

Hamilton Township Trustee's Meeting

October 4, 2017

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

There was an opening prayer given by Fire Chief, Brian Reese.

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 4, 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 September 20, 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 September 10, 2017 – September 23, 2017, Electronic Fund Transfer Direct Deposit Vouchers 1125590589 - 1125590659.

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 September 10, 2017 – September 23, 2017, checks numbered 26127249 - 26127269.

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 September 25, 2017 – September 29, 2017 checks numbered 77996 - 78000.

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 Preston Robinson from the Hamilton Township Roster effective September 29, 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 transfer of one grave within the Maineville Cemetery from Mr. and Mrs. Hammond to Angel Dawn Hager, Lot # 609, grave 1.

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 swearing in of Fire Captains Goodpaster and Gardner.

There was a short break and meeting to resume at 6:15 pm.

Public Comments

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

Fritz Nelson, 6973 Hunters Close, asked if the Board had time to make a decision for him to fly a drone over Mounts Park?

Trustee David Wallace requested that Mr. Nelson contact the Township to let them know when he would be doing that.

Trustee Joe Walker asked if this is going to be a one time thing?

Mr. Nelson stated yes unless he has an issue with his equipment and then he would come back to ask for permission again.

Trustee David Wallace made a motion to allow resident Fritz Nelson to fly his drone above the park at Hamilton Township Parks with prior approval from the Administration, and seconded by Trustee Joe Walker.

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

Mr. Nelson asked if closing parks has to be voted on? He stated the Board of Trustees determined if the parks are open or not.

Mr. Smith, 7491 Robin Drive, stated that his street is falling apart and he stated the last time it was actually black topped was probably close to 40 years ago. Mr. Smith stated the barriers on the bridge on Overbrook at 22/3, has narrowed the bridge and has now become a safety hazard. Mr. Smith asked if the township has money for the extra stop signs and warning signs?

Kenny Hickey stated Warren County will be repairing the superficial areas.

Chris Teeter, 1170 W. Foster-Maineville Road, stated he has been following the attempt to sell Mounts Park since last October. He asked that any township employees refer to this as Mounts Park and not The Mounts Property. Mr. Teeter feels the sale of the park would be the squandering of the assets of Hamilton Township. He feels it is a one time cash infusion that does not solve anything long term. Mr. Teeter stated if the Trustees did decide to sell the park, it is their duty to act in the best interest of the township, and sell the park for the most money possible with the best possible terms. In August 2016 a real estate appraiser was given specific instructions by the township that the road frontage on 22/3, approximately 20 acres, would be parceled out and not sold and was also instructed that no public utilities were available to the park. The appraiser prepared his analysis based on those extraordinary exceptions and noted them in his report. Mr. Teeter stated that electric is available and he confirmed with Western Water that they provide public water service to both 22/3 and Stubbs Mill Road. The appraiser valued the property at \$4,000.00 an acre. Mr. Teeter stated the appraiser damaged the value based on two things at certain percentages: 12% due to the 100 year flood plain and 30% due to the lack of public utilities. The appraised value was suppressed by \$253,884.40 based on inaccurate information. Mr. Teeter stated the bid was marketed to the readership of the Western Star for two consecutive weeks which is the legal minimum in the state of Ohio. He asked why would you do the absolute minimum required by law if you are being faithful stewards of this township? Mr. Teeter asked why Mr. Warrick would provide specific instructions to the

appraiser that were clearly incorrect and easily correctable that would certainly significantly negatively impact the face value of Mounts Park? Why did our Trustees do so little to expose the property to the real estate market if their intent was to achieve maximum value for the real estate on behalf of the township they humbly serve?

Kevin Ehling, 5465 Zoar Road, can Mr. Nelson fly his drone over Mounts Park since the Trustees gave him permission to fly over the parks but refer to Mounts Park as The Mounts Property?

Trustee David Wallace said yes Mounts is included.

Mr. Ehling asked what are the benefits to re-open the health insurance law suit in Warren County court? Why didn't we use our insurance lawyer?

Law Director, Doug Miller stated the insurance legal counsel might not have covered this particular action but he cannot say for sure since he was not here when the law suit started. If the insurance covers the claim, they provide the defense.

Mr. Ehling stated the Trustees keep choosing high dollar lawyers to represent them. What was the benefit to the tax payer to re-open the case?

Doug Miller stated he would not want them to answer that because that is somewhat a strategy in the litigation and he wouldn't want that disclosed to the other side.

Mr. Ehling asked if they could change their counsel?

Mr. Ehling asked why Mr. Wallace had Ray Warrick sue the township on his behalf over his election signs? How are you so concerned about the tax payers dollar? He doesn't see it.

Trustee David Wallace made a motion to close the floor to the public at 6:37 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 # 17-1004, authorizing the purchase of motor vehicles from Kings Ford for use in the township and further authorizing the sale of township owned motor vehicles to Kings Ford for credit against the purchase price as authorized by O.R.C. Section 505.10(A)(3).

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 # 17-1004B, 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 # 17-1004A, 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 # 17-1004C, proclaiming Wednesday, October 11, 2017 as "Valley Vineyard Founders Day".

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 set Trick or Treat in Hamilton Township from 6:00pm to 8:00pm on October 31, 2017, 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 schedule a special Trustee meeting on October 12, 2017 and cancel the regular meeting scheduled for October 18, 2017, and seconded by Trustee Joe Walker.

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

Fiscal Officer, Jim Hunter, requested the Board make a motion to approve a large purchase order in the amount of \$5,880.00 to Brindlee Mountain Fire to pay a 7% broker fee for the sale of the Sutphen pumper.

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

Mr. Wallace made a motion, and seconded by Mr. Walker to enter into Executive Session to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or for negotiations with other political subdivisions respecting requests for economic development assistance, and the information is directly related to a request for economic development assistance that is to be provided or administered under any provision of Chapter 715., 725., 1724., or 1728. or sections 701.07, 3735.67 to 3735.70, 5709.40 to 5709.43, 5709.61 to 5709.69, 5709.73 to 5709.75, or 5709.77 to 5709.81 of the Revised Code, or that involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project. Also that the executive session is necessary to protect the interests of the applicant and the possible investment or extension of public funds to be made in connection with the economic development project. 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 7:20pm.

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 October 2, 2017 – October 6, 2017 checks numbered 78001 - 78045.

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

Administrator, Ray Warrick clarified the request for the special meeting on October 12, to bring before the Board resolutions for two springing TIF's. A springing TIF will be put in place but will not be used until development is done.

Administrator, Ray Warrick, requested the Board make a motion granting him permission to enter into negotiations about economic development with respect to the Peters Cartridge Development.

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

With no other business at hand a motion made by Mr. Wallace with a second by Mr. Walker to adjourn at 7:24pm.

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