

**RESOLUTION 23 - 07, 2023**  
**COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

**AUTHORIZING ADMINISTRATOR TO ENTER INTO AGREEMENT FOR THE PURCHASE OF  
REAL ESTATE FOR PUBLIC PURPOSES AT 4053 GROVE AVENUE, AND  
DISPENSING WITH THE SECOND READING**

**WHEREAS**, the Columbia Township Board of Trustees wants to purchase a vacant lot at 4053 Grove Ave. in the Madison Place Neighborhood ("Property") for public purposes to facilitate roadway stormwater management and increase passive green space; and

**WHEREAS**, the Property is in the Township's largest neighborhood Madison Place which includes the "downtown" area known as Plainville Business District, and both areas are urban land-use designated. The Township's goal is to purchase the Property for its potential to improve neighborhood roadway stormwater management as a bioswale surface basin and further to preserve it as passive greenspace in this densely built neighborhood; and

**WHEREAS**, the Property to be purchased will be a 4,162 sq.ft. vacant lot split which is approx. 50% of two original 4053 Grove parcels. The existing house and remaining land will continue to be owned by Matthew K. and Lindsay F. Huber ("Sellers"); and

**WHEREAS**, Madison Place, initially developed in the 1910s, has a flat topography that was densely developed with impervious surfaces such as houses, driveways, sidewalks, and roads. public There are numerous underground public and private utilities; this "congestion" restricts the ability for Hamilton County Stormwater and Metropolitan Sewer District to upgrade pipe systems; and

**WHEREAS**, the neighborhood's dense development above ground and congested utilities underground restricts the space available to the Township to upsize neighborhood road drainage systems; upsizing is needed to capture runoff from storms that continue to increase in both frequency and intensity. Township road and stormwater engineering consultants identified the southeast quadrant of Madison Place, which includes the area of 4053 Grove, as being the lowest elevation and having the most opportunity for alternative road drainage systems such as a surface bioswale and underground vault detention; and

**WHEREAS**, such property may be purchased for the uses envisioned and outlined by the Township above under the Township's limited home rule power and the Ohio Revised Code including, but not limited to, R.C. 505.10, 505.26, 505.261, 505.262, 505.80, 511.11, and 5571.02

**NOW THEREFORE, BE IT RESOLVED** by the Board of Township Trustees, Columbia Township, that the Administrator is hereby authorized to enter into an agreement to purchase 4053 Grove Ave. vacant lot for \$75,000 plus closing costs and to take all actions necessary to accomplish such purchase.

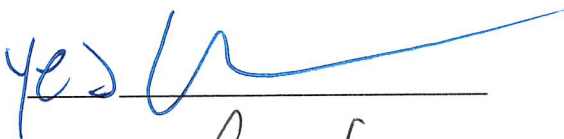
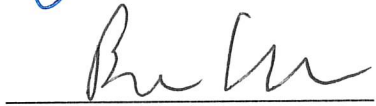

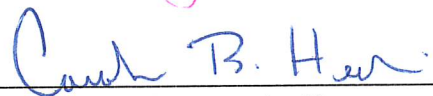
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**BE IT FURTHER RESOLVED** by the Trustees of Columbia Township upon majority vote do hereby dispense with the requirement that this Resolution be read on two separate days, and hereby authorize the adoption of this Resolution upon its first reading.

Motion to accept Resolution made by: MR. KUBICKI

Seconded by: MR. LAMAR

**VOTE:**

TRUSTEE	Voting	Signature	Date
David Kubicki, President	yes		02.14.2023
Brian Lamar, Vice-President	yes		02.14.2023
Susan Hughes, Trustee	yes		02.14.2023
<b>ATTEST:</b>		 Caroline Heekin, Fiscal Officer	02.14.2023

**CERTIFICATE**

State of Ohio, Hamilton County

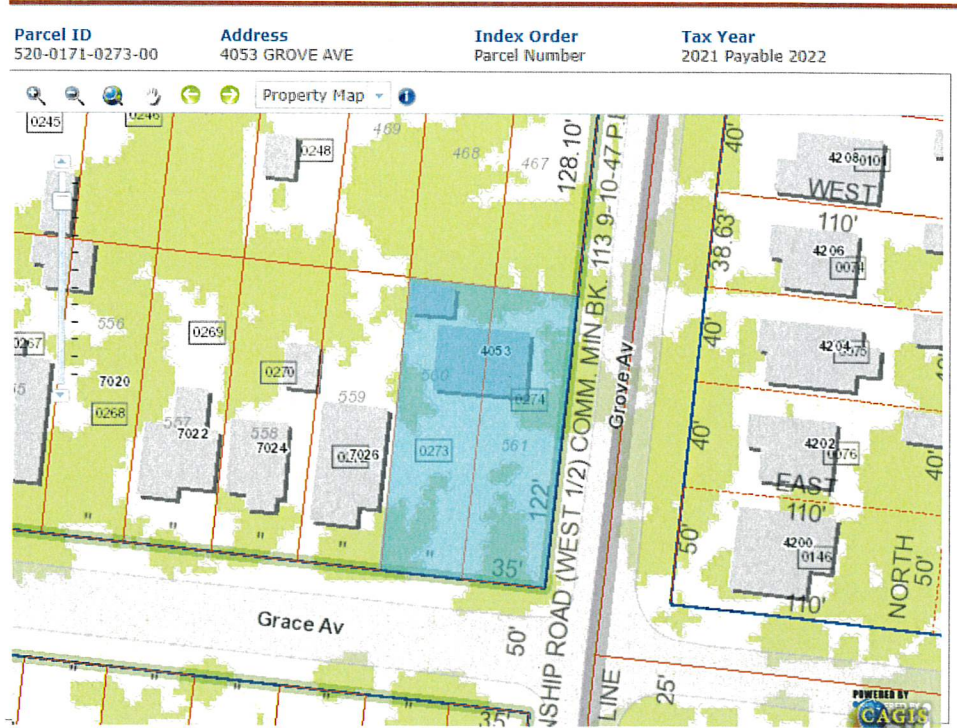
I, Caroline Heekin, Fiscal Officer of Columbia Township, Hamilton County, Ohio, certify that the foregoing Resolution No. 23-07 is taken and copied from the record of proceedings of the township, and that it has been compared by me with the resolution on the record and is a true copy.

2.14.23  
Date

  
Caroline Heekin, Fiscal Officer

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**4053 Grove Avenue – original parcels**



**4053 Grove Avenue – vacant lot split parcel**

