

The regular meeting of the Green Township Board of Trustees held on October 13, 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 Linnenberg moved to approve the minutes for the regular meeting of September 22, 2008. Chairman Winkler seconded the motion and all voted aye.

PUBLIC HEARING TO ESTABLISH THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PRIORITIES

GREEN TOWNSHIP SENIOR CITIZENS CENTER COMMUNITY DEVELOPMENT BLOCK GRANT

The Green Township Senior Center Improvements Project that the Township is presently applying for CDBG funding for is the third phase of improvements at the Senior Center to be funded by CDBG. The present project is to include the remodeling of all bathrooms, replacement of all draperies, construction of a patio at the rear of the Center, and landscaping around the new patio area.

This project is the only priority Green Township is considering for the upcoming CDBG funding round.

A second public hearing will be held on October 27, 2008 at 5:30 p.m. during the regularly scheduled Green Township Board of Trustees meeting at the Green Township Administrative Complex.

COST ESTIMATE

Remodeling of bathrooms	\$25,000.00
Patio	\$10,000.00
Landscaping for patio	\$ 5,000.00
Draperies	<u>\$30,000.00</u>
Total	\$70,000.00

RESOLUTION #08-1013-A

Trustee Upton moved to pass a resolution approving application for the Community Development Block Grant (CDBG) for the purpose of improvements to the Green Township Senior Center. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

RESOLUTION #08-1013-B

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 #08-1013-C

Trustee Upton moved to pass a resolution accepting the amounts and rates as determined by the Hamilton County Budget Commission for 2009. Chairman Winkler seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

RESOLUTION #08-1013-D

Chairman Winkler moved to pass a resolution to adopt the Amended Resources for year 2008. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

RESOLUTION #08-1013-E

Trustee Upton moved to pass a resolution to add two additional rate charges for the 2009 and 2010 Lodge rentals. An additional rate would be charged at \$425 for an inside wedding ceremony. If small parties are requested for the Ballroom and the Ballroom is divided the charge would be for Ballroom A (with window) the same as the Mulberry Room and for Ballroom B (with fireplace) the same charges as the Westpoint Room. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

RESOLUTION #08-1013-F

Trustee Linnenberg moved to pass a resolution to hire Joseph Smith as Police Officer/Constable at the salary of \$48,390.00 as specified in the current Collective Bargaining Agreement. Effective starting date will be determined. Chairman Winkler seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

Fiscal Officer Straus swore in Officer Joseph Smith. Officer Smith

introduced his family and friends that were present.

RESOLUTION #08-1013-G

Chairman Winkler moved to pass a resolution to approve the development agreement with Good Samaritan Hospital, Duke Realty Services, Inc. and Western Ridge Development concerning the 32 acre tract on Harrison Avenue for the development of a significant health care facility with future commercial uses and authorizing the Township Administrator to execute the agreement. Trustee Upton seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

RESOLUTION #08-1013-H

Chairman Winkler moved to pass a resolution to declare 3237 Blue Rock Road a nuisance effective September 26, 2008 per condemnation order by the Hamilton County Board of Health under Section 505.86 of the Ohio Revised Code that provides that the Trustees can declare the removal of a building declared unfit for habitat by the Board of Health. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

RESOLUTION #08-1013-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. 5407 Heather Court (550-0132-0147), Motion made by Trustee Linnenberg and seconded by Trustee Upton. All voted Aye.
2. 4167 Quakerhill Drive (550-0112-0011), Motion made by Chairman Winkler and seconded by Trustee Linnenberg. All voted Aye.
3. Sally Court (550-0281-0221, 0222, 0223, 0224, 0225, 0226, 0227, 0228, 0229, 0230, 0231, 0232, 0233, 0234, 0236, 0239, 0240, 0241, 0244, 0245, 0246, 0249, 0250, 0251, 0253), Motion made by Chairman Winkler and seconded by Trustee Upton. All voted Aye.
4. 5637 Samver Road (550-0010-0153), Motion made by Chairman Winkler and seconded by Trustee Upton. All voted Aye.

The Ohio Department of Liquor Control has sent notice of application from: Terri J. Thornton for Releaf Sports Bar, Inc., 5963 Cheviot Road, Cincinnati, Ohio 45247. Police Chief West had no objection. The Trustees will not request a hearing.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Zoning Appeals has scheduled a public hearing for Wednesday, October 15, 2008 at 1:00 p.m. in Room 805B Hamilton County Administration Building, 138 E. Court Street, Cincinnati, Ohio 45202.
 - a. Case # Green 2008-17, applicant is MSA Architects for Oak Hills Local School District, 3200 Ebenezer Road, for the approval of a Conditional Use Certificate for additional grandstands for the existing baseball field on the property in question.

Development Director Goetzman gave a brief overview of the proposed project. The applicant was not present.

RESOLUTION #08-1013-J

Chairman Winkler moved to pass a resolution recommending approval of Case # 2008-17 to the Hamilton County Board of Zoning Appeals. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

- b. Case # Green 2008-18, applicant is Dennis Yavorsky, 6399 Suehaven Court, for the approval of a Home Occupation with occasional sales from the property in question.

Development Director Goetzman gave a brief explanation of the limited retail sales from the property in question. The applicant's daughter was present to answer any questions from the Board.

RESOLUTION #08-1013-K

Trustee Linnenberg moved to pass a resolution recommending approval of Case # 2008-18 to the Hamilton County Board of Zoning Appeals. Trustee Upton seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

2. The Rural Zoning Commission will have a public hearing on October 16, 2008 at 1:00 p.m. Hamilton County Administration Building, 138 E. Court Street, Cincinnati, Ohio 45202 to approve a request for a

major adjustment for a Planned Unit Development concerning:

- a. Case # Green 2008-06, applicant is Bill Davin for Glenway Redevelopment to add a 4,287 square-foot restaurant building on the northern half of the site, to construct a third 5,600 square-foot retail building in the center of the site and add one additional freestanding sign to the development. Location is 6475 Glenway Avenue on the west side of Glenway, north of Childs Avenue and south of Karen Avenue (Book 550-0120-0409 and 0411).

Development Director Goetzman as well as the applicants, Allan Wallander and Bill Davin, DW Real Estate, each gave a brief presentation of the proposed project.

The Board discussed the following issues related to the project: Elimination of the sidewalk connecting the dead-end of North Glen with Glenway Avenue, the addition of an additional site sign, dumpster enclosures and landscaping, building plans and site landscaping.

The developers stated that they had closed on the property and that demolition is scheduled to begin by the end of October.

RESOLUTION #08-1013-L

Chairman Winkler moved to pass a resolution recommending approval of Case # 2008-06 to the Hamilton County Rural Zoning Commission subject to the following addition conditions: 1. That all applicable conditions placed on the site in the approval of Case # 2007-05 Glenway Avenue Redevelopment and the subsequent Major Modification remain in effect except as modified; 2. That a segment of sidewalk be constructed on the north side of the property across the entire frontage of Karen Avenue; 3. That the new (2nd) retail "strip" building be constructed in conformance with the building elevation plans previously submitted and approved; 4. That the Chick-fil-A building be constructed in conformance with the building elevation plans submitted; 5. That a detailed internal site landscaping plan be submitted for the entire site that conforms to the minimum requirements of the zoning resolution, and provides site landscape treatments for each building in all permeable areas adjacent to the buildings; 6. That the Detailed Planting Plan (Modification to approved PUD dated 09-18-08) modified to include three landscape islands on the Glenway Avenue frontage, two at 10' wide and one a minimum of 18' wide in which a freestanding monument sign may be located, and that each 10' island shall include one canopy tree and the 18' island shall contain 2 canopy trees; 7. That all dumpster enclosures be constructed of mason split face block painted to match the retail buildings or with a brick veneer, with solid doors; 8. All dumpster enclosures should be screened from view from the street, parking areas, and adjacent residential lots with evergreen shrubs; 9. That all free standing monument signs on the property be constructed with a brick and stone base to match the elevation material of the onsite buildings and in accordance with the elevation plan submitted; 10. That each sign shall be located in a landscape bed at least twice the size of the sign; 11. That the signs located at the corners of Childs Avenue and Karen Avenue be limited in size to 75 square feet for multi-tenant signs and 60 square feet for single tenant signs at an overall height of no more than 10 feet; and 12. That an additional third freestanding sign be permitted at a maximum of 50 square feet for a multi-tenant sign or 30 square feet for single tenant sign with an overall height limit of 8 feet. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

RESOLUTION #08-1013-M

Trustee Linnenberg moved to pass a resolution to request that the Hamilton County Commissioners consider vacation of the North Glen/Glenway Avenue sidewalk right-of-way. Trustee Upton seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

Fiscal Officer, Tom Straus, stated during the last three weeks, as the markets have fluctuated, he has spoken to our bank numerous times and confirmed that the Township's collateral is secure, however, bond interest rates are down 80 to 90 basis points over the last year. Estate taxes could go down because the stock market has gone down over 40% in the last year. The Township also has to worry about the negative impact of declining real estate values, foreclosures, and non-payment of taxes. Fiscal Officer Straus stated that the State budget is 3 billion dollars in the red, which is the worst budget deficit since the depression. The Township currently has \$12.1 million dollars in unencumbered funds, \$7 million dollars in the General Fund, and approximately \$2.5 million dollars in TIF Funds.

Township Attorney, Frank Hyle, stated that he has nothing to report.

Administrator, Kevin Celarek, stated that residents will begin receiving the Green Township newsletter later this week. He also reported that the Hamilton County Engineer's Office has informed us that new Rybolt Road will be called Rybolt Road and the existing Rybolt Road will be called Old Rybolt Road. Mr. Celarek announced that a representative from Integrys Energy will be at the October 27, 2008 Trustees Meeting to give a report on the Natural Gas Aggregation program.

Asst. Director of Public Services, Butch Nanney reported on behalf of Director of Public Services, Fred Schlimm. Mr. Nanney reported that crews are still out on the roads picking up tree limbs and branches from the wind storm in September. Township roads have been completed and crews are now working on County and State roads. The Reemelin Road and Kuliga Park sites have been closed for yard waste drop off. Yard waste drop off has returned to its normal service from Rumpke at Kuliga Park on Saturday and Sunday from 11:00 a.m. to 5:30 p.m.

Chairman Winkler asked Mr. Nanney to look into the possibility of extending hours at Kuliga Park for yard waste drop off since there is still a great deal of debris all over the Township.

Trustee Linnenberg asked Mr. Nanney how much more difficult is it to pick up on County Roads versus Township Roads. Mr. Nanney stated that pick up on a Township Road requires only a four man crew, however, due to traffic issues, pick up on a County road requires a six man crew because two flaggers are needed for traffic control, also signage needs to constantly be moved. Mr. Nanney stated that the Township does still have some seasonal workers that are helping with debris removal. Administrator Celarek added that the Township is not allowed to be holding up traffic on busy roads during rush hour, so that does shorten the amount of available time for pick up.

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

Asst. Chief, Jim Rutenschroer reported in Fire Chief, Doug Witsken's absence. Mr. Rutenschroer reported that Chief Witsken has completed all the necessary paperwork for the Township's reimbursement from the Federal Government for the deployment of Capt. Ed Thomas to areas hit by recent hurricanes. The reimbursement to the Township will be \$20,172.87. This includes straight time, overtime pay and the cost of benefits during the deployment. Chief Rutenschroer also reported that on September 20, 2008 Lt. Rick Bell and Lt. Russ Ruberg attended the IAFF Fallen Firefighters Memorial in Colorado Springs, Colorado. Rick and Russ attended as representatives of the department's color guard. They took part in the 659 person color guard at the memorial service. Also attending was full-time firefighter Don Patterson who lost his finance Capt. Robin Broxterman in the fatal Colerain Township fire on April 4, 2008. The employees attended the memorial service on their own time and at the expense of the Union.

Police Chief, Bart West, announced that Barb Alyward, who just returned from DARE instructor training in London, Ohio was selected as the Most Outstanding Student at DARE school. Chief West also reported that the Township has just acquired its first Automatic License Plate Recognition System which will be a very beneficial piece of equipment. The Hamilton County Sheriff's Office also purchased one for use in Green Township. The system is designed to automatically read every license plate that the officer passes and automatically runs it. If it detects a plate of someone who is wanted by police, the officer will be alerted. In the City of Cincinnati they have been getting approximately 7 - 8 hits per 8 hr. shift. This new technology in Green Township is exciting, effective, and was purchased with TIF Funds. Chief West thanked the Board for their support of this purchase and thanked the County Sheriff's Office for purchasing their system with drug forfeiture money. Chief West introduced Officer Troy Biggs from the Hamilton County Sheriff's Office who will be reporting in the absence of Lt. Mike Horton.

Officer Troy Biggs, on behalf of Lt. Mike Horton of the Hamilton County Sheriff's Department, stated that he had nothing to report.

Trustee Tony Upton asked if Automatic License Plate Recognition Systems will eventually be able to be installed on every Township police cruiser. Chief West stated that it could take some time to acquire one for each cruiser.

Continuation of the North Glen II Lighting District Hearing: Development

Director Goetzman noted that the North Glen II Lighting District hearing had been continued from the last Trustees Meeting due to potential opposition. Mr. Goetzman stated the Township did not receive any additional information or signatures related to continued opposition to the district. Therefore, with over 60% in favor of the lighting district on the original petition, Mr. Goetzman recommended approval. No opposition was present.

RESOLUTION #08-1013-N

Chairman Winkler moved to pass a resolution declaring a necessity for artificial lighting of streets and public ways R.C. 515.06 North Glen II Lighting District. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye.

Trustee Upton asked Asst. Director of Public Services if FEMA has declared Ohio a disaster after the September 14, 2008 wind storm. Mr. Nanney stated that they are still waiting for a decision. If approved by the government it would be considered a Category B, which means that FEMA would pay for the overtime, reimbursement for hours Township vehicles were used, and the cost of any rented equipment.

Chairman Winkler stated that she has received many letters of thanks for the efforts of the Township in helping to remove tree limbs and branches from the wind storm last month.

Chairman Winkler recognized two Boy Scouts that were present. Alex Steffen from Troop #444 and Jeff Martin from Troop #471 both working on their Communications merit badge.

Chairman Winkler read several thank you letters.

The next regular meeting of the Board of Trustees will be held on Monday, October 27, 2008 at 5:30 p.m.

Chairman Winkler moved to adjourn the meeting. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Upton: Aye; Chairman Winkler: Aye. Meeting was adjourned at 6:31 p.m.