

The regular meeting of the Green Township Board of Trustees held on May 26, 2009 was called to order at 4:30 p.m. with the Pledge of Allegiance.

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

Chairman Winkler made a motion to recess to Executive Session for the purpose of discussing collective bargaining and acquisition of property. Action is not anticipated. Trustee Linnenberg seconded the motion. Trustee Upton: Aye; Trustee Linnenberg: Aye, Chairman Winkler: Aye. The meeting was recessed at 4:20 p.m.

The Trustees Meeting was reconvened at 5:30 p.m. with the Pledge of Allegiance.

Trustee Linnenberg moved to approve the minutes for the regular meeting of May 11, 2009. Trustee Upton seconded the motion. All voted Aye.

Steve Brown from Fifth Third Bank presented a check for \$5,000 to the Trustees as the bank's donation to the Township for the support of the 2009 Bicentennial activities including the Summer Concert Series. This is Fifth Third's 11<sup>th</sup> year that they have supported the Township as a major sponsor for the Green Township community concerts.

Trustee Upton announced that the other major Concert Series sponsors are Glenway Chevrolet and Press Community Newspapers.

**RESOLUTION #09-0526-A**

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

**RESOLUTION #09-0526-B**

Trustee Upton moved to pass a resolution authorizing one way streets on Coral Gables, south and Neiheisel, north for the St. Jude Festival beginning Friday, June 5<sup>th</sup> from 7:00 p.m. until midnight, Saturday, June 6<sup>th</sup>, 6:00 p.m. until midnight, Sunday, June 7<sup>th</sup> from 4:00 p.m. to 10:00 p.m. Chairman Winkler seconded the motion. Trustee Upton: Aye; Trustee Linnenberg: Aye; Chairman Winkler: Aye.

**RESOLUTION #09-0526-C**

Trustee Linnenberg moved to pass a resolution for permission to travel for Fire Inspector Mike Boeckermann to attend the National Fire Protection Association (NFPA) Conference from June 7 - 11, 2009 in Chicago, Illinois. Mike's attendance will be sponsored by the Ohio Fire Officials Association and the NFPA so all travel expenses, lodging, meals and conference expenses will be paid by the sponsors. Chairman Winkler seconded the motion. Trustee Upton: Aye; Trustee Linnenberg: Aye; Chairman Winkler: Aye.

**RESOLUTION #09-0526-D**

Trustee Upton moved to pass a resolution to participate in a Land Reutilization Program pursuant to Section 5722.02 of the Ohio Revised Code. Trustee Linnenberg seconded the motion. Trustee Upton: Aye; Trustee Linnenberg: Aye; Chairman Winkler: Aye.

**RESOLUTION #09-0526-E**

Trustee Upton moved to pass a resolution to approve the installation of a no parking anytime zone on Willowdale Drive beginning at the northeast corner of Willowdale Drive and Fiddler's Green Road and extending to a point 392' east of the centerline of Fiddler's Green Road. Trustee Linnenberg seconded the motion. Trustee Upton: Aye; Trustee Linnenberg: Aye; Chairman Winkler: Aye.

**RESOLUTION #09-0526-F**

Chairman Winkler moved to pass a resolution to approve the hiring of Cody Fowler as Senior Center Maintenance Technician at Step 1 of Pay Grade 3 (\$31,797.48) of the Green Township Pay Plan, effective May 27, 2009. Trustee Linnenberg seconded the motion. Trustee Upton: Aye; Trustee Linnenberg: Aye; Chairman Winkler: Aye.

**RESOLUTION #09-0526-G**

Trustee Linnenberg moved to pass a resolution to accept the bid and to purchase salt from the Morton Salt Company for the 2009/2010 winter season at \$62.59 per ton. Trustee Upton seconded the motion. Trustee Upton: Aye; Trustee Linnenberg: Aye; Chairman Winkler: Aye.

