

Bethel Township Board of Trustees September 24, 2024 **Workshop Meeting Agenda**

	DER: Time:	Presiding:			
Roll call:	Fire Chief Cahill	Fiscal Officer Ross			
	Trustee vanHaaren	Trustee Reese	Trustee Dick		
PUBLIC COM	IMENTS on items on the Agen	da			
ADMINISTRA	ATION & ZONING ITEMS:				
1.	Form resolution and form noti	ce for ordering the abatement of a nuisa	nce on a property (see attachments)		
FIRE DEPT IT	EMS				
1.	Surplus equipment sales				
	Addendum to add Public Consulting Group, LLC to help recover reimbursements for medic runs (see attachment)				
	Purchase of a hose tester and drafting supplies (see attachments)				
ROAD DEPT	ITEMS				
1.	Paving came in \$9,717.90 under budget (see attachment)				
2.	Miami County Engineering invoice for grinding prep for paving for \$5,100 (see attachment)				
3	Surplus equipment sales – old	mowers			
	West Charleston Road repairs – status update and quotes				
	Speed bump request on Eastland Drive				
6. (Cemetery signs				
FISCAL OFFI	CER ITEMS:				
1	RESOURCES ALONG WITH THE COUNTY BUDGET COMMISSIO		rs certification from the miam		
,	Vote: Trustee Dick	seconded by Trustee vanHaaren	Trustee Reese		
		Trastee vannaaren	Trastice Neese		
۷. ا	Financial updates				
TRUSTEE ITE	MS:				
1.	Township Administrator/Zonin	g Director applications have been receive	ed, next step is to review them then		

conduct interviews

OLD BUSINESS:

Administration

- 1. Budget 5 year plan
- 2. Board retreat on hold
- 3. Walnut Street dead end
- 4. Archive Social further consideration?

Zoning

- 5. Boat Storage Facility waiting on legal
- 6. Hook up GIS computer to the network, update GIS

Fire Dept

- 7. ARPA purchase update:
 - a. Boots another invoice received
- 8. Potential increase in FF/EMT pay waiting on budget

Road Dept

- 9. Tree removal on Singer Rd. status update
- 10. Friendship Park digital mapping on hold until new Admin is hired
- 11. Playground equipment for Friendship Park purchase with ARPA funds status update
- 12. Drainage repairs: Pisgah at Agenbroad status update

Trustee Items

- 13. Fire Dept discussion with Elizabeth Twp no updates at this time
- 14. Position for an anti-annexation employee working on job description
- 15. Joint meeting with zoning boards to update zoning resolution text
- 16. Trustee goals and objectives for 2024 and beyond no new news
- 17. Review/update our Personnel Policies and Procedures Manual

OTHER DISCUSSION TOPICS:

1. Tipp City Chamber of Commerce advertising

MOTION TO ENTER INTO EXECUTIVE SESSION

- 1. Pursuant to Ohio Revised Code Section 121.22(G)(1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual, unless the public employee, official, licensee, or regulated individual requests a public hearing. Except as otherwise provided by law, no public body shall hold an executive session for the discipline of an elected official for conduct related to the performance of the elected official's official duties or for the elected official's removal from office.
- 2. Pursuant to Ohio Revised Code Section 121.22(G)(8) To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance, provided that both of the following conditions apply:
 - (a) The information is directly related to a request for economic development assistance that is to be provided or administered under any provision of Chapter 715., 725., 1724., or 1728. or sections 701.07, 3735.67 to 3735.70, 5709.40 to 5709.43, 5709.61 to 5709.69, 5709.73 to 5709.75, or 5709.77 to 5709.81 of the Revised Code, or that involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project.
 - (b) A unanimous quorum of the public body determines, by a roll call vote, that the executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

If a public body holds an executive session to consider any of the matters listed in divisions (G)(2) to (8) of this section, the motion and vote to hold that executive session shall state which one or more of the approved matters listed in those divisions are to be considered at the executive session.

Motion to enter executive session, which is necessary to protect the possible investment or expenditure of public funds to be made in connection with the economic development project, for the purpose to consult with an attorney regarding negotiations with other political subdivisions respecting requests for economic development assistance and for the purpose to consider the appointment or compensation of a public employee or official.

Motioned by	seconded by	
Vote: Trustee Dick	Trustee vanHaaren	Trustee Reese
Time in Executive Session: Return to regular session time:		
ADJOURNMENT motioned by	seconded by	
Vote: Trustee Dick	Trustee vanHaaren	Trustee Reese

ATTACHMENTS

1. Sample form resolution for ordering the abatement of a nuisance on a property



RESOLUTION #24-XX-XXX

DECLARATION OF NUISANCE AND ABATEMENT, CONTROL, AND/OR REMOVAL OF NUISANCE PURSUANT TO R.C. § 505.87 ON REAL PROPERTY LOCATED AT:

[ADDRESS OF NUISANCE PROPERTY]

MIAMI COUNTY AUDITOR'S PARCEL NUMBER: [XXXXXX]

WHEREAS, the Bethel Township Board of Trustees, Bethel Township, Miami County,
Ohio ("Board") is familiar with the real property located at [Nuisance Property Address] bearing Miami County Permanent Parcel Number
XXXXXXX ("Property."); and

WHEREAS, the Property is wholly located in Bethel Township, Miami County, Ohio; and

WHEREAS, the record owner of the Property is [SET FORTH NAMES OF KNOWN PROPERTY OWNER/OWNERS]; and

WHEREAS, the Property is not maintained by the property owner(s) and contains accumulations of vegetation, garbage, refuse or other debris [To-Wit: SET FORTH DETAILS AS TO WHY PROPERTY IS A NUISANCE] that are a nuisance, dangerous, unhealthy, and/or unsightly to the neighborhood and community and which negatively impact the general welfare of the neighborhood and community; and,

WHEREAS, the Board believes that the Property owner's maintenance of such vegetation, garbage, refuse, or other debris [To-Wit: SET FORTH DETAILS AS TO WHY PROPERTY IS A NUISANCE] on the Property constitutes a nuisance; and

WHEREAS, the Board hereby seeks to abate, control and/or remove such vegetation, garbage, refuse or other debris [To-Wit: SET FORTH DETAILS AS TO WHY PROPERTY IS A NUISANCE] from the Property and recover its costs in so doing, all in accordance with R.C. § 505.87.

NOW THEREFORE, BE IT RESOLVED BY THE BETHEL TOWNSHIP BOARD OF TOWNSHIP TRUSTEES:

- A. The Board determines and declares that the Property owner's maintenance of vegetation, garbage, refuse, or other debris, to-wit: [To-Wit: SET FORTH DETAILS AS TO WHY PROPERTY IS A NUISANCE], on the Property constitutes a nuisance.
- B. The Board shall provide for the abatement, control, or removal of such vegetation, garbage, refuse, and other debris [To-Wit: SET FORTH DETAILS AS TO WHY PROPERTY IS A NUISANCE] from the Property and recover the Board's costs in so doing, all in accordance with R.C. § 505.87.
- C. At least seven (7) days before providing for such abatement, control, or removal of vegetation, garbage, refuse, or other debris [To-Wit: SET FORTH DETAILS AS TO WHY PROPERTY IS A NUISANCE] from the Property, notification shall be provided to the owner(s) of the Property and any holders of liens of record on the Property as set forth below. Such individual(s)/entity(ies) and the last known and best address(es) for such individual(s) and/or entity(ies) is/are as follows:

Owner(s)

[SET FORTH THE NAME OF ALL KNOWN OWNERS OF THE PROPERTY]

Holders of Liens of Record

[SET FORTH THE NAME OF ALL KNOWN LIENHOLDERS OF THE PROPERTY]

D. The fiscal officer or designee shall send, by certified mail to the above owner(s) and lienholders of record on the Property at the above addresses. In addition, a copy of such notice shall be posted on the principal structure on the Property and a photograph taken of such posted notice with a camera capable of recording the date of the photograph on it. If the owner's address is unknown and cannot be reasonably obtained, the notice shall be published once in a newspaper of general circulation in the Township.

