

UNION TOWNSHIP – WARREN COUNTY

BOARD OF TRUSTEES – Regular Meeting – April 18, 2022

CALLING THE MEETING TO ORDER: The regular meeting of the Union Township Board of Trustees was called to order by President of the Board, Fred Vonderhaar on Monday, 4/18/22 at 6:00 p.m. at the Union Township Municipal Building. The meeting was opened with the Fiscal Officer, Shelley Lamb, taking roll call of the trustees: Fred Vonderhaar, Chris Koch, & Tony Ledford. The prayer was led by Chief Napier. Mr. Vonderhaar led everyone in The Pledge of Allegiance.

CITIZENS IN ATTENDANCE (IF KNOWN): Union Township Attorney Bruce McGary, Barb Aberlin, and John Bibler were in attendance.

Attorney McGary submitted resolution #04-18-2022-01 (see attached), Approving & Authorizing Type 1 Annexation of a Property on Kings View Drive - 80.511 Acres to the City of Lebanon. Mr. Koch moved for adoption of this resolution, seconded by Mr. Ledford. The motion was carried by all “yeas”.

Mr. Bibler of 4904 Riverwalk Drive was at the meeting representing the Riverwalk Subdivision HOA. He reported there had been concerns about on-street parking around the pool. They would like to see a “No Parking” zone on either side of the road. He also inquired about road repairs that were needed in the subdivision. Mr. Sandlin will check the areas in question and report back to the Trustees.

POLICE SUMMARY: Sergeant Adams & Deputy Pangallo reported there had been car break-ins around the area. Sergeant Adams had contacted the new property owner on Dry Run Road who reported he was hoping to build a new residence on the property. Mr. Koch stated the Warren County Building & Zoning Department was looking into this situation to make sure all was up to their requirements.

CHIEF’S REPORT: Chief Napier reported he would like to get part-time employee, Chris Long started as soon as possible to fill the full-time vacancy. No one had any issues with this request. Chief Napier wants to order five new sets of gear and would get the costs together associated with this purchase. The Easter Egg Hunt was a success after a last-minute schedule change due to the weather.

ROAD SUPERINTENDENT’S REPORT: Josh Sandlin reported the 2011 F550 needed repairs, and he was getting cost estimates.

FISCAL OFFICER’S REPORT: The Fiscal Officer presented the bills to pay, fund status, cemetery deeds, etc. thru April 18, 2022. All were signed and approved by Mr. Vonderhaar, Mr. Ledford & Mr. Koch.

NEW BUSINESS: Mr. Koch attended the Regional Planning Commission meeting recently. He reported South Lebanon & Salem Township would be updating their zoning plans. Mr. Koch said a property owner at 2752 St Rt 42 in Union Township was wanting to transform this area into a multi-use residential/commercial property and this request was to be discussed at the Warren County Zoning meeting on 5/3/22.

Mr. Koch made a motion to accept the minutes from the meeting held on 4/4/22, seconded by Mr. Vonderhaar.

Mr. Ledford made a motion to pay the bills, seconded by Mr. Koch. Both motions were carried by all “yeas”. Mr. Ledford asked Mr. Sandlin to replace the trash receptacle at Spicer’s Park.

Mr. Vonderhaar presented the costs of the road resurfacing from the Warren County Engineer’s Office, which was a total of \$47,336.79. He commented on road resurfacing for Highland Park as Union Township is waiting on a possible grant from the CDBG Program to make that happen. Union Township would be responsible for \$20,000.00 of the project. The health insurance open enrollment starts May 1, 2022. Mr. Vonderhaar reported there is an additional maintenance program being offered by the insurance company that would be open to the employees to purchase on their own, but this will be re-visited at a future meeting after more information is available.

ADJOURNMENT: There being no further business, Mr. Vonderhaar made a motion, seconded by Mr. Ledford to adjourn the meeting at 7:07 p.m. The motion was carried by all “yeas”. The next regular meeting will be Monday, May 2, 2022, at 6:00 p.m.

**UNION TOWNSHIP BOARD OF TRUSTEES
WARREN COUNTY, OHIO**

Resolution Number: 04-18-2022-01

Date of Resolution: 4/18/2022

TOPIC OF RESOLUTION: APPROVING AND AUTHORIZING BOARD OF TRUSTEES TO EXECUTE A TYPE 1 ANNEXATION AGREEMENT WITH CITY OF LEBANON RELATING TO THE PROPERTY ALONG KINGSVIEW DRIVE CONSISTING OF 80.511 ACRES IN UNION TOWNSHIP TO BE ANNEXED TO THE CITY OF LEBANON, AND APPROVING AND AUTHORIZING THE BOARD OF TRUSTEES TO EXECUTE A REAL ESTATE PURCHASE AND SALE AGREEMENT WITH THE CITY OF LEBANON FOR APPROXIMATE 3 ACRES OF LAND ABUTTING FELLOWSHIP CEMETERY IN UNION TOWNSHIP

RESOLUTION

WHEREAS, 100 Acres & A Mule, LLC, an Ohio limited liability company, seeks to annex its property located along Kingsview Drive in Union Township, identified as PID: 12-08-200-009 (Acct. 6609210) consisting of 26.549 acres, and PID: 12-09-400-004 (Acct. 6610096) consisting of 53.962 acres, for a total gross acreage of 80.511, into the City of Lebanon from Union Township; and,

WHEREAS, the City of Lebanon desires to accept the annexation of the said property, and to change the boundaries lines to conform to the corporate limits of the City, and in order to do so has requested this Board to enter into a Type 1 Annexation Agreement in accordance with section 709.192, et seq. of the Ohio Revised Code, to consummate the foregoing which provides for a modified payment schedule of reparations to Union Township beginning on the tax lien date of the 5th year after the effective date of the annexation and exclusion of the territory from the Township, through December 31st of the 16th year after the effective date of the annexation and exclusion of the territory from the Township; and,

WHEREAS, the Board desires to enter into a Type 1 annexation subject to the aforementioned reparation payments and the City of Lebanon selling Union Township approximately 3 acres of land abutting the Fellowship Cemetery in Union Township for \$1.00; and,

WHEREAS, this Board understands that a Type 1 annexation agreement is voluntary on its part, and by entering into such an agreement it forecloses all rights to object to or otherwise oppose the petition for annexation, and that the expedited annexation process entitles the owner to petition the board of county commissioners who must approve the annexation petition with limited procedural review and without any involvement of or taking public comments; and,

WHEREAS, this Board respects the property owner's request and recognizes that it is the best interest of this specific property to be annexed and to have the City conform the boundaries in order to avoid double taxation and duplication of public services, and so that it may be developed in the City in an expeditious manner, subject to the proposed expedited

annexation providing, to the extent possible, provisions to mitigate an immediate impact on Union Township and its residents by receiving reparations for some of the lost tax revenue, and in order to continue a spirit of cooperation with the City of Lebanon in such matters.

THEREFORE, BE IT RESOLVED, by at least a majority of the Board of Turtlecreek Township Trustees, Warren County, Ohio, concurring as follows:

- Section 1.** The Board does hereby approve and further authorize the attached Type 1 Annexation Agreement with the City of Lebanon to be executed by the Union Township Board of Trustees.
- Section 2.** The Board does hereby approve and further authority the attached Real Estate Purchase and Sale Agreement with the City of Lebanon to be executed by the Union Township Board of Trustees.
- Section 3.** That the Board is acting in its administrative capacity in adopting this Resolution.
- Section 4.** That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.
- Section 5.** That it is found and determined that all formal actions of the Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Board in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Mr. Koch moved adoption of the foregoing Resolution, being seconded by Mr. Ledford.

Upon call of the roll, the following vote resulted:

Mr. Vonderhaar	-	<i>yea</i>
Mr. Koch	-	<i>yea</i>
Mr. Ledford	-	<i>yea</i>

CERTIFICATION

I hereby certify that the foregoing is a true, accurate, and complete copy of Resolution No. 04-18-2022-01 adopted April 18, 2022, by the Board of Trustees of Union Township, Warren County, Ohio.

UNION TOWNSHIP BOARD OF TRUSTEES



Shelley Lamb, Fiscal Officer