

The Washington Township Board of Trustees met in Regular Session on April 4, 2011, at 7:30 p.m. at the Washington Township Government Center, 8200 McEwen Road. President Berry opened the meeting and led the Pledge of Allegiance.

## FISCAL OFFICER'S BUSINESS

### Appropriation Adjustment

The Township Appropriation Resolution is prepared prior to the end of each year and is based on estimated revenues and expenses for the current year. The County's Certificate of Estimated Resources is based on actual year-end numbers supplied by the Township in January. The Township may not appropriate more than what is reflected in the Certificate of Resources. Adjustments are needed because the County reflects only 95 percent of property taxes to be collected, and also because of the difference between the estimated and actual beginning of the year balances. Estimated revenue will be lowered for General, Road & Bridge, Police, Fire and Rec funds by \$21,725, \$179,121, \$158,708, \$245,280, and \$45,457, respectively.

It was moved by Mrs. Young, seconded by Mr. Paulson, that the Board adjusts the 2011 Appropriation Resolution No. R2010-052 from \$47,501,243 to \$45,983,126, for the 10 funds as follows:

<u>Fund #</u>	<u>Fund Name</u>	<u>Account</u>	<u>Increase (Decrease)</u>
01	General	01-115-5699	(\$480,540)
02	Motor Vehicles	02-330-5993	(\$49,277)
04	Public Works	04-330-5993	(\$436,383)
05	Cemetery	05-410-5993	(\$5,074)
07	Lighting Assessment	07-310-5993	(\$492)
09	Police	09-210-5993	(\$133,507)
10	Fire	10-220-5993	(\$288,988)
16	Special Assessment	16-760-5993	(\$908)
21	Recreation	21-610-5993	(\$121,444)
23	Permissive Tax	23-330-5993	(\$1,504)
		TOTAL	(\$1,518,117)

**Vote on Motion: Young, aye; Paulson, aye; Berry, aye. M2011-059**

### Investment Advisor

The Township's finance director has been on an investment committee with the Center for Local Government (CLG) and has been studying the possibility of the Township hiring an investment advisor. The CLG sent out requests for proposals from investment advisors and received approximately ten responses. Four investment advisors were interviewed and two were recommended. Of the two investment advisors recommended by the CLG, only one provides non-discretionary advice. The other provides only discretionary advice. The Township's law director has reviewed the Investment Management Agreement and opined that the Township should only use an advisor providing non-discretionary advice. The non-discretionary advisor met with the Township Investment Committee and has their recommendation. After discussing the above with the Trustees at one of their workshops, staff is recommending to contract with an investment advisor to provide professional investment advice for the Township's investments.

It was moved by Mr. Paulson, seconded by Mrs. Young, that the Board authorizes the fiscal officer to sign any necessary agreements and paperwork to contract with SJS Investment Consulting, Inc., Sylvania, Ohio, for investment advice services and Schwab Institutional for custodial services.

**Vote on Motion: Paulson, aye; Young, aye; Berry, aye. M2011-060**

**PROCLAMATION: EAGLE SCOUT KEVIN MICHAEL FARLEY**

A proclamation was read by Joyce Young to Kevin Michael Farley to congratulate him on fulfilling the significant requirements for his advancement to Eagle Scout and to thank him and Boy Scout Troop 316 for their contributions to the Washington Township community.

**CITIZEN CONCERNS**

Mike Schuder, 80 Centerwood Lane, expressed his concern about Station 44 during the week from 6:00 a.m. to 6:00 p.m. His concern is that it has been out of service quite frequently since the beginning of the year. There was a structure fire last Monday where they could have helped out if they had been in service. Fire Engine 43, a Bellbrook Ladder Truck, and a Sugarcreek Fire Engine were called out. His question is why all of the equipment is not staffed during the day and why overtime is not utilized.

Mr. Berry advised Mr. Schuder that his comments were heard by both the deputy administrator and fire chief, who were both present, and were recorded and are a public record. This issue will be taken into consideration.

**ZONING CASE Z-633 H MINOR MODIFICATION TO AN APPROVED SECOND STAGE PLANNED DEVELOPMENT RESIDENTIAL MULTI-FAMILY (PD-RM), TWIN LAKES WEST, LOCATED ALONG THE EAST SIDE OF WASHINGTON CHURCH ROAD.**

The applicant is requesting approval for changes to the building elevations and building placement, associated with the approved Twin Lakes West condominium development. Current zoning is PD-RM. Twin Lakes West is located at the northeast corner of Spring Valley and Washington Church Roads.

JoEllen Scott, Deputy Administrator, made a staff presentation. Her slide presentation included an aerial view, an existing approved site plan, and approved and proposed elevations.

As a result of the applicant's change to the interior floor plan, changes are needed with the placement of windows in the front elevation. Changes in the back include changes to the patio doors, which will have the windows over the top, and smaller windows beside the patio doors. The applicant is also asking to modify the length of the driveways that go to these condos to a minimum of 20 feet for select buildings. This would be an option he would like to exercise on all of the six unit buildings. The driveways would open up to a private road.

Applicant Charlie Simms, 4739 Fawnwood Road, answered questions. Mrs. Young asked Mr. Simms how wide the private streets were. She asked if he would widen them since he would be shortening the driveways. She expressed her concern about shortening the driveways since the buildings are so tall. Mr. Simms responded that the driveways for the buildings in question are going down to 27 feet, not 20 feet. There are a couple of buildings that may have driveways between 23 to 25 feet because they are on a curve. He pointed them out on the site

plan. Mr. Paulson asked if the decision to reduce the length was purely from a sense of how it lays out in the plan or if there is an effort to save asphalt. Mr. Simms responded that the new footprints are much smaller than the older ones. They are creating more green space and it is about cost, but they are not thinking about going down to 20 feet to save that little bit of extra money. Mrs. Young expressed her concern about parking and the maneuverability of cars. She asked if he planned to widen the street. Mr. Simms responded that he did not think they needed to widen it. Mr. Berry asked if the typical van is about 19 feet long. Mr. Simms responded that a normal parking space is about 20 feet and most cars are 16 to 18 feet long and trucks are not much longer than 20 feet unless they have an extended bed. Mr. Paulson asked if most of the driveways hit the minimum of 27 feet on the current plan. Mr. Simms responded that the existing building, building 11, has a 25 foot driveway on one end and a 26 foot driveway on the other end. Building 10 has 26 and 27 foot driveways. Building 12, which is right across from Building 12, has 23 and 26 foot driveways. So, as he pointed out, they already have shorter driveways. He indicated this was a PUD and that there never was a minimum driveway length requirement.

Mr. Berry stated that all three Trustees are completely in favor of their architectural changes; however, they are all concerned that a 20 foot driveway would be way too short. Mr. Simms agreed.

Mr. Simms reminded the Trustees that there is an original plan, a second plan, and this is the third plan and all three are approved building types that they can use. If the market changes and everyone wants bigger and greater, they may use the 2600 square foot building type.

It was moved by Mr. Paulson, seconded by Mrs. Young, to approve Zoning Case Z-633 H, a Minor Modification to an Approved Second Stage Planned Development Residential Multi-Family (PD-RM), Twin Lakes West, Located along the east side of Washington Church Road and the modification for the driveway length to be a minimum of 24 feet.

**Vote on Motion: Paulson, aye; Young, aye; Berry, aye. M2011-061**

## **CONSENT AGENDA**

All matters under the Consent Agenda are considered by the Board of Trustees to be routine and will be enacted by one motion. Any Trustee may remove an item from the Consent Agenda by request. No second is required for removal of an item. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

### **A. Meeting Minutes**

- March 21 Pre-Meeting
- March 21 Regular Meeting

### **B. Finance – A motion approving the following:**

- Check Register dated April 4, 2011, in the amount of \$398,658.24, said amount having been certified and appropriated.
- Rec Refund Check Register dated April 4, 2011, in the amount of \$1,004.00, said amount having been certified and appropriated.

### **C. Recreation – A motion approving the purchase of a 15 passenger van from Germain Ford, through State Bid Contract RS900411, index #GDC104, for the total approximate cost of \$23,846.**

It was moved by Mr. Paulson, seconded by Mrs. Young, to approve all items on the Consent Agenda.

**Vote on Motion: Paulson, aye; Young, aye; Berry, aye. M2011-162**

## **DEPARTMENTAL BUSINESS**

### **DEVELOPMENT SERVICES**

Staff has solicited quotes for grass cutting and nuisance abatement services for Township properties. Staff is recommending contracting with Master's Touch and Groundskeeper Lawn Care.

It was moved by Mr. Paulson, seconded by Mrs. Young, that the Board approves contracting with both Master's Touch, Springboro, Ohio, and Groundskeeper Lawn Care, Dayton, Ohio, for grass cutting and nuisance abatement services for approximately \$27 per hour.

**Vote on Motion: Paulson, aye; Young, aye; Berry, aye. M2011-163**

## **TOWNSHIP ADMINISTRATOR'S REPORT**

Ms. Scott reported that Main Street in downtown Centerville will be closing on April 11<sup>th</sup> for waterline work. It will be closed through the first part of July. There will be a single lane in each direction. Towards the end of the project, it will go down to a southbound lane only, with the northbound lane being detoured.

Mr. Berry added that it has been suggested that those people who drive their students to Centerville High School from the south to consider Clareridge Lane to Bethel Road.

## **TRUSTEE COMMENTS**

Mr. Berry informed everyone that Shred It Day is coming up on Saturday, April 23<sup>rd</sup>, from 9:00 a.m. to 1:00 p.m. It does not include electronics this time.

## **ADJOURNMENT: 8:00 P.M.**

All formal actions of the Board of Trustees of Washington Township concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in an open meeting; and of any of its committees resulting in such formal action, were in meetings open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.

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**President**

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**Fiscal Officer**