

Hamilton Township Trustee's Meeting

October 5, 2016

Trustee Board President Wallace called the meeting to order at 6:00p.m. Mr. Wallace, Mr. Weber and Mr. Walker were present.

The *Pledge of Allegiance* was recited by all in attendance.

Motion was made by Mr. Wallace with a second by Mr. Walker to adopt the proposed agenda for the October 5, 2016 meeting.

Roll call as follows:	David Wallace	Yes
	Joe Walker	Yes
	Kurt Weber	Yes

Motion made by Mr. Weber with a second by Mr. Walker to approve the meeting minutes from the meeting on September 21, 2016.

Roll call as follows:	Kurt Weber	Yes
	Joe Walker	Yes
	David Wallace	Abstain

Motion made by Mr. Wallace with a second by Mr. Weber to approve the billing invoices for payment cycle September 26, 2016 – September 30, 2016 checks numbered 76665-76669.

Roll call as follows:	David Wallace	Yes
	Kurt Weber	Yes
	Joe Walker	Yes

Motion made by Mr. Wallace with a second by Mr. Weber to approve the billing invoices for payment cycle October 3, 2016 – October 7, 2016, checks numbered 76670-76706.

Roll call as follows:	David Wallace	Yes
	Kurt Weber	Yes
	Joe Walker	Yes

Motion made by Mr. Wallace with a second by Mr. Weber to approve the withholding payments for payment cycle September 11, 2016 – September 24, 2016, checks numbered 23453830-23453843.

Roll call as follows:	David Wallace	Yes
	Kurt Weber	Yes
	Joe Walker	Yes

Motion made by Mr. Wallace with a second by Mr. Weber to approve Payroll for pay cycle September 11, 2016 – September 24, 2016, Electronic Fund Transfer Direct Deposit Vouchers 1105578578-1105578652.

Roll call as follows:	David Wallace	Yes
	Kurt Weber	Yes
	Joe Walker	Yes

Human Resource Manager, Kellie Krieger, requested the Board make a motion to remove Officer Paul Baily from the roster effective September 27, 2016.

Trustee David Wallace made the motion as stated above, and seconded by Trustee Kurt Weber.

Roll call as follows:	David Wallace	Yes
	Kurt Weber	Yes
	Joe Walker	Yes

Human Resource Manager, Kellie Krieger, requested the Board make a motion for a wage increase for Firefighter/EMT Nicholas Bedinghaus effective October 7, 2016 from \$16.89 per hour to \$18.29 per hour. He has successfully completed his probationary period.

Trustee Kurt Weber made the motion as stated above, and seconded by Trustee David Wallace

Roll call as follows: Kurt Weber Yes
David Wallace Yes
Joe Walker Yes

Human Resource Manager, Kellie Krieger, requested the Board make a motion to approve a one time carry over of vacation hours for 48 hours for Firefighter Brian Dapper to be utilized on or before the end of the calendar year of 2016.

Trustee Kurt Weber made the motion as stated above, and seconded by Trustee David Wallace.

Roll call as follows: Kurt Weber Yes
David Wallace Yes
Joe Walker Yes

Julie Knueven and Colleen Chamberlain from the Mental Health and Recovery Services of Warren and Clinton counties spoke about the Mental Health Renewal Levy that will be on the ballot on November 8, 2016. This renewal would help preserve families. One in five adults will develop a mental health issue. This renewal will go toward prevention also. The number of families served, has increased by 70% over the last 15 years. In the last year, served over 5,000 families Warren and Clinton counties. The levy dollars will cover what the state does not cover. Among many services covered by this levy, one is training Police departments in handling a response in a mental health situation.

Karen Dinsmore from Friends of 20 Mile House spoke about a historical marker that will be placed along the Little Miami Bike Trail on June 4, 2017 to honor the Peter Cartridge Company. They are placing the marker next year because it marks the 100 anniversary of World War I which was the height of production at the facility. Ms. Dinsmore gave some history on Gresham Peters. If anyone would like to give contributions to the marker, please send them to Peters Cartridge Marker, Warren County Foundation, PO Box 495, Lebanon OH 45036 and mark it in memory of whom you would like it to be in memory of. The foundation is also asking for copies of pictures or memorabilia from the factory, please write the name and date on the back.

Fiscal Officer, Jim Hunter, requested the Board make a motion to approve Resolution # 16-1005A, authorizing the township fiscal officer to make necessary allocations of appropriations within a specific fund.

Trustee David Wallace made the motion as stated above, and seconded by Trustee Kurt Weber.