**RESOLUTION #09-0526-H**

Chairman Winkler moved to pass a resolution authorizing the contract with

the Hamilton County Board of County Commissioners and Hamilton County Engineer for improvements to the Rybolt Road & Wesselman Road intersection. Trustee Linnenberg seconded the motion. Trustee Upton: Aye; Trustee Linnenberg: Aye; Chairman Winkler: Aye.

**RESOLUTION #09-0526-I**

The following properties were declared as nuisances. The Township Attorney was directed to notify the owners of the properties listed below of this resolution:

1. 6331 Bridgetown Road (550-0242-0119), Motion made by Trustee Linnenberg and seconded by Chairman Winkler. All voted Aye.
2. 5915 Colerain Avenue (550-0011-0031), Motion made by Trustee Upton and seconded by Trustee Linnenberg. All voted Aye.
3. 5915 Colerain Avenue (550-0011-0118), Motion made by Trustee Upton and seconded by Trustee Linnenberg. All voted Aye.
4. Ebenezer Road (550-0234-0065), Motion made by Trustee Upton and seconded by Trustee Linnenberg. All voted Aye.
5. 3733 Ebenezer Road (550-0241-0111), Motion made by Chairman Winkler and seconded by Trustee Upton. All voted Aye.
6. 5870 Fawnridge Court (550-0082-0568), Motion made by Chairman Winkler and seconded by Trustee Linnenberg. All voted Aye.
7. 5666 Karen Avenue (550-0171-0069), Motion made by Trustee Linnenberg and seconded by Chairman Winkler. All voted Aye.
8. 3218 Northgate Drive (550-0162-0438), Motion made by Trustee Upton and seconded by Trustee Linnenberg. All voted Aye.
9. 4425 Raceview Avenue (550-0121-0359), Motion made by Trustee Linnenberg and seconded by Chairman Winkler. All voted Aye.
10. 5671 Vogel Road (550-0010-0242), Motion made by Chairman Winkler and seconded by Trustee Linnenberg. All voted Aye.

Administrator Celarek made the following announcements:

1. Immediately after tonight's Trustee's Meeting (Monday, May 26, 2009), there will be a Public Hearing at the Green Township Administration Building, 6303 Harrison Avenue, 45247 concerning the proposed future Land Use change for the potential Mercy Hospital off North Bend Road.

Fiscal Officer, Tom Straus, stated that so far this year that Township has received approximately \$23 million dollars and spent approximately \$18 million dollars. It is projected that the Local Government Fund will be cut by approximately 15 - 20% by the State of Ohio. At this time it is unlikely that Ohio Estate Tax laws will change. He also reported on potential changes for employees in the retirement system, including increased contributions by employers and employees and change in retirement age. These potential changes are still in the initial stage of discussions.

Attorney, Frank Hyle, stated that he had nothing to report.

Administrator, Kevin Celarek, reported that he had nothing to report.

Director of Public Services, Fred Schlimm, stated that the salt price of \$62.51 per ton that was accepted this evening is about \$20.00 more per ton than was paid for the winter of 2007/2008. The Township generally uses approximately 4,000 tons of salt per year, so based on this price, compared to last years price, if we use 4,000 tons the Township will save approximately \$135,000. Mr. Schlimm also stated that if you have a neighbor that is not taking care of their property, the number to call is #574-8832.

Director of Development, Adam Goetzman, stated that he had nothing to report.

Fire Chief, Doug Witsken, stated that that he had nothing to report.

Police Chief, Bart West, stated that he had nothing to report.

Lt. Mike Horton, Hamilton County Sheriff's Department, stated that he had nothing to report.

**Land Use Plan Amendment Hearing**

This Land Use Plan Amendment Hearing was for the purpose of considering a proposed future Land Use Plan change for the potential construction of a new Mercy Hospital off North Bend Road.

Development Director, Adam Goetzman, gave a PowerPoint presentation that

provided an overview of the existing Land Use Plan and recent changes along the North Bend Road Corridor in the vicinity of the proposed Mercy Hospital project.

