

Hamilton Township Trustee's Meeting

December 6, 2017

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

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

Administrator, Ray Warrick introduced the Boy Scouts that were in attendance.

Motion was made by Mr. Wallace with a second by Mr. Walker to adopt the proposed agenda for the December 6, 2017 meeting.

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

Motion made by Mr. Walker with a second by Mr. Gallagher to approve the meeting minutes from the meetings on November 15, 2017.

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

Motion made by Mr. Wallace with a second by Mr. Walker to approve Payroll for pay cycle November 5, 2017 – November 18, 2017, Electronic Fund Transfer Direct Deposit Vouchers 1128802547 - 1128802615.

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 withholding payments for payment cycle November 5, 2017 – November 18, 2017, checks numbered 26533759 - 26533778.

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 November 20, 2017 – November 24, 2017 checks numbered 78203 - 78211.

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 November 27, 2017 – December 1, 2017 checks numbered 78212 - 78219.

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 Payroll for pay cycle November 19, 2017 – December 2, 2017, and Monthly for December Electronic Fund Transfer Direct Deposit Vouchers 112933374 – 1129633444 and 1129633463 - 1129633467.

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 withholding payments for payment cycle November 19, 2017 – December 2, 2017, and Monthly for December, checks numbered 26643102 – 26643122 and 26643128 - 26643129.

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 December 4, 2017 – December 8, 2017 check numbered 78220 - 78281.

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

Human Resource Manager, Kellie Krieger, requested the Board make a motion to approve the hiring of full time Firefighter/Paramedic, Edward Musselman contingent upon his full medical clearance with a pay rate of \$17.31 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 make a motion to remove Jackie Greer Butler from the Hamilton Township roster effective November 30, 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 Resource Manager, Kellie Krieger, requested the Board make a motion to remove Lance Czinge from the Hamilton Township roster effective October 13, 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 Resource Manager, Kellie Krieger, requested the Board make a motion approve the FMLA for Nick Bedinghaus with a possible intermittent leave with an effective date of December 25, 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

Public Works Director, Kenny Hickey, requested the Board make a motion to approve a lease agreement between Hamilton Township and Kellie Krieger for the property at 914 Nunner at a rate of \$500.00 a month as well as utilities and upkeep and for Kellie Krieger to act as care taker of that property.

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 made a motion to open the public hearing for Village of Classicway at 6:10pm, and seconded by Trustee Joe Walker.

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

Administrator, Ray Warrick stated the ad for this hearing was ran the weeks of November 12 and November 19, 2017.

Mr. Warrick stated the Trustees had the packet and he presented the major issues that were still pending. Mr. Warrick stated there will be a buffer of a total of 75 feet between the Villages of Classicway and the Valley Vineyards property. The buffer will consist of a 15 foot preservation easement, 60 foot of trees, and a 6 foot high fence between the trees and the start of the homeowners property. There will be a maximum of 306 lots.

Joe Prus stated the spacing of the trees would be based on the species of trees and upon recommendation of a landscaper. Mr. Prus stated there will be a landscape submitted to be approved by Hamilton Township.

Ken Schucter, stated the gentleman from Ohio State suggested the trees be planted 6 – 7 feet apart. He stated he is envisioning the border on the property to be a green wall that will grow 50 – 60 feet tall. Mr. Schucter was concerned about lot # 364. He stated the fence does not show to extend past this property.

Trustee David Wallace opened the floor for public comments on the hearing only.

Lawrence Brigham, 5925 Morrow-Cozaddale Road, wanted to clarify where the treeline was.

Trustee David Wallace closed the floor at 6:30pm.

Trustee David Wallace made a motion to table until the next meeting, and seconded by Trustee Joe Walker.

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

Administrator, Ray Warrick stated Hamilton Township owns the parking lot and a green space parcel just beyond the parking lot at the Monkey Bar. The owners of The Monkey Bar offered to purchase these two parcels for \$10,000.00. On top of the purchase, the owner would also take over the up keep of the public restrooms also owned by the township.

Public Comments

Trustee David Wallace opened the floor for public comments at 6:34pm.

Mark Altemeier, owner of The Monkey Bar, stated parking has become an issue due to the overwhelming response to the updated facility. He stated he would like to blacktop from the building all the way back to the barn that is beyond the current green space, and it would also include the green space. Mr. Altemeier plans on moving the picnic tables from the green space, to the waters edge and buffer area. Mr. Altemeier also mentioned he received a letter from the Village of South Lebanon to annex his property into South Lebanon. He stated it would be put into the contract, his property would never be annexed.

Trustee Joe Walker asked what the plan was for the bath house?

Mr. Altemeier stated he would maintain them and open them year round.

Trustee Joe Walker asked if it could be put into the deed that the property not be annexed?

Doug Miller stated it is in the contract.

Police Chief Scott Hughes asked what the plans are for lighting?

Mr. Altemeier stated they will be putting in nicer pole lights.

Daryl Cordrey, Yellowtail Terrace, stated he met with the Altemeiers and toured the property. He stated his 2 biggest concerns were the possibility of it getting annexed into another municipality and access for the residents. Those issues have been satisfied through the contract. Mr. Cordrey stated this project has his full support.

Joe Rozzi, 5518 Chancellor, stated it is good support of a local business. Mr. Rozzi stated it will take some burden and liability off of the township.

Legal Counsel, Doug Miller stated there are clauses in the contract would be beefed up in the final closing documents in terms of use of the property.

Clyde Bastin, 8073 Faller, stated once you sell land, it's gone. Mr. Bastin stated the restrooms were put in with government funds.

Mr. Miller stated the ownership of the restrooms will not change.

Mr. Bastin stated he would rather see the township enter into a long term lease. He also stated he is disappointed that there was no representation from the township at the commissioners meeting about the annexation of the powder factory.

Trustee Joe Walker stated that himself, Mr. Gallagher, Mr. Warrick, and Mr. Rozzi were at the meeting.

Mr. Bastin did apologize for mis speaking.

Doug Miller stated township property is not counted in percentages when it comes to annexation. Mr. Miller stated that it could possible be written that the township have right of first refusal if Mr. Altemeier ever decides to sale the property.

Becky Ehling, 5465 Zoar Road, stated the acerage around the restrooms is .2665 acres and she is in support of what the Altemeiers are doing and supporting the driving away of annexation. She also feels this project should go through the appropriate process.

Mike Cremeans, 9603 S. State Route 48, wanted to clarify the annexation business. He asked if another municipality wants to annex a business, can the township tell them to go pound salt? Why can't the township go annex the Village of South Lebanon or the Village of Maineville?

Doug Miller explained the laws unfortunately are written unfavorably for townships. The township can not approach property owners to annex into the township. The villages can use village funds to entice property owners into the village. State laws say that townships are not allowed to do that.

Chris Teeter, 1170 W. Foster-Maineville Road, stated he is not against the Altemeiers. Mr. Teeter asked if the resolution is approved, does that mean the contract is accepted as written or do you have the option to accept, reject, or negotiate?

Doug Miller stated the resolution is written to approve the contract and authorize its execution.

Mr. Teeter stated the offer is low. Can we re-invest the money into the other parks?

David Wallace stated he will not approve the sale unless Joe Rozzi and Daryl Cordrey are still in favor to sell it.

Trustee Chris Gallagher stated to clear things up, that the sale is only for 2 parcels.

Trustee David Wallace closed the floor to the public at 7:10pm.

Trustee David Wallace asked Daryl Cordrey and Joe Rozzi if they were still in favor? They both responded they were.

Trustee David Wallace made a motion to approve Resolution # 17-1206B, approving a contract for purchase and sale of real estate, dispensing with any second reading, and declaring an emergency, 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 # 17-1206, 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 requested the Board make a motion to approve Resolution # 17-1206C, 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 requested the Board make a motion to approve Resolution # 17-1206D, authorizing and approving increases in township appropriations to reconcile budgets for calendar year 2017 and approving a super blanket certificate for the lighting district.

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 requested the Board make a motion to approve Resolution # 17-1206E, approving a contract with Medicount Management for EMS and Fire Department collections.

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 presented the 2018 budget and the renewed 5 year plan. Mr. Warrick stated a resolution will be brought before the Board at the December 20, 2017 meeting to approve the appropriations. The projection for 2018 is \$8.2 million in revenue and \$7.5 million in expenses, \$648,000.00 net.

Mr. Wallace made a motion, and seconded by Mr. Walker to enter into Executive Session to consider the compensation of public employees and preparation and review of collective bargaining strategy and to discuss an imminent court action at 7:05pm. In Executive Session were David Wallace, Joe Walker, Chris Gallagher, Administrator, Law Director, Joe Rozzi, and Daryl Cordrey.

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

Mr. Walker made a motion, and seconded by Mr. Gallagher to come out of Executive Session at 8:03pm.

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

Trustee Joe Walker stated there was no action taken in Executive Session.

Trustee Joe Walker stated he wanted to amend the agenda to clarify information regarding snow removal.

Public Works Director, Kenny Hickey stated they use the 2" rule. Meaning they plow the secondary roads once there is 2 inches on the roadways.

Trustee Joe Walker made a motion to approve snow removal as the same process as the previous year, and seconded by Trustee Chris Gallagher.

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

With no other business at hand a motion made by Mr. Walker with a second by Mr. Gallagher to adjourn at 8:04pm.

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