

Hamilton Township Trustee's Meeting

March 1, 2017

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

An opening prayer was given by Pastor Steve Bell of Bible Baptist Church.

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 March 1, 2017 meeting.

Roll call as follows:

David Wallace	Yes
Joe Walker	Yes
Chris Gallagher	Yes

Motion made by Mr. Wallace with a second by Mr. Walker to approve the meeting minutes from the meeting on February 15, 2017.

Roll call as follows:

David Wallace	Yes
Joe Walker	Yes
Chris Gallagher	Yes

Motion made by Mr. Wallace with a second by Mr. Walker to approve the billing invoices for payment cycle February 20, 2017 – February 224, 2017 checks numbered 77206 - 77210.

Roll call as follows:

David Wallace	Yes
Joe Walker	Yes
Chris Gallagher	Yes

Motion made by Mr. Wallace with a second by Mr. Walker to approve the billing invoices for payment cycle February 27, 2017 – March 3, 2017, checks numbered 77211 – 77251 (voided checks 77208, 77232, and 77233).

Roll call as follows:

David Wallace	Yes
Joe Walker	Yes
Chris Gallagher	Yes

Human Resource Manager, Kellie Krieger requested the Board approve a one time vacation carry over of 80 hours for Public Works Director, Kenny Hickey. The hours are to be used on or before December 31, 2017.

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
Chris Gallagher	Yes

Human Resources Manager, Kellie Krieger requested the Board approve staff to post the position for 2 seasonal park crew members for 24 hours per week at \$12.00 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
Chris Gallagher	Yes

Human Resource Manager, Kellie Krieger requested the Board approve the removal of Firefighter/EMT Michael Posega from the township active roster effective March 10, 2017.

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
	Chris Gallagher	Yes

Wayne Davis, Community Concepts, spoke on Development Disabilities Awareness Month. He also thanked the township's emergency services for their time and service.

Trustee David Wallace read a proclamation for Development Disabilities into the minutes.

Administrator, Ray Warrick stated there is a continuation of the 727 Grandin Road re-zoning request hearing. Mr. Warrick also stated Trustee Chris Gallagher has reviewed all of the information from the previous meetings regarding the situation.

Trustee David Wallace opened the floor to the public for the Grandin Road hearing only.

Greg Power, Superintendent Little Miami Local Schools, stated the total enrollment of students right now is 4,662 students and the district is growing by 200 students per year. Mr. Power asked the trustees to keep the school in mind and he believes there should be a diverse tax base for the entire community. He also stated much of the school funding comes from residential and agricultural tax base.

John Westheimer, President of Cincinnati Commercial Contracting, stated they are partners with the Josea family who owns the old Sumco plant on Grandin Road. They plan to turn the old Sumco plant into an industrial park and they already have a commitment from one company on the Eastern border. They hope to bring quite a few jobs to Hamilton Township. Mr. Westheimer stated he would like to object to the zone change due to increasing the setbacks on the Western border and it would decrease the value of the property and reduce the amount of buildings they could possibly build.

Trustee David Wallace made a motion to close the public hearing at 6:15 pm, and seconded by Trustee Joe Walker.

Roll call as follows:	David Wallace	Yes
	Joe Walker	Yes
	Chris Gallagher	Yes

Trustee Chris Gallagher stated he doesn't know what it will look like with industrial coming in. He also stated we don't know what the residential will look like either because it has not been defined.

Trustee Joe Walker stated he is for keeping the industrial the way it is and that is what will pay the taxes in years to come.

Trustee David Wallace stated he does concur with Joe and we need to provide predictability to the community and the schools.

Trustee David Wallace made a motion to approve Resolution # 17-0301 denying a zone change from M-1 Light Industry to R-4 Urban Residential district for the property located at 727 Grandin Road, Hamilton Township, Warren County, Ohio 45039, and seconded by Trustee Joe Walker.

Roll call as follows:	David Wallace	Yes
	Joe Walker	Yes
	Chris Gallagher	Yes

Public Comments

Trustee David Wallace opened the floor to the public at 6:17 pm.

Trustee David Wallace made a motion to close the floor to the public at 6:17 pm and seconded by Trustee Joe Walker.

Roll call as follows:	David Wallace	Yes
	Joe Walker	Yes
	Chris Gallagher	Yes

Administrator, Ray Warrick stated the trustees visited the site and made a decision on the partition fence at 6033 Zoar Road. He also stated the trustees need to sign the decision to file with Warren County as the last step.

Trustee David Wallace made the motion to approve the decision in the matter of the partition fence complaint made by Nancy Felton against Ernest S. Wallace, and seconded by Trustee Joe Walker.

Roll call as follows:	David Wallace	Yes
	Joe Walker	Yes
	Chris Gallagher	Yes

Administrator, Ray Warrick requested the Board make a motion to approve Resolution # 17-0301A, declaring certain personal property as obsolete, surplus, no longer needed for public use, and authorizing its disposition.

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
	Chris Gallagher	Yes

Administrator, Ray Warrick updated on the Peters Cartridge property. Mr. Warrick stated the value of the property is less now than it was before the developers bought it. At the higher value, the township was getting about \$1,400.00 a year in tax dollars and Kings Local Schools was getting about \$6,400.00 a year in tax dollars. Now those dollars will be less. Warren County wants to do a CRA – Community Reinvestment Area and would give a straight abatement of taxes for 10 years.

Ken Schon, 860 Grandin Road, owner of Peters Cartridge Factory, stated there would be a complete abatement for the residential portion for 15 years and 0 years for the commercial portion. Mr. Schon also stated there would be \$1.5 to \$2 million taxed as commercial from day one. Mr. Schon stated they have asked for historic tax credits from the state and federal, sales tax abatement from the county during construction, and they have also asked for additional help from the state for clean up. There will be about 120-130 residential units and about 10-15% will be commercial and there are hopes of starting construction summer of 2017.

Trustee David Wallace made a motion to proceed with the Peters Cartridge Project CRA, and seconded by Trustee Joe Walker.

Roll call as follows:	David Wallace	Yes
	Joe Walker	Yes
	Chris Gallagher	Yes

Administrator, Ray Warrick requested the Board approve the cemetery mowing bid to Outdoor Designs for \$9,904.00.

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
	Chris Gallagher	Yes

Trustee David Wallace mentioned that it was suggested to re-visit the part of the zoning code for the digital sign message interval change. Mr. Wallace read the section from the zoning code regarding the regulations for the change of a digital sign.

Greg Power, Superintendent Little Miami Local Schools, stated the high school has a mechanical marquee and it needs to be replaced. He stated an electronic sign would be about the same cost and make it easier to change the marquee. Mr. Power stated they would like for the sign to be able to change every 10 – 15 seconds.

David Wallace stated if the zoning is changed, it will effect more than just the school. Mr. Wallace stated Anderson Township is 10 seconds, Warren County is 8 seconds, City of Lebanon is 60 minutes, and Deerfield Township is 60 seconds. He also stated he would like to personally see the signs be able to be changed every 15 seconds.

Trustee Joe Walker stated he is concerned about the flashing neon signs that grab your attention and that a lot of thought was put into the re-zoning.

Trustee Chris Gallagher stated he would like to go out and take a look to see what signs it would effect.

Legal Counsel, Doug Miller stated the whole sign code would probably need to be reviewed and more changes might need to be made and it will have to go through the zone change process.

Trustee's Business

Mr. Wallace made a motion, and seconded by Mr. Walker to enter into Executive Session to discuss a pending lawsuit, employment of public employees, and compensation of a public employee at 6:37pm. In Executive Session were all Trustees, Administrator, Law Director, Scott Hughes, and Brian Reese.

Roll call as follows:

David Wallace	Yes
Joe Walker	Yes
Chris Gallagher	Yes

Mr. Wallace made a motion, and seconded by Mr. Walker to come out of Executive Session at 7:35pm.

Roll call as follows:

David Wallace	Yes
Joe Walker	Yes
Chris Gallagher	Yes

Trustee David Wallace made a motion, and seconded by Trustee Joe Walker to approve the decent decree from Potterhills vs Hamilton Township.

Roll call as follows:

David Wallace	Yes
Joe Walker	Yes
Chris Gallagher	Yes

Trustee David Wallace made a motion, and seconded by Trustee Joe Walker to approve the hiring of a full time firefighter.

Roll call as follows:

David Wallace	Yes
Joe Walker	Yes
Chris Gallagher	Yes

Trustee David Wallace made a motion, and seconded by Trustee Joe Walker to approve an APO – Administrative Police Officer time dependent on the change of staff.

Roll call as follows:

David Wallace	Yes
Joe Walker	Yes
Chris Gallagher	Yes

Trustee David Wallace made a motion, and seconded by Trustee Joe Walker to approve an MOU – Memorandum of Understanding to bring a clerk in a lateral pay position.

Roll call as follows: David Wallace Yes
Joe Walker Yes
Chris Gallagher Yes

Trustee David Wallace made a motion, and seconded by Trustee Joe Walker to approve hiring 2 Lateral Police Officers.

Roll call as follows: David Wallace Yes
Joe Walker Yes
Chris Gallagher Yes

Trustee David Wallace made a motion, and seconded by Trustee Joe Walker to approve the employment agreement between the Administrator and Hamilton Township.

Roll call as follows: David Wallace Yes
Joe Walker Yes
Chris Gallagher Yes

With no other business at hand a motion made by Mr. Wallace with a second by Mr. Walker to adjourn at 7:47pm.

Roll call as follows: David Wallace Yes
Joe Walker Yes
Chris Gallagher Yes