



**ROSS TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING MINUTES
SEPTEMBER 22, 2015**

The Ross Township Board of Trustees met in regular session to transact business for Ross Township.

ROLL CALL

Present - Thomas Willsey, Raymond Wurzelbacher and Ellen Yordy.

PROCEDURAL ACTION

Motion 15-102

Upon motion by Trustee Willsey and seconded by Trustee Wurzelbacher, the Board voted to dispense with the reading of the minutes of the Regular Meeting held on September 1, 2015. The vote of the Board shows as follows: All present voted yes, which motion carried.

Motion 15-103

Upon motion by Trustee Willsey and seconded by Trustee Yordy, the Board voted to approve the minutes of the Regular Meeting held on September 1, 2015. The vote of the Board shows as follows: All present voted yes, which motion carried.

DEPARTMENT REPORTS

Administration

Administrator Bob Bass provided a nuisance update on current and closed cases; reported that a nuisance at 3959 Brown Farm Road currently does not exist but that he will keep an eye on the property for future consideration; and presented evidence of new violations at 4150 Hamilton Cleves Road, 2373 Venice Boulevard, 2310 Robin Avenue, a Vacant Lot on Robin Avenue, 931 Pond Ridge Circle, and 961 Pond Ridge Circle.

Further, he explained the need for, and asked the Board to consider upcoming resolutions for new nuisances and abatement cost assessment at 2182 Thrush Avenue. He also noted that he will meet with Desmond Maaytah regarding the 2016 CDBG application on September 24th and will report back to the Board at the next meeting.

Fire Department

Fire Chief Steve Miller announced that he has accepted the resignation of volunteer FF/EMT Jim Bowman who is moving out of the area and that the department has received notice of new ISO rating for the Fire Department. The department had a rating of 4/8B. Recent audit of the department resulted in the improvement the rating to a 3/3Y. This is the third best rating possible and is obtained by less than 10% of the Fire Departments in the State of Ohio.

He also announced that the department's charitable fund will be soliciting donations to repay the Fire Fund for the recent purchase of its 1928 Fire Truck. Trustee Willsey thanked him for the efforts of the department.

Finally, he advised that the department has had a recent increase on vehicle repair needs.

Road Department

Superintendent Paul Bulach advised of a possible Fenton Road closure on October 5th to preform culvert work. The closure will be dependent upon the completion of the roundabout on SR748. He also advised of the September 28th start of the crack sealing program.

After providing an update on the ongoing construction of the salt storage building at the road maintenance facility, Trustee Willsey thanked Paul for obtaining grants for that building. The grants completely cover the Ross portion of the cost of the salt storage building.

Police Department

Police Chief Darryl Haussler asked the Board to consider moving Alicia Henson from Auxiliary Police Officer to Part-Time Police Officer and provided monthly statistics from August, 2015. He also announced that the department's new cruiser will be available for service by the end of the month.

PUBLIC PARTICIPATION

Resident Steve Bosse, Wagon Wheel Drive, asked the Board to explain the thought behind the purchases of the Castle and Tragesser properties including the overall costs for acquisition and renovation. Trustee Willsey explained the reasons behind the purchase of the Castle facility and noted the Township's intent to resell the property for far more than the cost to acquire the property, demolish the building that was at the site and bring the property out of the flood plain which was estimated to cost approximately \$195,000. He also explained the reasons behind the purchase of the Tragesser facility and noted that final costs

estimates will only become available after final architecture and engineering estimates are completed. In the interim, the Township intends to move the Administration and Police Departments into the facility after cleanup and minor setup of both the inside and outside of the building. He stated that ultimately the facility will house the Fire Department as well when it outgrows the existing Station #1 facility, noting that the Station #1 building cannot be expanded since it is in the floodplain.

Mr. Bosse then asked Fire Chief Miller how staffing of EMS services is handled at the high school football games. The Chief advised that the employees staffing the game are off duty and are there for first aid purposes only. If medical transport is required for a player or fan attending the game, the transport is handled by the nearest available Ross Fire Station or mutual aid, if necessary. The Chief noted that their presence at the games is required by the Ohio Athletic Association and that the school district pays for that service. Mr. Bosse thanked both the Chief and the Board for their answers and Trustee Willsey thanked Mr. Bosse for his questions and concerns.

Resident Debbie Smith, Bella Vista Drive, asked the Board what the cost of getting the Castle property out of the floodplain. Trustee Willsey estimated approximately \$15,000. She then asked about the Township's role in allowing the drug treatment facility on Rossgate Drive. Trustee Willsey explained that the Township has neither economic interest nor the ability to regulate the facility. Trustee Yordy noted that it not a drug treatment facility but is instead a family oriented drug counseling operation where no treatment takes place.

A resident from Bella Vista Drive who only identified herself as Judy inquired as to the value of the landminium/patio homes at the new development on Layhigh Road. Trustee Willsey stated that he believed that the homes would be starting at \$230,000 but also referred her to the developer's sales agent for additional information. Judy stated her concern that Ross is being sold out to development. Trustee Willsey explained that the development is a planned unit development where they can only build what was approved by th County Commissioners and could not change that plan without additional approval by the County. He also noted that the Township is pushing for planned unit developments and zoning overlay districts in an effort to control the types of development the Township will see.

OLD BUSINESS

None

NEW BUSINESS

Announcements

Trustee Willsey announced that Deputy Auditor David Brown will be present to give an Auditor's Office update at the October 1st meeting.

He also announced that after several months of discussion, the Township has agreed to purchase property at the end of Morgan Lane to be used to acquire the fill necessary to bring the Castle properties out of the floodplain, under a floodplain fill permit. The Butler County Auditor's current tax value is \$64,230.00 and the agreed upon purchase price is \$15,000.00. Upon completion, the property will be used to sell dirt to other properties needing floodplain fill dirt or resold for possible future private development.

Finally, he announced that Halloween will be observed from 6pm to 8pm on Saturday, October 31st.

Correspondence

None

Legislation

Purpose - Upon receipt of complaints, the Administrator gathered and presented evidence of accumulated debris and excessive vegetation and/or junked automobile at 4150 Hamilton Cleves Road, 2373 Venice Boulevard, 2310 Robin Avenue, a Vacant Lot on Robin Avenue, 931 Pond Ridge Circle, and 961 Pond Ridge Circle. Through this resolution, the Board declares these properties to be a nuisance.

Resolution 2015-056

Upon motion by Trustee Willsey and seconded by Trustee Wurzelbacher, the Board voted on the adoption of a resolution declaring a nuisance for accumulated debris, excessive vegetation and/or junk motor vehicle at 4150 Hamilton Cleves Road, 2373 Venice Boulevard, 2310 Robin Avenue, and a Vacant Lot on Robin Avenue, 931 Pond Ridge Circle, and 961 Pond Ridge Circle. The vote of the Board shows as follows: All present voted yes, which motion carried.

Purpose - After earlier Executive Session discussion this year, the Board agreed to allow Trustee Willsey and the Administrator to negotiate with MRAA for the purchase of their vacant commercial properties located on Hamilton Cleves Road. The properties are needed to complete the task of bringing the Township owned property at 2575 Cincinnati Brookville Road out of the floodplain for future marketing and/or use. This resolution enters the Township into a contract to acquire the

MRAA property for \$15,000.00.

Resolution 2015-057

Upon motion by Trustee Willsey and seconded by Trustee Wurzelbacher, the Board voted on the adoption of a resolution authorizing the purchase of the vacant commercial properties located on Hamilton Cleves Road, authorizing and directing the Township Administrator to take steps necessary to satisfy those contingencies to be performed by Ross Township and to execute all necessary closing documents. The vote of the Board shows as follows: All present voted yes, which motion carried.

Purpose - This resolution orders the assessment of nuisance expenses incurred by the Township at 2182 Thrush Avenue. The nuisance was declared under Resolution Numbers 2015-053.

Resolution 2015-058

Upon motion by Trustee Willsey and seconded by Trustee Yordy, the Board voted on the adoption of a resolution certifying dangerous structure or nuisance violation abatement expenses at 2182 Thrush Avenue to the County Auditor for assessment. The vote of the Board shows as follows: All present voted yes, which motion carried.

Motion 15-105

Upon motion by Trustee Willsey and seconded by Trustee Yordy, the Board voted to approve the following voucher/warrants totaling \$136,417.47 and authorized payment:

NUMBER	PAYEE	AMOUNT
42300	ARSLAN UNIFORMS - PUBLIC SAFETY	\$100.00
42301	DUKE ENERGY	\$2,419.83
42302	EMERGENCY MEDICAL PRODUCTS INC	\$127.10
42303	GREAT MIAMI AUTOMOTIVE PARTS INC	\$332.03
42304	JEFF CLARK	\$153.00
42305	SOUTHWEST REGIONAL WATER DISTRICT	\$178.78
42306	TREASURER STATE OF OHIO	\$948.00
42307	VERN TRAGESSE	\$1,000.00
42308	WM E FAGALY & SON INC	\$14.00
42309	CHIEF STEVE MILLER	\$77.50
42310	DAVID GUENTHER	\$18,000.00
42311	AIRGAS GREAT LAKES	\$527.47
42313	APPARELMASTER	\$105.75
42314	BAKER HARDWARE	\$12.53
42315	BARRETT PAVING MATERIALS INC	\$275.76
42316	BILL SPADE ELECTRIC INC	\$422.80
42317	BOB BASS	\$440.59
42318	BROWN'S TREE SERVICE	\$595.00
42319	BUTLER COUNTY SHERIFF'S OFFICE	\$770.40
42320	BUTLER RURAL ELECTRIC COOP., INC.	\$160.50
42321	CLIA LABORATORY PROGRAM	\$150.00
42322	FIRST FINANCIAL BANK	\$972.99

42323	INDIANA DEPARTMENT OF REVENUE	\$23.16
42324	MAJOR SUPPLY CORP.	\$28.29
42325	MEDICAL MUTUAL OF OHIO	\$12,052.29
42326	MT PLEASANT ASPHALT COMPANY	\$29.90
42327	PK PRESSURE KLEEN INC	\$2,000.00
42328	PRO CHEM, INC	\$680.63
42329	REFFITT'S AUTO REPAIR	\$150.00
42330	ROSS HARDWARE	\$87.44
42331	SURDYKE, DOWD & TURNER CO., LPA	\$175.48
42332	TIME WARNER CABLE	\$179.97
42333	WATSON GRAVEL, INC.	\$53.90
42334	WAYNE'S GARAGE LLC	\$26.70
42335	CHIEF STEVE MILLER	\$80.00
42336	3Z VC, LLC	\$100.00
42337	A. E. DAVID COMPANY	\$561.15
42338	AIRGAS GREAT LAKES	\$46.72
42339	CAMP SAFETY EQUIPMENT, INC.	\$235.00
42341	ELLEN W. YORDY	\$7.96
42342	EMPIRE BUILDING COMPANY LLC	\$640.00
42343	JEFF CLARK	\$70.00
42344	LUTHER LANDSCAPING	\$500.00
42345	OVERHEAD DOOR	\$1,326.82
42346	PARTSMASTER	\$546.96
42347	PAUL BULACH	\$404.10
42348	RUMPKE	\$249.73
42349	TIME WARNER CABLE	\$85.15
42350	TIME WARNER CABLE	\$99.99
42351	VOGELPOHL FIRE EQUIPMENT	\$991.43
42352	WATSON GRAVEL, INC.	\$86.26
42353	CRONIN FORD INC	\$2,460.95

The vote of the Board shows as follows: All present voted yes, which motion carried.

Motion 15-106

Upon motion by Trustee Willsey and seconded by Trustee Yordy, the Board voted to move Alicia Henson from Auxiliary Police Officer to Part-Time Police Officer at the rate of \$16.30 per hour pending completion of all pre-employment testing. This motion is in compliance with the current Staffing Level and Pay Rate resolution. The vote of the Board shows as follows: All present voted yes, which motion carried.

Motion 15-107

There being no further business to come before the Board at the time; upon motion by Trustee Willsey and seconded by Trustee Wurzelbacher, the Board voted to adjourn the meeting. The vote of the Board shows as follows: All present voted yes, which motion carried.

The next regular meeting of the Ross Township Board of Trustees will be held on October 1, 2015 at 6:00 pm at the Ross Fire Station #1. Trustee

ROSS TOWNSHIP BOARD OF TRUSTEES

Thomas E. Willsey President

Raymond J. Wurzelbacher

Raymond J. Wurzelbacher Vice President

Ellen Yordy

Ellen Yordy Trustee

ATTEST:

Judy Huffman

Judy Huffman Fiscal Officer

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