Mike Ricke, Executive Vice President of Anchor Properties, and Township resident, 6621 Powner Farm Drive, introduced himself and turned the podium over to Pat Kowalski, President, Mercy Franciscan Western Hills.

Mr. Kowalski, gave a presentation stating why there is a need for a new hospital. He stated that a new hospital would provide better access to care and services, aid in physician recruitment, and address regulatory changes in the health care industry for the Western Hamilton County Community. He explained why this location was chosen and stated that this is the best location to serve the entire Western Cincinnati and Hamilton County community. It would provide a centralized location in relation to existing campuses, and that this location is preferred by physicians. Mr. Kowalski stated that they are proposing a 260 bed facility that will provide expanded services for patients, such as cardiology services, oncology, neurosurgery, obstetrics (under consideration), and emergency services.

Mr. Kowalski noted the high quality of the Mercy Hospitals, citing a Distinguished Hospital Award for Patient Safety, a 5 Star rating across multiple services lines, a top quartile performance in nation relative to Heart, Pneumonia and Surgical Care Appropriate Care Measures. Mercy Hospitals have Severity Adjusted Mortality Rates well below expected rates and an Outstanding Achievement Award for Excellence in Oncology Care. As far as economic impact he stated that this \$200 - \$300 million dollar project will create jobs through the use of local subcontractors and incremental service providers. The medical office building will provide approximately \$250,000 in real estate taxes annually, and Mercy will participate in a JEDD to offset costs.

Mr. Kowalski completed his background presentation and turned the podium over to Mr. Ricke, Executive Vice President of Anchor Properties.

Mr. Ricke, Executive Vice President of Anchor Properties, provided an overview of changes in the Land Use Plan concept from the initial discussion with the Land Use Planning Committee in March, to a revised plan presented that addressed concerns raised by the Land Use Planning Committee. Mr. Ricke indicated that Mercy Hospital has been working closely with St. Ignatius to address buffering and development impacts and that significant progress had been made due in large part to changes in the land use concept that would reroute Boomer Road separating the Church and School from the hospital project. He also noted that the development footprint has changed considerably to eliminate any development south of the high tension electric transmission easement. He also noted that significant progress had been made on securing additional property on Boomer Road. Mr. Rick then introduced Tim Mara.

Tim Mara, 312 Walnut Street, and Township resident located at 4085 Reemelin Road, stated that as a resident of the community he is in support of the hospital project and was working on behalf of Mercy Hospital in this matter. Mr. Mara indicated that the LUPC had exceeded their authority in requiring that the development proposal include all properties on Boomer Road, east of North Bend Road. Mr. Mara indicated that this type of recommendation was effectively a transfer of quasi legislative authority to individual property owners. A property owner who might not wish to sell or who felt that it was in their best interest to delay or obstruct the proposal would effectively have veto power over a legislative action. Stating that this type of transfer of authority is not legal.

Adam Goetzman asked Mr. Mara to clarify a point based on his presentation. That in effect the Township - Hamilton County Regional Planning Commission does have jurisdictional authority to change land use for properties without the consent of the owner and that the underlying land use designation does not have a legislative standing in that land use alone does not convey user rights to a property. Mr. Mara confirmed the query.

Mr. Ricke presented a vision for the corridor with landscaping, road improvements, added lanes, and a landscaped median. He provided a final overview of the revised Land Use Plan and addressed the issue of economic impact. He stressed that the site design will integrate the elements of the corridor plan with internal pedestrian improvements and linkages to area parks. Mr. Ricke stated that Mercy Health Partners is looking forward to being an outstanding community partner.

Dr. Rick Roedersheimer, 3747 West Fork Road, stated that he acts as the

Director of Medicine for Mercy Western Hills and wanted to stress the quality of the hospital and the need for a new facility. He stated that the new hospital would improve care, and provide better access for patients in Western Hamilton County. The Hospital is a critical recruiting tool for attracting new doctors to the area by providing state of the art facilities in a convenient location.