E. The contents of the notice shall:

- 1. Order the owner to abate, control, or remove the vegetation, garbage, refuse, or other debris, [To-Wit: SET FORTH DETAILS AS TO WHY PROPERTY IS A NUISANCE] the owner's maintenance of which has been determined by the Board to be a nuisance;
- 2. State that if that vegetation, garbage, refuse, or other debris To-Wit: SET FORTH DETAILS AS TO WHY PROPERTY IS A NUISANCE] previously described is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within seven (7) days, the Board shall provide for the abatement, control, or removal. Any costs incurred by the Board in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.
- F. A copy of this Resolution shall accompany the mailed notices.
- G. The Bethel Township Fiscal Officer ("Fiscal Officer") or her designee shall send, post and/or publish the above notices on behalf of the Board.
- H. If, within seven (7) days after notice is given pursuant to this Resolution, the owner of the Property fails to abate, control, or remove the vegetation, garbage, refuse, or other debris as previously described, or no agreement for its abatement, control, or removal is entered into under R.C. § 505.87(D), the Board shall provide for the abatement, control, or removal of such nuisance and may employ the necessary labor, materials, and equipment to perform the task.
- I. All costs incurred to abate, control, or remove the vegetation, garbage, refuse, or other debris previously described, when approved by the Board, shall be paid out of the Township general fund from moneys not otherwise appropriated.
- J. Pursuant to R.C. § 505.87, the Board shall collect the total cost of abating, controlling, or removing the vegetation, garbage, refuse, or other debris [To-Wit: SET FORTH DETAILS AS TO WHY PROPERTY IS A NUISANCE] from the Property. To do so, the Board shall make a written report to the Miami County Auditor of the Board's action. The Board shall include in the report a proper description of the Property and a statement of all expenses incurred and the date of their incurrence in providing for the abatement, control, or removal of any vegetation, garbage, refuse, or other debris [To-Wit: SET FORTH DETAILS AS TO WHY PROPERTY IS A NUISANCE] from the Property, including the Board's costs for its services, the costs incurred in providing notice, any fees or interest paid to borrow moneys, and the amount paid for labor, materials, and equipment to abate the nuisance contained on the Property.
- K. On behalf of the Board, the Fiscal Offer shall prepare the report described in Section J above and provide such report to the Board for approval. Once approved by the Board, the Fiscal Offer shall deliver the report, along with a certified copy of this Resolution, any notices issued, and a certified copy of the Resolution approving the report, to the Miami County Auditor.
- L. The costs incurred, when allowed, shall be entered upon the tax duplicate, are a lien upon the Property from the date of the entry, shall be collected as other taxes, and shall be returned to the Township and placed in the Township general fund.
- M. All formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of the Board, and all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including R.C. § 121.22.
- N. This Resolution shall be in full force and effect immediately upon adoption.

CERTIFICATE OF RECORDING OFFICER

I, [name of Fiscal Officer] Bethel Township Fiscal Officer, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NUMBER XX-XXX-2024 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY, OHIO, HELD ON THE XX DAY OF XXXXXX, 2024, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

