

The regular meeting of the Green Township Board of Trustees held on June 25, 2007 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Trustee Mitchell moved to approve the minutes for the regular meeting of June 11, 2007. Trustee Winkler seconded the motion and all voted aye.

Joyce Kasee, a Green Township resident, was honored as one of three students recently graduated from the University of Cincinnati with the University's highest student honor. Joyce is the recipient of the Presidential Leadership Medal of Excellence award and attended the meeting to be honored by the Trustees and presented with a Certificate of Achievement. Joyce introduced her family.

William Davin, 2645 Erie Avenue, Cincinnati, OH 45208, DW Real Estate Holdings Inc., as well as Bob Bailey, 7000 Nilles Road, Fairfield, OH 45014 addressed the Board regarding Case # Green 2007-03 Glenway Avenue Redevelopment, F Light Industry PUD application. Chairman Upton stated that this matter will be discussed later in the meeting.

**RESOLUTION #07-0625-A**

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

**RESOLUTION #07-0625-B**

Trustee Mitchell moved to pass a resolution to add the second half of Antoninus Drive from Bellglade to Sidney to the Sidewalk Repair Program in 2007. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

**TAX BUDGET HEARING**

The legal notice for the 2008 Tax Budget Hearing was published on June 12, 2007 in the Cincinnati Post. Citizens with questions regarding the 2008 tax Budget will be addressed at this time. There were no questions.

Fiscal Officer Straus stated that the Tax Budget does reflect a possible deficit in the General Fund for 2008. This deficit will be covered by the 2007 carry-over funds.

**RESOLUTION #07-0625-C**

Trustee Upton moved to pass a resolution approving the 2008 Green Township Tax Budget for 2008. Trustee Winkler seconded the motion. Trustee Mitchell: No; Trustee Winkler: Aye; Chairman Upton: Aye.

**RESOLUTION #07-0625-D**

Trustee Winkler moved to pass a resolution to select partially self-funded OME-RESA Emerald B Insurance Plan and USI Midwest as the insurance broker for the Township Employee Health Insurance and to renew the current Dental Care Plus insurance for plan year 2007-2008 beginning August 1, 2007. Chairman Upton seconded the motion. Trustee Mitchell: No; Trustee Winkler: Aye; Chairman Upton: Aye.

Trustee Mitchell stated that he is satisfied with the coverage plan provided, however, he has not been happy with the service and advice that USI has provided in the past.

Fiscal Officer Straus stated he was against the increased contribution due to budget concerns, even though he would individually benefit from it.

**RESOLUTION #07-0625-E**

Chairman Upton moved to pass a resolution to amend and update the Green Township Health Insurance Reimbursement Plan and add the amount of \$500 for dental work to the Reimbursement Program and to hire USI Midwest to administer the reimbursement plan for plan year 2007-2008. Trustee Winkler seconded the motion. Trustee Mitchell: No; Trustee Winkler: Aye; Chairman Upton: Aye.

Trustee Mitchell stated that while he supports the coverage, he does not support the company.

Fiscal Officer Straus stated he was against the increased contribution due to budget concerns, even though he would individually benefit from it.

**RESOLUTION #07-0625-F**

Trustee Winkler moved to pass a resolution to hire USI Midwest to

administer the Township's COBRA program for plan year 2007-2008. Chairman Upton seconded the motion. Trustee Mitchell: No; Trustee Winkler: Aye; Chairman Upton: Aye.

Trustee Mitchell stated again that while he supports the coverage, he does not support the company.

**RESOLUTION #07-0625-G**

Chairman Upton moved to pass a resolution to adopt the Natural Gas Aggregation Plan of Operation and Governance with Integrys Energy Services, Inc. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

**RESOLUTION #07-0625-H**

Trustee Mitchell moved to pass a resolution accepting the bid of John R. Jurgensen Company for \$723,234.80 to complete the Forestview Subdivision Improvement Project. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

**RESOLUTION #07-0625-I**

Chairman Upton moved to pass a resolution to approve the revised Hamilton County Natural Hazard Mitigation Plan. Trustee Winkler seconded the motion. Trustee Mitchell: No; Trustee Winkler: Aye; Chairman Upton: Aye.

Trustee Mitchell stated that he had not been provided with an analysis of the obligations Green Township would assume under the plan.

**RESOLUTION #07-0625-J**

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. 6998 Bridgetown Road (550-0292-0060), Motion made by Trustee Winkler and seconded by Trustee Mitchell. All voted Aye.
2. Harrison Avenue (550-0183-0350 and 0353), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.
3. 5220 Parkvalley Court (550-0022-0204), Motion made by Chairman Upton and seconded by Trustee Winkler. All voted Aye.
4. Rose Petal Drive (550-0202-0150, 0164, 0165, and 0166), Motion made by Trustee Mitchell and seconded by Chairman Upton. All voted Aye.

The Ohio Department of Liquor Control has sent notice of application from Julie A. Kokenge and Thomas C. Lind, Est.; DBA Larry's Convenient Food Mart, 5810 Cheviot Road, Cincinnati, Ohio 45247; Laura S. Striker and Glenn R. O'Dell; DBA West Side Chili, 6520 Glenway Avenue, Cincinnati, Ohio 45211; and James Lambrinides; DBA Nick and Tom's Restaurant, 5774 Bridgetown Road, Cincinnati, Ohio 45211. The Trustees will not request a hearing.

**RESOLUTION #07-0625-K**

Chairman Upton moved to pass a resolution amending Resolution #07-0625-J Rose Petal Drive to correct the parcel number from 550-0202-0150 to 550-0202-0159. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Zoning Appeals has scheduled a hearing for Wednesday, June 27, 2007 at 1:00 p.m. in Room 805, County Administration Building to hear the following cases:
  - a. Case # Green 07-13, applicants are Jennifer & Jeff Duerk, 3401 Mirror Lane, Cincinnati, Ohio 45248, for the approval to allow the construction of a side yard deck with less setback than required.

**RESOLUTION #07-0625-L**

Trustee Mitchell moved to pass a resolution recommending approval of Case # Green 07-13 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the deck be constructed in accordance with the plans submitted and 2. That landscaping (evergreen bushes) be installed on the west and north sides of the deck. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

- b. Case # Green 07-14, applicants Tammy & John Simendinger appellants for Guardian Savings Bank, 5671 Julmar Drive,

Cincinnati, Ohio 45238, for the approval of the construction of a garage addition with less side and rear setback than required.

Mr. John Simendinger addressed the Board to present their plans.

**RESOLUTION #07-0625-M**

Chairman Upton moved to pass a resolution recommending approval of Case # Green 07-14 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the addition be constructed in accordance with the plans submitted, showing a brick exterior with sided gable ends and a shingle roof to match the existing roof and 2. That evergreen foundation landscape be installed on the west side of the addition. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

2. The Hamilton County Board of Zoning Appeals has scheduled a hearing for Wednesday, July 11, 2007 at 1:00 p.m. in Room 805, County Administration Building to hear the following cases:

- a. Case # Green 07-15, Chris Patek, Michael Schuster Associates, appellant for Great Oaks Institute of Technology, owner, for the approval of a Conditional Use Certificate for the replacement of an existing non-conforming sign with a monument sign of the same size. Location is 6375 Harrison Avenue. District is A-Residence.

Bob Havrilla, Vice President, Great Oaks Institute of Technology, 3254 East Kemper Road, Cincinnati, OH 45241 and Chris Patek, Michael Schuster Associates, 4315 34<sup>th</sup> Avenue, Cincinnati, OH 45209 addressed the Board to present their plan to replace a 15 year old sign with a new ground-mounted sign.

**RESOLUTION #07-0625-N**

Trustee Mitchell moved to pass a resolution recommending approval of Case # Green 07-15 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That any changes to the fire connection currently located below the existing sign be reviewed by the Green Township Fire Prevention Officer to determine whether the connection must be relocated and 2. That the sign be installed per the plans submitted. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

- b. Case #Green 07-16, Karen Rachford, appellant and owner, for the approval of an above ground swimming pool to be constructed in the front yard of the property. Location is 6942 Cleves Warsaw. District is AA-Residence.

**RESOLUTION #07-0625-O**

Trustee Mitchell moved to pass a resolution recommending denial of Case # Green 07-16 to the Hamilton County Board of Zoning Appeals because a 20' setback will not adequately screen the pool from traffic on Cleves Warsaw. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

3. The Northeast Green Township Zoning Commission will hold a public hearing on Monday, July 16, 2007 at 7:30 p.m. in the Green Township Administrative Complex, 6303 Harrison Avenue, Cincinnati, Ohio 45247, concerning Case # Green PUD 2007-01, 5831 Farlook Drive (550-0093-0001). Plans for the proposed development can be viewed at the Township Administrative Complex, 6303 Harrison Avenue, Cincinnati, Ohio, daily from 8:00 a.m. to 4:00 p.m.

4. The Hamilton County Rural Zoning Commission will hear Case # Green 2007-03, Glenway Avenue Redevelopment, F Light Industry PUD application on July 19, 2007 at 1:00 p.m. in Room 805, Hamilton County Administration Building, 138 E. Court Street, Cincinnati, Ohio 45202.

William Davin, 2645 Erie Avenue, Cincinnati, OH 45208, DW Real Estate Holdings Inc., as well as Bob Bailey, 7000 Nilles Road, Fairfield, OH 45014 addressed the Board regarding Case # Green 2007-03, Glenway Avenue Redevelopment, F Light Industry PUD application. Mr. Bailey addressed the proposed location of sidewalks on Karen Avenue and Glenway Avenue.

**RESOLUTION #07-0625-P**

Trustee Mitchell moved to pass a resolution recommending approval of Case # Green 2007-03 to the Hamilton County Rural Zoning Commission subject to the conditions of Hamilton County Regional Planning Staff as well as the following conditions: 1. That the 10' wide streetscape buffer area and 20' boundary buffer be irrigated; 2. That the applicant extend the access walk from the existing easement north to Karen Avenue and then south to Glenway Avenue, and not be required to extend the walkway from the existing easement south to Childs; 3. That the site be limited to three freestanding monument signs limited to 50 sq.ft. in size and 10' in height and measured from the elevation of Glenway Avenue; 4. That all landscaped areas surrounding the retail buildings be irrigated; 5. Compliance with applicable Hamilton County Access Management Standards and that only one curb cut be permitted on Glenway Avenue, unless specifically approved by the County Engineer and ODOT; and 6. That a Final Development Plan that incorporates the improvements shown on the preliminary development plans dated June 4, 2007, the conditions herein, and all applicable site lighting and interior landscaping requirements be submitted prior to the issuance of a zoning compliance certificate for each site within the PUD. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

5. The Hamilton County Regional Planning Commission will hold a public hearing on July 5, 2007 at 1:00 p.m. in Room 805B, County Administration Building, 138 E. Court Street to hear the following cases:
  - a. Green Township Land Use Plan Amendment Case # Green LUPA 2007-02; 5470 Rybolt Road.
  - b. Green Township Land Use Plan Amendment Case # Green LUPA 2007-03, Bridgetown & Biehl Office.

Fiscal Officer Straus reported that the Township has received the second half real estate advance from Hamilton County in the amount of \$4.7 million. \$3 million of that amount is TIF Funds. The Township has also received rollback money in the amount of \$1.15 million of which \$290,000 has been distributed to the school districts. Mr. Straus also reported that the Zicka Estate, which will net the Township approximately \$1.8 million, may not be required to pay the tax for another 13 years, however, the Township will begin receiving interest payments on that amount.

Attorney Frank Hyle stated need for executive session for the purpose of discussing acquisition and sale of real property.

Administrator Celarek stated that he had nothing to report.

Director of Public Services Schlimm reported that there are four major public works projects underway.

Director of Development Goetzman was not present.

Asst. Chief Tom Kotte reported in Fire Chief Witsken's absence that the Fire Department will be taking delivery of a new ambulance on Monday, July 2, 2007 that will be put into service on Wednesday, July 4, 2007.

Police Chief West thanked the Fire Department for helping the Police Department officers renew their CPR and AED certifications over the next few weeks.

Chairman Upton read a thank you letter.

Sgt. Walt Bally of the Hamilton County Sheriff's Department stated that he had nothing to report.

Trustee Winkler thanked the Township staff who served on the Employee Health Insurance Benefits Committee.

Chairman Upton reminded everyone that the July 9, 2007 Trustee's meeting has been cancelled.

The next regular meeting of the Board of Trustees will be held on July 23, 2007 at 5:30 p.m.

Chairman Upton moved to recess into executive session for the purpose of discussing acquisition and sale of real property. Action may be anticipated. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye. The meeting was recessed at 6:10 p.m.; reconvened at 6:47 p.m.

Chairman Upton moved to adjourn the meeting. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye. Meeting was adjourned 6:48 p.m.