article 8 is **new to the Zoning Resolution**, removing it from the existing Article 1 to its own section. He explained the intent of **allowing non-conforming land use and structures after later zoning changes** would be referred to as **“grandfathered”** by the layperson.

Mr. Stockwell asked for **clarification on the “Resolution” wording under 804.3**. Mr. Lucas explained the entire Township Zoning Resolution format, of which this Article is only one section. Trustee Hollister noted that the odd wording of **“Resolution” versus “Code” is required of townships**.

There being no further discussion, Trustee Hollister moved to adopt **Resolution 2025-28 Zoning Resolution Text Amendment 25-007-T (Article 8 Non-Conformities)** and Trustee Moir seconded. The **Resolution was adopted unanimously**.

The public hearing was **closed** at 5:32 p.m.

Standing Committee Reports

- Miami Valley Regional Planning Commission (MVRPC): **no report**
- Greene County Regional Planning & Coordinating Commission (RPCC): **no report**
- Clifton-Union Cemetery Board: **no meeting**
- YS Development Corporation (YSDC): Trustee Moir reported nothing to be shared; however, there will be a **public meeting in early October**.
- Greene County Township Association (GCTA): Trustee Moir and Mr. Lucas attended the meeting, where the focus was on **advocacy against the proposed elimination of property taxes**.
- Glen Forest Natural Burial Committee (GFNB): **no meeting** – Trustee Moir noted this is the group referenced by Trustee Mucher's request to “remove a legally non-conforming committee” from the list. She stated that after being questioned previously about meeting minutes, etc., **she discovered this was not a formally organized Township committee**,

rather more a **citizens advisory board** that she feels is important. Further discussion will be held when Trustee Mucher is present.

- YS Active Transportation Committee: Trustee Moir explained the purpose of this committee, i.e., **to audit the Village transportation infrastructure with public input, walking tours, etc., and to “rank” modernization plans for sidewalks and streets so efforts can be prioritized** when applying for grants, etc., especially in light of new apartments.

New Business

Trustee Moir shared a “public presentation of facts” prepared by Consultant Kauser re: the MTRF renewal levy on the November 4, 2025, ballot, noting **a levy committee may be formed** soon. Highlights included (with the **full document available upon request**):

- **Renewal** of an existing non-permanent fire levy last approved in 2020
- Good for **five (5) years**
- Effective rate has been **reduced** (over the levy’s ~20-year existence) **from 3.8 mills to 2.3 mills** due to population growth, thus sharing the cost more widely
- Generates **\$595,182 for MTRF annually**, at a cost of **\$82 per \$100K** of assessed valuation
- Accounts for **47% of the department’s budget**, for **MTRF only**, covering staffing, training, protective clothing, and equipment (versus the 2022 permanent staffing levy)

Residents are encouraged to **contact Chief Cannell with specific questions** (937-768-7842, jcannell@mtfr.org).

Old Business

Trustee Moir presented a proposed **Purdue Pharmaceutical class-action settlement re: opioids**. She noted this settlement does not preclude further lawsuits against the company, which will be sold to form a new organization to address opioid addiction and treatment. **The State of Ohio will eventually receive \$198 million**, which will be distributed in a yet-to-be-defined manner. The **Greene County Prosecutor has recommended acceptance**, with a decision due by September 30. She then **moved** for its acceptance. Trustee Hollister **seconded**, and **the motion carried unanimously**.

Trustee Moir **moved** to **appoint Fiscal Officer Jeanna GunderKline as Public Records Custodian for the Township**, referencing earlier discussions about no one having been officially named. Trustee Hollister **seconded**, and **the motion carried unanimously**.

Ms. Askeland asked **how long the appointment would last**. Trustee Moir noted that, since **Trustee Mucher informed Ms. GunderKline the Public Records Policy on file in the Township office was not, in fact, the latest version** (and **no revision has been presented**), the **policy will need to be revised/updated** and that matter can be decided at that time. It was agreed it would make sense to list “Fiscal Officer” as the Custodian in any new version.

Basic **process** was also discussed, noting that while **Ms. GunderKline would receive and log all requests**, they may need to be **filled by department heads** (Fire Chief, Zoning Administrator) or a specific Trustee.

The Township will also need a **clear public records statement on the website and posted in the lobby** of the building.

Adjournment

The meeting was adjourned at 5:52 p.m., with the next meeting scheduled for **Monday, October 6, 2025**, at 5 p.m.

Chairperson _____ **Attest** _____

***Acronyms:**

- GCTA: Greene County Township Association
- GFNB: Glen Forest Natural Burial Committee
- MTFR: Miami Township Fire & Rescue
- MVC: motor vehicle collision
- MVRPC: Miami Valley Regional Planning Commission
- OTA: Ohio Township Association
- RPCC: Greene County Regional Planning & Coordinating Commission
- YSDC: Yellow Springs Development Corporation

/clp