

RECORD OF PROCEEDINGS

Minutes of

MUNSON TOWNSHIP TRUSTEES SPECIAL MEETING

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held Monday, April 30, 20 12

The special meeting was called to order at 6:03pm by Chairman Todd Ray. Present: Trustees Todd Ray, Andy Bushman, and Irene McMullen, Fiscal Officer Judy Toth, Zoning Inspector Tim Kearns, Property Owner Kristopher Klingmann, and Ohio EPA Local Air Pollution Control Representative, Bert Mechenbier. The meeting opened with the Pledge of Allegiance. The trustees signed warrants 10347-10359 dated 4/30/12 totaling \$10,485.90 and EFT Vouchers 2038-2043 for the 4/30/12 monthly payroll totaling \$7,543.66. Warrants 10349, 10353 and 10354 were voided.

The purpose of the meeting was to ensure that the asbestos abatement for the structure at 13417 Rockhaven was handled appropriately. Property owner Kristopher Klingmann advised that he secured the necessary certifications for the abatement and applied for the license. EPA representative Bert Mechenbier distributed copies of the regulations for asbestos abatement and a guidance document from the Ohio EPA. A certificate is all that will be required if Mr. Klingmann removes and disposes of the materials himself. If he uses an assistant, he will need the license. To avoid pollution outside the building, plastic must be hung on the walls and a negative air machine used to provide a minimum of four exchanges every hour for the contained area. The machine is expensive and can be purchased or rented. Mr. Klingmann will be required to adhere to the EPA regulations to the letter. Klingmann said he completed the training and was aware of the requirements. Mechenbier advised Klingmann did not need to be licensed to transport the materials to an approved facility, but must use a secure vehicle. Shipping records are to be kept and produced if required. He recommended that the facility be contacted to make sure that they will accept materials from a private person. Irene McMullen asked if the work would be monitored. The EPA has the option to require monitoring. First time contractors are monitored very closely. Mechenbier's superior has ordered him to be present for the entire process, and he is not available evenings or weekends. Klingmann went over the requirements with the Ohio EPA last year before he took the training, and was advised that he could submit a schedule and do the work in off hours. It was his original intention to do the abatement evenings and weekends. Mechenbier said the Ohio EPA is requiring that it be done during work hours when he is available for the inspection. Abatement of the transite materials, the loose materials on the floor, was also discussed. Mr. Klingmann must make application to the Ohio EPA before he begins, and the approval will take approximately 10 days. Once approved, the job can be stopped if it is not being done properly, which could cause further delays. The structure, formerly used as a nursing home, is considered a commercial facility by the state of Ohio, and must be remediated by a qualified specialist. If a private home, these procedures would be recommended, but not enforced. The Munson Fire Department offered to burn the building after the asbestos has been abated, which would remove 80-90% of the debris. Zoning Inspector Tim Kearns had a quote from Cherokee Demolition of \$4,500 to remove and dispose of the asbestos. Mr. Ray asked if Klingmann would consider using the outside contractor if the savings benefit was close enough. Mr. Bushman inquired if Cherokee Demolition had estimated the number of hours in their quote. There will be a cost for the post abatement inspection. Klingmann asked for time to review the new information in order to set a time line. He will be out of town for the May 8 meeting, and the trustees asked him to email a time line to the township prior to the meeting and to follow up to make sure that the email was received. The Ohio EPA fee will be based on the quantity of material to be removed.

Mr. Ray summarized the discussion. Mr. Klingmann will resolve the remaining questions. If he is satisfied that he wants to do the work himself, he will apply for the 10-day notice. Mechenbier will visit the site as required. The Trustees will expect a time line to complete the abatement, and the fire department will set up a burn schedule. After the building is demolished, the hole will be filled in to eliminate the hazard, and the area graded, seeded, and strawed. Geauga Soil and Water will require this to be done almost immediately. Mr. Kearns asked the trustees to put a time limit on the process. Mr. Harchar did not want to burn in August, when staffing is a problem with vacations, and suggested mid July. The fire department will need a nearby water source.

Mr. Bushman moved and Mrs. McMullen seconded to adjourn the meeting at 6:47pm, with a unanimous vote. Motion carried.



Chairman



Fiscal Officer