

The regular meeting of the Green Township Board of Trustees held on February 11, 2008 was called to order at 5:30 p.m. with the Pledge of Allegiance.

Roll Call: Trustee Upton, present; Trustee Mitchell, present; Chairman Winkler, present; Fiscal Officer Straus, present.

Trustee Mitchell moved to approve the minutes for the regular meeting of January 28, 2008. Trustee Upton seconded the motion and all voted aye.

**ANNUAL MEETING OF THE TAX INCENTIVE REVIEW COUNCIL REGARDING THE GREEN TOWNSHIP TAX INCREMENT FINANCING PROGRAM.**

The meeting was called to order by Chairman Winkler.

Dusty Rhodes, Hamilton County Auditor, and Chairman of the Tax Incentive Review Council was not present and did not send a representative.

Mike Amos, from Oak Hills Local School District and Chris Langford from Northwest Local School District were present at the meeting.

**RESOLUTION #08-0211-A**

Trustee Mitchell moved to pass a resolution electing Chairman Winkler as Vice Chairman of the Tax Incentive Review Council. Trustee Upton seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Aye.

Fiscal Officer Straus reported the amounts of the 2007 receipt of service payments and accounting to the school districts. TIF receipts totaling approximately \$16,000,000; Auditor & Treasurer Fees \$187,000; Oak Hills School District \$5,940,000; Northwest School District \$2,200,000; Cincinnati School District \$750,000; Great Oaks School District \$482,000; for a total of \$9,586,548. The balance for Green Township Public Improvements was \$6,421,829.

The total receipts are approximately \$6,400,000. The carryover from 2006 was \$2,600,000 and the total to the Township was \$9,000,000. Amount expended in 2007 with encumbered funds was \$6,600,000, with an unencumbered balance of \$2,400,000.

Significant expenditures included property purchases of \$3,666,000, Street and Curb Rehabilitation Project costs of approximately \$1,000,000, engineering studies \$254,000, fire equipment purchases of \$192,000, police vehicles purchases of \$171,000 and an EMS vehicle purchase of \$153,000.

Chairman Winkler discussed future plans for expenditures of service payments on Township projects. The Township is planning on improvements to Township and some County roads, and acquisition of land for park purposes, possible acquisition of land for the construction of an additional fire station, expansion and construction, reconstruction and equipping and furnishing the Green Township Administrative Complex, acquisition and development of lands for composting, recycling, and solid waste, and many other such public improvements that would benefit the community.

Trustee Mitchell made a motion to adjourn the council session. Trustee Upton seconded the motion and all voted Aye.

**RESOLUTION #08-0211-B**

Trustee Winkler moved to pass a resolution accepting and approving the financial reports as submitted. Trustee Upton seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Aye.

**RESOLUTION #08-0211-C**

Trustee Mitchell moved to pass a resolution to appoint Frank Hyle as the Green Township representative to the Tax Incentive Review Council. Chairman Winkler seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Aye.

**RESOLUTION #08-0211-D**

Chairman Winkler moved to pass a resolution to approve the promotion of Arlis Boggs, Chris Godfrey, Allen Boyle, and Mike Joseph to the position of Lieutenant at Step 1 with an annual salary of \$64,516.00 effective with the pay period beginning March 1, 2008. Trustee Mitchell seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Aye.

Fiscal Officer Straus swore in Lieutenant Boggs, Lieutenant Godfrey, Lieutenant Boyle and Lieutenant Joseph. The Lieutenants each thanked the

Board and introduced their family and friends that were present.

**RESOLUTION #08-0211-E**

Trustee Upton moved to pass a resolution to authorize advertising for bid for the Valleyridge Road Connector Project. The engineer's estimate for this project is \$277,085. Trustee Mitchell seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Aye.

**RESOLUTION #08-0211-F**

Trustee Mitchell moved to pass a resolution to authorize advertising for bid for the Powner & Bridgetown Roads Intersection Improvements Project. The engineer's estimate for this project is \$333,867.50. Chairman Winkler seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Aye.

