

**AGENDA
JEFFERSON TOWNSHIP**

BOARD OF TRUSTEES WORK SESSION

**January 19, 2016
7:00 P.M.**

- I. Call to Order and Roll Call**

- II. Old Business**

- III. New Business**
 - 1. Interview candidates for Zoning Board Appointments**
William Perry
Jennifer Core

 - 2. Guest Speaker Bill Saunders** – Horizon of Hope
Chappy James Reuse

 - 3. Nuisance Abatement**

RESOLUTIONS

Resolution No. 16-08 Approving an Agreement with Ohio First Responder Grants, LLC

- IV. Adjourn**

Jefferson Township Board of Trustees
January 19, 2016
Transcription of Work Session

The Jefferson Township Board of Trustees met in Work Session with the following members present:
Roy Man (x) Mary Johnson (x) James McGuire (x)

Administrator Len Roberts was also in attendance.

Trustee Johnson made a motion to go into Executive Session for interviews, Trustee McGuire seconded the motion.

Roll Call: Mary Johnson (yes) James McGuire (yes) Roy Mann (yes)

Executive Session ended at 7:50 p.m.

Trustee McGuire made a motion to come out of Executive Session and return to the Work Session meeting. Trustee Johnson seconded the motion.

Roll Call: Mary Johnson (yes) James McGuire (yes) Roy Mann (yes)

Old Business- None

New Business:

Bill Saunders with Horizon Hope Church presented an overview for proposed reuse of the former General Chappy James Leadership Academy.

Mr. Saunders stated the church want to acquire the property at 110 Knox Avenue to establish a community center for youth, township programs, or church programs. In the building would be the church administration office; the Horizon Publishing House which does light publications, everything is digital, requires no heavy equipment or industrial. There would be no trucks coming in and out; and a music studio in support of the music industry in the church as well as gospel groups to come in and do recordings.

He says one of the church main uses for this building is to locate its seminary there. The church seminary would be open to all denominations.

The church denomination is in negotiations for a regional radio tower located in Richmond Indiana. It is currently out of service but the FCC has reserved WHOH for the church. They will put a remote studio there at that facility. Everything would be produced and sent out from that site and transmitted over the FM tower in Richmond. It would be a regional radio station.

The church wants this to be a community based center, something that the community take pride in. They are trying to acquire this property through land bank and need the approval of the Trustees.

Trustee Johnson asked if contact had been made with the Superintendent of the Jefferson Township school district to discuss to partner in anyway with the school district. Mr. Saunders replied no not at this time, but that is something they are willing to do.

Trustee Mann asked if their plans are to put a tower on that property. Mr. Saunders stated the tower is actually a regional tower located in Richmond IN. The remote studio would transmit to the tower via telephone lines usually.

Trustee McGuire asked if anything broadcast live will go on the internet and will the broadcast be able to reach people worldwide. Mr. Saunders stated that their technology consultant (Jase) is very helpful in bringing this together.

Trustee McGuire asked have projections been made as to how much investment it will take to get the building back in shape and is the operating cost to the building. Mr. Saunders answered yes. There are a number of issues. They have estimated 125-150,000 for electric and plumbing. A section of the roof in the resource center will have to be replaced or patched. Gutting the building and pulling out existing ceiling will be around \$6,000. All in all from beginning to end estimate is between \$175,000 - \$225,000 just to get solvent.

Mr. Roberts stated that the Landbank is doing the due diligence to make sure they can afford to do this. The Landbank does not want to acquire the building, and they are not able to do what they need to do, and the Landbank will be stuck. The Landbank is going through that process right now.

Trustee McGuire asked if there is going to be a conveyance in the deed like you cannot buy the building and flip it in a couple of years. Mr. Saunders stated he does not know if it is in the deed or not, but being that they are a 5013c, any organization that is a 5013c the property is controlled by federal and state legislation. It is against the law to convert charity owned property for public gain.

Mr. Roberts stated that this project has a potential to be an anchor for the Radcliff neighborhood.

Nuisance Abatement – Jeffrey Payne provided an overview of 15 nuisance properties:

935 Calumet Lane (Ronald E Brown, owner) parked trailer with someone living in it. Cited as an unlicensed vehicle.

After reviewing the record, Trustee Johnson moved that the Jefferson Township Trustees find that the owner's maintenance of numerous vehicles with expired and/or no registration of inoperable vehicles, illegally stored and/or parked and junk vehicles at **935 Calumet**, constitutes nuisances in the township, and order the abatement, control and removal of said nuisances consistent with the Ohio Revised Code 505.87. Trustee McGuire seconded the motion.

Roll Call: Mary Johnson (yes) James McGuire (yes) Roy Mann (yes)

6445 Germantown Pike – illegal stored vehicles and a person living in a camper on the property.

After reviewing the record, Trustee Johnson moved that the Jefferson Township Trustees find that the owner's maintenance of numerous vehicles with expired and/or no registration of inoperable vehicles, illegally stored and/or parked and junk vehicles at **6445 Germantown Pike**, constitutes nuisances in the township, and order the abatement, control and removal of said nuisances consistent with the Ohio Revised Code 505.87. Trustee McGuire seconded the motion.

Roll Call: Mary Johnson (yes) James McGuire (yes) Roy Mann (yes)

185 Lansdowne Avenue G29182030046 and G29182030047. Trash, debris and illegal storage of vehicles.

Mr. Roberts indicated that with cars parked along Knapp, as they have been, it makes it difficult if not impossible for fire apparatus to get through. Therefore he would recommend designating that section of Knapp Avenue as "No Parking-Fire Lane".

Trustee McGuire made a motion to install no parking signs for a fire lane on Knapp Street between Lansdowne and Taft. Trustee Johnson seconded the motion.

Roll Call: Mary Johnson (yes) James McGuire (yes) Roy Mann (yes)

After reviewing the record, Trustee McGuire moved that the Jefferson Township Trustees find that the owner's maintenance of numerous vegetation, garbage, refuse, and cars at **185 Lansdowne G29182030046 and G29182030047** constitutes nuisances in the township, and order the abatement, control and removal of said nuisances consistent with the Ohio Revised Code 505.87. Trustee Johnson seconded the motion.

Roll Call: Mary Johnson (yes) James McGuire (yes) Roy Mann (yes)

After reviewing the record, Trustee McGuire moved that the Jefferson Township Trustees find that the owner's maintenance of numerous vehicles with expired and/or no registration of inoperable vehicles, illegally stored and/or parked and junk vehicles at **185 Lansdowne G29182030046 and G29182030047** constitutes nuisances in the township, and order the abatement, control and removal of said nuisances consistent with the Ohio Revised Code 505.87. Trustee Johnson seconded the motion.

Roll Call: Mary Johnson (yes) James McGuire (yes) Roy Mann (yes)

Taft & Knapp- G29182030028 (owners) Carl and Alma Mae Edwards – dumping

After reviewing the record, Trustee Johnson moved that the Jefferson Township Trustees find that the owner's maintenance of numerous vegetation, garbage, refuse, and/or other debris at **Taft & Knapp- G29182030028** constitutes nuisances in the township, and order the abatement, control and removal of said nuisances consistent with the Ohio Revised Code 505.87. Trustee McGuire seconded the motion.

Roll Call: Mary Johnson (yes) James McGuire (yes) Roy Mann (yes)

Resolution No. 16-08 – Approving an Agreement with Ohio First Responder Grants, LLC

Trustee Johnson made a motion to adopt **Resolution No. 16-08**. Trustee McGuire seconded the motion.

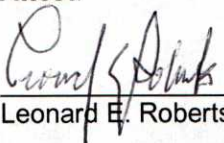
Roll Call: Mary Johnson (yes) James McGuire (yes) Roy Mann (yes)

Mr. Roberts stated that Jefferson Township has not lost the case against Rauch. Rauch filed a motion to have the appeal dismissed on the grounds that the board of zoning appeals could not appeal the case; that the Trustees had to appeal. The judge has not made a ruling on the two motions before the court.

There was a general discussion with Shelia Crane and Jeff Payne about the services Shelia does for the Township to prepare buyers to become homeowners in the township. Mr. Roberts suggested Shelia and Jeff meet with Trustee McGuire to explain what it is Shelia is doing.

Trustee McGuire made a motion to adjourn the meeting at 9:04 p.m. Trustee Johnson seconded.

Attest:



Leonard E. Roberts, Administrator 2/23/2016

Approved by Trustees



Tracey E. Edwards, Fiscal Officer 2/23/2016