

**Special Beaver Creek Trustee’s Meeting**

**Thursday, February 11,**

**2016**

Mrs. Graff called the Special Trustee Meeting to order at 1:00 P.M. Those present were: Trustees Carol Graff, Tom Kretz and Jeff Roberts; and Fiscal Officer, Christy Ahrens. Legal Advisor Dawn Frick was also present. Staff present: Township Administrator/Public Safety Director Alex Zaharieff, Fire Chief David VandenBos, Zoning Administrator/Inspector Ed Amhrein, HR Manager Trish Gustafson, and Zoning Clerk III Laurie Brown.

The Purpose of this Special Meeting is to meet in **Open Session** to schedule a meeting to discuss Zoning Case #671 (Amendment to Stonehill Village Master Plan), to discuss a request to extend a full time hiring deadline, to discuss a request for economic development assistance, and to meet in **Executive Session** pursuant to Ohio Revised Code section 121.22(G)(8) To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance.

Zoning Case #671:

The Beaver Creek Township Board of Trustees will conduct a Special Meeting in the Community Room Lower Level of Fire Station #61, 2195 Dayton Xenia Road on **Monday, February 22, 2016 at 7:00 PM.**

The purpose of the hearing is so the Board of Trustees may review and act upon a recommendation made by the Zoning Commission regarding a request made by the following ownership entities:

Kerwn Aqua, LLC; Kerwn Blue, LLC; Kerwn Green, LLC; Kerwn Pink, LLC; Kerwn Purple, LLC; Kerwn Red, LLC; Kerwn Scarlet-Gray, LLC; To Kerwn Yellow, LLC; G.A. White Development Company, LLC; Ervin J. Nutter Trust; Robert W. Nutter; and Melinda R. Nutter.

The subject properties are collectively known as the Stonehill Village Planned Unit Development (PUD). The parcels affected by the request were re-zoned to PUD-RB in 1993, and no change to that zoning is sought. At the time of the approval of the PUD zoning, a Master Plan was also adopted by legislation, and the accumulation of minor modifications to that Master Plan now makes it desirable to formally amend the Master Plan by further legislation. Therefore, this case is a legislative action upon the proposed amendments to the Master Plan. The affected Greene County Parcel I.D. numbers are:

- B04000200430000500      B03000200430015000      B03000200430015100
- B03000200430015300      B03000200430000500      B03000200430015400
- B03000200430015500      B03000200430014800      B03000200430015600
- B03000200430001600

Discussion to extend a full time hiring deadline:

Fire Chief David VandenBos discussed the options he presented the Board in his memo dated February 8, 2016 regarding Part-Time Firefighter Blanton. The Chief explained that there are three options moving forward: an extension; unpaid Administrative Leave until the end of March; or begin termination proceedings because he has not met the Full-Time Firefighter requirements.

General discussion occurred regarding how many Full-Time Firefighter positions are still open (there is one, not counting Blanton’s position) and that two applications are currently being vetted for that position with the hopes of bringing back before the Board a new hire in the next two to three weeks.

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**2016-068** Mr. Roberts made a motion to approve **Resolution 2016-068**, WHEREAS, the Board of Trustees of Beavercreek Township, of Greene County, Ohio, met at a duly called and authorized meeting of the Board of Trustees of Beavercreek Township on the date set forth above, such meeting being duly called pursuant to a notice stating the time, place and purpose of the meeting received by all Beavercreek Township Board members, and the following resolution was made, seconded, and adopted by those present at the meeting; and WHEREAS, the Ohio Revised Code §505.38(A) requires the Board of Township Trustees, in each Township with a fire department, to provide for the employment of firefighters as it considers best; and, WHEREAS, Board Resolution #2015-502 established a deadline of February 10<sup>th</sup>, 2016 for the conversion of all part-time firefighters to full-time; and WHEREAS, FF Micah Blanton has not yet received his paramedic certification, but has received a conditional offer of employment and is an employee in good standing. NOW, THEREFORE, BE IT RESOLVED THAT the Board of Beavercreek Township Trustees, hereby allow FF Blanton to continue employment as a firefighter as a part-time employee in accordance with the Township's 2015 Policy Manual; and FURTHER, BE IT RESOLVED that FF Blanton may continue to receive healthcare benefits that he previously qualified for; and FURTHER, BE IT RESOLVED that this extension will continue until FF Blanton receives his paramedic certification; or FF Blanton fails three full attempts to pass the national registry examinations (either cognitive or psychomotor); or March 28, 2016, whichever comes first; and FURTHER, BE IT RESOLVED that if FF Blanton has not received his paramedic certification by March 28, 2016, the Board directs the Fire Chief to rescind the conditional offer of employment as full-time firefighter and to initiate removal proceedings in accordance with ORC§505.38(A). Mr. Kretz seconded. Roll Call: Mr. Roberts, yes; Mr. Kretz, yes; and Ms. Graff, yes

Executive Session:

**2016-069** Mr. Kretz made a motion to go into Executive Session per ORC 121.22 (G)(8) To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance at 1:12 P.M. Mr. Roberts seconded. Roll Call: Mr. Kretz, yes; Mr. Roberts, yes; and Ms. Graff, yes.

**2016-070** Mr. Kretz made a motion to come out of Executive Session at 2:34 P.M. Mr. Roberts seconded. Roll Call: Mr. Kretz, yes; Mr. Roberts, yes, and Ms. Graff, yes.

Discussion on a request for economic development assistance:

Township Administrator/Public Safety Director Alex Zaharieff stated that the township has identified two areas prime for economic development: the Valley Springs Farm PUD property and property located around the Greene County Regional Airport. General discussion occurred. Mr. Zaharieff recommended that the Board of Trustees move forward with creating a Valley Springs TIF and a Southeast Planning District TIF in order to encourage economic development in the unincorporated area of the township.

Discussion occurred regarding: the need for water, sewer, and roads with a total anticipated cost of around five million dollars; site plans versus concept plans; and that TIF dollars would be reimbursed after development occurs, not up front to bring in development. General discussion took place of the time line to notify school districts, set another Special Trustee Meeting, and TIF negotiations.

**2016-071** Mr. Roberts made a motion to authorize the Township Administrator/Public Safety Director to serve Notice to the School Boards of the proposed Valley Springs Farm District TIF and the Southeast Planning District TIF, which are being considered for adoption. Mr. Kretz seconded. Roll Call: Mr. Roberts, yes; Mr. Kretz, yes; and Ms. Graff, yes.

**Special Beaver Creek Trustee's Meeting**

**Thursday, February 11,**

**2016**

The Beaver Creek Township Board of Trustees will conduct a Special Meeting in the Community Room Lower Level of Fire Station #61, 2195 Dayton Xenia Road on **Friday, February 26, 2016 at 7:30 AM.**

The Purpose of this Special Meeting is to meet in **Open Session** to consider the adoption of resolutions establishing Tax Increment Financing Exemptions ("TIF") pursuant to O.R.C. 5709.73.

**2016-072** Mr. Kretz made a motion to Adjourn at 2:43 P.M. Mr. Roberts seconded. Roll Call: Mr. Kretz, yes; Mr. Roberts, yes; and Ms. Graff, yes.

Trustee: \_\_\_\_\_

Fiscal Officer: \_\_\_\_\_