[Name of Fiscal Officer]
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

2. Sample form notice for ordering the abatement of a nuisance on a property

[this form to be sent via certified mail to owners whose address is known, to lien holders, and to be posted on-site] TOWNSHIP LETTERHEAD , 20 [Property Owner] [Address] RE: DECLARATION OF NUISANCE AND ABATEMENT, CONTROL, AND/OR REMOVAL OF NUISANCE PURSUANT TO R.C. § 505.87 PARCEL NO: **CERTIFIED MAIL** This letter concerns the above identified property ('Property"). You have been identified as the owner of the Property, a holder of a lien(s) of record on the Property, and/or another person/entity who may have an ownership or lien interest in the Property (collectively "Owner(s) or Lienholder(s)"). As you may or may not be aware, the Property is not currently maintained and contains vegetation, garbage, refuse or other debris, to-wit: [PROVIDE A BRIEF DESCRIPTION OF THE ITEMS THAT CONSTITUE THE NUISANCE] that are a nuisance, unhealthy, and/or unsightly to the neighborhood and community and which negatively impact the general welfare of the neighborhood and community. This lack of maintenance has been determined by the Bethel Township Board of Trustees, Miami County, Ohio ("Board") to constitute a nuisance under R.C. 505.87. ("Resolution"). (See Enclosed). In the Resolution, the Board declared the Property to be a nuisance due the owner's maintenance of vegetation, garbage, refuse, or other debris [to-wit: XXXXXXXX] on the Property. The Resolution provides that if, within seven (7) days after notice, the owner of the Property fails to abate, control, or remove the vegetation, garbage, refuse, or other debris, or no agreement for its abatement, control, or removal is entered into under R.C. § 505.87(D), the Board shall provide for the abatement, control, or removal and may employ the necessary labor, materials, and equipment to perform the task. To avoid the Board taking such action, you, as Owner(s) or Lienholder(s), are hereby ordered to abate, control, or remove the vegetation, garbage, refuse, or other debris [To-Wit: XXXXXX], the maintenance of which has been determined by the Board to be a nuisance. Pursuant to R.C. § 505.87, if that vegetation, garbage, refuse, or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within seven (7) days, the Board shall provide for the abatement, control, or removal of such nuisance. Any costs incurred by the Board in performing that task shall be entered upon the tax duplicate for the Property and become a lien upon the land from the date of entry. The Board demands your complete and prompt attention to this urgent matter and the abatement, control, or removal of the vegetation, garbage, refuse, or other debris [To-Wit: XXXXXX] as previously described. To avoid the Board undertaking the abatement, control, and/or removal of such nuisance which would result in you incurring the costs of such actions, abate, control and/or remove the nuisance within seven (7) days. If you fail to timely resolve this matter as provided in this letter, the Board will, by any action deemed necessary by the Board, abate, control, or remove the vegetation, garbage, refuse, or other debris at your expense. For any questions concerning this Notice, the Property conditions, what must be done to bring the Property into compliance, and/or verification of compliance, contact the Bethel Township Fiscal Officer [XXXXXXX] and/or XXXXXXXX , at (937) ____ Sincerely, , Fiscal Officer Township **Township Board of Trustees** cc: Miami County Prosecuting Attorney **Enclosure: Resolution**

3. Addendum to add Public Consulting Group, LLC

ADDENDUM TO THE CLIENT SERVICES AGREEMENT

This Addendum (the "Addendum") to that certain EMS Billing & Services Agreement entered by the **BETHEL TOWNSHIP TRUSTEES** ("Client") and **MEDICOUNT MANAGEMENT**, **INC.**, as of **July 28**, **2023** (the "Agreement"), is made effective as of September 1, 2024.

WHEREAS, the parties agree to amend the Agreement pursuant to #4: Compensation to include revenue enhancement services for Ambulance Supplemental Payment Program (ASPP);

NOW, **THEREFORE**, in consideration of the foregoing, the premises and mutual covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

- Services. In addition to the Billing Services set forth in the Agreement, the parties agree that
 Medicount will provide revenue enhancement services for ASPP as described in Attachment A
 "Contracted Services" and Attachment B "Fees." Such services shall be deemed to be "Billing
 Services" as contemplated under the Agreement and shall be provided subject to the terms and
 conditions of the Agreement.
- 2. Conflict in Terms. Except as amended and/or modified by this Addendum, the Agreement is hereby ratified and confirmed and all other terms of the Agreement shall remain in full force and effect, unaltered and unchanged by this Amendment. Whether or not specifically amended by this Addendum, all of the terms and provisions of the Agreement are hereby amended to the extent necessary to give effect to the purpose and intent of this Amendment.
- Authorship. The Parties agree that the terms of this Amendment result from negotiations between them. This Amendment will not be construed in favor of or against either Party by reason of authorship.
- Severability. If any provision in this Amendment is found by a court of competent jurisdiction
 to be invalid or unenforceable, the remaining provisions in this Amendment shall continue in
 full force and effect.
- Waiver. The failure of a party to enforce a provision of this Amendment shall not constitute a waiver with respect to that provision or any other provision of this Amendment.
- 6. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute the same instrument which may be sufficiently evidenced by one counterpart.
- 7. Authority. Each Party to this Addendum, and each individual signing on behalf of each Party, hereby represents and warrants to the other that it has full power and authority to enter into this Amendment and that its execution, delivery, and performance of this Amendment has been fully authorized and approved, and that no further approvals or consents are required to bind such Party.
- 8. Entire Agreement; Non-Reliance. The Agreement, as amended by this Addendum, constitutes the entire understanding and agreement of the Parties with respect to the subject matter hereof, and supersedes any and all prior agreements, understandings or representations with respect thereto. Neither Party is relying upon any agreement or representation by the other Party except as set forth in the Agreement, as amended by this Amendment.
- 9. Applicable Law. Jurisdiction. and Venue. This Amendment is to be construed, interpreted, and enforced under and in accordance with the same governing law as set forth in the Agreement, without regard to choice of law provisions. The parties consent to personal jurisdiction in that state or districts courts and that venue is appropriate.

IN WITNESS WHEREOF, Client and MEDICOUNT MANAGEMENT, INC have executed this Amendment as of the date stated above.

BETHEL TOWNSHIP TRUSTEES	MEDICOUNT MANAGEMENT, INC.	
Ву:	Ву:	
Name:	Name: Joseph A. Newcomb	
Title:	Title: President	
Date:	Date: 1, September 2024	

ATTACHMENT A CONTRACTED SERVICES MEDICAID COST REPORTING

Pursuant to the terms and conditions of this Agreement, Medicount in partnership with Public Consulting Group LLC shall provide the following contracted services:

- Stakeholder Engagement: Work to convene a group of stakeholders who share a collective interest in establishing and participating in a statewide EMS supplemental reimbursement program.
- State Agency Interaction: Engage state agency to submit and gain CMS approval of a State Plan Amendment (SPA) that defines the reimbursement methodology.
- Preprint/SPA and Cost Report Template Preparation: Draft and submit the Preprint/SPA and cost report template on behalf of providers to for CMS review and approval.
- Program Design and Feedback: Design the program and provide feedback on the reasonableness of the requested changes to the methodology from CMS.
- Protocol and Process Development: Establish program protocols and processes, including the
 development of program documents, policy manuals, and procedure guides.
- ASPP Implementation: Develop, design, and implement the Ambulance Supplemental Payment Program (ASPP), including drafting application materials and responding to additional information requests necessary for provider participation.
- Fiscal Impact Study: Prepare a fiscal impact study and present results to city/department stakeholders to demonstrate benefits of a supplemental payment program to the provider.
- Web Portal Development: Develop customized web portal to assist with cost report calculation and auditing process.
- · Cost Analysis and Reporting:
 - Conduct a thorough review of operational and administrative costs as well as revenues to determine 2 CFR Part 200 allowable costs
 - Analyze billing reports provided by Medicount, ensuring that key data elements such as dates of service, procedure codes, charges and payments related to Medicaid are screened and accurately accounted for in the cost report.
- Cost Allocation Methodologies: Develop and apply appropriate cost allocation methodologies using the utilization data produced by a Client's Computer Aided-Dispatch (CAD) system or other reporting system.
- Cost Report Submission: As needed, submit annual cost reports on behalf of a Client to the
 applicable State Medicaid Agency that will allow such Client to realize incremental revenue
 under the ASPP.
- Cost Report Refinement: As needed, refine the cost reports and/or other items of cost based on the review from State Medicaid Agency and/or Centers for Medicare and Medicaid Services ("CMS").
- Subject Matter Expertise: Provide Medicaid subject matter expertise and representation during the State Medicaid Agency's review and approval of the submitted cost reports.
- Desk Review Support: Draft responses, providing supporting documentation, and conducting comprehensive billing reconciliations as required during a State Medicaid Agency desk review process.
- Client Updates and Education: Present updates and status reports to such Client's administrative body or other interested parties within the community, as necessary, to help educate and inform them on the progress of this initiative.
- Liaison Services: Act as a liaison between State Medicaid Agency and the Client to address
 questions and communicate changes in state and federal regulations.
- Audit Support: Provide ongoing audit support in the event of a state and/or federal audit of EMS supplemental reimbursement program cost report

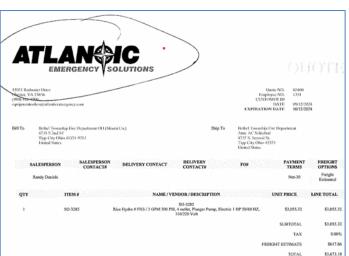
ATTACHMENT B FEES

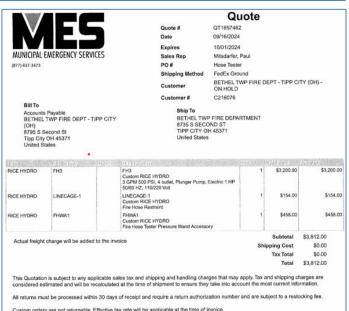
The contingency fees to be paid associated with the respective successful implementation and generation of incremental Medicaid revenues as a result of the Ambulance Supplemental Payment Program (ASPP) are Ten percent (10%) of the amount received by Client from Medicaid as a result of the Ambulance Supplemental Payment Program (ASPP).

All revenue realized by the Client from the ASPP shall be paid in full directly to Client. Revenue realized as a result of the ASPP shall be determined by the cost settlement calculated through the state's approved Medicaid cost report. Medicount will invoice Client based on the final cost settlement from the ASPP within thirty (30) days of receipt of funds by the Client. Client will remit payment to Medicount within thirty (30) days of invoice receipt subject to terms and conditions of the Client Services Agreement.

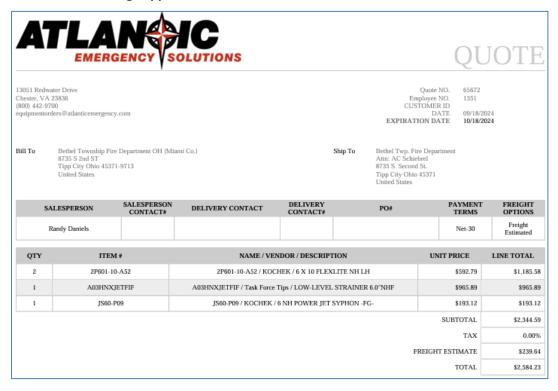
4. Purchase of a fire hose tester



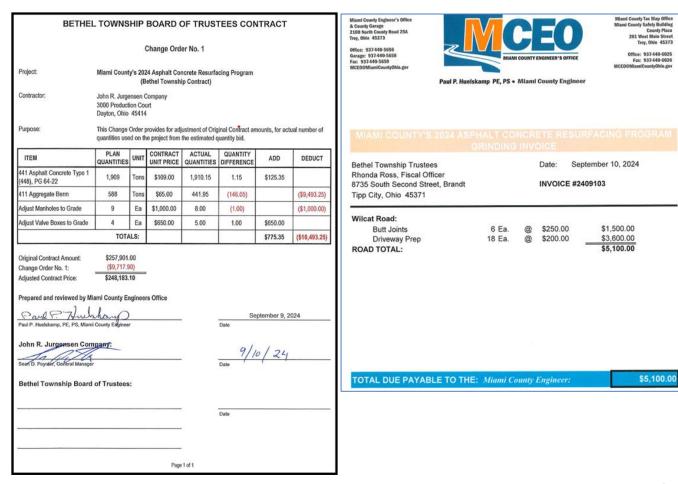




5. Purchase of drafting supplies



6. Paving change order#1 and invoice for paving prep work





RESOLUTION #24-09-087 A RESOLUTION ACCEPTING THE 2025 OFFICIAL CERTIFICATE OF ESTIMATED RESOURCES ALONG WITH THE TAX YEAR 2024 RATES AND AMOUNTS CERTIFICATION FROM THE MIAMI COUNTY BUDGET COMMISSION

The Bethel Township Board of Trustees met in Regular session on September 24th, 2024 at the offices of the Bethel Township Trustees with the following Trustees being present: Kama Dick, Julie Reese, and Beth van Haaren Trustee **moved for the adoption** of the following resolution: WHEREAS, the Miami County Budget Commission has presented the Fiscal Officer of Bethel Township, Miami County the 2025 Official Certificate of Estimated Resources and the tax year 2024 Rates and Amounts Certification; AND WHEREAS, the Board of Trustees of Bethel Township, Miami County are requested to approve the 2025 Official Certificate of Estimated Resources and the tax year 2024 Rates and Amounts Certification from the Miami County Budget Commission. THEREFORE BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that the 2025 Official Certificate of Estimated Resources and the tax year 2024 Rates and Amounts Certification from the Miami County Budget Commission be approved. Trustee seconded the motion and the Board voted as follows upon roll call: **Vote:** Trustee Kama Dick Trustee Julie Reese Trustee Beth vanHaaren CERTIFICATE OF RECORDING OFFICER

I, Rhonda Ross, do hereby certify that the foregoing is a true and correct copy of **RESOLUTION #24-09-087** adopted by the Board of Trustees of Bethel Township, Miami County on the **24**th **DAY OF SEPTEMBER, 2024**, and that I am duly authorized to execute this certificate.

Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio