

The regular meeting of the Green Township Board of Trustees held on October 14, 2013 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Trustee Rosiello moved to approve the minutes for the regular meeting of September 23, 2013. Trustee Linnenberg seconded the motion. All voted Aye.

Chairman Boiman and Police Chief West presented a PowerPoint presentation regarding the Police Department, number of personnel, hiring eligibility requirements, beat structure, officer to population ratio, number of calls responded to each year, number of reports taken per year, number of tickets written per year, number of arrests made per year, and number of vacation checks performed per year.

Chairman Boiman reported that there are many cutbacks coming from the State of Ohio, including cuts in the Local Government Fund and the Ohio Estate Tax.

**RESOLUTION #13-1014-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 #13-1014-B**

Chairman Boiman moved to pass a resolution accepting the amounts and rates as determined by the Hamilton County Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor for 2014. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

**RESOLUTION #13-1014-C**

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

**RESOLUTION #13-1014-D**

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

**RESOLUTION #13-1014-E**

Chairman Boiman moved to pass a resolution adopting the Hamilton County Natural Hazard Mitigation Plan. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Chief of Fire & EMS, Doug Witsken, gave an explanation of the above listed resolution.

**RESOLUTION #13-1014-F**

Trustee Rosiello moved to pass a resolution authorizing execution of an easement agreement for private gate access to Kuliga Park. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Gary Dressler, Sidney Road, asked if the residents that are installing gates along the park fence understand that they are not to be in the park from dusk to dawn. Attorney Hyle stated that those residents do not have free access to the park and must adhere to all the park rules that exist.

**RESOLUTION #13-1014-G**

Trustee Rosiello moved to pass a resolution approving a Development Agreement and sale of real property with Neyer Properties LLC. Chairman Boiman seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

Attorney Hyle gave background information regarding the 5 ½ acres that the Township owns and will sell for \$1.7 million dollars. The closing will occur in the summer of 2014. At which point the Township will be paid \$1 million dollars toward the \$1.7 and will receive a promissory note secured by a mortgage for the back part of this property in the amount of \$700,000, with interest of 2%. The mortgage will be due by May 1, 2018, or earlier if Neyer Properties secures a tenant or end user for the rear portion of the development site, which may be a 30,000 sq.ft. medical/office building. The front property is going to include a 16,600 sq.ft building that will be built to suit. Mr. Schamot has received

Letters of Intent from Graeter's Ice Cream and Dewey's Pizza. There are covenants that are agreed to on these properties and if Neyer Properties buys additional Harrison Avenue property between the Township owned lot and going up towards Filview there will be cross-easements provided. If the property continues to develop up Harrison Avenue, the road network that's going to be installed will be subject to the additional adjoining property development and will be able to use the cross-easements. The Township is going to support this with the use of TIF Funds. Also, there will be a JEDD established on this site if Neyer Properties obtains additional properties to the north going towards Filview Circle. Neyer will agree to establish a JEDD on those sites as well. The Township has agreed to the development costs to support the public infrastructure improvements with TIF Funds in the amount of \$1 million dollars to support Phase I and the Trustees believe that this is a good idea because it does support economic development. The Township believes that this property and the properties surrounding it will increase in value, which will result in increased real estate taxes payable to the Township. The Township acknowledges that the property is being sold at a sum that is considerably less than what a previous Board paid for it. The Township paid \$2.72 million dollars and it is now being sold for \$1.7 million, but recognizing that the market conditions have changed. Legacy Place did not happen and the Board feels that it is time to move this property to bring some good restaurants into the Township.

Jeff Schamot, 2135 Dana Avenue, Neyer Properties, was present to answer any questions from the Board.

Trustee Linnenberg spoke about connectivity of the development.

Trustee Rosiello thanked Trustee Linnenberg, Adam Goetzman and Attorney Hyle for the work they have done to keep this project moving forward.

Chairman Boiman thanked Trustee Linnenberg and Attorney Hyle for their efforts in helping make this project a reality.

Gary Dressler, Sidney Road, asked about the amount of money being lost on the sale of the property that the Township purchased for \$2.72 million dollars. Trustee Linnenberg answered his questions.

#### **RESOLUTION #13-1014-H**

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. 4406 Homelawn Avenue (550-0111-0123), Motion made by Chairman Boiman and seconded by Trustee Rosiello. All voted Aye.
2. 4418 Homelawn Avenue (550-0111-0125), Motion made by Chairman Boiman and seconded by Trustee Rosiello. All voted Aye.
3. 3362 Kleeman Road (550-0074-0026), Motion made by Chairman Boiman and seconded by Trustee Rosiello. All voted Aye.
4. 3968 Race Road (550-0121-0311), Motion made by Chairman Boiman and seconded by Trustee Rosiello. All voted Aye.
5. 5235 Valley Ridge Road (550-0193-0119), Motion made by Chairman Boiman and seconded by Trustee Rosiello. All voted Aye.

The Ohio Department of Liquor Control has sent notice of application from:

- a. K Dots Family Restaurant LLC, DBA K Dots Family Restaurant, 3245 Westbourne Drive, Cincinnati, Ohio 45248. The police Chief had no objection. The Trustees had no objection.

Administrator Celarek made the following announcements:

1. The Hamilton County Rural Zoning Commission will hold a public hearing on October 17, 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 #2013-05 Walt Sweeney, Applicant and Wullenweber Motors, Inc., Owner, 6315 Harrison Avenue, for approval of a Localized Alternative Sign Regulations Plan.

Director of Development, Adam Goetzman, presented information about the proposed Localized Alternative Sign Regulation plan. He stated that he plan contained two separate elements. One part of the application related to the addition of a second permanent sign on the premises, the second element of the plan related to temporary point of sale displays. Mr. Goetzman recommended approval subject to conditions.

Gary Dressler, Sidney Road, asked about what the difference is between the balloons at the car dealership and the Liberty Tax Service costumed character in front of the Liberty Tax Service. Development Director Goetzman answered his question.

Francis Asam, North Glen Road, stated that she is opposed to extra balloons and signs for the Walt Sweeney location on Harrison Avenue.

**RESOLUTION #13-1014-I**

Chairman Boiman moved to pass a resolution recommending approval of Case Green #2013-05 to the Hamilton County Rural Zoning Commission subject to the following conditions: 1. That a second freestanding sign not to exceed 70 sq.ft. in size and 10.75' in height be permitted to be installed adjacent to the driveway (in conformance with the plans submitted), provided the sign is installed in a landscape bed at least 140 sq.ft. in size; 2. That the total freestanding signage on the site be limited to 250 sq.ft.; 3. That building mounted signage on the site be limited to a maximum of 149.5 sq.ft.; 4. If the existing 180 sq.ft. pylon sign is ever removed or replaced, any new freestanding sign on the property should meet all applicable size, height and setback requirements contained in the Zoning Resolution; and 5. That temporary displays be permitted for a period of six consecutive days (Tuesday-Sunday) for up to eight (8) times per year, said display to consist of the following items: up to three flags as depicted on the submission documents and up to fifty balloons when attached to cars displayed on the site, at a maximum rate of one balloon per every other car on the property. Trustee Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Rosiello: Aye; Chairman Boiman: Aye.

2. Green Township Cleanup Day will take place on Saturday, November 23, 2013 from 8:00 a.m. to 5:00 p.m. at Kuliga Park.

Trustee Linnenberg suggested making Cleanup Day an every other year, or every third year, event due to the cost of providing the service. Trustee Rosiello stated that it should be evaluated on a yearly basis.

Joe Lambing stated that items not accepted include tires, paint (oil or latex), and items containing Freon.

3. The Hamilton County Commissioners will hold a public hearing concerning the 2014 Hamilton County Budget on Tuesday, October 15, 2013 at 6:00 p.m. at the Green Township Administration Building, 6303 Harrison Avenue, in the Trustees Meeting Room.
4. The Green Township Trustees and Veterans of Foreign Wars of the United States, Green Township Post #10380, will host a Veterans Day Ceremony at Veterans Park on Monday, November 11, 2013 at 11:00 a.m. Everyone is invited to attend.
5. The next meeting of the Board of Directors of Green Township JEDD District III for Mercy Hospital West will be on Friday, October 18, 2013 at 7:45 a.m. at 6191 Harrison Avenue, Cincinnati, OH 45247.

Fiscal Officer, Tom Straus, reported that so far this year the Township has received \$37.8 million dollars and expended approximately \$31.8 million dollars. The General Fund has received approximately \$5 million dollars and expended approximately \$3.8 million dollars. So far this year the Township has received approximately \$2,830,000 in Estate Taxes which is much more than previously anticipated. However, that source of income will be coming to an end. The Township has also received approximately \$88,000 in JEDD taxes.

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

Township Administrator, Kevin Celarek, reported that there is a company by the name of Just Energy that is going door-to-door in Green Township insisting to see resident's electric bills. They are not a company that is endorsed by the Township. Green Township endorses Duke Energy Retail as their electric supplier for the Township.

Police Chief West stated that these gas/electric aggregation suppliers are supposed to register with the Police Department to go door to door, however many of them do not. Chief West encouraged residents to call if a supplier is at their door and is not registered within the Township.

Director of Public Services, Joe Lambing, reported that street rehabilitation projects are winding up and should be finished within the next two weeks. Also, the Public Service Department has begun prepping

trucks to be ready for winter snow plowing. He also reported that the last day for yard waste drop off at Kuliga Park will be November 23<sup>rd</sup>.

Fire/EMS Chief, Doug Witsken, stated that last week was National Fire Prevention Week, and stated that the theme for this year was kitchen safety. Chief Witsken stated that two out of every five home fires start in the kitchen. Chief Witsken stated that residents should not leave cooking items unattended and should stay in the kitchen whenever they are frying, grilling, broiling or boiling food.

Gary Dressler, Sidney Road, asked if salt or baking soda are good items to keep handy while cooking. Chief Witsken stated that baking soda is good for smothering a fire in a pan. Chief Witsken stated that putting the lid on the pan will smother the fire also.

Police Chief, Bart West, announced that the Records Management System that the Police Department recently purchased went on-line October 1, 2013. Chief West stated that the new system should be a big help to police officers.

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

Trustee Rosiello read a thank you letter.

Trustee Linnenberg announced that 10:00 a.m. tomorrow, October 15, 2013 is the official ribbon cutting for the new Mercy Hospital West. Tours of the new hospital will be open to the public on Saturday, October 19, 2013.

Chairman Boiman read several thank you letters.

Chairman Boiman stated that at the last meeting a resident made some derogatory comments regarding Township Attorney, Frank Hyle. Chairman Boiman stated that Attorney Hyle does a very fine job for Green Township.

The next regular meeting of the Board of Trustees will be held on Monday, October 28, 2013 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 6:41 p.m.

ATTEST: