

TURTLECREEK TOWNSHIP BOARD OF TRUSTEES

ON

APRIL 9

18

The regular scheduled meeting of the Board of Trustees of Turtlecreek Township was held on April 9, 2018 at 7:00 p.m. with the following person present:

TRUSTEES: Jonathan Sams, Daniel Jones and Jim VanDeGrift (arrived at 7:12 p.m.)

CHIEF FISCAL OFFICER: Amanda Childers

GUESTS: Steve Flint, Tammy Boggs, Michael Jameson, Ron Chasteen, Mike Shaffer, Fallon Donovan, Brent Donovan, Ron Ward, Suzanne Ward, Gary Brown, Diane Brown, Carolyn Barrett, Kathy Scholl, Mike Scholl, Kevin Murphy, and Brian Stansell.

The meeting opened with Mr. Sams leading the Pledge of Allegiance.

The Fiscal Officer notified the Trustees that the financial reports for the previous month were available for their review. By motion of Mr. Jones and seconded by Mr. Sams the following reports were approved: Cash Summary by Fund (month to date and year to date), Fund Status Report, and Bank Reconciliation for the previous month.

Department Reports:

Fire/EMS:

None.

Road and Bridge:

Ron Chasteen, Road Supervisor, informed the board that there is hill slippage in two spots on Liberty Keuter Road. One spot is near the existing pier wall, and has been repaired with eight loads of concrete and six loads of dirt. The second location between Oregonia Rd and Hatfield Rd may require a pier wall as well. This will be an expensive repair and an estimate will be forthcoming. Mr. Chasteen recommends making the repairs before blacktopping is done next year.

Mr. Chasteen informed the board that three ditches are in need of repair. Two on Liberty Keuter due to the recent torrential rains.

Administration:

Mrs. Tammy Boggs, Township Administrator, requested a motion to approve the appointment of the Warren County Engineer's office as prevailing wage coordinator for the Union Village Project. Mr. Jones made a motion seconded by Mr. Sams to approve the Warren County Engineer's office as prevailing wage coordinator for the Union Village project. All voiced a "YEA" vote and the motion was passed.

Mrs. Boggs informed the board that planning has begun for the Turtlecreek Township Open House scheduled for September 16 from 1-4 p.m.

Mrs. Boggs updated the board about the Zoning meeting on the proposed composting site at Lebanon Correctional Institution. The Zoning department will consider comments and proposals gathered from Regional Planning and the Warren County Commissioners.

Mrs. Boggs discussed reimbursement of TIF funds for Union Village. The New Community Authority (NCA) is responsible as well as the Turtlecreek Township Trustees to make sure they are valid. Mrs.

Boggs will review the payment items with the Trustees in detail.

Mrs. Boggs requested a resolution to approve the Union Village Community Authority (UVCA) issuance of community facilities bonds and first amendment to the development agreement. The bonds allow the New Community Authority to issue debt for the development. Additionally, Mrs. Boggs requested an amendment to the service agreement be signed with Union Village that allows the debt to be paid first from NCA funds. The first amendment requires the debt to be paid first. Mr. Jones made a motion seconded by Mr. Sams to approve the UVCA issuance of bonds and first amendment to the development agreement. All present voiced a "YEA" vote and the motion passed with **Resolution 18-04-03**. (A copy of the resolution will be included in the minutes).

Mrs. Boggs stated she received a letter from Warren County Regional Planning with regard to the Rentfrow Estates Revision 2. There was a correction on the setback from 150 feet to 50 feet; therefore, it is presented again asking for comments or concerns. The Trustees had none. (A letter will be sent to Warren County Regional Planning stating this information).

Mrs. Boggs stated she received letter from Warren County Zoning Appeals for a variance for a panhandle lot being made to save trees. The variance is increasing the panhandle lot from 40 feet to 60 feet. The Trustees had no comment or concerns. (A letter will be sent to Warren County Zoning stating this information).

Mrs. Boggs informed the board that she had Deeds to be signed for the 26-acre parkland to be split into two lots comprised of 3.5-acres and 22.5-acres. The 22.5-acres are being negotiated for purchase by the Port Authority. The 3.5-acres will be combined with the existing 1.5-acre tract where Station 33 is located. The Trustees signed the deeds during the meeting.

Mrs. Boggs requested authorization to sign the 711 application forms for Regional Planning. This is required in addition to the deed to combine the two parcels for Station 33. Mr. VanDeGrift made a motion seconded by Mr. Jones to approve Mrs. Boggs signing the 711 application. All present voiced a "YEA" vote and the motion passed with **Resolution 18-04-02**. (A copy of the resolution will be included in the minutes).

Mrs. Boggs informed the trustees that the current copy machine at the administration building is having issues. It is eight years old and she has researched replacing it with a newer model. The new copier would be \$6,170 less a trade in of the old machine at \$900, netting an expense of \$5,270. The copier price is a State Bid price. The main benefit is a reduction in price per page charge that is expected to result in savings of \$1,640 per year. Mrs. Boggs also noted the new machine would have the data deletion software required by HIPPA as does the current machine. The new machine would be tested for two weeks. Mr. Jones made a motion, seconded by Mr. VanDeGrift to make the copier purchase with the trade in. All present voiced a "YEA" vote and the motion passed. Mr. Sams requested Mrs. Boggs to check the lease option pricing before moving ahead.

Fiscal Officer Reports:

Mrs. Childers requested a resolution approving a line item transfer for \$5000.00 from 2193 Contingencies to 2193 Fuel Oil. It is suspected the fuel oil was taken from the Station 31 tank. The tank has now been equipped with a lock. Mr. Jones made a motion, seconded by Mr. VanDeGrift to approve the line item transfer of \$5,000.00 from Contingencies to Fuel Oil. All present voiced a "YEA" vote and the motion passed with **Resolution 18-04-04**. (A copy of the resolution will be included in the minutes).

General Reports:

CORRESPONDENCE:

- IN:** Warren County Zoning Appeals variance for David Walters requesting a variance for the Panhandle lot.
Warren County Regional Planning replat for Rentfrow Estates Revision for the correction of setback
Letter received from Warren County Combined Health District for 2448 Brookview Drive for alleged violations
Letter from Sprint regarding Sprint Direct Connect Service
Letter from Warren County Commissioners regarding legal notice for public hearing for the Warren County Thoroughfare Plan
Letter from Warren County Commissioners regarding legal notice for public hearing for the Turtlecreek Crossroad Plans
Annual notice of health benefit reminders from COSE
Email from Mental Health Recovery Services monthly newsletter
Email from Mr. Benjamins regarding website
Email from SBA Ohio regarding services provided

OUT:

- Letter to Industrial Safety Service of Ohio thanking them for the donation to the fire Department
Letter to Warren County Rural Zoning regarding the rezoning of LeCI for composting site

The Fiscal Officer presented the bills which were due and the following checks were approved and signed. Check Nos. 29791 through 29995 (copy to follow) and Vouchers 42-2018, 43-2018, 44-2018, 46-2018, and 52-2018.

The Fiscal Officer reported the following income from:

Post Date	Receipt Number	Source	Account Code	Total Receipt	Purpose
3/2/18	206-2018	WESTSIDE CHURCH OF CHRIST	1000-892-0000	\$1,200.00	2018 LEASE ON FOLEY LAND
				\$1,200.00	
3/2/18	205-2018	CHARTER COMMUNICATIONS	1000-303-0000	\$131.94	4TH QTR 2017 CABLE FRANCHISE FEES
				\$131.94	
3/5/18	207-2018	CITY OF LEBANON	1000-591-0007	\$2,526.37	4TH QTR 2017 JEDD INCOME TAX PAYMENT
3/30/18	269-2018	CITY OF MONROE	1000-591-0008	\$193,357.96	4TH QTR 2017 JEDD INCOME TAX PAYMENT (DIRECT DEPOSIT)
				\$195,884.33	
3/26/18	217-2018	CEDAR TRACE HOMEOWNERS ASSOCIATION	2031-892-0000	\$50.00	5 ADDRESS SIGNS
				\$50.00	
3/19/18	265-2018	WARREN COUNTY AUDITOR, MATT NOLAN	2021-537-0000	\$2,544.91	CENTS PER GALLON MARCH 2018 (DIRECT DEPOSIT)
3/19/18	262-2018	WARREN COUNTY AUDITOR, MATT NOLAN	1000-532-0000	\$930.50	LOCAL GOVERNMENT HB49 MARCH 2018 (DIRECT DEPOSIT)
3/19/18	266-2018	WARREN COUNTY AUDITOR, MATT NOLAN	1000-532-0000	\$4,462.52	LOCAL GOVERNMENT MARCH 2018 (DIRECT DEPOSIT)
3/19/18	264-2018	WARREN COUNTY AUDITOR, MATT NOLAN	2011-536-0000	\$1,916.10	MOTOR VEHICLE LICENSE TAX FEBRUARY 2018 (DIRECT DEPOSIT)
3/19/18	263-2018	WARREN COUNTY AUDITOR, MATT NOLAN	2231-592-0000	\$1,863.00	NEW \$5 PERMISSIVE AUTO FEBRUARY 2018 (DIRECT DEPOSIT)
3/19/18	267-2018	WARREN COUNTY AUDITOR, MATT NOLAN	2231-104-0000	\$8,073.00	OLD \$5 PERMISSIVE AUTO FEBRUARY 2018 (DIRECT DEPOSIT)
3/19/18	268-2018	WARREN COUNTY AUDITOR, MATT NOLAN	2021-537-0000	\$8,104.03	GAS EXCISE TAX MARCH 2018 (DIRECT DEPOSIT)
				\$27,894.06	
3/7/18	261-2018	STATE OF OHIO	1000-533-0000	\$780.50	LIQUOR LICENSE FEE (DIRECT DEPOSIT)
				\$780.50	
3/20/18	211-2018	T WALSH	2191-892-0000	\$35.00	CPR CLASS TUITION
3/20/18	212-2018	L PUMMILL	2191-892-0000	\$35.00	CPR CLASS TUITION
				\$70.00	
3/23/18	215-2018	B STEVENS	2031-892-0000	\$10.00	GREEN ADDRESS SIGN
3/28/18	218-2018	C OGDEN	2031-892-0000	\$10.00	GREEN ADDRESS SIGN
				\$20.00	
3/2/18	204-2018	TRICARE	2191-299-0000	\$93.89	LIFE SQUAD SERVICES
3/12/18	208-2018	TRICARE	2191-299-0000	\$79.91	LIFE SQUAD SERVICES
3/14/18	209-2018	R BENNETT	2191-299-0000	\$265.00	LIFE SQUAD SERVICES
3/19/18	210-2018	TRICARE	2191-299-0000	\$323.33	LIFE SQUAD SERVICES
3/20/18	213-2018	STATE FARM MUTUAL AUTOMOBILE INSURANCE C	2191-299-0000	\$651.47	LIFE SQUAD SERVICES
3/20/18	214-2018	PREMIER HEALTH PLAN	2191-299-0000	\$139.35	LIFE SQUAD SERVICES
3/23/18	216-2018	K OGDEN	2191-299-0000	\$265.00	LIFE SQUAD SERVICES
3/28/18	219-2018	M MATHIS	2191-299-0000	\$475.00	LIFE SQUAD SERVICES
3/15/18	221-2018	STATE OF OHIO MEDICAID	2191-299-0000	\$171.28	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/15/18	222-2018	ANTHEM	2191-299-0000	\$191.38	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/15/18	223-2018	UNITED HEALTHCARE	2191-299-0000	\$276.05	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/16/18	224-2018	UNITED HEALTHCARE	2191-299-0000	\$392.80	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/16/18	225-2018	CGS	2191-299-0000	\$726.46	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/19/18	226-2018	ANTHEM	2191-299-0000	\$99.30	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/19/18	227-2018	AETNA	2191-299-0000	\$416.98	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/20/18	228-2018	ANTHEM BCBS	2191-299-0000	\$168.03	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/20/18	229-2018	HBPI	2191-299-0000	\$191.46	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/20/18	230-2018	UNITED HEALTHCARE	2191-299-0000	\$232.47	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/20/18	231-2018	AARP	2191-299-0000	\$425.39	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/20/18	232-2018	HUMANA	2191-299-0000	\$503.52	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/20/18	233-2018	HWHO	2191-299-0000	\$693.24	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/20/18	234-2018	AETNA	2191-299-0000	\$1,212.67	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/21/18	235-2018	AETNA	2191-299-0000	\$170.90	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/21/18	236-2018	MEDICAL MUTUAL	2191-299-0000	\$234.60	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/21/18	237-2018	AETNA	2191-299-0000	\$359.45	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/21/18	238-2018	AETNA	2191-299-0000	\$490.57	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/21/18	239-2018	CARESOURCE	2191-299-0000	\$521.64	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/22/18	240-2018	ANTHEM	2191-299-0000	\$83.39	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/22/18	241-2018	UHC COMMUNITY	2191-299-0000	\$175.84	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/22/18	242-2018	CGS	2191-299-0000	\$311.29	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/22/18	243-2018	ANTHEM	2191-299-0000	\$389.60	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/22/18	244-2018	ANTHEM	2191-299-0000	\$588.40	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/23/18	245-2018	AETNA	2191-299-0000	\$699.48	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/26/18	246-2018	MOLINA HEALTHCARE	2191-299-0000	\$429.25	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/27/18	247-2018	ANTHEM BCBS	2191-299-0000	\$442.00	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/27/18	248-2018	HHP OHIO	2191-299-0000	\$926.74	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/27/18	249-2018	CGS	2191-299-0000	\$1,480.23	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/28/18	250-2018	CARESOURCE	2191-299-0000	\$205.55	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/28/18	251-2018	AETNA	2191-299-0000	\$761.42	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/28/18	252-2018	CGS	2191-299-0000	\$2,781.30	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/29/18	253-2018	UNITED HEALTHCARE	2191-299-0000	\$42.73	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/29/18	254-2018	HMP	2191-299-0000	\$209.76	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/29/18	255-2018	STATE OF OHIO MEDICAID	2191-299-0000	\$271.27	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/29/18	256-2018	ANTHEM	2191-299-0000	\$307.00	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/29/18	257-2018	ANTHEM	2191-299-0000	\$749.22	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/29/18	258-2018	CGS	2191-299-0000	\$1,146.38	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/30/18	259-2018	AETNA	2191-299-0000	\$473.62	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/30/18	260-2018	AARP	2191-299-0000	\$651.58	LIFE SQUAD SERVICES (DIRECT DEPOSIT)
3/29/18	220-2018	MEDICOUNT MANAGEMENT	2191-299-0000	\$569.71	LIFE SQUAD SERVICES FEBRUARY 2018 DEPOSITS
				\$23,466.90	
3/31/18	270-2018	PRIMARY	1000-701-0000	\$7.28	MARCH 2018 INTEREST
3/30/18	272-2018	STAROHIO	1000-701-0000	\$21,280.85	MARCH 2018 INTEREST
				\$21,288.13	

Visitor Concerns:

Residents from the Estates of Keever Creek subdivision were in attendance to ask the board for assistance with their ongoing issues with water in their yards and ditches. With the large amounts of rain we received in the last two weeks, the residents are unhappy that their ditches are not drying out even after the rains have stopped. Other issues contributing are sump pumps from some homes draining into the ditches. The residents have either water remaining in ditches because the driveway pipes are higher than the ditch, or water remaining in the driveway pipes because the ditches are higher. Residents want grass or sod to be planted in the ditches so they can mow them and to avoid mosquitos. One resident had flooding in his basement after the last torrential rain. One resident discussed his culvert pipe was bent by the developer's heavy equipment during the building process making it not drain properly. Previously the County had the Developer make repairs to the ditches due to resident's water issues. After those repairs were made, the Township received that phase of the subdivision under Township maintenance. Mr. Sams discussed that unless problems with the ditches affect the roadways, the township would not make repairs as this is beyond our scope of responsibility. The Trustees suggested going back to the County and Developer for a remedy as erosion has probably contributed to the problems and may continue or increase with newer sections being built. Mrs. Boggs said she would contact the Engineers office to tell them of the current issues and to request their assistance with drainage issues. One resident is concerned that the Developer really had no solution for dealing with the water coming to his yard at the low end of the subdivision. Little was done to create a streambed for all the water. Mrs. Boggs suggested the residents contact Warren County Soil and Water for possible answers for handling the water drainage issues. Mr. Sams requested that each resident take pictures and write a description of their particular problems and send it to the Township Administrator for use with speaking to the County. The residents also asked for their stop sign to be repaired. Mr. Chasteen will get that fixed right away. The residents also asked if a turn lane could be made to enter their subdivision. Mrs. Boggs said she believed that was part of the developers plan and it is supposed to occur this summer. Residents also voice their appreciation for the 25 mph sign, which has helped curtail people from driving too fast in their subdivision.

Trustee Reports:

There being no further business, Mr. Jones made a motion, seconded by Mr. VanDeGrift to adjourn the meeting. All present voiced a "YEA" vote and the motion passed.

The next regular meeting has been scheduled for April 24, 2018 at 8:00 a.m.

Signed: _____ President

Attest: _____ Chief Fiscal Officer

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

Resolution Number: 18-04-01

Date of Resolution: April 9, 2018

TOPIC OF RESOLUTION: APPROVING CUT-UP/TRANSFER BETWEEN ADJOINING PROPERTIES, AND SUBSEQUENT CONSOLIDATION OF LANDS TO INCREASE THE ACREAGE FOR TURTLECREEK TOWNSHIP FIRE STATION #3

RESOLUTION

WHEREAS, by virtue of a Warranty deed recorded on 10/21/1976 in Vol. 494, Page 947 of the office of the Warren County, Ohio Recorder's Office, this Board holds title to real estate located at 1550 State Route 741, in Turtlecreek Township, Warren County, Ohio, consisting of 1.54 acres, identified as Parcel # 08-19-400-001 and Auditor's Acct. # 5321638, which is currently improved with Turtlecreek Township Fire Station #3; and,

WHEREAS, by virtue of a Warranty deed recorded on 09/25/1998 in OR 1615, Page 43 of the office of the Warren County, Ohio Recorder's Office, this the Board holds title to real estate located at 3021 Greentree Road in Turtlecreek Township, Warren County, Ohio, consisting of 25.8900 acres, identified as Parcel # 08-19-400-003 and Auditor's Acct. # 5331295; and,

WHEREAS, the Board desires to complete an off conveyance of 3.5 acres of the 25.8900 acre parcel to be consolidated with the said adjoining 1.54 acre parcel, for the purpose of expanding Turtlecreek Township Fire Station #3 in the future.

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

Section 1. That the Board does hereby approve the cut-up/off conveyance of 3.5 acres out of the said 25.8900 acre parcel to transfer to the said adjoining 1.54 acres, leaving a remainder of 22.3900 acres at 3021 Greentree Road.

Section 2. That the Board does hereby approve the consolidation of the 1.54 acres and the 3.5 acres, thereby creating a 5.051 acre parcel at 1550 State Route 741.

Section 3. That the Board does hereby authorize the Trustees on behalf of Turtlecreek Township, Warren County, Ohio to execute the deeds prepared by the County Prosecutor's Office to complete the said cut-up/transfer between adjoining properties, and the consolidation of lands.

Section 4. That the Board is acting in its administrative capacity in adopting this Resolution.

Section 5. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 6. 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. VanDeGrift moved adoption of the foregoing Resolution, being seconded by Mr. Jones. Upon call of the roll, the following vote resulted:

Mr. Sams	—	YEA
Mr. VanDeGrift	—	YEA
Mr. Jones	—	YEA

Resolution adopted this 9th day of April, 2018.

TURTLECREEK TOWNSHIP TRUSTEES

AMANDA KING CHILDERS,
FISCAL OFFICER

**RESOLUTION 18-04-02
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO**

**RESOLUTION TO AUTHORIZE TAMMY BOGGS, ADMINISTRATOR TO
EXECUTE THE APPLICATION FOR 711.001 TRANSFER APPROVAL**

WHEREAS, the Turtlecreek Township Board of Trustees have authorized Tammy Boggs, Administrator to sign the application for 711.001 transfer approval; and

WHEREAS, the application for 711.001 transfer approval will be filed with the Warren County Regional Planning Commission; and

THEREFORE, by motion of Mr. VanDeGrift and seconded by Mr. Jones, Tammy Boggs has the authority to sign the application as stated above. All voiced a "YEA" vote and the resolution passed.

Adopted this 9th day March, 2018

Signed: _____ " YEA"

Attest: _____ Chief Fiscal
Officer

TURTLECREEK TOWNSHIP

WARREN COUNTY, OHIO

RESOLUTION NO. 18-04-03

APPROVING THE ISSUANCE OF COMMUNITY FACILITIES BONDS BY THE COMMUNITY AUTHORITY OF UNION VILLAGE IN A MAXIMUM AUTHORIZED AMOUNT OF \$13,500,000; AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT; AND AUTHORIZING AND APPROVING RELATED ITEMS.

WHEREAS, this Board of Trustees, on behalf of Turtlecreek Township, Warren County, Ohio (the "Township"), entered into a Development Agreement, dated as of May 1, 2017 (the "Development Agreement"), with the Community Authority of Union Village (the "UVCA") and Union Village Development Company (the "Developer") related to the development of an approximately 1,230 acre mixed use residential and commercial development to be known as Union Village;

WHEREAS, in accordance with Ohio Revised Code Section 5709.73(C) and pursuant to Resolution 17-04-08 (the "Incentive District TIF Resolution"), the Township has created twenty-two (22) incentive districts (each an "Incentive District"), and granted an exemption for fifty percent (50%) of the increase in assessed value to each parcel of real property located within the Incentive Districts for up to thirty (30) years as further described in the Incentive District TIF Resolution;

WHEREAS, in accordance with Ohio Revised Code Section 5709.73(B) and pursuant to Resolution 17-04-09 (the "Commercial TIF Resolution"), the Township has granted an exemption for one hundred percent (100%) of the increase in assessed value to each parcel of real property within the Commercial TIF Site (as defined in the Commercial TIF Resolution) for up to thirty (30) years;

WHEREAS, the Development Agreement provides for, among other things, financing portions of the Public Infrastructure Costs (as defined in the Development Agreement) with debt issued by UVCA that is secured by Available TIF Revenue (as defined in the Development Agreement) with the approval of the Township;

WHEREAS, UVCA has authorized the issuance of its Community Facilities Bonds in a maximum authorized amount of \$13,500,000 (the "Series 2018 Bonds"), secured in part by Available TIF Revenue from (i) the following Incentive Districts: District One, District Two, District Eight, District Nine and District Eleven, and (ii) the following properties within the Commercial TIF Site: Parcel A, Parcel B and Parcel C, all of which is depicted Exhibit A (the "Series 2018 Subdivision") and further defined in the Incentive District TIF Resolution and Commercial TIF Resolution, respectively;

WHEREAS, proceeds from the Series 2018 Bonds will be used to pay for Public Infrastructure Costs related to the portions of the Public Project described on Exhibit B (the "Series 2018 Project"), all of which benefit the Series 2018 Subdivision; and

WHEREAS, UVCA and the Developer now desire to enter into the First Amendment to the Development Agreement, a draft of which is attached hereto as Exhibit C (the "First Amendment"), to amend the priority of disbursements of Available TIF Revenue and Available NCA Revenue in order to better secure the Series 2018 Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Turtlecreek Township, Warren County, Ohio that:

SECTION 1. Township Approvals Related to Series 2018 Bonds. This Board of Trustees approves the issuance by the Community Authority of Union Village of Community Facilities Bonds in the maximum authorized amount of \$13,500,000 (Series 2018 Project) (the "Series 2018 Bonds"), which are anticipated to be secured in part by the Available TIF Revenue from the Series 2018 Subdivision. Further, this Board approves the scope of the Public Infrastructure Costs described on Exhibit B hereto, and the use of proceeds from the Series 2018 Bonds to pay or reimburse the Developer for such Public Infrastructure Costs.

SECTION 2. First Amendment to the Development Agreement. This Board of Trustees approves the First Amendment to the Development Agreement (the “First Amendment”) and authorizes and directs the President of the Board of Trustees, the Township Fiscal Officer, or other appropriate officers of the Township, to finalize and sign the First Amendment in substantially the form attached as Exhibit C hereto, together with any changes that are not substantially adverse to the Township, which shall be established conclusively by such officer’s signature thereon.

SECTION 3. Further Authorizations. This Board of Trustees further hereby authorizes and directs the President of the Board of Trustees, the Township Fiscal Officer, or other appropriate officers of the Township, to prepare and sign any documents, certificates, instruments, financing statements, agreements, and any amendments thereto that are not substantially adverse to the Township, which shall be established conclusively by such officer’s signature thereon. The President of the Board of Trustees, the Township Fiscal Officer, or other appropriate officers of the Township are further authorized and directed to take any and all other actions as may be necessary and appropriate to implement this Resolution, including without limitation, hiring a TIF Administrator in accordance with the terms of the Development Agreement and Township Services Agreement (as defined in the Development Agreement), and executing any agreements necessary or advisable to secure the services of the TIF Administrator.

SECTION 4. Open Meetings. This Board of Trustees finds and determines that all formal actions of this Board of Trustees and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Board of Trustees and any of its committees, and that all deliberations of this Board of Trustees and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Ohio Revised Code Section 121.22.

SECTION 5. Effective Date. This Resolution shall be effective from and after the earliest period provided by law.

ATTEST:

SIGNED:

Amanda Childers
Fiscal Officer

Daniel Jones
Trustee

Jonathan Sams
Trustee

James VanDeGrift
Trustee

The undersigned Fiscal Officer of the Board of Trustees of Turtlecreek Township, Warren County, Ohio, does hereby certify that the foregoing is a true and correct copy of a resolution of Turtlecreek Township, duly adopted on April 9, 2018, and appearing upon the official records of that Board.

Adopted: April 9, 2018

Dated: April 9, 2018

Attest: _____
Amanda Childers
Fiscal Officer

Exhibits A, B and C may be viewed at the Township Administration Office.

**RESOLUTION 18-04-04
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO**

BE IT REOLVED by the Board of Trustees of Turtlecreek Township, Warren County, Ohio, that they shall transfer within the EMS/FIRE Fund from Account 2193-930-930-0000 (Contingencies) to Account 2193-290-354-0000 (EMS/Fire Heating Oil) an amount of \$5,000.00 for needed expenses. Mr. Jones moved for adoption of the foregoing resolution. The motion was seconded by Mr. VanDeGrift. All voiced a "YEA" vote and the resolution passed.

Adopted this 9th day of April, 2018

Signed: _____ "YEA"

_____ "YEA"

_____ "YEA"

Attest: _____ Chief Fiscal Officer

END OF MINUTES.