**RESOLUTION #08-0211-G**

Trustee Mitchell moved to pass a resolution authorizing the installation of stop signs on Albus Lane at Dovehill Lane. One stop sign will be installed on the northwest corner of Albus Lane at Dovehill Lane and the other on the southeast corner of Albus Lane at Dovehill Lane. Trustee Upton seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Aye.

**RESOLUTION #08-0211-H**

Chairman Winkler moved to pass a resolution approving the hiring of JMA Consultants, Inc. for project administration for the various phases of the development of the Diehl Road Park. Fees will be charged on an hourly basis based upon the type of administration service provided. The fee schedule for each is as follows: Construction inspection - \$60 per hour; Senior Engineer - \$120 per hour; and Landscape Architect - \$85 per hour. It is estimated that the total cost for project administration services will be between \$45,000 and \$50,000. Trustee Upton seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Abstain; Chairman Winkler: Aye.

**RESOLUTION #08-0211-I**

Trustee Mitchell moved to pass a resolution declaring 6212 Taylor Road (550-0241-0011) a nuisance and directing the Township Attorney to notify the owner of the property of this resolution. Trustee Upton seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Aye.

The Ohio Department of Liquor Control has sent notice of transfer from Rybolt Road, LLC, DBA Imperial House Hotel/Dante's, Buildings A, B, C, D & Patio to Tommy's Destiny, Inc., DBA Poppy's Sport Bar & Grill, 5510 Rybolt Road, Buildings A, B, C, D & Patio. The Trustees had no objection and will not request a hearing.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Zoning Appeals will meet on Wednesday, February 13, 2008 at 1:00 p.m. in Room 805 Hamilton County Administration Building at 138 E. Court Street, Cincinnati, Ohio 45202, to hear the following case:
  - a. Case # Green 2008-01, applicant is Pentecost Properties for lessee Sanctity of Life DBA Ruah Woods at 5040 Rybolt Road, Cincinnati, Ohio 45248 for approval of a conditional use certificate.

Development Director Goetzman gave an overview of the proposed project. The applicant was present.

**RESOLUTION #08-0211-J**

Trustee Mitchell moved to pass a resolution recommending approval of the Conditional Use Certificate for Case # Green 2008-01 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That any building on the site be occupied by visitors to the facility be required to receive the appropriate change of use certification from the Hamilton County Building Department; 2. That the site meet all applicable standards of the Zoning Resolution, including building setbacks and yards, parking, landscape buffers, lighting, signage and noise; 3. That the Hamilton County Engineer review and approve all access points to the site to ensure there is proper sight distance and that any improvements to the

driveway meet the applicable Engineers Standards; and 4. That the access point to Wesselman Road be for both ingress and egress. Trustee Upton seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Aye.

2. The Hamilton Rural Zoning Commission will meet on Thursday, February 21, 2008 at 1:00 p.m., in Room 805 B, Hamilton County Administration Building, 138 E. Court Street, Cincinnati, Ohio 45202 to hear the following cases:

- a. Case # Green 91-01, GES Properties (North Bend Crossing) Phase VIII - Day Care Center. Final development plan application seeking zoning compliance approval for Phase VIII of the "OO" Planned Office District at 3759 West Fork Road for the construction of a 6,000 sq. ft. Day Care Center on the site.

Development Director Goetzman gave an overview of the proposed project. The applicant was present.

**RESOLUTION #08-0211-K**

Trustee Mitchell moved to pass a resolution recommending approval of Case # Green 91-01 to the Hamilton County Regional Planning Commission and Hamilton County Rural Zoning Commission subject to the following conditions: 1. That the site meet all applicable development restrictions of the North Bend Crossing Settlement Agreement for Site 3 "OO" Planned Office District; 2. That the site meet all applicable standards Zoning Resolution pertaining to parking lot design, site lighting, and landscape buffers; 3. That no more than one freestanding ground mounted sign, not to exceed 16 sq. ft. in size, be permitted on the property. Chairman Winkler seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Aye.

- b. Case # Green 99-04, HARR (Home City Ice) located at 6045 Bridgetown Road is a major adjustment to zoning compliance plan for modifications of the site by adding 25 new parking spaces.

Development Director Goetzman gave an overview of the proposed project. The applicant was present.

**RESOLUTION #08-0211-L**

Trustee Upton moved to pass a resolution recommending approval of Case # Green 99-04 to the Hamilton County Rural Zoning Commission subject to the following conditions: 1. That the issue of cross easement access be reexamined to permit direct access to Bridgetown Road for 6059 Bridgetown Road; 2. That an appropriate privacy buffer (privacy fence or continuous evergreen screen) be installed at the rear parking bay adjacent to the residential property line; 3. That all interior landscaping currently located in the landscaped island be relocated on site; 4. That a variance to the streetscape buffer setback requirement be granted to permit the installation of a ground mounted sign three feet within the streetscape buffer; and 5. That the landscaping around the ground mounted sign, be at least twice the square footage of the sign. Chairman Winkler seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Abstain; Chairman Winkler: Aye.

Fiscal Officer Straus reported that so far this year the Township has received \$2.5 million dollars and expended \$2.1 million dollars.

Township Attorney Hyle stated that there is need for executive session for the purpose of discussing acquisition of property. Action is not anticipated.

Township Attorney Hyle recommended an amendment to the Green Township Property Maintenance Code, specifically Section 108.1.  
Administrator Celarek

**RESOLUTION #08-0211-M**

Chairman Winkler moved to pass a resolution to amend Section 108.1 of the Green Township Property Maintenance Code to read as follows:

**108.1 Issuance of Citation.** If no action is taken within the time period allowed for such correction or cessation, a citation under the authority of Revised Code Section 505.99 for a minor misdemeanor may be issued. The violator shall have seven (7) days to pay the citation to the Clerk of Courts for Hamilton County Municipal Court or the matter will be scheduled for hearing in Hamilton County Municipal Court. If no action is taken within these seven (7) days, additional citations may be issued each day

the violation remains in noncompliance.

This amendment would take effect April 1, 2008. Trustee Mitchell seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Aye.

Administrator Celarek reported that the Township is doing well with the Natural Gas Aggregation Program. During the month of January the Integrys Natural Gas Aggregation Program was lower than Duke and for the months of February and March the price will also be lower than Duke. The Duke rate for February is 10.03, and the Duke rate for March will be 10.28. The Integrys rate for February and March is 9.44 including sales tax.

Director of Public Services Schlimm stated that the pre-construction meeting for the Phase I of the Diehl Road Park development clearing will be held on Wednesday, February 13, 2008. It is hoped that work will begin shortly after that meeting. Mr. Schlimm also stated that the Township road crews are ready for the snow storm predicted for this evening.

Director of Development Goetzman had nothing to report.

Fire Chief Witsken reported that promotions within the Fire Department have been occurring since the retirement of Asst. Chief Tom Kotte last year. The last of the promotions will take place in the next couple of weeks. The applicants for a vacant full-time firefighter position will take place this week, second interviews will take place next week, and it is hoped that they will have a candidate for promotion ready to be approved by the Board before the next Trustees meeting.

Police Chief West announced that his department has been busy working on their crime and auto accident statistics from last year. Auto accidents were down this year for the fourth year in a row. The overall number of crimes were also down this year for the fourth year in a row. The report is still being prepared for the Board, but overall, things look good.

Lt. Mike Horton of the Hamilton County Sheriff's Department had nothing to report.

Trustee Upton read a thank you letter from a resident to Police Chief Bart West thanking Officer Barb Aylward for the fine job that she does for Green Township.

The next regular meeting of the Board of Trustees will be held on Monday, February 25, 2008 at 5:30 p.m.

Trustee Upton moved to recess into executive session for the purpose of discussing acquisition of property. Action is not anticipated. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye. The meeting was recessed at 6:16 p.m.; reconvened at 7:43 p.m.

Trustee Upton moved to adjourn the meeting. Trustee Mitchell seconded the motion. Trustee Upton: Aye; Trustee Mitchell: Aye; Chairman Winkler: Aye. Meeting was adjourned 7:45 p.m.