

The regular meeting of the Green Township Board of Trustees held on January 11, 2016 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Chairman Callos moved to approve the minutes for the regular meeting of December 18, 2016. Trustee Linnenberg seconded the motion. All voted Yes.

Principal, Tom Luebbe and Athletic Director, Dan Flynn from LaSalle High School, along with members of the LaSalle football team were present to receive a plaque commemorating The LaSalle Lancer Football Team winning the 2015 Ohio Division II State Football Championship. Chairman Callos read the plaque and presented it to LaSalle. Luke Doerger, Senior from LaSalle High School thanked the Board of Trustees for recognition of their achievement. Principal, Tom Luebbe, thanked the Board for their support.

Mr. Warren Walker, Community and Government Relations Liaison from Duke Energy and Mike Franzen, Contractor Resources, were present to discuss Duke Energy Gas Operations which has worked on the Accelerated Main Replacement Program (AMRP) for the last five years within Green Township. Mr. Franzen presented an overview of the project and reported that the program was completed on time and on budget. Mr. Franzen stated that the project could not have been accomplished without the cooperation of the communities and residents. Mr. Franzen presented a clock to the Green Township Board of Trustees in commemoration of the completion of the Accelerated Main Replacement Program and thanked them for their cooperation.

Trustee Rosiello asked Mr. Franzen what completion of the AMRP means to the residents of Green Township. Mr. Franzen stated that completion of the project means a 40% reduction of leaks.

Chairman Callos asked Warren Walker of Duke Energy about the telephone pole replacement project that is currently taking place on Harrison Avenue. Mr. Walker stated that all of Duke Energy's equipment has already been removed from the old poles. He will be calling Cincinnati Bell and Time Warner to ask what their timeline is for removing all of their equipment from the poles. After all equipment is removed from the old poles, he will have a better idea about when the old poles should be removed.

RESOLUTION #16-0111-A

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

RESOLUTION #16-0111-B

Chairman Callos moved to pass a resolution approving the Estimated Resources for 2016. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

RESOLUTION #16-0111-C

Chairman Callos moved to pass a resolution to allow the Township Administrator to renew Green Township's membership with the Coalition of Large Ohio Urban Townships (CLOUT) for 2016 for a cost of \$200.00. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

RESOLUTION #16-0111-D

Chairman Callos moved to pass a resolution to appoint Tony Rosiello, Kevin Celarek, Mike Kluener, Doug Witsken and Triffon Callos to the Volunteer Fire Fighters' Dependents Fund Board of which Tony Rosiello will serve as Chairman and Doug Witsken will serve as Secretary to serve a one year term in 2016. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

RESOLUTION #16-0111-E

Chairman Callos moved to pass a resolution to appoint David Linnenberg to the Ohio-Kentucky-Indiana Regional Council of Governments Board of Directors and Adam Goetzman as an alternate for 2016. Trustee Rosiello seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Chairman Callos thanked Trustee Linnenberg for his years of service serving on the Ohio-Kentucky-Indiana Regional Council of Governments Board.

RESOLUTION #16-0111-F

Chairman Callos moved to pass a resolution to approve the amendments to the Green Township OAPFF 457 Plan and Trust effective January 1, 2016. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Attorney Hyle gave a brief description of the amendments to the OAPFF 457 Plan and Trust.

RESOLUTION #16-0111-G

Chairman Callos moved to pass a resolution to renew the contract with Dental Care Plus beginning on February 1, 2016 and ending on January 31, 2019. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

RESOLUTION #16-0111-H

Chairman Callos moved to pass a resolution declaring three 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 Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

RESOLUTION #16-0111-I

Chairman Callos moved to pass a resolution to approve the Annual Green Township Inventory for 2015. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

RESOLUTION #16-0111-J

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

1. 5015 Casa Loma Boulevard (550-0042-0211), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
2. 5744 Childs Avenue (550-0171-0473), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
3. 6121 Colerain Avenue (550-0011-0033), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
4. 5418 Fayridge Court (550-0140-0350), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
5. 5450 Hyacinth Terrace (550-0132-0180), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
6. 1617 Pasadena Avenue (550-0041-0059) and (550-0041-0060), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
7. 5408 Sidney Road (550-0140-0279), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.
8. 4276 Westwood-Northern Boulevard (550-0111-0266), Motion made by Chairman Callos and seconded by Trustee Linnenberg. All voted Yes.

Administrator Celarek made the following announcements:

1. The Hamilton County Rural Zoning Commission will hold a public hearing on January 21, 2016 at 1:00 p.m., Hamilton County Administration Building, 138 East Court Street, Room 800, to hear the following case:
 - a. Case Green #2016-01, 4200 North Bend Road, Chris Gum, Upscale Lawn Care, Applicant, John T. and Jo Ann Beal, Owners, for approval of a zone change from "C" Single-Family Residence and "O" Office to "EE" Planned Retail to make improvements to two existing buildings and construct two new buildings, new access drive onto Dickinson Road, and nine storage corrals.

Development Director Adam Goetzman gave an overview of the proposed project. The hearing is for a Zone Change for the site, the former Beal Automotive Property, northeast corner of Westwood-Northern Blvd. and North Bend, the site previously proposed as a site of multi-family apartments. For approximately six months the applicant, Upscale Lawn Care, has been occupying the property, using a non-conforming use established for the former Beal Automotive and commercial bakery on the lower level on the site.

He noted the applicant is relocating from Cheviot to provide maintenance, direct supply, and design services on the property as a low-intensity retail use. The development proposal was found to be compliant with the Green Township Land Use Plan by the Hamilton County Regional Planning Commission, on Thursday, January 7, 2016.

The development will be considered a low intensity development, based on the Impervious Surface Ratio, with the eastern portion of the site left undisturbed. Several new buildings will be constructed on the property. A three sided storage facility for bulk storage materials and a pre-engineered metal building are planned. In addition to the buildings a secondary ingress/egress connection to Dickinson Road will be constructed to provide commercial access to Westwood-Northern Blvd. without crossing North Bend Road. The redevelopment of the site will include modification of the exiting curb cut and dedication of additional right-of-way. Mr. Goetzman noted that site buffers will be adjusted to meet existing conditions and proposed improvements.

Mr. Goetzman recommended endorsement of the project subject to conditions and variances as presented.

RESOLUTION #16-0111-K

Chairman Callos moved to pass a resolution recommending approval of Case #2016-01 to the Hamilton County Rural Zoning Commission subject to the following subject to the standard covenants for planned districts and the following conditions, variances, and modification: Conditions: 1. That a landscape plan in compliance with the requirements of Sections 12-6, 14-7, and 14-8 of the Zoning Resolution, and with Condition #2 and Modification #1 below, shall be submitted as part of the Zoning Compliance Plan; 2. That a boundary buffer with two-times the amount of required plantings be installed along the southern wall of the proposed pole barn; 3. That all vehicular maneuvering areas, including parking areas, drive aisles, and building access drives, shall be paved in compliance with the requirements of Section 12-4.5 of the Zoning Resolution; 4. That no paved access drive shall be permitted north of the northern pole barn building; 5. That no outdoor lighting shall be permitted without approval of a lighting plan in compliance with the Zoning Resolution; 6. That the two existing freestanding signs along North Bend Road shall be removed from the site; 7. That the site shall be permitted a maximum of two freestanding signs with a combined total area of 100 sq. ft. and that each sign shall not exceed 12 feet in height; 8. That a 0.95 acre proposed woodland preservation area in the rear of the site shall remain undisturbed as indicated on the landscape plan; and 9. That the outdoor storage and display of materials in the rear of the site shall be limited to an area of approximately 14,000 sq. ft. and that no landscape equipment, construction vehicles, or open trailers shall be permitted to be stored or maintained outdoors in any area of the site. Variances: 1. Section 5-1.2 g. - That only landscape materials shall be permitted to be displayed within the front yard south of the existing building and behind the streetscape buffer where outside display of merchandise is prohibited within the required front setback; 2. Table 5-5 C. - That the front existing building shall be permitted to provide a 22-foot, 6-inch front yard setback where a 30-foot setback is required; 3. Section 10-7.4 - That the retaining wall along the Dickenson Road parking lot connection shall be permitted a 3-foot setback where a 16-foot setback is required. Modification: Section 14-5 - To waive 70 feet of streetscape buffering adjacent to the northern half of the existing building, subject to the removal of the remainder of the pavement within the streetscape buffer south of this area, and that the boundary buffer adjacent to the proposed employee parking area off Dickenson Road shall be permitted to be 15 feet in width where a 20-foot width is required, subject to installation of two-times the amount of required landscaping within this portion of the boundary buffer. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Fiscal Officer, Tom Straus, reported that for year-end 2015 Green Township has revenue of approximately \$47 million dollars and expenses of approximately \$45 million dollars. The General Fund received approximately \$4.4 million dollars in revenue and had expenses of approximately \$3.3 million dollars. The TIF Fund received approximately \$24.7 million dollars in revenue and approximately \$23.7 million in expenses. Fiscal Officer Straus reported that he attended the Records Commission meeting. He thanked Joyce Mohaupt for serving on that committee. Fiscal Officer Straus also reported that there was a meeting of the Green Township Audit Committee on December 22, 2015. He thanked Green Township staff as well as Dan Crowley, Nancy Brunemann, and Tony Hornbach for their service on the Audit Committee.

Township Attorney, Frank Hyle, stated need for Executive Session for the purpose of discussing acquisition of property.

Township Administrator, Kevin Celarek reported that the Township will be mailing out an Annual Report to residents sometime in April.

Director of Public Services, Joe Lambing, reported that roads crews were out clearing streets of snow on Saturday, January 9, 2015 for the first time this winter. More snow is predicted for tomorrow and crews are ready to go.

Fire/EMS Chief, Doug Witsken, reported that the Fire Department has established their 2016 Community CPR course dates. Those dates have been posted to their Facebook page as well as the Township website. Chief Witsken encouraged all residents to consider CPR training. Chairman Callos encouraged residents to join the Green Township Fire Department's Facebook page to receive important updates.

Police Chief, Bart West, reported that the Police Department is almost at the 5,000 mark for Facebook. Chief West also reported that the Police Department recently received two new vehicles. Those new vehicles will help to keep the fleet up to date. Half of the fleet has already had snow tires installed, which will help those vehicles get around 24/7 during inclement weather.

Director of Development, Adam Goetzman, reported that next month there will be a Zone Change on Westbourne. The site is an existing shopping center next to General Custer's and Western Bowl. The property is currently zoned Industrial and will be changing to "E" Retail District. He also reported that during the first Trustees Meeting in February there will be a presentation about the Bridgetown Road Sidewalk Project. The meeting presentation will provide a public forum for the project. Notices will be sent out to affected property owners. Community outreach is required due to funding received from an OKI Transportation Alternative Grant.

Chairman Callos recognized two Boy Scouts that were present at the meeting. Brian Feazel working on his Citizenship in the Community Merit Badge, and Trevor Meyer working on his Communications Merit Badge.

Chairman Callos read a list of his goals for 2016:

- A. Enhance Safety Services in Green Township.
 - 1. Hire 3 new Police Officers to replace retired officers.
 - 2. Provide best equipment possible to police, fire and EMS personnel.
- B. Support Economic Development with additional Road Improvement Projects.
 - 1. Complete acquisition of right-of-way for 5 Points Intersections Project.
 - 2. Improve intersection at Westwood-Northern Blvd. and Harrison Ave. in conjunction with Hamilton County Engineer.
 - 3. Upgrade traffic engineering study of Harrison Ave. between Westwood-Northern Blvd. and I-74.
 - 4. Conduct traffic improvement study of Westwood-Northern Blvd. and North Bend Rd.
 - 5. Examine intersections of Diehl and North Bend Roads; Reemelin and North Bend Roads for improvements.
- C. Begin construction of Phase I of Bike/Hike Trail along Harrison Ave. and work closely with Oakdale School to include their needs.
- D. Construct new sidewalk on Bridgetown Road and initiate planning efforts to start other sidewalk projects on major roadways near schools and parks.
- E. Support new housing developments, such as the Greenshire Commons Subdivision.
- F. Improve Township Parks in a cost effective manner.
- G. Continue to improve access to Township information through use of Facebook and the Green Township website.

Trustee Rosiello expressed his commitment to the 2016 Goals list presented by Chairman Callos.

The next regular meeting of the Board of Trustees will be held on Monday, January 25, 2016 at 5:30 p.m.

Chairman Callos made a motion to recess into Executive Session for the purpose of discussing acquisition of property. Trustee Linnenberg seconded the motion. Trustee Rosiello, Yes; Trustee Linnenberg, Yes; Chairman Callos, Yes. The meeting was recessed at 6:12 p.m.; reconvened at 6:40 p.m.

Chairman Callos moved to adjourn the meeting. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes. Meeting was adjourned at 6:41 p.m.

ATTEST: