

The regular meeting of the Green Township Board of Trustees held on February 25, 2013 was called to order at 5:00 p.m. with the Pledge of Allegiance.

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 sale of property and personnel issues. Trustee Linnenberg 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.

Chairman Boiman stated that he is aware of recent controversy regarding the Cincinnati Metropolitan Housing Authority (CMHA) and the possibility of their acquisition of property on Westwood-Northern Blvd. Chairman Boiman stated that there is a court order from the Federal Government requiring that the Township accept 32 units of public housing. He further stated that Green Township fought this issue very hard and spent over \$150,000 in court costs to fight this issue. The Cincinnati Metropolitan Housing Authority is required to put 32 units of public housing in Green Township. Chairman Boiman stated that the Cincinnati Metropolitan Housing Authority will vote tomorrow evening on what site they will be choosing for the units in Green Township. Chairman Boiman stated that the Board has decided to allow fifteen minutes of discussion on this topic. He asked that Township residents be allowed to speak first and if there is time left then they will hear from non-residents.

Carol Pennington, 4207 Boudinot Avenue, spoke in opposition to allowing CMHA to purchase property on Westwood-Northern Blvd. citing declining property values if the project is build.

Jeff Espelage, 3311 Van Zandt, stated that there is already enough public housing in the area and that he is opposed to CMHA purchasing property on Westwood-Northern Blvd.

Barbara Ritsch, 3577 Lakewood Drive, stated that she has a son that lives on Van Zandt and feels that if CMHA buys property on Westwood-Northern Blvd. that the quality of the neighborhood will decline.

Dave Jennings, 3356 Van Zandt, stated that he e-mailed the Trustees with his concerns and asked if a property near the corner of Westwood-Northern Blvd. and Boudinot belonged to a relative of Trustee Linnenberg. Trustee Linnenberg stated that there is property near that that does belong to his uncle.

Bill White, 3276 Diehl Road, spoke in opposition to allowing CMHA to purchase property on Westwood-Northern Blvd. citing the possibility of declining property values and increased crime.

Gerhard Milkuhn, 4114 Boudinot Avenue, spoke in opposition to allowing CMHA to purchase property on Westwood-Northern Blvd. stating that he was under the impression that there would be some green space left there.

Anthony DeStefano, 3505 Reemelin Road, stated that he moved to Reemelin Road less than a year ago and that if he had known that there would be Section 8 housing going in just two blocks away from his home, he would have not purchased in Green Township.

Alexis Salsman, 3366 Van Zandt, stated that she moved to Green Township two years ago and spoke in opposition to allowing CMHA purchasing property on Westwood-Northern Blvd. citing the possibility of increased crime.

James McAtee, 3237 Van Zandt, spoke in opposition to allowing CMHA purchasing property on Westwood-Northern Blvd. stating that the population density of that area is already too high, and that the Township should be focused on creating areas of green space.

Mary Kuhl, 2436 Homestead Place, spoke in opposition to allowing CMHA to purchase property on Westwood-Northern Blvd. stating that the Township does not need additional multi-family construction.

Michelle Fern, 3276 Diehl Road, spoke in opposition to allowing CMHA purchasing property on Westwood-Northern Blvd. citing the possibility of increased crime.

Jeff Espelage, 3311 Van Zandt, inquired as to why the English Woods development was demolished and is now being rebuilt. Trustee Rosiello stated that he believed it was a change in thinking on the part of CMHA.

Daniel Doole, 3306 Augusta Avenue, spoke in opposition to allowing CMHA to purchase property on Westwood-Northern Blvd. citing the possibility of declining property values and that there is already a saturation of low income housing available.

Abigail Barlion, 3144 MaryJane, spoke in opposition to allowing CMHA to purchase property on Westwood-Northern Blvd.

Trustee Rosiello moved to approve the minutes for the regular meeting of February 11, 2013. Trustee Linnenberg seconded the motion. All voted Aye.

**RESOLUTION #13-0225-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 #13-0225-B**

Chairman Boiman moved to pass a resolution recognizing Mr. Forrest Herbert for his many contributions as a Green Township citizen. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Trustee Rosiello reported that on February 14, 2013 the Trustees recognized Forrest Herbert for his years of service to the community and announced that Forrest passed away today.

**RESOLUTION #13-0225-C**

Chairman Boiman moved to pass a resolution declaring a Hon 4 drawer letter size file cabinet and a Hon metal desk as surplus and authorizing the sale of these items on the Hamilton County Online Auction Service. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

**RESOLUTION #13-0225-D**

Chairman Boiman moved to pass a resolution to approve the hiring of the following Event Attendants for the Nathanael Greene Lodge: Karen Bergen \$8.50 per hour; Andrew Breiner \$8.50 per hour; Cody Frey \$8.50 per hour; Bernard Krull \$8.50 per hour; Chris Murphy \$8.50 per hour; and Rebecca Walker \$8.50 per hour. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Trustee Linnenberg stated that a nepotism policy was put in place last year. He asked his fellow board members if any of the above mentioned prospective hires are relatives of theirs. All stated that none of the new hires are related.

**RESOLUTION #13-0225-E**

Chairman Boiman moved to pass a resolution authorizing sale of one acre of real property off Edgewood Drive to Beau Vita. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Trustee Linnenberg stated that the sale of this one acre of property to Beau Vita will help them achieve the land necessary to build a proposed project.

Mike Ricke, President of Beau Vita, stated that Beau Vita is a charitable organization with the purpose of building residential homes for the developmentally disabled. The purchase of this property will give Beau Vita the necessary property to build 16 units of low rise, residential-style, single-family residential style units. Mr. Ricke stated that construction should begin next year.

**RESOLUTION #13-0225-F**

Chairman Boiman moved to pass a resolution authorizing and directing the Township Attorney to make application to Common Pleas Court for authority to dispose property held by Police Department. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

**RESOLUTION #13-0225-G**

Chairman Boiman moved to pass a resolution supporting request that a portion of right-of-way along Westwood-Northern Boulevard be vacated. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

**RESOLUTION #13-0225-H**

Chairman Boiman moved to pass a resolution authorizing a Joint Venture Agreement with Cincinnati Public School District. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Trustee Rosiello stated that both the Township and the Cincinnati Reds Community Fund will be contributing funds toward the construction of a baseball field at Covedale School with the stipulation that when the field is not being used by the school that it will be made available for public use.

Administrator Celarek made the following announcements:

1. The Hamilton County Rural Zoning Commission will hold a public hearing on March 21, 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 #2013-03 Filview Daycare, Applicant, Robert and Mary Weidner, Owners, for approval of Final Zoning Compliance Plan.

Development Director, Adam Goetzman, stated that the referenced zone change case was heard by the Trustees in December, 2012, and approved by the Hamilton County Commissioners on January 16, 2013. He noted that one of the conditions of the zone change resolution specifically required the applicant to come back to the Rural Zoning Commission for approval when they had final site and building plans for each phase of the project.

Development Director Goetzman gave an overview of the proposed project which includes two buildings; one will be a 10,000 sqft. daycare facility, the other being an 11,000 sqft. gymnastics center. Each building could potentially be developed as a separate phase. The developer of the daycare facility has submitted plans for their building. He stated that the plans are consistent with the previous review, when the applicant indicated that the building would essentially replicate an existing facility on West Fork Road. At the Trustees meeting in December there was some concern about what type of building would be constructed for the gymnasium building, and what the building would look like.

Mr. Goetzman noted that the builder of the gymnastics building provided a basic elevation of the building at the Trustees' meeting. The elevation addressed applicable development standards of the Harrison Avenue Corridor Plan, however there were no side elevations available. He recommended approval with conditions that would provide additional landscaping and buffering to help minimize the visual impact of the sides of the building. The builder has submitted a more detailed building plan. Mr. Goetzman noted that the front façade stone treatment shown on the rendering would be carried around to the sides of the building. Several large windows would also be installed on the side of the building. He noted that these design elements and the added landscaping adequately address the standards of the Corridor Plan.

Trustee Linnenberg asked what the time frame is for construction. Development Director Goetzman stated that pending approval both buildings will begin construction this year.

Mr. Goetzman noted that the issue would be on the agenda for review at the next Zoning Commission meeting to be held on March 21, 2013.

Fiscal Officer, Tom Straus, reported that the Township is finishing up the financial statements for the end of the year with Clark, Schaefer & Hackett. He also ran the numbers for the reappraisal of real estate and it was determined that the Township's levy income will drop approximately \$575,000 because property values decreased. He also reported that the Township purchased two \$250,000 CD's. One at 45 basis points and one at 88 basis points.

Township Attorney, Frank Hyle, was excused from the meeting.

Township Administrator, Kevin Celarek, reported that the rate for the Green Township Electric Aggregation Program will go down to 5.2 per kilowatt hour effective in March. He also reported that the Township will be sending out a newsletter in late April. That newsletter gives an annual report. He also reported that Green Township has begun its two year audit for the year 2011 and 2012. This audit is being done by Clark, Schaefer & Hackett. That audit should be completed in approximately one month.

Gary Dressler, Sidney Road, asked Administrator Celarek if the newsletter will only be on the website. Administrator Celarek stated that it will be a hard copy that will be mailed to each household in Green Township.

Gary Dressler, Sidney Road, stated that Duke Energy is trying to increase the price of delivering electric/gas to your home. Therefore, residents may see an increase in their gas/electric bill no matter which gas/electric provider they have chosen.

Tony Beck, 3310 Van Zandt, asked if there was a way to confirm if he is enrolled in the Township's Electric Aggregation Program. Administrator Celarek asked Mr. Beck to call Green Township Administration for that information.

Director of Public Services, Joe Lambing, reported that he has been trying to generate the road rehabilitation list for 2013, however, weather has not been cooperative. Mr. Lambing hopes to have that list ready for the Trustees Meeting on March 11, 2013.

Trustee Linnenberg read a thank you letter.

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

Police Chief, Bart West, gave a PowerPoint presentation on the Annual Statistics for 2012.

Director of Development, Adam Goetzman, stated that at the Trustees Meeting on March 11, 2013 he may be presenting an update on the Fran Niehaus Zone Change. Fran Niehaus will be in for his staff report for final site plan review for his building.

The next regular meeting of the Board of Trustees will be held on Monday, March 11, 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 Rosiello moved to adjourn the meeting. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye. Meeting was adjourned at 6:30 p.m.

ATTEST: