

Worthington Hills Civic Association

Annual Meeting

April 21, 2010

President Cheryl Garrett called the meeting to order at 7:12 pm.

Cheryl opened the annual meeting by addressing the residents and dispelling a rumor that WHCA has not taken a formal position on the cell tower. We are “not neutral” as of tonight; the Board will discuss and decide/vote whether or not to take a position.

PAVE THE WAY: did not show.

LANDSCAPING/FRONT ENTRANCE DESIGN: Andy English gave a brief history of the front entrance. Over time it has been a haphazard design. He noted that many ash trees are present. He explained that the dues increase will establish a capital fund to cover this expense. Many areas of landscape/entrance have taken a hit in the past. For example, when Sharon Township ruined part of the irrigation with the curb replacement a few years ago. He hopes to reinstall the ornamental fence that was originally on top of the brick walls. Also hopes to maintain the walls, just reface them with stone or brick. The main change will be signage: increase size, change font style and use halo lighting. He also proposes a sign at Clubview North and South intersection. Either digital or behind glass. Andy reminded us there will be many iterations before the final design is determined.

CELL TOWER/GREG STELLER, WHCC GENERAL MANAGER: Greg Steller presented an overview. The club has been looking into the feasibility of a cell tower for 12-14 months. First looked into putting it on top of the water tower; not feasible. They first talked with Verizon, but they failed to comply with the club’s strict standards. He noted the proposed site will be 200’ to the nearest house and 75’ to the closest property line. WHCC was then approached by Clearwire about a 4G network tower. It would be 125’ (the average tower is 250’). He noted there was a possibility they could go higher and add more carriers. He also noted that a 50x55’ area will need to be cleared to accommodate the tower. Why is the club looking into this? Mr. Steller stated that WHCC is interested in this project from a purely economic standpoint. As the GM, it is his responsibility to find savings for the club. He has reduced expenses for WHCC over the years in the areas of electricity usage and waste management. There is still no contract signed with Clearwire. There is still testing to be done with the EPA. Mr. Steller pointed out that, as a neighbor, WHCC has always been a good neighbor. They gladly host the annual fireworks show, help spearhead the holiday food drive and allow jogging and skiing on cart paths (something that many clubs do not do).

RESIDENT REACTION: Residents voiced 8 CON positions, 6 PRO positions, and 5 NEUTRAL positions:

1. CON position from a Fairway Drive resident.
2. CON position from a Fairway Drive resident, reading from a personal statement.
3. PRO position from a resident. He cited long term studies have been done; he thinks there is a value to the tower; he thinks WHCC is showing great consideration regarding aesthetics; he noted that if the railroad were to install a tower, we might not get the same consideration. He also remarked that this will be a technological advantage for our neighborhood.
4. CON position from a resident, noting as a potential future club member, he will take pause.
5. PRO position from an Oakview Ct. resident, who voiced her opinion that the water tower is a lot uglier than the proposed cell tower; noted that she appreciates the service it provides though (our water); she noted she is not a WHCC member.
6. CON position from an Oakview resident; noted they are potential future club members & the tower would be 300' from their home.
7. PRO position from Craig Carlson, President of WHCC Board of Directors.
8. NEUTRAL position from a Fairway Drive resident; who noted there are two generations present this evening and hopes that in 25 years the younger generation will feel the same love for our neighborhood as the older generation does now.
9. CON position from a Fairway Drive resident.
10. CON position from a resident, citing health risks
11. CON position from a resident, citing health risks and studies in other countries.
12. NEUTRAL position from a Clubview North resident, wondering if other sites such as behind Hills Market would be a better choice.
13. NEUTRAL position from Chet Chaney, Perry Township Board of Trustees. He thanked WHCA for hosting this forum and WHCC for answering questions. He asked WHCC to take into consideration everyone's concerns, noting there is a lot at stake. He asked they look into alternatives. WHCC has "exceptional use" zoning. The cell tower is considered a public utility.
14. PRO position from a Middlebrook Drive resident.
15. NEUTRAL position from a lifelong Hills resident, wondering where else the tower could go?
16. PRO position from a Circle on the Green resident, asking if WHCC helps WHCA financially in any way? Cheryl Garrett responded, saying WHCA received no money from the club, just in-kind donations such as hosting WHCA meetings, hosting the community fireworks and hosting Summerfest WHCA pool party.
17. CON position from a resident, who expressed concerns over the financial situation of WHCC.
18. PRO position from a Middlebrook Drive resident, who remarked that if the cell tower doesn't go on club property, highly likely it will end up on the elementary school property, as school districts all over town are leasing out to cell towers.
19. NEUTRAL position from an Ashworth Place resident who is disappointed in how we got the news of the tower; he is concerned about the relationship between residents and WHCC; we need to focus on long term.

Other questions raised by residents:

1. Why is coverage dropped so much? The Clearwire representative present said this was due to coverage and capacity of their carrier.
2. Cheryl Garrett asked if the cell tower will affect satellite tv reception. No, per the Clearwire rep.
3. How many towers are in Columbus? Per Clearwire rep, they have 200 in development in Columbus. How many are in residential areas? He could not answer this question.
4. Craig Carlson asked what are membership statistics for WHCA? Cheryl Garrett provided the geographical area WHCA includes. Dues are \$75, with about 55% of residents joining.

Andy English closed the meeting by asking "Where do we go from here?" Residents would like regular updates. Brian Engle reiterated that both WHCC and WHCA have regular meetings scheduled, so no need for extra meetings on this topic. Cheryl Garrett suggested a WHCA representative attend a WHCC board meeting. Cheryl Garrett attempted to take a "straw poll" to gauge resident opinion.

Election of officers was conducted. The slate presented by the nominating committee was: Dave Johnson, Donna Alexander, Jim Hilz and Sheri Jones. One nomination came from the floor, Eric Brown. Written ballots were cast by paid members present. Ballots were counted and the following were elected Directors for WHCA for a two year term expiring in April 2012: Dave Johnson, Donna Alexander, Jim Hilz and Sheri Jones.

The meeting was closed in due form at 8:45 pm.

Respectfully submitted,

Kristin Grimshaw

Secretary