

The special meeting of the Green Township Board of Trustees held on July 23, 2007 was called to order at 4:30 p.m.

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

Trustee Winkler moved to recess into executive session for the purpose of discussing purchase and/or sale of real property. Action is not anticipated. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye. The meeting was recessed at 4:30 p.m.

The regular meeting of the Green Township Board of Trustees held on July 23, 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, excused.

Trustee Winkler moved to approve the minutes for the regular meeting of June 25, 2007. Trustee Mitchell seconded the motion and all voted aye.

**RESOLUTION #07-0723-A**

Chairman Upton moved to pass a resolution appointing Administrator Celarek as acting Fiscal Officer due to the excused absence of Fiscal Officer Straus. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

**RESOLUTION #07-0723-B**

Trustee Winkler moved to pass a resolution to enter into a Purchase Agreement for purchase of property located at 5217 North Bend Road (Tri-Star Motel) (550-0072-0005, 0006 & 0162) for the purchase price of \$550,000. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

**RESOLUTION #07-0723-C**

Trustee Winkler moved to pass a resolution to enter into a purchase agreement for purchase of approximately .0172 acres of property located at 3655 Monfort Heights Drive (550-0072-0060) for the purchase price of \$60,000. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

**RESOLUTION #07-0723-D**

Trustee Winkler moved to pass a resolution to enter into a purchase agreement for purchase of approximately 10 acres of property consisting of three parcels on Nickview Drive and Epley Road (550-0081-0387, 0389 & 0390) for the purchase price of \$650,000. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

The Trustees recognized the members of the Monfort Heights Garden Club for their beautification efforts at Fire Station 55 on Audro Drive and presented them with a Certificate of Appreciation.

Trustee Mitchell presented information regarding the possible relocation of Valley Ridge Road. Trustee Mitchell asked for comment from residents that were present.

Juanita Henkle, 5180 Valley Ridge Road, asked where the road would exit. Trustee Mitchell stated that it would exit where there is an existing home that will be removed.

Dennis Campbell, 5201 Valley Ridge Road, asked if the road will be dedicated and maintained by the Township. Trustee Mitchell stated yes. Mr. Campbell asked if school buses would come down that road. Trustee Mitchell stated yes.

Chairman Upton read an e-mail from Marilyn Erhardt, 5056 Valley Ridge Road, who could not be present at the meeting, but is very much in favor of the project.

Frank Gallo, 5056 Valley Ridge Road, suggested a different location for the road.

Dan Schoster, JMA Consulting, addressed the suggested change made by Mr. Gallo and explained why that option would not be feasible.

**RESOLUTION #07-0723-E**

Trustee Mitchell moved to pass a resolution to exercise the Option to Purchase the Wildcat property, .892 acres, located at 5055 Valley Ridge Road (550-0193-0023, 0024 & 0175) for the sum of \$170,000 and the Hendy property, 2.170 acres, located at 6126 Harrison Avenue (550-0193-0002) for the sum of \$100,000. These properties are to be purchased using TIF Funds. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

**RESOLUTION #07-0723-F**

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

**RESOLUTION #07-0723-G**

Trustee Winkler moved to pass a resolution supporting the D.A.R.E. (Drug Abuse Resistance Education) program and authorizing the Township to apply for funding. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

**RESOLUTION #07-0723-H**

Trustee Winkler moved to pass a resolution authorize travel for part-time firefighters Derek Ziegler, Mike Meyers and Bill Gaub to attend the Incident Response to Terrorist Bombing (IRTB) Course at New Mexico Tech in Socorro, New Mexico from July 16 - 19, 2007 paid for by the federal government in total and at no cost to the Township. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

**RESOLUTION #07-0723-I**

Chairman Upton moved to pass a resolution to authorize travel for Lieutenant Rob Wohlfrom to attend the federally mandated NIMS IC300 and IC400 courses at the Center for Domestic Preparedness (CDP) in Anniston, Alabama from August 5 - 10, 2007 paid for by the federal government in total and at no cost to the Township. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

**RESOLUTION #07-0723-J**

Trustee Winkler moved to pass a resolution declaring Township vehicles 1998 Ford Taurus LX (VIN#1FAFP52U3WA229817) and 2001 Ford Crown Victoria (VIN#2FAFP71W11X169275) as surplus property and authorizing the vehicles to be offered for sale through the Hamilton County on-line internet auction site. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

**RESOLUTION #07-0723-K**

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. 3142 Andreas Lane (550-0162-0023), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.
2. 4221 Boudinot (550-0061-0345), Motion made by Trustee Mitchell and seconded by Chairman Upton. All voted Aye.
3. Bridgestone Court (550-0160-0353), Motion made by Trustee Winkler and seconded by Chairman Upton. All voted Aye.
4. 5579 Clearview Avenue (550-0170-0195), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.
5. 4570 Ebenezer (550-0231-0029), Motion made by Trustee Winkler and seconded by Chairman Upton. All voted Aye.
6. Harrison Avenue (550-0183-0050), Motion made by Trustee Mitchell and seconded by Chairman Upton. All voted Aye.
7. 6025 Harrison Avenue (550-0183-0004), Motion made by Chairman Upton and seconded by Trustee Mitchell. All voted Aye.
8. 6035 Harrison Avenue (550-0183-0003), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.
9. 3595 Lakewood Drive (550-0172-0265), Motion made by Trustee Winkler and seconded by Chairman Upton. All voted Aye.
10. 6145 Mernic Drive (550-0252-0160), Motion made by Trustee Mitchell and seconded by Trustee Winkler. All voted Aye.
11. 5202 Sidney Road (550-0041-0242), Motion made by Chairman Upton and seconded by Trustee Mitchell. All voted Aye.
12. 5951 Willowoak Drive (550-0083-0218), Motion made by Chairman Upton and seconded by Trustee Winkler. All voted Aye.
13. 2165 Woodmere Court (550-0140-0300), Motion made by Trustee Winkler and seconded by Trustee Mitchell. All voted Aye.

The Ohio Department of Liquor Control has sent notice of application from Don Hatting, Inc., DBA Don Hatting's Supermarket, 6148 Bridgetown Road,

Cincinnati, Ohio 45248. The Trustees will not request a hearing.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Zoning Appeals has scheduled a hearing for Wednesday, August 8, 2007 at 1:00 p.m. in Room 805, County Administration Building, 138 E. Court Street, to hear the following case:
  - a. Case # Green-17, applicant Thomas Bigner, 3817 Powner Road, for approval for the construction of a storage building to be located within the side yard of the property.

Development Director Goetzman gave a brief overview of the proposed project. Mr. Bigner was present to answer questions from the Board.

**RESOLUTION #07-0723-L**

Chairman Upton moved to pass a resolution recommending approval of Case # Green-17 to the Hamilton County Board of Zoning Appeals subject to the following conditions: 1. That the structure be constructed with a brick exterior and roof to match the main residence and 2. That the applicant pave the driveway connector to the common drive. Trustee Mitchell seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye.

2. The Hamilton County Regional Planning Commission will hear a zone change request from "C" Residence to "OO" Planned Office, regarding Case # Green 07-04 KEMBA Credit Union for 5840 and 5848 Bridgetown Road, on Thursday, August 2, 2007 at 1:00 p.m. in Room 805, County Administration Building, 138 E. Court Street.
3. The Green Township Board of Trustees will hear a Land Use Amendment Request for 5721 and 5729 Bridgetown Road (550-0170-0128/0129) from Douglas Lindle of Bridgetown Hardware requesting a change in the Land Use Plan from Transitional Residence to Neighborhood Retail. The hearing will be at the conclusion of the regularly scheduled Trustee's Meeting on Monday, August 13, 2007.

Fiscal Officer Straus was on vacation.

Attorney Frank Hyle stated need for executive session for the purpose of conducting a grievance hearing filed by an employee.

Administrator Celarek stated that Hamilton County is conducting a meeting to challenge the figures of the United States Census Bureau. Administrator Celarek will be attending that meeting on Tuesday, July 24, 2007 to obtain information. Administrator Celarek also reported that USI Midwest has entered into a contract with Custom Design Benefits to handle the Township's Medical Reimbursement Plan.

Director of Public Services Schlimm reported that he will be submitting an application for Residential Recycling Incentive grant money. Mr. Schlimm anticipates that the recycling tons have increased and therefore will increase the grant dollars received. Mr. Schlimm also reported that a recycling bin has been added at the Sam's Club on North Bend Road.

Director of Development Goetzman reported on the Imperial House PUD revision that was dealt with by the Board back in May. Mr. Goetzman stated that this property has subsequently been purchased and will be branded as a Holiday Inn Express. The new owners of the property are proposing a more extensive upgrade than originally had been anticipated. They will be adding a larger porte-cochere and lobby addition, and a second phase indoor pool, with some additional lobby space. The parking layout will be reconfigured to accommodate the changes to the building. This revision is being required by Hamilton County to go as a major modification. Mr. Goetzman recommended approval subject to landscaping meeting the code requirements and buffer landscaping.

Development Director Goetzman reported that the Land Use change for 5470 Rybolt Road was reviewed by Hamilton County Regional Planning Commission. Regional Planning Commission staff recommended that three additional lots be considered for amendment. Trustee Mitchell stated that this was a staff recommendation and not a Commission recommendation and that there was no need to expand the amendment request.

Fire Chief Witsken reported that the Fire Department has received its new ambulance. The ambulance has been equipped and put into service at the Bridgetown Road Fire Station. This brings the age of the Township's front

line ambulance fleet to five years or newer. Chief Witsken thanked the Board for their support.

Police Chief West thanked the Board for acquiring the Tri-Star Motel property. Chief West stated that the purchase of the hotel property should make the neighborhood much safer.

Sgt. Walt Bally of the Hamilton County Sheriff's Department stated that the Sheriff's Department will be conducting an auction of 27 unclaimed, surplus and forfeited vehicles at Hamilton County Patrol Headquarters, 11201 Hamilton Avenue. Viewing will be from 8:00 to 9:00 a.m. on Saturday, August 11, 2007. The auction will begin at 9:00 a.m. A complete list of vehicles is available at [www.hcso.org](http://www.hcso.org).

The next regular meeting of the Board of Trustees will be held on Monday, August 13, 2007 at 7:00 p.m.

Trustee Mitchell moved to recess into executive session for the purpose of conducting a grievance hearing. Action may be anticipated. Trustee Winkler seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye. The meeting was recessed at 6:27 p.m.; reconvened at 7:20 p.m.

Trustee Winkler moved to adjourn the meeting. Chairman Upton seconded the motion. Trustee Mitchell: Aye; Trustee Winkler: Aye; Chairman Upton: Aye. Meeting was adjourned 7:20 p.m.