

The regular meeting of the Green Township Board of Trustees held on January 14, 2013 was called to order at 5:00 p.m.

Roll Call: Chairman Boiman, present; Trustee Rosiello, present; Trustee Linnenberg, present; Fiscal Officer Straus, present.

Chairman Boiman made a motion to recess into Executive Session for the purpose of discussing personnel issues and sale of property. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye. The meeting was recessed at 5:00 p.m.; reconvened at 5:30 p.m.

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

Trustee Rosiello moved to approve the minutes for the regular meeting of December 10, 2012. Trustee Linnenberg seconded the motion. All voted Aye.

Chairman Boiman announced there were Boy Scouts from two troops present at the meeting. Troop 98, The United Methodist Church and Troop 850, St. Ignatius.

Chairman Boiman announced that since this is his first meeting as Chairman he would like to announce his top five priorities for 2013: 1. Making sure that school safety is a priority in Green Township; 2. Continue Green Township's legacy of frugality and cost effectiveness; 3. Make sure that the Safety Service Renewal Levy for the police and fire departments passes in the fall; 4. Upgrade Township employee wellness efforts to improve productivity and reduce health care costs; and 5. Continue the quality of services provided to the residents of Green Township.

Trustee Rosiello stated that as Vice Chairman he will do all he can to help the Chairman achieve all of his goals for 2013.

RESOLUTION #13-0114-A

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

RESOLUTION #13-0114-B

Chairman Boiman moved to pass a resolution approving the Estimated Resources for 2013. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0114-C

Chairman Boiman moved to pass a resolution to approve the Annual Green Township Inventory for 2012. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0114-D

Chairman Boiman moved to pass a resolution to purchase a Horton ambulance for the Green Township Fire/EMS Department from the State of Ohio Purchasing Program for the sum of \$204,075.91. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Gary Dressler, Sidney Road, asked if funds for the purchase of the ambulance were coming out of TIF Funds or General Fund. Chief Witsken stated that the purchase will be coming out of TIF Funds.

RESOLUTION #13-0114-E

Chairman Boiman moved to pass a resolution authorizing internet usage for the Green Township departments to sell surplus equipment/property in 2013. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Gary Dressler, Sidney Road, asked for an explanation of the above resolution. Administrator Celarek explained that the resolution authorizes the Township to use the internet to sell surplus equipment.

RESOLUTION #13-0114-F

Chairman Boiman moved to pass a resolution declaring two computer workstations as surplus property and authorizing the sale of the computer workstations through the Hamilton County On-Line-Auction Service. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0114-G

Chairman Boiman moved to pass a resolution authorizing the donation of one skateboard, two scooters and ten bicycles from the Green Township Police Department to the Salvation Army. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0114-H

Chairman Boiman moved to pass a resolution to appoint Tony Rosiello, Kevin Celarek, Mike Kluener, Doug Witsken and Rocky Boiman to the Volunteer Fire Fighters' Dependents Fund Board of which Tony Rosiello will serve as Chairman and Doug Witsken will serve as Secretary. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0114-I

Chairman Boiman moved to pass a resolution to reappoint Joe Knab to the Green Township Board of Zoning Appeals with the new term expiring on December 31, 2017. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0114-J

Chairman Boiman moved to pass a resolution to reappoint Steve Rueve to the Green Township Zoning Commission with the new term expiring on December 31, 2017. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0114-K

Chairman Boiman moved to pass a resolution to approve the 2013 Athletic Field Permit Rate Recommendations for the Green Township Park Athletic Fields. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

The Trustees and Director of Public Services presented information about the above resolution regarding charging teams for the use of athletic fields in Green Township.

Gary Dressler, Sidney Road, stated that he appreciates the fact that the Trustees decided to charge a flat rate, instead of an hourly charge, for athletic field usage.

RESOLUTION #13-0114-L

Chairman Boiman moved to pass a resolution authorizing a rental agreement with Sara Hart for property at 3887 Ebenezer Road. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #13-0114-M

Chairman Boiman moved to pass a resolution authorizing a lease agreement with Beau Vita for property at 5195 North Bend Road. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

RESOLUTION #12-1210-N

The following property was declared as a nuisance. The Township Attorney was directed to notify the owner of the property listed below of this resolution:

