

Hamilton Township Trustee's Meeting

June 21, 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 Hamilton Township Administrator, Ray Warrick.

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 June 21, 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 June 7, 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 Payroll for pay cycle May 21, 2017 – June 3, 2017, and Monthly 6/1-6-30, Electronic Fund Transfer Direct Deposit Vouchers 1119553401 – 1119553472 and 1119553926 – 1119553930.

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 June 4, 2017 – June 17, 2017, Electronic Fund Transfer Direct Deposit Vouchers 1120197480 – 1120197551.

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 May 21, 2017 – June 3, 2017 and Monthly for June checks numbered 25330014 – 25330033 and 25330052.

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 June 4, 2017 – June 17, 2017 checks numbered 25417651 – 25417670.

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 June 12, 2017 – June 16, 2017 checks numbered 77616 – 77622.

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 June 19, 2017 – June 23, 2017 checks numbered 77623 – 77663.

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 removal of Assistant Fire Chief, Debbie Walker from the Hamilton Township roster effective June 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

Trustee David Wallace thanked Ms. Walker for her time to the township.

Human Resource Manager, Kellie Krieger requested the Board make a motion to approve the off rolling of Police Sergeant Lisa Elliott from the Hamilton Township roster effective June 19, 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 approve a Memorandum of Agreement between Hamilton Township and IAFF Local 4055 and their member, Rebecca Locke, effective June 12, 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 approve a cemetery deed to Connie Collett at the residential rate of \$600.00. This is Lot 217, grave 8 in the Maineville New Cemetery.

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 approve a cemetery deed to Suzanne and Kenneth Ross at the residential rate of \$1,200.00. This is Lot 37, graves 6 and 7 in the Maineville New Cemetery.

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

Police Chief, Scott Hughes recognized some officers and wanted to thank them personally, the entire group.

Sergeant Tim Rector recently completed the Public Safety Leadership Academy course offered by the John Glenn College of Public Affairs. Sergeant Rector was one of 30+ officers from across the state.

Officer Darcy Workman recently received the Ohio Crisis Intervention Training Officer of the Year award. Officer Workman is one of over 10,000 CIT trained officers from across the state.

There was a swearing in of Officer Joseph Smith by Trustee David Wallace.

There was a promotion for Detective Quillan Short and Officer Chris Wall to the rank of Sergeant.

There was a short break.

Trustee David Wallace made a motion to resume the meeting at 6:45 pm, and seconded by Trustee Joe Walker.

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

There was a hearing for the Village of Classicway Stage II.

Community Development Coordinator, Michelle Tegtmeier presented the Board with a Stage 2 request for Village of Classicway. The applicant is requesting a PUD Stage 2 approval for the entire subdivision (A-G). The revised areas of the PUD are (C, D, E, and G). It follows the recently approved Stage 1 Plan from Hamilton Township Trustees. The revised PUD Stage 2 shows lot layout, walking trails, open space, retention lake, and updated street layout. Staff recommends approval of the PUD Stage 2 subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. The PUD Stage 3 Plan shall fully conform to all PUD Stage 1 and 2 approval conditions; requirements presented in the Villages of Classicway PUD Stage 1 development standards and generally conform to the PUD Stage 2 Preliminary Site Plan.
3. Any changes to the development plan deemed necessary by the Warren County Subdivision Regulations shall be implemented on the approved copy of the preliminary plan (section 309) prior to submission of a final plat; such changes, so long as they comply with PUD Stage 1 standards and generally conform to PUD Stage 2 plans, shall not necessitate a revision to PUD Stage 2.
4. Compliance with thoroughfare-related requirements, including but not limited to any changes necessitated by the Traffic Impact Study (TIS), and Access Permit application, or any other standards and requirements of the Warren County Access Management Regulations, at the discretion and to the satisfaction of the Warren County Engineers Office.
5. Compliance with storm water management standards to the satisfaction of the Warren County Engineers Office and the Ohio Environmental Protection Agency (OEPA).
6. Approval of the as-built storm water management system for Parcel Areas A and B by the Warren County Engineers Office, and the Ohio EPA prior to PUD Stage 3 approval.
7. Compliance with the requirements of the Warren County Soil & Water Conservation District for an Erosion and Sediment Control Plan prior to earth moving activities.
8. The clubhouse and pool shall be constructed prior to issuance of a zoning permit of the 259th lot. As per PUD Stage 1 requirement.
9. The 8 foot wide walking path along Classicway Boulevard shall continue to the western property line street stub of Street E.
10. Active and Passive Open Space shall be defined as:
 - a. Active – Open Space that may be improved and set aside, dedicated, designated, or reserved for recreational facilities such as swimming pools,

- club houses, play equipment for children, ball fields, court games, picnic tables, etc.
- b. Passive – Open Space that is essentially unimproved and set aside, dedicated, designated, or reserved for residents use and enjoyment. Passive open space may include walking trails. Passive open space should be designed to enhance natural or scenic resources; or protect streams corridors; or promote conservation of soils and wetlands; or enhance the transition to neighboring sites.
11. Buffer and buffer Yards shall be defined as: Natural or planted vegetation adjoining or surrounding a land use and unoccupied in its entirety by any building structure, paving or portion of such land use, for the purpose of separating, screening, and softening the efforts of the land use, no part of which buffer is used for active recreation or parking, or interior access drives. A buffer may include a wall, fence, or mound.
 12. “Preservation & Landscaping Easements” shall be defined as: Preservation & Landscaping Easements shall be maintained as perpetual open space intended solely to serve for wildlife habitat preservation and provide adjacent property buffer screening. No structure of any kind may be located, placed or permitted to remain within the preservation easement. The preservation easement area shall remain in place and run with the land and shall not be terminated voluntarily or be operation of law regardless of future lot ownership and may only be modified upon application and approval by the Planning Authority having jurisdiction. Grading is prohibited within the preservation easement.
 13. Maintenance of the “Preservation & Landscape Easements” include:
 - a. The eradication of dense invasive ground vegetation, inclusive of noxious weeds (for purposes herein the definition of noxious weeds shall be the same that is in Ohio Revised Code Section 5579.04), which does not provide desirable residential buffer screening from adjacent farmland or other residential uses; and
 - b. The placement of ground vegetation with wild flowers, perennial beds, evergreen trees, shrubs and/or ground cover or other comparable vegetation not considered a noxious weed; and
 - c. The removal of dead, fallen or diseased trees or any found infested with insects determined by applicable State or Federal authority to be too threatening and detrimental to remain; and
 - d. The trimming of trees and shrubs to prevent overgrowth, but the total clearing of trees and shrubs is prohibited unless that which is removed is otherwise replaced or supplemented so to be restored to the same or greater degree of vegetation growth suitable for buffering and wildlife purposes.
 14. The Home Owners Association shall maintain all “Preservation & Landscape Easements” and common open space areas.
 15. The applicant shall revise the submitted PUD Stage 2 plans to include and label “Preservation & Landscape Easements” as identified in PUD Stage 1.
 16. Prior to Preliminary Plan a landscape restoration plan for the “Preservation & Landscape Easements” shall be provided.
 17. A revised PUD Stage 2 will be required for Parcel Area F (Village Retail).
 18. If the 75 foot buffer along the western boundary of the subdivision (adjacent to Valley Vineyards) is ever proposed to be reduced in width, this will necessitate a revision to PUD Stage 1.

All the open areas will be kept and maintained by the landowners or the home owner’s association. Stage III will include more details of the clubhouse and pool area. Stage III will require a detailed plan showing the placement of the fence, the type of the fence, the two rows of staggering trees, and the ownership between Village of Classicway and Valley Vineyards Farm Corp.

Ken Schuchter, Valley Vineyards, stated he would rather have evergreens planted instead of the viable existing trees. The evergreens will serve a purpose for stopping spray. He stated that he agrees with everything else.

Joe Prus, Prus Properties, stated he agrees with what Ken said. He also requested for some lead way to meander the trees within the 55' with the lay of the land. He doesn't want to be held to a rigid "the trees have to go there and the fence has to go there".

Trustee David Wallace would like to capture the changes that will be addressed in Stage III.

Joe Prus stated he would like a little flexibility on the species of trees.

Trustee Joe Walker stated there is no sense cutting good trees down just to plant a tree.

Public comments for Village of Classicway

Clyde Bastin, Faller Road, suggested to alternate evergreens and other species of trees.

Mary Brigham, 5925 Morrow-Cozaddale, asked if the entrance on Morrow-Cozaddale going to match the entrance on 22/3?

Joe Prus stated it has not been designed yet, however the concept is the same.

Trustee David Wallace made a motion to close the floor to the public at 7:01pm, 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 approve the Stage II site plan with the changes that Mr. Schuchter and Mr. Prus agreed to and address the specifics in Stage III, and seconded by Trustee Joe Walker.

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

Community Development Coordinator, Michelle Tegtmeier requested the Board approve Resolution # 17-0621C, authorizing the abatement, control, and removal of vegetation, garbage, refuse, or debris pursuant to Section 505.87 of the Ohio Revised Code, dispensing of the second reading, declaring it an emergency for the property located at 282 Broadway Street, Hamilton Township, Warren County Ohio.

Trustee David 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

There was a hearing for the Electronic Sign amendment.

Trustee David Wallace stated the Zoning Commission Board recommended to change the electronic signs to allow them to change every 15 seconds.

Trustee David Wallace made a motion to open the floor to the public at 7:05 pm, 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 close the floor to the public at 7:06 pm, 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 # 17-0621B, approving a text amendment to the Hamilton Township Zoning Resolution for Electronic Signs.

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

There was a hearing for discussion of prohibition of medical marijuana and putting it in the Zoning Code.

Trustee David Wallace opened the floor to the public at 7:08 pm.

Trustee David Wallace made a motion to close the floor to the public at 7:09 pm, and seconded by Trustee Joe Walker.

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

Public Comments

Trustee David Wallace made a motion to open the floor to the public at 7:10 pm, and seconded by Trustee Joe Walker.

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

Mike Weary, 1204 Autumn Run, requested a potential stop sign on Autumn Run. He stated there is a lot of speeding and dangerous driving on a regular basis.

Police Chief, Scott Hughes stated he spoke with Public Works Director, Kenny Hickey and it is agreed that a stop sign is needed at the intersection of Autumn Run and Ramon Court.

Trustee David Wallace asked Kenny to get the information together and it can be added to the special session.

Trustee Chris Gallagher asked if this needed to be done before Homerama?

Administrator, Ray Warrick stated there will be temporary road bumps put in for Homerama and police presence will be there.

Trustee David Wallace stated to get it up as soon as you can.

Trustee David Wallace stated to add the resolution to the special meeting.

Trustee David Wallace made a motion to close the floor to the public at 7:15 pm, and seconded by Trustee Joe Walker.

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

Police Chief, Scott Hughes gave the monthly report for the Police Department for May. The total number of incidents was 1,986. The detective has closed 36 cases out of 48. The CVSA machine has been used 12 times in 2017, that includes criminal cases along with new hires for Hamilton Township. Chief Hughes stated Jim Hausserman retired the end of May to spend more

time with his grandkids. Hamilton Township was rated #12 in the state for safest places to live. The Police Department also participated in the Memorial Day parade in South Lebanon.

Fire Chief, Brian Reese gave the monthly report for the Fire Department for May. There were 49 engine runs and 130 EMS runs, 4 structure fires. The medical transports are still running about 67.7%. We received 11 mutual aids and gave 5. The Zoning and Fire inspector did 2 home inspections and 25 fire inspections along with assisting with daily runs. The crew has done commercial building reviews, annual hose testing, ground ladder testing, and annual driver training began.

Public Works Director, Kenny Hickey gave the monthly report for the Road, Parks, and Cemeteries for the month of May. They did the tree trimming in the Wedgewood Subdivision, did ditching, installed a driveway culvert on Sycamore, mowed and weed eat roadways again, poured the foundations at the cemeteries and there were 2 burials. The crew sprayed new lines in the rear parking lot at Testerman Park. They also repaired washouts and ditched Marr Park.

Administrator, Ray Warrick presented the monthly financial review for the month of May. With 42% of the year gone, 46.9% of the revenue has been collected. The Homestead settlement was received in May of 2016 and will be received in June 2017. In 2016 in the month of May, the General Fund and Police Department paid the bond payment on the Administration building along with the Fire Department having site improvements in May of 2016. We do not have those expenses in May of 2017. There is negative change in the cash position, all related to not booking the tax dollars.

Administrator, Ray Warrick requested the Board make a motion to approve a Then and Now Purchase Order for the annual lease on the Police cars in the amount of \$50,792.13.

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 a large purchase order in the amount of \$9,884.16 for a new roof on the concession stand at Testerman Park.

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 a large purchase order in the amount of \$5,318.00 for an air conditioning unit for the Administration building.

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 # 17-0621, 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 approve a large purchase order to LJB to do our Rule 13 Documentation that has to be done with the Ohio EPA for Mounts Property in the amount of \$6,000.00. The water diversion plan quote will come at a later date.

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 hold a special meeting on July 12, 2017 to discuss the annual tax budget and a resolution to approve a stop sign on Autumn Run, and seconded by Trustee Joe Walker.

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

Trustee's Business

Mr. Wallace made a motion, and seconded by Mr. Walker to enter into Executive Session to consider compensation of a public employee and a pending lawsuit at 7:37pm. In Executive Session were all Trustees, Administrator, and Law Director.

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 7:56pm.

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

Trustee David Wallace made a motion to approve the 3 year contract for Fire Chief Brian Reese, and seconded by Trustee Joe Walker.

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 7:57pm.

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