Roll call as follows: David Wallace Yes
Kurt Weber Yes
Joe Walker Yes

Fiscal Officer, Jim Hunter, requested the Board make a motion to approve Resolution # 16-1005, amending resolution number 16-0817A to amend increases in township appropriations and designate then and now certificates in order to reconcile budgets for calendar year 2016.

Trustee David Wallace made the motion as stated above, and seconded by Trustee Kurt Weber.

Roll call as follows: David Wallace Yes
Kurt Weber Yes
Joe Walker Yes

Fiscal Officer, Jim Hunter, requested the Board make a motion to approve a large Blanket Certificate of \$14,500.00 for the annual physicals for the Firefighters/EMT's.

Trustee Kurt Weber made the motion as stated above, and seconded by Trustee David Wallace.

Roll call as follows:	Kurt Weber	Yes
	David Wallace	Yes
	Joe Walker	Yes

Administrator, Ray Warrick explained that there has been a lot of calls about Mounts Park. Mr. Warrick has been asked if the Board will make a decision this week on whether or not to sell Mounts Park and the answer is no. Mr. Warrick explained again how the township was approached about the sale of Mounts Park. Mr. Warrick stated that three bids were received, however, they do not have to accept any bids for any reason. The highest bid was from Western Water company and they are interested in the property because it sits on the Little Miami Riverbed and is probably the richest aquaphor in the state and it is near their water treatment plant. Western Water stated that they probably didn't need all of the land and could lease it back to the township in order to develop a park. The second highest bid said that they thought would develop it as a park, such as an RV park and they thought it would be a nice retirement project for them. The third bid was from the group that started this whole process and wants to develop it as a play to pay park. Mr. Warrick also presented a start to a list of ideas as what to do with the park.

Administrator, Ray Warrick proposed that more time and consideration was needed. He stated that this time would give more time to ask questions or give ideas.

Administrator, Ray Warrick requested the Board make a motion to have a public meeting on October 22, 2016 at 9:00 am to discuss options and ask questions pertaining to Mounts Park.

Trustee David Wallace made the motion as stated above, and seconded by Trustee Kurt Weber.

Roll call as follows:	David Wallace	Yes
	Kurt Weber	Yes
	Joe Walker	Yes

Administrator, Ray Warrick discussed three scenarios for the tax dollars coming from Hopkins Commons. The scenarios are a TIF, an Enterprise Zone, or straight regular tax flow. The county commissioners would have to approve.

Trustee Kurt Weber stated that the county commissioners may be willing to approve an Enterprise Zone as long as it worked out for everybody involved.

Trustee Joe Walker asked if the developer will present anything?

Ray Warrick stated that he can if the Board wants him to.

Trustee David Wallace asked if the school board has discussed this at all?

Ray Warrick stated that they have discussed the TIF.

Trustee Kurt Weber stated that historically the township hasn't done a TIF for this type of development but it could be done legally.

Ray Warrick stated that he will touch base with the school to see what path they are on.

Public Comments

Mr. Wallace made a motion to open the floor to the public, and seconded by Mr. Weber, at 6:57pm.

Roll call as follows:	David Wallace	Yes
	Kurt Weber	Yes
	Joe Walker	Yes

Frederick Nelson, 6973 Hunters Close, stated that he did start a petition opposing the sale of the park. They are currently at 514 signatures. Mr. Nelson stated some benefits of keeping parks. In the early 80's in Chattanooga TN, they reinvested in their parks and the property values rose. In Atlanta GA, Centennial Park was built in a crime ridden neighborhood and condo prices rose from \$115 per square foot to over \$250 per square foot. Surveys indicated that prices for products and other services in areas with a greater abundance of trees average about 11% greater than areas with less trees. Around the US, real estate brokers are advocating for parks as top residential selling points. He stated that people are willing to pay more for a house located closer to a park.

Lilly, Anna, Allie, Emma and Emma stated to save Mounts Park. When you go to Mounts Park you see so much nature. Why would you want to take that away? Imagine all the nature you will destroy. Don't sell Mounts Park!

Warren Young, 206 Rolling Woods Drive, recommended that the township set aside some money to have their own environmental done.

Lisa Wilson, 22/3, stated that this is very important and that State Rep candidate Scott Lipps is here because it is that important. She stated that the Board should talk to conservation groups. Ms. Wilson suggested that the Board slow down and see what the impact will be. She also stated that we need to think about what will happen if the bidder goes bankrupt. Ms. Wilson wanted to know if the trustees will vote at the meeting on October 22? She stated that the decision should not be made by the trustees that it should be put on the ballot for the residents to decide.

Dave Zeibrink (?), Deerfield Township resident, stated that he is a member of the Issacc Walton League. He stated that he sold his farm to Symmes Township and it is now a park. It took an effort from a lot of people and about 10 years to become what it is today. He stated that once it's gone, it's gone.

Jason Cupp, 6823 Cloudscape Way, advised the trustees not to sell Mounts Park. A lot of communities are dying to get park land. Why is it even being entertained? He feels like it would be the right thing to do to turn down \$600,000.00. If you don't have parks, you don't have people moving into the community. Mr. Cupp stated that Deerfield Township has beautiful parks. You don't want to risk losing residents or money by selling Mounts Park. You need to keep it and it's all in the public interest. The parks are an important because they are a sense of community and being together.

Mechele Napier, 1003 W. Foster-Maineville Road, have you talked to the trustees that purchased the land to see what their plans were? Two of them are still alive, one is Clyde Bastin and the other is Freddie Oeder. Ms. Napier stated that the State of Ohio gave the money to purchase Mounts Park. The park was not opened due to insurance being too much. There is development in Mounts Park and you need to see the potential in it. Nothing is worth the time that families can spend at Mounts Park.

Dan Riegner, 5121 Appaloosa Circle, feels that it is important that kids be outside. This park has been a part of the community for 30 years and we need to make sure that we do what's best for the interest of the community. Several years ago, a Chamber Alliance was created to take local projects that are important to Warren County to the state to get help to develop Mounts Park. He stated that we need to slow down and really explore our options before we give away an asset.

Dan Wilson, 572 West 22/3, \$600,000.00 is a lot of money. A grind and overlay for 1 mile of road is about \$22,000.00. Let's say \$100,000.00 per mile, that's 6 miles of road one time. That's 230 acres gone forever.

Dave Ehling, 1732 22/3, don't sell the park. Down the road we can find the money and develop it. If anything, should vote now not to sell it and take it off the market and get with some of these people to get funding to develop it. Let a committee go find financial options.

Elody Mason (?), 7192 S State Route 48, you can be as strong as you want and the best way to get this out there is by word of mouth. The only way to make this work is to make sure you bring everyone you can.

Nathan Meyers, 445 Glen Abbey Lane, we invested in this township due to the amenities. I don't look at \$600,000.00 as being much money compared to the home prices. Why would we ever consider selling a park where our kids can play?

Philip Ehling, 5632 Zoar Road, stated that Mounts Park is a historical piece and there is history of people before us. You can develop it into a pay lake or nice camping spot. We are all saying and the process is still going on and we really don't know why.

Frank Curcio, 1700 Chardonay Drive, stated that he is here for his wife Corinne who passed away last November and she poured her heart and soul into Marr Park. She would not want this to happen and she would be fighting to keep the park for the kids.

Nathan Buchanan, 182 Hartford Court, it is obvious that the residents do not want this sold. You were elected to represent us, what would it take to get you guys to actually represent us?

Kevin Ehling, 5465 Zoar Road, stated it makes me sick to watch you guys work. Why are we in such a hurry? This entire sale has been flawed since the beginning and the appraisal is the root problem with the sale. The bids are based on that appraisal. The appraiser did exactly what he was told to do by Ray. The decision for the appraisal was done in executive session. Since the decision was done in executive session, then the appraisal is invalid. Mr. Ehling gave the Trustees three of his own appraisals. He stated that the parameters that were given have undervalued our property. Why do you keep pressing forward? If you're going to sell that property, then make the decision to sell it and market it properly. I question this mystery buyer. Why was this sale discussed in executive session? Why wasn't the information put to the public? Last week Ray presented a spread sheet on the insurance savings. Mr. Ehling asked what the legal fees of \$180,000.00 included, are they our legal fees or pay off the opposing counsels fees?

Trustee Kurt Weber stated that the \$180,000.00 are the township fees.

Mr. Ehling stated that the savings are based on hypothetical. Mr. Ehling asked Jim Hunter if any of these numbers were shown to him. Mr. Ehling stated that OPEC's legal fees are \$190,000.00. Mr. Ehling suggested the Board do some work for themselves and not rely on Ray. It gets to me to see what you guys are doing to our township. When will you listen?

Mrs. Bastin, 7083 Faller Road, thanked Kevin Ehling for coming up again and thanked the trustees for listening. She is here to represent the seniors and children. She stated that when the park came about, it took four years to pay for it. There is still gravel and testing was done. Maybe you can pay for things just from the gravel and have some left, plus a park even for other townships. You have businesses out there that would be willing to come in to help with things in the park. It will take some thinking and the residents working together and we could have a wonderful park.

Bruce Scott, 3265 E. Foster-Maineville Road, the township has a rendering of the master plan of Mounts Park and that should be on display so the residents can see what we had in mind.

Becky Ehling, 5465 Zoar Road, states that she has a hard time believing that some random developer drove by Mounts Park and then offered \$100,000.00. She stated that maybe it's somebody Ray knows some other way.

Trustee Kurt Weber stated that Mark Glassmeyer is a real estate agent that pulls together hard to find properties.

Trustee Joe Walker stated that he owns a golf course on 28 and he gets calls every 2 months to see if the golf course is for sale.

Becky Ehling stated that the people feel that it is a far fetched story. Save Mounts Park. We want to save Mounts Park. For transparency sake, has anything been brought before the Board about putting up a video camera for the meeting to be broadcast on the website the very next day so that people that can't make the meeting, can see the meeting? Is there any thought about doing it?

Trustee Kurt Weber stated that it would be a good idea.

Trustee David Wallace stated that he would not be opposed to having a camera.

Julie Dufo, Stableview Circle, saw that the Fire department was doing water rescue there and that itself shows value to the park. Don't sell it.

Ken Floss, Midnight Sun, stated that he utilizes that parks. He believes that there is a procedural and perception problem. The residents don't even know if they are being heard. As a Board of men is to be civil was rude to pull that gavel. Are you for the selling of Mounts Park?

Trustee Joe Walker, I haven't made up my mind.

Trustee Kurt Weber, I haven't made up my mind. I want to get more information as well as the work session to work through it.

David Wallace, I will make a statement at the end.

Ken Floss, stated that the Board took an oath to represent the citizens.

Trustee David Wallace closed the floor to the public at 8:02 pm.

Trustee David Wallace thanked everyone for coming in and voicing their concerns. The township was approached out of the blue. He stated that he never wanted to sell Mounts Park but nothing is out of the question. We owe it to the residents to have nice parks. The playground at Testerman Park needs to be updated. The money from Dupont is ear marked for Testerman Park. He stated that he does not know if it makes sense to sell it or not right now.

Trustee Kurt Weber stated that we can go into executive session to discuss the sale of Mounts Park. We decided to bring it out in the open.

Legal Counsel, Doug Miller stated that you never discuss litigation or strategy in the public because then it becomes public record.

Trustee's Business

Mr. Wallace made a motion, and seconded by Mr. Weber to enter into Executive Session to discuss pending court action, employee compensation and benefits, and employment of a Public Employee at 8:10pm. In Executive Session were all Trustees, Fiscal Office, Administrator, and Law Director, and Fire Chief.

Roll call as follows:	David Wallace	Yes
	Kurt Weber	Yes
	Joe Walker	Yes

Motion made by Mr. Wallace with a second by Mr. Weber to return from Executive Session at 8:54pm.

Roll call as follows:	David Wallace	Yes
	Kurt Weber	Yes
	Joe Walker	Yes

Administrator, Ray Warrick requested the Board make a motion to approve a raise in pay for Major Scott Carlton from \$33.51 per hour to \$36.05 per hour.

Trustee David Wallace made the motion as stated above, and seconded by Trustee Joe Walker.

Roll call as follows:	David Wallace	Yes
	Joe Walker	Yes
	Kurt Weber	Yes

Administrator, Ray Warrick requested the Board make a motion to approve the creating of a new position and post the job for a full time Fire & Zoning Code Enforcement Officer.

Trustee Kurt Weber made the motion as stated above, and seconded by Trustee David Wallace.

Roll call as follows:	Kurt Weber	Yes
	David Wallace	Yes
	Joe Walker	Yes

Administrator, Ray Warrick requested the Board make a motion to approve the spending of up to \$15,098.00 out of the health insurance pool for a condition that may fall outside or partially outside of our health insurance coverage but can be paid through the pool due to a hardship covered by HIPPA.

Trustee Kurt Weber made the motion as stated above, and seconded by Trustee David Wallace.

Roll call as follows:	Kurt Weber	Yes
	David Wallace	Yes
	Joe Walker	Yes

With no other business at hand a motion made by Mr. Wallace with a second by Mr. Walker to adjourn at 9:00pm.

Roll call as follows:	David Wallace	Yes
	Joe Walker	Yes
	Kurt Weber	Yes