1. Hader Avenue (550-0061-0453), (550-0061-0454), (550-0061-0455), and (550-0061-0456)), Motion made by Chairman Boiman and seconded by Trustee Linnenberg. All voted Aye.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of County Commissioners will hold a public hearing on January 16, 2013 at 11:30 a.m. at the Hamilton County Administration Building, 138 East Court Street, Room 605B, to hear the following case:
 - a. Case # Green 2012-03, Filview Daycare, Greg Davis, Applicant, Robert B. and Mary Ann Weidner, Owners, for approval of a Major Revision to an existing EE Planned Retail District to replace a portion of an existing development plan for Case # Green 2006-02, Legacy Place, to construct a 10,000 square foot daycare building and 10,500 square foot gymnastics building with 97 parking spaces and two access drives onto Filview Circle.
2. The Hamilton County Rural Zoning Commission will hold a public hearing on January 24, 2013 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear the following case:

- a. Case # Green 2013-01, On the north side of Harrison Avenue, approximately 150' southeast of the Westwood-Northern Boulevard and Harrison Road intersection, Francis Niehaus, Applicant, 5600 Harrison Avenue LLC, Owners, for approval to construct up to three office/retail buildings with 5,000 square feet retail, 22,500 square feet office, 99 parking spaces, one access drive onto Westwood-Northern Boulevard and two access drives onto Harrison Road.

Development Director, Adam Goetzman, gave an overview of the property, identifying the property as the "hole" located near the corner of Westwood-Northern Boulevard and Harrison Avenue, across the street from Drew Avenue. He noted that the applicant purchased property mid-year and found fill material locally and began to grade the property in such a way that it would precede development and the formal zone change process.

The property is designated on the Green Township Land Use Plan with a Neighborhood Retail use, which is low intensity neighborhood oriented businesses, low intensity referring to the impervious surface area or the amount of area on the property that rain can penetrate. Less than 60% coverage is considered low intensity, and this project is right at that level. Mr. Goetzman showed several photos of the site, including views prior to clearing, noting that the clearing has improved visibility along Harrison Avenue.

After the general site overview Mr. Goetzman discussed particular aspects of the proposed development. The site will contain one to three buildings totaling approximately 12,000 sq.ft. of building footprint that will permit mixed use commercial space. The total square footage of development on the site and the final distribution of permitted commercial uses on the site will be based on the total parking provided and how the 99-car parking spaces are allocated. The buildings will be oriented to Harrison Avenue, with lower level on-grade or walkout access facing Westwood Northern Boulevard. He noted that the applicant, Fran Niehaus, was present and that his law and financial planning practice will likely be the main tenant in the first building.

Site access was also discussed. The proposal is for two curb cuts on Harrison Avenue. The Hamilton County Engineer has endorsed the two curb cuts. One may be a right-in, right-out; or a right-out only. That has yet to be determined.

Mr. Goetzman stated that while the plan originally called for up to 11 signs totaling approximately 720 sq.ft. to be installed on the property, he had several conversations with the applicant and they had reviewed signage and compliance with the recommendations of the Harrison Avenue Corridor Plan in detail and agreed that the site should have a reduced number of freestanding signs totaling only 300 sq.ft. in size, and that minimal signage should be permitted on the buildings facing Westwood-Northern Boulevard, he also noted that on-site directional signs should be permitted to contain the names of the businesses located on the property if they meet all other standards.

He stated that a Hamilton County Regional Planning Public Staff Review Conference held on November 8, 2012 at the Township building and the Hamilton County Regional Planning Commission on January 3, 2013, did approve the project with conditions.

Prior to providing an overview of his written recommendations for the site, Mr. Goetzman noted that the goal of the Harrison Avenue Corridor Plan was to lay the groundwork for future development on Harrison Avenue, and that his recommendations were designed to aid in compliance with the Corridor Plan, and that his recommendations both modified several of the Planning Commission's recommendations and supplemented them. He recommended several changes to conditions related to signage, and he also noted that landscaping and buffering are critical elements on the corridor, and that allowing the required landscaping to be distributed throughout the side would be desirable and that a minor building encroachment could be handled with proper project phasing. He stated that the two curb cuts on Harrison Avenue had been preliminarily reviewed by the Hamilton County Engineer's Office, and that sidewalks should also conform to the Hamilton County Engineer's standards.

Fran Niehaus, and his brother, John Niehaus, were present to answer any questions from the Board.

John Niehaus, Michael Anthony Lane, stated that the project Traffic Engineer, Jack Pflum, had just called him that afternoon and raised the

concern about plantings adjacent to the right-of-way and sight-distance at the Harrison Avenue/Westwood-Northern Boulevard intersection. John provided an overview of several specific aspects of the development, including building design, retention basin location and design and site signage.

Trustee Rosiello asked John Niehaus what his plans are for that building as far as other tenants. Mr. Niehaus stated that in the first building that Fran Niehaus will occupy the first and second floor. The lower level would be for rent.

Trustee Rosiello asked what the timeline is for construction of the second or third building. Mr. Niehaus stated that signage will be going up advertising lot availability.

Trustee Rosiello asked about the possibility of sidewalks on the site. Development Director Goetzman stated that sidewalks on Harrison Avenue will be maintained. Sidewalks could be added in conjunction with the redevelopment of the overall site or construction on the adjoining properties.

Gary Dressler, Sidney Road, asked if there is any guarantee that the architecture from the first building will be carried through on any future buildings on the site. Development Director Goetzman stated that quality of building materials and roof form would be required for any future buildings on the site. John Niehaus stated that any future buildings on the site will have quality of character to them.

Kathy Otten, 5533 Harrison Avenue, asked about the signs and landscaping requirements.

RESOLUTION #13-0114-O

Chairman Boiman moved to pass a resolution recommending approval of Case # Green 2013-01 to the Hamilton County Board of County Commissioners subject to the following recommendations: 1. That the total building footprint developed on the site shall not exceed a maximum of 15% of the total net site area as calculated after required right-of-way dedications; 2. That the third building constructed on the site may be permitted to encroach into the 20' wide landscape buffer (south property line) adjacent to 5562 Harrison Avenue by no more than 115 square feet; 3. That the exterior of the first building constructed on the property be constructed in substantial conformance with the building concept elevation plans presented to the Regional Planning Commission on January 3, 2013; 4. That the predominate exterior building material (greater than 60%) for all buildings constructed on the site should be brick stucco, wood, natural stone, smoked or non-reflective glass or tinted/textured CMU or similar materials; 5. Any existing sidewalk on Harrison Avenue damaged or removed during construction should be repaired or replaced to maintain pedestrian access on Harrison Avenue; 6. The installation of any sidewalks required by the Hamilton County Engineers office for the property frontage on Westwood-Northern Boulevard should be phased in such a way that no public sidewalk west of the project entrance shall be constructed prior to the construction of the last building on the site, or in conjunction with, redevelopment on adjacent properties; 7. That any on-site directional signage be installed in conformance with Section 13-9 (n) of the Zoning Resolution, be permitted to contain the name of the referenced business located on the property; 8. That a minimum 5' wide landscaped buffer be permitted on the Harrison Avenue frontage, provided a 10' wide landscaped area is provided between parking areas (located on the Harrison Ave. frontage) and any building constructed on the site. The minimum required Streetscape landscape buffer material may be distributed throughout the Harrison Avenue frontage. The following are suggested revisions to conditions approved by the RZC on January 3, 2013: 1. That the site shall be permitted up to a total of four freestanding signs identifying businesses on the property totaling a maximum of 300 square feet. Up to 3 signs shall be permitted on the Harrison Avenue frontage (one per parcel as shown on the site plan) and one shall be located on the Westwood-Northern frontage adjacent to the entrance. No single sign shall be larger than 75 square feet in size. Or that a Localized Alternative Sign Regulations (LASR - Plan) be established for the property; 2. That the maximum height of freestanding signs shall be 12 feet high as measured from the crown of the road adjacent to the sign (Harrison Avenue/Westwood-Northern Blvd); 3. That building mounted signage be permitted only on the elevation of the buildings facing Westwood-Northern Boulevard for uses having their principle entrance on the north façade (lower) of the building. Signage to be calculated at a rate, not to exceed .75 square foot of sign surface area per foot of building frontage occupied by the tenant space, with no sign being larger than 20 square feet in size; 4. That a landscaping plan showing all required landscape material in

compliance with Sections 12-6, 14-7 and 14-8 of the Zoning Resolution be submitted as part of the Zoning Compliance Plan, required landscape material shall be permitted to be distributed throughout the site where necessary to ensure proper growth and to maximize visual impact, provided the underlying integrity of buffer areas are preserved; 5. That 30-foot access easements for future vehicular use shall be permitted along the eastern and western property lines to allow the adjacent properties to connect to the subject site, if/when this property were to redevelop for commercial use. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Fiscal Officer, Tom Straus, reported that for the year 2012 the Township received approximately \$39.7 million dollars and expended approximately \$38.9 million dollars. In regards to the General Fund, the General Fund was up \$6.4 million dollars, compared to \$4.8 million dollars in 2011. The main reason for the increase was that the Estate Tax income was up to \$3.1 million dollars. \$66,000 was received from the JEDD. EMS billing went from \$365,204 to over \$1 million dollars last year. He also reported that revenue from the Local Government Fund has dropped from \$1.1 million dollars in 2007 to approximately \$600,000. Interest income has gone down dramatically due to low interest rates. It dropped from \$750,000 in 2007 to \$145,000 in 2012. The Nathanael Greene Lodge income was down. Fiscal Officer Straus explained the impact of revenue cuts that have occurred over the last several years. He also reported that General Fund expenses have gone up dramatically from \$3.6 million dollars in 2009 to \$5.4 million dollars in 2012. Much of that increase is due to the fact that the Fire Department levies cannot fully support the Fire Department. Fiscal Officer Straus stated that major cuts in revenue from the Local Government Fund and Ohio Estate Taxes will have a dramatic effect on the Township's budget by 2015.

Trustee Linnenberg stated that he believes that the Township has done an excellent job of trying to maintain costs by eliminating six full-time positions. Non-union employees are now on their third year of no raises. Police, Fire and Public Services Department union employees have all accepted 0% raises for three years in their current contracts. Employees are currently paying 15% of their health care benefits. Trustee Linnenberg stated that the Trustees have done a good job trying to control costs and should thank all of the employees for understanding the need for 0% raises. Trustee Linnenberg stated that even though costs associated with maintaining quality services in Green Township go up. Those services still need to be maintained.

Fire/EMS Chief, Doug Witsken, stated that the Fire Department budget has remained steady at \$7.4 million dollars for three straight years due to steady financial planning and cost saving measures.

Fiscal Officer Straus stated that 60% of the General Fund revenue will be lost due to the elimination of the Ohio Estate Tax, cuts to the Local Government Fund, and the cuts to the Tangible Personal Property Tax. In addition, the amount of interest income that the Township is able to generate on its investments has been severely impacted by low interest rates.

Chairman Boiman stated that other communities of similar size have much larger personnel numbers than Green Township. He stated that in 2012 West Chester Township has 143 Fire/EMS personnel; Colerain Township has 187 Fire/EMS personnel; and Green Township has only 91 Fire/EMS personnel. He stated that Green Township is doing more work with less people than other similarly sized communities.

Administrator Celarek stated that of the 91 Fire/EMS personnel in Green Township, half are full-time and half are part-time employees. He also stated that due to the fiscal conservancy of the Trustees, the Township has \$10 million dollars in savings in the General Fund.

Gary Dressler, Sidney Road, stated that he pays 40% of his health care costs and stated that Township employees paying 15% of their health care costs are still getting a very good deal.

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

Township Administrator, Kevin Celarek, reported that there will probably be an Annual Report coming out later on in the spring. He also reported that there was an article in the newspaper today about Mercy Hospital West begin on track to open in October of 2013. It will be 650,000 sq.ft. in size, have 250 beds, and will provide approximately 1,000 jobs. This project is a \$300 million dollar investment for Mercy.

Director of Public Services, Joe Lambing, stated that he had nothing to report.

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

Police Chief, Bart West, reported that due to some changes in the pension system, the Police Department had two officers retire effective December 31, 2012. He congratulated Lt. Vince Cerchio and thanked him for his 27 years of service, and congratulated Sgt. Gary Wilhelm and thanked him for his 30 years of service. Police Chief West reported that after the school shooting incident in Connecticut he contacted each one of the Trustees regarding school safety. Chief West reported that the Police Department has started daily patrols in each of the 17 schools in Green Township. Those patrols are providing a more visible presence and are also helpful in having the officers become more familiar with each of those 17 school buildings. Police Chief West stated that some additional equipment will be purchased that will allow the Police Department to respond more effectively in the unfortunate event of a school shooting incident. They are also providing additional training for all Police Officers in conjunction with the schools.

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

Trustee Rosiello announced that the Board is going to see if residents and businesses in Green Township would like to support another concert/fireworks event on July 3rd, 2013. Information requesting donations will be going out shortly. Trustee Rosiello also reported that he, along with Joe Lambing and Adam Goetzman, recently had a conference call with Charlie Frank of the Cincinnati Reds Community Fund trying to find a project in Green Township that the Reds and P&G could help out with. If the Township's application is accepted, the Cincinnati Reds Community Fund may install a field at Covedale School.

Chairman Boiman thanked Trustee Rosiello for his leadership in getting an application going to the Cincinnati Reds Community Fund.

Chairman Boiman announced that at their Trustees Meeting in December they decided to switch to a different health care broker, Sherrill Morgan. That decision has really paid off for the Township. Sherrill Morgan was able to save the Township \$220,000 this year in health care costs by making small adjustments and without dropping any coverage to employees.

The next regular meeting of the Board of Trustees will be held on Monday, January 28, 2013 at 5:00 p.m. The Board will adjourn into Executive Session from 5:00 - 5:30 p.m. and will reconvene at 5:30 p.m.

Trustee Linnenberg moved to adjourn the meeting. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye. Meeting was adjourned at 6:45 p.m.

ATTEST: