Wayne Township Board of Trustees Work Session October 26, 2016

Call to Order: Vice Chairman, Carl J. Ritter at 7:05 p.m.

Roll Call: Warren Walker, Carl J. Ritter, Harold Grosnickle - Absent, Sandra Borchers -

Absent

Guests: Chief David Moulden, Sue Allen, Jason Browning, Kevin Castle

Prayer & Pledge: Waived

10262016-01: Carl Ritter moved to approve the minutes from 7-16-2014 Special Meeting and 10-12-2016 Regular Meeting with the addition of Beverly Thomas, Kevin Castle, Brian Dowers, James Kidwell and Gerald Bradley to the guest list. 2nd by Warren Walker

Vote: CR, WW Both Aye (2/3) Motion Carried

- Warren Walker is working on new Cemetery Rules & Regulations Document for all Township Cemeteries to adopt and put into effect by January 1, 2017.
 Proposals and drawings for a Columbarium and Scattering Garden at Plainview Cemetery were discussed.
- Warren Walker talked to Adele Evans about the Rural Enterprise Zone.
 - Rural Enterprise Zone was adopted by the ORC in 1988 and revised in 1989.
 - Puts the entire Township in a zone under the "County's umbrella", giving the Township the ability to give tax abatements to businesses looking to move, relocate, or expand in the area.
 - The county is suggesting the board pass a resolution to participate in the Rural Enterprise Zone so it is in place for future use by the Township.

10262016-02: Warren Walker moved to "opt-in" Wayne Township on Clermont County's Rural Enterprise Zone.

WHEREAS, the Ohio Enterprise Zone Act ("the Act"), under Ohio Revised code Section 5709.61 through 5709.69 has authorized counties, with the consent and agreement of affected municipalities and townships therein, to designate areas as Enterprise Zones and to execute agreements with certain enterprises for the purpose of establishing, expanding, renovating or occupying facilities and hiring new employees and preserving jobs within said zones in exchange for specified local tax incentives granted by the county; and

| WHEREAS, the Township Trustees of | Township ("The Trustees") |
|---|---|
| upon due consideration desire to implemen | t said Act and to designate an Enterprise |
| Zone within the boundaries of | Township (The Township") to promote the |
| economic welfare of said township; and | |

WHEREAS, it is necessary for the Trustees to formally request from the County Commissioners of Clermont County, Ohio, ("The Board") the inclusion of the Township in an Enterprise Zone proposal and to include such a resolution in a petition to the Director of the Development Services Agency of the State of Ohio to certify the area described as such a zone; and

WHEREAS, the Trustees find and determine that designation of the zone pursuant to the Ohio Revised Code Section <u>5709.632</u> will promote the economic welfare of the residents of the Township by creating new jobs and retaining and preserving existing jobs and employment opportunities within such areas and is in the best interest of said township; and

WHEREAS, the Trustees understand that the Board of County Commissioners is required by law to administer all Enterprise Zones and agreements within the County and will therefore appoint a designee to be responsible for 1) the establishment and operation of the Tax Incentive Review Council as specified in Ohio Revised Code Section 5709.85, 2) to ensure that the Enterprise Zone Agreements contain the information required in Ohio Revised Code Section 5709.631, including but not limited to

a description of the project, the amount to be invested, the number of jobs created and/or retained, the annual new payroll associated with these jobs, and the specific percentage and term of the tax exemptions being granted toward real and/or personal property, 3) to forward copies of all Enterprise Zone Agreements to both the Ohio Development Services Agency and the Ohio Department of Taxation within fifteen days after the agreement is entered into, as specified in the Ohio Revised Code, 4) to notify affected school boards of proposed projects a minimum of fourteen days prior to formal local legislative consideration and to include comments by the school boards as part of the review process as required under Ohio Revised Code Section 5709.83, 5) to maintain a centralized record of all aspects of the Zone, including copies of the agreements, a list of the members of the Tax Incentive Review Council, and a summary of the Tax Incentive Review Council's annual review of each agreement, and 6) to submit a comprehensive annual report of the status of all Enterprise Zone activities on or before March 31 of each year pursuant to Section 5709.68.

WHEREAS, the Trustees are requesting designation of an Enterprise Zone which includes all of or a part of the Township area and meets the population and boundary requirements to be certified as a limited authority Enterprise Zone under Section 5209.632.

WHEREAS, the Trustees request from the Board of County Commissioners the power and duty to negotiate Enterprise Zone Agreements as permitted in Ohio Revised Code Section <u>5709.632</u> and that the Trustees agree to negotiate agreements and to assist the Board of County Commissioners in the administration of the Enterprise Zone and will approve all agreements before submitting agreements to the Board of County Commissioners for approval; and

WHEREAS, the Trustees hereby agree to the establishment of a Tax Incentive Review Council or Councils pursuant to Ohio Revised Code Section 5709.85 and will appoint two representatives to said Council within sixty days after the state development director certifies the Zone.

WHEREAS, the zone as proposed will be the only Enterprise Zone in the township; and NOW, THEREFORE BE IT RESOLVED, that the board of Trustees hereby authorize the county to include the portion of the Township described in Exhibit A in the Enterprise Zone; and

BE IT FURTHER RESOLVED that the Clerk of the Board of county Commissioners, of Clermont County, Ohio is hereby authorized to include this resolution in the petition to the Director of Development Services Agency of the State of Ohio.

2nd by Carl Ritter

Vote: WW, CR Both Aye (2/3) Motion Carried

- Response to Insurance Risk Management letter dated August 31, 2016 was tabled until the 11-09-2016 meeting.
- Community Center Loan Approval was tabled until the 11-09-2016 meeting.
 - Park National is the only offer at this time.
 - Harold Grosnickle possibly met with River Hills Bank.
- Zoning Personnel terms were reviewed and updated.

10262016-03: Carl Ritter moved to have Beverly Thomas' Zoning Commission term expire on 9-5-2021.

2nd by Warren Walker

Vote: CR, WW Both Aye (2/3) Motion Carried

10262016-04: Carl Ritter moved to have Sue Allen's Zoning Commission term expire on 9-5-2019.

2nd by Warren Walker

Vote: CR, WW Both Aye (2/3) Motion Carried

10262016-05: Carl Ritter moved to have Luke Roy's term as Zoning Board of Appeals Alternate expire on 9-5-2021.

2nd by Warren Walker

Vote: CR, WW Both Aye (2/3) Motion Carried

- Carl Ritter will ask John Pringle if he would like to keep his seat on Zoning Commission that expired in 2015.
- Zoning Commission appointment of Darin Hinners expires in 2017 and Cynthia Hollon's appointment expires in 2018.
- Zoning Board of Appeals appointment for Roger Winemiller expired in 2015 and appointment of Bill Moler expired in 2016.
- Al Smith resigned from his position, Jason Ritter will consider filling openings.

10262016-06: Carl Ritter moved to pay all bills.

2nd by Warren Walker

Vote: WW, CR Both Aye (2/3) Motion Carried

10262016-07: Carl Ritter moved to approve all Then and Now Certificates of Purchase as needed.

2nd by Warren Walker

Vote: CR, WW Both Aye (2/3) Motion Carried

10262016-08: Carl Ritter moved to pull down \$50,000.00 from General Fund's Cash Balance to cover costs of the Community Center Building Project. 2nd by Warren Walker

Vote: WW, CR Both Aye (2/3) Motion Carried

- Zoning Department discussed their Land Use Growth Management Plan at their 10-19-2016 Work Session.
- Possible future issues regarding Stonelick State Park and the County were discussed.
- An Industrial Area was added to the Zoning Map which includes more General Business/Commercial, and Neighborhood Business Area Zones.

10262016-09: Carl Ritter moved to terminate the contracts with the following Contracted Fire Instructors for failure to provide teaching services as indicated.

- Brian Gulat No hours taught in 2015 or 2016
- David Brown No hours taught in 2015 or 2016
- Jeremy Woodward No hours taught in 2014, 205 or 2016
- Kieth Wright No hours taught in 2015 or 2016

2nd by Warren Walker

Vote: WW, CR Both Aye (2/3) Motion Carried

10262016-10: Carl Ritter moved sign WAIVER OF CONFLICT document from Mr. Ramos at the Prosecutors Office related to his representation of Wayne Township in the tower lease agreement. Copy attached.

2nd by Warren Walker

Vote: WW, CR Both Aye (2/3) Motion Carried

• Line Item transfers in 2111 Fund were approved at 10-12-2016 meeting. Following is a list of what line item the funds came from and what line item the funds were transferred to.

2111 Fund:

| From: | Account | To: | Account | Amount: |
|-------------------|---------|-------------------|------------------------|------------|
| 2111-220-190-1016 | Stipend | 2111-220-190-5300 | Training Officer Pay | \$4,500.00 |
| 2111-220-190-1016 | Stipend | 2111-220-222-9706 | Life & Disability Ins. | \$300.00 |
| 2111-220-190-1016 | Stipend | 2111-220-323-8000 | Repair Fire Vehicles | \$2,000.00 |
| 2111-220-190-1016 | Stipend | 2111-220-352-7000 | Water Bill St. 56 | \$500.00 |
| 2111-220-190-1016 | Stipend | 2111-220-352-7200 | Water Bill St. 55 | \$200.00 |
| | | | | |

2191 Fund:

No Changes Needed

2281 Fund:

No Changes Needed

10262016-11: Warren Walker moved to approve the payment of \$600.00 to McCarty & Associates for revisions to Phase #3 documents needed to meet requirements of the 2017 CDBG.

2nd by Carl Ritter

Vote: WW, CR Both Aye (2/3) Motion Carried

10262016-12: Carl Ritter moved to approve changes to the Community center project contract in the amount of \$10,225.00 as described in KAPP Construction letter dated October 25, 2016 for modifications to the parking lot. A copy of the letter and drawings showing parking modifications from KAPP Construction is attached. 2nd by Warren Walker

Vote: WW, CR **Both Aye** (2/3) Motion Carried

- The Veterans Day Recognition Ceremony will be held on Sunday November 13,
- The Village of Newtonsville has discussed implementing an income tax to take effect January 1, 2017. The Village has a meeting scheduled for 11-10-2016.

10262016-13: Carl Ritter moved to adjourn at 9:12 p.m.

| Vote: WW, CR | Both Aye | (2/3) Motion Carried |
|-----------------------------|----------|--------------------------|
| Harold Grosnickle, Chairman | Carl Jas | on Ritter, Vice Chairman |
| Warren Walker, Trustee | Sandra | Borchers, Fiscal Officer |