

OHIO TOWNSHIP TRUSTEES

May 13, 2019

The trustees met in regular session with all members present.

Also present were Chief Craig Wright, PTFD, Cpl. Ryan Feilhauer, CCSO, Gale Tinsley, Frank Renn, Ron McGlone, Dave O'Connor, Andy Dickerson, Cindy Cassell, Nathan Kinney, David Uible, Herbert Grammar, John McGraw, Bob Lees, Norman Bell, Bob Linder, Larry Bramlage, Emma Uible, Chris Busse, Nancy Griffiths, Tricia Bosse, Dave Bosse, Dean Johns, Clermont County Commissioner David Painter, Joe Nurre, Joe Braun and Les Smith.

The meeting was called to order at 6:30 pm by Mr. Polster.

Mr. Hinson made a motion to accept the minutes of the April 8, 2019 regular meeting, seconded by Mr. Vogelsang. All members voted "yea"

Chief Wright, PTFD, gave his report (on file). Reported inspecting 1716 Lindale Nicholasville Rd.; spoke about some fire code violations there. A notice of violation will be mailed to the owner, if no progress is made the county can order the electric service to be disconnected. Reported speaking with the county board of health and building department who suggested hiring a third party engineer to inspect the structure.

Cpl. Feilhauer, CCSO: Reported that there was 1 overdose and 1 break-in last month in the township.

Les Smith gave his zoning report (on file). Reported looking into a new zoning software version that is compatible with the county system. The cost is approximately \$2,000 to purchase and \$400 per year for support. Reported that there is a mediation hearing on May 15 for the zoning issues at 1258 Riebel Ridge. Mr. Hinson asked Cpl. Feilhauer to look at the disabled car left on the street in front of 1258 Riebel Ridge and have it removed if possible. Les Smith reported leaving parking violation warnings on some cars left parked on Libby Lane. Mr. Polster noted the issues at 1716 Lindale Nicholasville will be addressed later in the meeting.

Dave O'Connor maintenance report: Asked to trustees to approve the quote from Cornerstone Development for Chestnut Lane repairs in the amount of \$16,520. Reported difficulty getting quotes for cemetery mowing with most not bothering to return phone calls. The best price received was from Wade's Mowing at an approximate cost of \$17,000 for the season.

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The owner of 1156 Fagins Run Rd. has not responded to township attempts to contact and discuss driveway culvert replacement. The new ambulance will be put into service soon.

Mr. Hinson made a motion to accept Cornerstone Development's bid of \$16,520 for repairs on Chestnut Lane, seconded by Mr. Vogelsang. All members voted "yea"

Mr. Hinson made a motion to contract with Wade's Mowing for township cemetery mowing for approximately \$17,000 for the 2019 season, seconded by Mr. Vogelsang. All members voted "yea"

John McGraw, Union Township trustee, introduced himself and reported that he is running for county commissioner.

Gale Tinsley of 1250 Riebel Ridge spoke about increased problems with 1258 Riebel Ridge. Reported there is lots of noise in the middle of the night, 4 disabled cars in the driveway and road, lots of trash around the house; asked the sheriff to patrol more often on Riebel Ridge at night.

Bob Lees complimented the township on the care of the township cemeteries.

Dave Bosse reported having issues with water draining out of his electric service box following a rain event; will be contacting Duke Energy to make repairs that may involve the road surface.

Mr. Polster spoke to Joe Nurre about the need for him to clean up his property immediately. Joe Nurre indicated he will have the property completely cleaned up within the next 14 days. Mr. Vogelsang noted that the township will continue with the planned cleanup of the property. Joe Nurre reported that we is moving back to Cincinnati in the near future and putting the property up for sale. Les Smith reviewed the quotes for cleaning up the property at 1716 Lindale Nicholasville Road as follows: Hillz Landscaping \$5,000.00, Russell Durbin \$7,500.00, B&S Blacktopping \$3,000.00, Got Junk \$9,495.00, Larry's Junk \$3,600.00.

Mr. Hinson made a motion to accept B&S Blacktop's bid of \$3,000 for clean-up at 1716 Lindale Nicholasville Rd., seconded by Mr. Vogelsang. All members voted "yea"

There was additional discussion on 1258 Riebel Ridge. Mr. Polster reported taking pictures today that show worsening conditions at that address. Mr. Polster noted that unfortunately the process to work on cleaning up properties is a very slow process and that the courts are slow to assist in these matters.

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David Painter asked if the property owners on Riebel Ridge could initiate a homeowner's association. Joe Braun noted that they could as a private matter. There was discussion on declaring 1258 Riebel Ridge a nuisance if the upcoming mediation hearing is not successful. Joe Braun noted that the trustees could declare it a nuisance contingent upon the results of the mediation hearing.

Mr. Polster made a motion to declare 1258 Riebel Ridge a nuisance, seconded by Mr. Hinson. All members voted "yea"

Cindy Cassell addressed the board of trustees and read aloud a letter explaining the Uibles desire to convert their property into a conservation preserve. Andy Dickerson gave background information on what the Cardinal Land Conservancy does in its efforts to preserve properties from development. He also stated that Cardinal is seeking approval of a resolution to assist with its application for grant funding to execute the purchase of the property; the grant application has been completed and submitted but the resolution of support is needed to process the application for possible funding. Mr. Polster noted that the resolution is merely part of the application process and does not mean the township is approving the grant itself. Andy Dickerson reported that the Uibles are going well above the minimum requirements by selling the property at 62% of its appraised value and also contributing additional monies to care for the property in perpetuity.

Bob Lees, Tricia Bosse, Dave Bosse, Nancy Griffiths and Dean Johns all spoke in favor of supporting the land conservation project. Keith Vogelsang reported speaking to 17 nearby property owner of which 12 supported the project, 3 were neutral and 2 opposed it.

Nathan Kinney asked what needed to be done to the property in order for it to be opened to the public. Andy Dickerson noted that the driveway, parking, walking trails, etc. would need to be completed prior to opening to the public with the estimated timeline to be approximately two years.

Frank Renn asked Joe Braun if trustee Keith Vogelsang could vote on this issue. Joe Braun reported that the Ohio Ethics Commission ruled that he could not vote on the issue since his property is next to the Uible property. Frank Renn asked who did the appraisal. Andy Dickerson reported that the appraiser is contracted through the department of transportation. Frank Renn reviewed paperwork he printed out showing the Cardinal Land Conservancy's budgetary activities. Frank Renn also asked if Cardinal had copies of the project paperwork for the township to review. Andy Dickerson noted that there is only a draft agreement in place for the property transaction.

Nathan Kinney asked what recourse the community had if the development is slow to materialize. Andy Dickerson noted that the community would have the same recourse as with any other property owner.

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Frank Renn asked if the township zoning has conservation districts in it. Les Smith noted that yes it does.

Herb Grammar asked what a membership was and asked did it cost anything. Andy Dickerson noted that membership is \$35 per year and up and does come with member benefits.

Mr. Hinson made a motion to adopt Resolution 2019-40 supporting Cardinal Land Conservancy, seconded by Mr. Polster. Mr. Hinson and Mr. Polster voted "yea". Mr. Vogelsang abstained from voting.

OLD BUSINESS:

2017-18 Financial Audit: Bill Gilpin reported that the audit is ongoing.

COMMUNICATIONS: None

NEW BUSINESS:

2020 Tax Budget Hearing: Bill Gilpin reported the need to schedule the 2020 tax budget public hearing and suggested it be held on July 8, 2019 at 6pm prior to the regular monthly meeting.

Mr. Hinson made a motion to hold the 2020 tax budget hearing on July 8, 2019 at 6pm, seconded by Mr. Polster. All members voted "yea"

Mr. Hinson reported that the Salute to Leaders program went well; also reported that the county prosecutor sent out information today regarding soliciting that we may want to discuss in the future.

Mr. Hinson asked if the September meeting could be rescheduled for September 16. All trustees agreed that it could be rescheduled.

Mr. Polster made a motion to reschedule the September meeting to September 16 at 6:30pm, seconded by Mr. Vogelsang. All members voted "yea"

Mr. Polster reported talking to 4 vendors about repairing the tennis courts with only 1 vendor returning his call so far.

Fund balances were discussed.

The following were read and approved with warrants written for same: (payment summary on following page).

There being no further business called for, meeting on motion adjourned at 8:47pm.