

The regular meeting of the Green Township Board of Trustees held on August 25, 2008 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Trustee Upton moved to approve the minutes for the regular meeting of August 11, 2008. Chairman Winkler seconded the motion and all voted aye.

Mack Fire Inc. with representatives, Mike Pursifull, Bubbles Wasserman, Gene Ruwe, and Don Kamuf formally presented to the Trustees and the Township the items purchased on the 2008 Wish List for the benefit of the Township Department of Fire and EMS. These items included a fire extinguisher trainer, and 2 pulse oximeters. The Trustees thanked Mack Fire, Inc. for their generous donation.

Ted Hubbard, Chief Deputy County Engineer, gave an update on Phase I and Phase II of the Rybolt Road Relocation Project. Mike Murray, Project Manager, from ME Companies was also present. Phase I of project has had some delays, however, the contractor expects work to be completed by the end of October, 2008. Phase II, which is the improvement to Harrison Avenue from Hearne Road through the I-74 Interchange, has been awarded a contract by ODOT to S & K Construction in the amount of \$2,198,551.44. The completion date is expected to be August 30, 2009. Mike Murray from ME Companies stated that construction is occurring six days a week on the project and stated that there will be a new traffic signal at Hearne and Harrison and a new traffic signal at old Rybolt and new Rybolt. He further stated that the project is really starting to take shape and you are able to visualize what the final project will look like.

RESOLUTION #08-0825-A

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

RESOLUTION #08-0825-B

Chairman Winkler moved to pass a resolution to approve the hiring of Jill A. Jones as Assistant Lodge Manager at Step 1 pay grade 6 at \$40,593.49 annually with effective date to be determined. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

RESOLUTION #08-0825-C

Trustee Linnenberg moved to pass a resolution to approve the hiring of Jerry L. Elkins as Road Maintenance Worker at Step 1 pay grade 4 as per the Collective Bargaining agreement between Green Township and the Green Township Public Services Employees Association at \$31,103.00 annually with effective date to be determined. Trustee Upton seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

RESOLUTION #08-0825-D

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. Bridgestone Court (550-0160-0355), Motion made by Trustee Upton and seconded by Trustee Linnenberg. All voted Aye.
2. Devils Backbone Road (550-0154-0254), Motion made by Chairman Winkler and seconded by Trustee Linnenberg. All voted Aye.
3. 5481 Leumas Drive (550-0021-0177), Motion made by Chairman Winkler and seconded by Trustee Linnenberg. All voted Aye.
4. 5610 Muddy Creek (550-0143-0480), Motion made by Chairman Winkler and seconded by Trustee Linnenberg. All voted Aye.
5. 6343 Springmyer Drive (550-0232-0061), Motion made by Trustee Linnenberg and seconded by Chairman Winkler. All voted Aye.
6. 6680 Westchase Park Drive (550-0234-0099), Motion made by Trustee Upton and seconded by Trustee Linnenberg. All voted Aye.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of County Commissioners has scheduled a public hearing at 10:00 a.m. Wednesday, September 3, 2008 at the Hamilton County Administration Building, Room 605B, 138 E. Court Street, Cincinnati, Ohio 45202 regarding a zone amendment application concerning:
 - a. Case # Green-02 at 5968-5976 Bridgetown Road by applicant, David House and Antonio Muccillo, owner in order to construct a one story, 5,000 Square foot office building on the property

with associated parking and one access point on to Bridgetown Road from "C" Residence to "OO" Planned Office.

Director of Development Goetzman stated that he has received notice from ODOT that the applicant has applied for a variance requesting a curb cut. The applicant has been asked to provide additional information.

2. The Hamilton County Board of County Commissioners has scheduled a public hearing at 10:00 a.m. on Wednesday, August 27, 2008 at the Hamilton County Administration Building, Room 605B, 138 E. Court Street, Cincinnati, Ohio 45202 regarding a zone amendment application concerning:

- a. Case # 2008-03 for Schuermann Office at 5247 North Bend Road & 3662 Monfort Heights Drive, on the west side of North Bend, north of Monfort Heights Drive and south of I-74 (550-0072-0062, 0063, 0153 and 0160). Applicant is Ken Schuermann of Schuermann Properties, DHP Realty, LLC & Edward F. Blessing (owner). Request is for a major revision to an existing "EE" planned Retail District and from "B" & "C" Residence to "OO" Planned Office & "EE" Planned Retail for the construction of 100,000 square feet of medical office space with one three-story and one two-story building with associated parking to include construction of a new public street across the rear of the existing Bob Evans site.

Director of Development Goetzman stated that he attended a meeting at the site with Trustee Winkler, Administrator Celarek, County Commissioner Todd Portune, Todd Kinskey from Hamilton County Regional Planning Commission and representatives from Commissioners Pepper and Commissioner DeWine's offices, and approximately a half dozen residents, to review the proposed plan and hear the concerns of the residents. The main concerns regarding the project revolve around grading issues within the ODOT right-of-way, conservation of the creek, traffic issues associated with the projected, detention basin, issues involving the roof being pitched or flat, and placement of mechanicals on the building. The developer has agreed to limit the mechanicals on the rooftop. Mr. Goetzman recommended that the condition of the RZC approval governing the roof could be modified to state that no HVAC mechanical equipment or back-up power generators be located on the roof of the building or buildings, such equipment shall be fully enclosed within the building or located outside on the ground in an enclosed area surrounded by a fence or wall constructed with similar materials as the exterior of the building and that no such mechanical areas shall be located within 100 feet of adjacent residential property line. The two other issues that were addressed were the traffic issues and creek and detention issues. Mr. Goetzman indicated that it was generally agreed that drainage issues would be handled during the appropriate agency reviews, and that traffic would largely be handled by proposed ODOT and Township improvements. Right-of-way and grading issues were also addressed. Chairman Winkler stated the Township support of the I-74 Greenway. The developer proposed a "do not disturb area along I-74" be established. Chairman Winkler stated that she does plan to attend the hearing at the County on Wednesday with Director of Development Goetzman.

Fiscal Officer, Tom Straus, reported that TIF money has now been paid out to the schools in the following amounts: \$1,084,926.01 to the Northwest Local School District; \$2,918,896.97 to the Oak Hills Local School District; \$236,786.01 to Great Oaks; and \$334,238.25 to the City of Cincinnati Schools. The Township will pay rollback taxes to the schools in the amount of \$598,897.07. Currently the Township has approximately \$11 million dollars in total unencumbered funds and approximately \$7 million dollars in unencumbered funds in the General Fund.

Township Attorney, Frank Hyle, stated need for a resolution declaring 5920 Cheviot Road and 3562 Jessup Road (550-0083-0281 and 550-0083-0184), a nuisance and directing the Township Attorney to notify the owners of the property of this resolution

RESOLUTION #08-0825-E

Chairman Winkler moved to pass a resolution declaring property located at 5920 Cheviot Road and 3562 Jessup Road (550-0160-0281 and 550-0160-0184) a nuisance and directing the Township Attorney to notify the owners of the property of this resolution. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

Administrator, Kevin Celarek, announced that the 5K Sophie's Angels Run will take place on September 28, 2008 at 1:00 p.m. He also reported that many Township residents have received a letter from IGS Energy. He wanted to point out that the rate being offered by IGS is substantially higher

than the Township's natural gas aggregation provider (Integritys) is offering.

Director of Public Services, Fred Schlimm, reported that the Public Services Department is beginning to prepare for winter snow removal and is currently waiting to hear what the price of salt will be for this year. Snow removal route drivers will be participating in the Snow Plow Rodeo coming up in September. He also stated that the time it takes to complete a route is taking longer and therefore he is looking at how to add one additional snow plow route this year in order to service streets a little sooner. Mr. Schlimm announced the final Movie in the Park will take place this Saturday, August 30, 2008 at Kuliga Park. "Enchanted" is a family oriented movie and will begin at dusk.

Director of Development, Adam Goetzman, thanked Fred Schlimm and the Public Services Department for their efforts in taking care of the nuisance on Cheviot Road and getting the inoperable vans removed.

Fire Chief, Doug Witsken, thanked Mack Fire, Inc. for their donations this year.

Police Chief, Bart West, discussed the rules for stopping for school buses. Chief West stated that when a school bus is loading or unloading and you are going in the same direction as the bus you must stop. If you are going in the opposite direction of the bus you must stop unless there are four or more lanes on the roadway or it is a divided highway. Chief West stated that the fine for breaking this law can be up to a \$500.00 fine and/or a suspension of your driver's license. Chief West recommended that this information be placed in the next edition of the Township newsletter. Chief West thanked Lt. Mike Horton who had done a fantastic job in filling beats manned by County Sheriff's patrols with as little overtime costs as possible. Chief West then reported on a couple of burglary arrests.

Lt. Mike Horton, Hamilton County Sheriff's Department, reported on a shoplifting incident that occurred at the K-Mart on Harrison Avenue. The Sheriff's helicopter searched the area for about an hour looking for the suspect. It was later discovered that the suspect had made it to his vehicle and witnesses were able to provide a partial license plate number. The suspect was apprehended at his home shortly thereafter.

Trustee Upton announced that there are now three places in Green Township to play tennis. Residents can play at the new tennis courts at Oak Hills High School when they are not in use by the school, and can also use the track. Tennis courts are available at Kuliga Park and the Township also has an agreement with LaSalle High School that residents may use the tennis courts there also when they are not being used by the school.

The next regular meeting of the Board of Trustees will be held on Monday, September 8, 2008 at 5:30 p.m.

Trustee Linnenberg moved to adjourn the meeting. Trustee Upton seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye. Meeting was adjourned 6:18 p.m.