Trustee Linnenberg asked about the perception that Mercy Hospitals are not good hospitals. He asked why that perception exists and if the new hospital would be able to repair that perception of being an inferior hospital.

Dr. Rick Roedersheimer, 3747 West Fork Road, stated that many of the Doctors who practice at Mercy Western Hills also have privileges at Good Samaritan and practice there as well.

Mark Broering, 3256 Kleeman Road, addressed the Board in opposition to the hospital on behalf of himself, committee members, and many residents. He thanked Anchor Properties and Mercy Health Partners for their excellent presentations. Mr. Broering then read a petition that was circulated in Green Township regarding the proposed hospital site. It stated "Petition in opposition to the proposed consolidation of Mercy Hospitals (Mt. Airy & Western Hills) to the location located off North Bend and Boomer Road behind St. Ignatius School and Complex". Mr. Broering stated that he is not against the hospital; it is the location that he objects to. As of May 20, 2009 Mr. Broering and his committee members have contacted 1,327 residents throughout Green Township, and of those, 1,262 stated that they were in opposition to the proposed location of the proposed Mercy Hospital Complex and signed the petition. That indicates that 95.1% of those contacted were against the hospital. Mr. Broering presented much additional information in opposition to the proposed location of the hospital. Additional topics included the need for the hospital, safety, crime statistics, etc.

Darren T. Flynn, 6514 Duet Lane, stated objection to the hospital due to safety concerns.

Tony Rosiello, 2110 Beechcroft Ct., spoke in favor of the hospital, citing economic growth and that the hospital would be good for the area.

Michele-Marie Merritt, 5832 Reemelin Road, stated objection to the hospital due to safety concerns and fear that the community would be left with an extra empty building. She also expressed concerns about environmental consequences.

Pat Kowalski, Mercy Health Partners, stated that the intent is to have a central hospital with acute services in the existing locations as well as expanded ambulatory services in Harrison. Mr. Kowalski stated that Mercy Hospitals have been operating in this community for well over 150 years and it's their intention to continue to operate their facilities well into the future.

Trustee Winkler asked Mr. Kowalski about the stability of the Mercy Western Hills and Mercy Mt. Airy Hospital and why the perception of those hospitals is below par.

Mr. Kowalski stated that those hospitals have faced financial challenges and quality difficulties. However, in total the hospitals have been strong successes. They have served those communities for over 30 years and continue to do so. Also, those facilities were built in an era when there was a high utilization of in-patient care. Many of those services have been converted to outpatient services. Therefore, there is a constant need to review delivery systems and to meet those changing needs. He stated that the proposed hospital is the best way to meet the changing demands.

Bill Myles, 2886 Springwood Ct., spoke in favor of the hospital and stated that he has visited other Mercy sites and spoke with neighbors there. The neighbors stated that before the hospital was built that there was a lot of concern, however, the hospital has had a very positive impact on their lives. He also stated that as a member of the Land Use Planning Committee, he could not think of a more appropriate land use than this project.

Mary Juelg, 3131 Kleeman Road, stated objection to the hospital, citing that she wanted the area to stay a residential community, not a place where it's going to be good for businesses or companies to make money. She stated that the road is not wide enough and expressed her concerns that the artist rendering of the hospital may not be what they actually

get. She stated that she would rather have people living near her, not the hospital and businesses.

Ken Boniface, 6936 Sandal Ct., spoke in favor of the hospital. He stated that he has been the Medical Director of the Emergency Department at Mercy Western Hills since the day it opened. Dr. Boniface stated that he loves the hospital and loves the community. Dr. Boniface stated that he thinks that the crime statistics presented reflect the Section 8 displacement from downtown that disproportionately affected Westwood and Price Hill. He also stated that Mercy Western Hills does a very good job functioning as a community hospital. However, they are not equipped to deal with critical care patients and are unable to recruit those critical care specialist that many patients need. Mercy Western Hills transfers many patients to the hospitals in Clifton because they do not have the resources needed for critical care patients. Dr. Boniface asked residents to consider the value of having a more sophisticated level of service for the Western Hills community.

Sally Rosiello, 2110 Beechcroft Ct., spoke in favor of the hospital. She stated that she believes that crime statistics around the current hospitals are related to Section 8 housing in those areas. She stated that she believes the proposed site for the new hospital is a good location due to its proximity to the interstate highway system.

Lori Stansell, 7930 Sheed Road, stated objection to the location of the hospital in relationship to St. Ignatius School. She cited traffic concerns and noise levels from life squads. She further stated concerns over drug seekers coming to the Emergency Room and that she did not want those undesirables to be around the St. Ignatius School, Church, or in the community. She also had concerns about crime and whether or not the hospital would have a "psych ward".

Police Chief Bart West stated that he contacted the Principal at Covedale Elementary and asked if they were experiencing problems associated with the hospital near them. The Principal at Covedale Elementary stated that they have had no problems with being very close to the hospital. The Principal stated that they had only one occasion to be on "lock down" that was related to a robbery in the neighborhood. It was not related to the hospital.

Pat Kowalski stated that there is not a plan to have Mental Health facilities at the new hospital. However, mental illness is plaguing a lot of folks and Mercy does intend to meet the needs of the community and if that need were to arise, then they would look to find a way to take care of it. There are Psych service facilities at the existing hospitals. Those services are offered in a very controlled environment.

Chairman Winkler read a statement from Julie Raleigh, 1330 Neeb Road, in favor of the proposed hospital project.

Steve Weidner, 3670 Hubble Road, spoke in favor of the hospital. He stated that he has received treatment at both Mercy Mt. Airy and Mercy Western Hills and received excellent care at both facilities. He further stated that he believes that this is a wonderful project and would be beneficial for the area.

William Copeland, 5324 Timberhollow Lane, stated objection to the Hospital. Mr. Copeland stated that he is a health care Attorney and has been in private practice for 22 years. Prior to that he was the President and CEO of St. Francis - St. George Hospital, which is now Mercy Western Hills. He stated that he is not speaking on behalf or against the hospital. However, he did want to know why the hospital is proposing to spend \$250 - \$300 million dollars on a new facility when they already have two perfectly good hospitals.

Tom Fronk, 3411 Boomer Road, spoke in favor of the hospital. He stated that he not only is in favor of the hospital but is concerned about what will happen to the community if the hospital is not built. He fears that the aging housing stock in that area will become Section 8 housing and that if the hospital is not built that 80 - 100 houses could be built there. Mr. Fronk stated that the hospital would be a preferable use.

Robey Klare, 3243 Diehl Road, stated objection to the Hospital. Ms. Klare stated that she had served on the Green Township North Bend Road Overlay Committee and met with representatives of the Township for over four years while the Committee worked on the Overlay Plan. The Overlay Committee created a plan for property near and on North Bend Road to determine what areas could best be used for single family, multi-family, commercial and retail uses. This plan was done to ensure the best development for the

area. The North Bend Road Overlay Plan was approved and accepted by the Green Township Trustees. Ms. Klare stated that this hospital is not in conformance with the North Bend Road Overlay Plan.

Robey Klare stated that Peggy Lopez, 2967 Timberview Drive, could not attend the meeting, however, Ms. Lopez did send a statement that Ms. Klare read to the Board.

Peggy Roudebush, 10804 Kingnut Drive, Harrison, OH, spoke in favor of the hospital. She stated that she is the Community Advisor Council Member for the hospital. Ms. Roudebush stated that the hospital has put great thought into the proposed hospital. Ms. Roudebush stated that residents of Harrison usually have to travel all the way to the hospitals in the Clifton area. However, this new hospital will be much closer and easier to get to.

Dave Lopez, 2967 Timberview Drive, stated objection to the hospital. He stated that he is speaking on behalf of the Board of Trustees of the Monfort Heights/White Oak Community Association, which is a non-profit organizations with approximately 700 families and small business members involved. The purpose of the organization is to combat threats of deterioration to the quality of life and property values in the Monfort Heights/White Oak area. The group also strives to encourage retention and attraction of young working families to the area. Mr. Lopez stated that he thinks there should be more due diligence and prudence at this stage before the Trustees should approve any change in the Land Use Plan.

Larry Kuhlman, 5088 North Bend Road, spoke in favor of the hospital. Mr. Kuhlman felt that this would be a good project that would serve the community well and push the community forward.

Mike Wilson, 4271 Race Road, spoke in favor of the hospital. Mr. Wilson stated that the proposed hospital is a great plan that he feels would benefit everyone in the community and open up doors of opportunity for all.

Pat Flaherty, 5306 Pinecliff, stated objection to the hospital. Mr. Flaherty stated that he is in favor of a new hospital, however, his objection is to the proposed location of the hospital. He does not want the hospital to be located in the middle of a residential area. He stated that Mercy Anderson and Mercy Fairfield are both located on commercial corridors, and that the location of the proposed hospital behind St. Ignatius School and along an already congested corridor is a poor choice.

Gene Kissell, 2939 Timberview Drive, stated objection to the hospital. Mr. Kissell stated that the hospital would lead to a decline in property values. Mr. Kissell stated that he feels that the Trustees must listen to the residents who live along the North Bend Road corridor because they are the ones who will be impacted the most by the proposed project.

Trustee Linnenberg responded to Mr. Kissell by stating that there 60,000+ residents in Green Township and he has to make a decision based on what is best for all 60,000+ residents. He stated that the Trustees do not play favorites by community. He further stated that in the last year the Trustees have voted to spend millions of dollars to put baseball fields at the Diehl Road Park, which there was some opposition to. The Trustees have reached an agreement with the Rack family and will be spending millions of dollars for soccer fields, because the Trustees were told that there was a need in that community. There is a plan to connect those two parks with a bike path or "smart roads". The Trustees do see the importance of Monfort Heights/White Oak and are investing millions of dollars of TIF Funds in that area. The Trustees are making strides towards cleaning up intersections and making traffic improvements. Trustee Linnenberg wanted to make sure that Mr. Kissell and the residents of the Monfort Heights/White Oak area understood that they do see the importance of the area and are committed to making the best decision possible for all of the residents of Green Township.

Gene Kissell, 2939 Timberview, asked Trustee Linnenberg if there were alternative locations considered that would be better suited for this level of development. He stated that the normal traffic flow from North Bend to get into the hospital, from Kleeman and other points, is going to increase dramatically.

Chairman Winkler stated that the Trustees have only been presented with the proposed location and therefore would not be considering other locations. Chairman Winkler stated that this is going to be a very difficult decision to make.

Chairman Winkler suggested tabling this issue until the Trustee's next meeting so that they can investigate some of the issues raised at this meeting. Chairman Winkler mentioned that she would like to look at several issues that were raised at this meeting. She would like to look at safety issues, traffic issues, location, a change in land use, and the impact a hospital may have on property values in the area surrounding the hospital.

Trustee Upton asked Fire Chief Doug Witsken to investigate what the noise impact would be on the neighborhood from sirens entering and/or exiting the hospital.

**RESOLUTION #09-0526-J**

Chairman Winkler moved to pass a resolution to table a vote on the Mercy Health Partners proposal for a new hospital. Trustee Upton seconded the motion. Trustee Upton: Aye; Trustee Linnenberg: Aye; Chairman Winkler: Aye.

The next regular meeting of the Board of Trustees will be held on Monday, June 8, 2009 at 5:30 p.m.

Chairman Upton moved to adjourn the meeting. Trustee Linnenberg seconded the motion. Trustee Upton: Aye; Trustee Linnenberg: Aye; Chairman Winkler: Aye. Meeting was adjourned at 9:15 p.m.

ATTEST: