

The regular meeting of the Green Township Board of Trustees held on February 08, 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 January 25, 2016. Trustee Linnenberg seconded the motion. All voted Aye.

Annual meeting of the Tax Incentive Review Council Regarding the Green Township Tax Increment Financing Program.

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Trustee Callos called to order the annual meeting of the Tax Incentive Review Council. The meeting is for the purpose of reviewing the Tax Increment Financing Program. Trustee Callos introduced Hamilton County Auditor Dusty Rhodes. Auditor Rhodes stated that he is Chairman of the Tax Incentive Review Council and moved to elect a Vice Chairman.

Trustee Rosiello moved to appoint Triffon Callos as Vice Chairman of the Tax Incentive Review Council. Trustee Linnenberg seconded the motion. All voted Aye.

Chairman Rhodes asked Fiscal Officer Tom Straus to review the 2015 history of receipts of service payments and accounting to the school districts

Fiscal Officer Straus reported that during 2015 Green Township received \$24.7 million dollars in TIF dollars, of that the Township pays Auditors and Treasurers fees of approximately \$275,000. In 2015 the Township disbursed approximately \$15,157,000 to the School Districts. Approximately \$9.2 million dollars went to the Oak Hills School District, \$3.9 million to the Northwest School District, \$918,000 to the Cincinnati School District, and approximately \$787,000 to Great Oak School District. There was a balance of approximately \$9,597,000. The carry-over from the TIF was approximately \$17.8 million dollars. There was an unencumbered TIF balance as of December 31, 2015 of approximately \$16.7 million dollars.

Major projects in the Township are road and park improvements that cost approximately \$2.3 million dollars; the curb and sidewalk improvement projects cost approximately \$1.7 million dollars. \$1,062,000 went to Bond payment. The total expenses for the year were \$8,550,000.

Hamilton County Auditor, Dusty Rhodes, commended the Board of Trustees and the Fiscal Officer for the excellent job they do managing Township funds.

Future expenditures for 2016 include \$1.357 million dollars for public improvements; \$488,000 for public works and parks; \$232,000 for the Police Department; and \$23,500 for Lodge and Senior Center improvements.

Auditor Rhodes asked if there was any new business.

Trustee Callos recognized Steve Bain from the Oak Hills Local School District, Pauletta Crowley from Northwest Local Schools, and Chris Lankford from Northwest Local Schools. Trustee Callos thanked them for attending the meeting. Trustee Callos reported that 62% of the money that comes into the Township through the TIF goes to the school districts. Trustee Callos stated that the Tax Increment Financing program was scheduled to expire in 2024, but has been extended to 2039.

Steve Bain thanked the Trustees for their support of projects in the Oak Hills School District.

On behalf of the Tax Incentive Review Council Chairman Callos moved to accept the report from Fiscal Officer Straus. Trustee Rosiello seconded the motion. All voted Aye.

Trustee Linnenberg moved to adjourn the annual meeting of the Tax Incentive Review Council. Trustee Callos seconded the motion. All voted Aye. The meeting was adjourned at 5:40 p.m.

Chairman Callos stated that Development Director Adam Goetzman will be presenting information regarding the Green Township proposal to extend sidewalks on Bridgetown Road from the Bridgetown Road/Ebenezer Road intersection west to Kuliga Park. The presentation will include a scope overview for Green Township Bridgetown Road Sidewalks Phase 3-B (PID-100032).

Development Director Goetzman reported that in February of 2015 the Green Township Board of Trustees adopted a Township Sidewalk and Bikeways Plan. The adoption was the culmination of multi-year effort to study the feasibility of expanding pedestrian and bicycling facilities throughout the Township. In order to accomplish this, an inventory of the entire Township was taken with regard to existing sidewalks, and bicycle-friendly streets. Previous plans, such as the 1981 Bicycle Plan, the 2007 Parks Master Plan, and various OKI and regional plans were taken into consideration during the plan's development. The plan was deliberately crafted so that it can be implemented in phases, and can be easily looked at from a cost-benefit perspective. Estimates were updated in early 2015. The goal of the plan is to: 1. Provide safe connections between neighborhoods, schools, parks, and other community destination points; 2. Enhance and expand existing sidewalk systems in heavily utilized areas, and build new sidewalks in areas of the Township which are currently underserved; 3. Identify an overall bicycle system with local and regional linkages, which will benefit both recreational and experienced cyclists; and 4. Identify and prioritize specific projects based on need and economic feasibility.

Development Director Goetzman stated that sidewalks and bikeways can help to: 1. Enhance community livability by adding connections between neighborhoods, shopping areas, public and private institutions (schools, parks, churches and libraries), residents will have greater opportunities to interact with each other on a more personal level; 2. Enhance safety by using well designed and constructed projects that can help protect pedestrians, joggers, cyclists, and even motorists; and 3. Provide recreation opportunities by helping to promote healthy lifestyles; and 4. Expand transportation options such as walking and biking.

Development Director Goetzman stated that the sidewalks will be traditional sidewalks between four to seven feet wide. The walkways can be built where funding sources are available as well as in new construction and new subdivisions. Also, ADA ramps are installed when new sidewalks are built.

Development Director Goetzman stated that bicycle facilities can be different from sidewalk projects, especially in suburban areas, there are options for widened paved shoulders, sharrows, individual bike lanes, or shared paths.

Mr. Goetzman provided an overview of the various phases of the Bridgetown Road Sidewalk Project and the construction information. At Bridgetown Road at the five-points intersection there is a plan for the improvement of the intersection that is partially federally funded. That project will include road enhancements as well as installation of sidewalks from the Ebenezer intersection to Markay.

Construction on the section identified between the entrance to Kuliga Park and South Road should begin this spring after utility relocation has been completed. He noted that the design of the next phase from South to the Green Township Library property is currently being done by ODOT and that if approvals are forthcoming in a timely manner, the walk could be constructed in late 2016.

Another stand-alone project has been noted as Phase III, which would be construction of sidewalk from the Bridgetown Library to Markay. This is a partially federally funded project identified as a PID-10032. That number is the design number and how it is queued up in the ODOT process for looking at public improvement projects or Project Identification. It consists of a sidewalk on the south side of Bridgetown Road that will connect Markay to the Library. Sidewalk will be installed on the side of the street where there is some existing shopping, ultimately connecting five-points to Kuliga Park, the Library, school and churches. Expansion of some of the existing sidewalks that are in this part of the community should also provide enhanced accessibility.

Development Director Goetzman stated that he wanted to provide the opportunity for residents to connect with the Township, to see the presentation, and to ask any questions. Notification has been sent to all of the property owners who will be directly affected by the walk. Those affected are a mix of Cincinnati Water Works, commercial, local school district, as well as individual residents, and commercial property owners. He has received a few phone calls regarding the project. All property owners have been forewarned of the project because it is in the design stage they have received letters stating that the design is occurring. They may also have seen some survey flags in their yards.

Development Director Goetzman stated that this presentation is for the purpose of opening up discussion between the Township and the community regarding the project.

Chairman Callos thanked Development Director Goetzman for his presentation.

Trustee Linnenberg stated that before his tenure as Trustee that Bosken Park was the only park that you could pull a wagon to, and there were many schools that you could not walk to. Trustee Linnenberg stated that residents around Springmyer Elementary and Visitation Elementary have requested sidewalks so that children can walk to school. Dulles Elementary wishes to be connected to the Public Library, and then to the park. There are also several small business areas along Bridgetown Road that could be connected by sidewalks. Trustee Linnenberg stated that when they announced that there is \$16 million dollars in the TIF budget, it may seem large to many, however, those funds have been saved over many years to do large sidewalk and bike path projects that will have a long-lasting impact on Green Township. Trustee Linnenberg asked residents to please call with suggestions for other sidewalk projects that would provide connectivity.

Trustee Rosiello stated that when the projects are complete residents will eventually see pedestrian connections between the Harrison Avenue Pedestrian/Bike Path and Kuliga Park.

He noted the ground-breaking for the bike path will be this spring, and that interconnectivity throughout the neighborhoods in Green Township is very important.

Trustee Linnenberg stated that the Township has amazing parks, but if you can't get to them unless you get into a car it kind of ruins the point of some of that, so it will be nice to be able to walk to a park.

Development Director Goetzman stated that from an implementation standpoint the willingness of the Trustees to support the effort speaks volumes. He also stated that when this project was initially conceived a few years ago there was a lot of skepticism on the part of some of the property owners because they did not think there was a plan. The fact that there is now a concept to show residents that the sidewalks are actually going to lead somewhere beyond the first step has really been a deciding factor in getting both the grant for Phase III as well as getting the support from the property owners.

Chairman Callos stated that there is full commitment from the Board to push for pedestrian connectivity, noting the success of the West Fork sidewalk constructed last year that connected a school, library, neighborhoods, and shopping.

George Brunemann, 3342 Parkhill Drive, asked about the width of the sidewalks. Development Director Goetzman stated that the sidewalks will be of standard size with an arbor strip between the edge of pavement and the sidewalk. Mr. Brunemann also asked about the possibility of installing sidewalks on the side streets surrounding Kuliga Park. The Trustees stated that they will take that under consideration.

RESOLUTION #16-0208-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 #16-0208-B

Chairman Callos moved to pass a resolution authorizing purchase of real property at 2808 Blue Rock Road for police services. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Police Chief Bart West stated that purchase of the property at 2808 Blue Rock Road will be used to build a Police sub-station for officers to stop by to complete paperwork, etc. The sub-station will provide greater police presence in that area. Chief West stated that due to the passage of the Safety Services Levy that the Township is now at full staff and has the personnel to patrol that area a little better. The building will also house a firearms training simulator. The simulator will be very helpful in training officers to make better decisions on shoot or don't shoot situations. The simulator will allow officers to train at that facility 24/7 so that training can be completed at straight time and will not require overtime hours for those training hours. The facility will also house a training room for police and fire department training uses. The

facility will also be used as storage for equipment that is not used every day.

Trustee Linnenberg commented on how large the Township is and that he thinks the police substation will greatly add to abilities of the Police Department.

Attorney Frank Hyle reported that he does have a signed contract from the property owner. With approval from the Trustees, the contract will be executed with a purchase price of \$205,000. Closing will take place in March, with occupancy at the end of June.

RESOLUTION #16-0208-C

Chairman Callos moved to pass a resolution authorizing agreement with Board of Education of Northwest Local School District for joint participation in establishment of a three lane track at White Oak Middle School. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Chairman Callos stated that the Northwest Local School District presented their plan for a three lane track at the last Trustees meeting. Trustee Callos stated that he believes that this project is an investment in our community. The track will also be open for use by Green Township residents after school hours. Trustee Linnenberg stated his support for the project. Trustee Rosiello stated that the project is an investment in our schools as well as the community.

Attorney Hyle stated that he will be in contact with the school district to draft the agreement that will provide the joint cooperative venture and the provisions of public use. Attorney Hyle expects that he will have that ready for the Trustees approval next week.

RESOLUTION #16-0208-D

Chairman Callos moved to pass a resolution to approve participation with Ohio Department of Transportation for project PID No. 93079, HAM IR 74 14.42 Interstate 74 Bridge Project. Trustee Rosiello seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: No; Chairman Callos: Yes.

Administrator Celarek reported that the Ohio Department of Transportation is in the process of replacing the bridge. The project will cost approximately \$9 million dollars. Green Township is working with the State in order to put up signage which identifies Green Township. Passage of the above resolution would allow Green Township to enter into an agreement to have the identification signage installed.

Attorney Hyle stated that the Township contribution to have the signage on the bridge installed will be \$84,710.

Andy Flueggemann, Director of Planning, District 8, Ohio Department of Transportation, was present to answer any questions from the Board.

RESOLUTION #16-0208-E

Chairman Callos moved to pass a resolution authorizing easement agreement with Oak Hills Board of Education for access at Oakdale Elementary School to the Township walking trail. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Attorney Hyle stated that the above resolution is a proposal to provide access to the Hike/Bike Trail that the Township is developing along the old CSX Railroad line. The easement agreement will give the public access through Oakdale Elementary School property to get to the path. It is anticipated that the Oak Hills School Board will approve this easement at their board meeting later this month.

Chairman Callos clarified that there is no cost to the Township for acquisition of the easement.

RESOLUTION #16-0208-F

Chairman Callos moved to pass a resolution certifying to the Hamilton County Auditor the total expense of the abatement of a nuisance and health violation for property located at 5265 Ponce Lane. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

RESOLUTION #16-0208-G

Chairman Callos moved to pass a resolution approving the promotion of Diane M. Sucher to the position of Police Administrative Specialist /Administrative Assistant beginning on March 5, 2016 and with a pay rate

of \$24.75 per hour. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Chairman Callos stated that this promotion will follow the retirement of Bev Marsh in March, 2016.

Police Chief West stated that the posting of the position currently held by Diane Sucher will be posted internally in the near future.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Zoning Appeals will hold a public hearing on February 10, 2016 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear the following case:
 - a. Case Green #2016-01, Larry Kessler, Applicant and Western Hills Country Club, Owner, 5780 Cleves Warsaw Road, for approval to allow a 64 foot x 26 foot pergola and a 16 foot x 9.5 foot outdoor bar to be located on the western side of existing country club building in an "A" Residence District.

Development Director Goetzman stated that this is a conditional use hearing. The applicant is seeking to improve the site. Anytime a Conditional Use is expanded, it does require that the Board of Zoning Appeals sign off on the expansion. Conditional uses are those that have some special impact or uniqueness which requires a careful review of their location, design, configuration, and special impact, to determine against fixed standards the desirability of permitting their establishment on any given site. There is a review that is required that looks at the spirit and intent of the zoning code to ensure there is no adverse effect or protection of public interests that is consistent with adopted plans. In this instance, the proposal is for approval of pergola and outdoor bar on the existing Western Hills Country Club property and surrounding the pool. It is not within 250-350 ft. from any adjoining property lines. Development Director Goetzman stated that there is virtually no impact on the public and recommends approval as submitted.

RESOLUTION #16-0208-H

Chairman Callos moved to pass a resolution recommending approval of Case Green #2016-01 to the Hamilton County Board of Zoning Appeals as submitted. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Fiscal Officer, Tom Straus, reported that he met with 5/3rd Bank and reviewed investments and the cash flow from them. He is trying to get a final analysis of that information based on callable bonds and other factors. The Township received \$134,000 from Time Warner for its quarterly franchise fee. Mr. Straus also reported that he is working closely with Kevin Celarek and Linda Griswold on a report for Moody's in regard to the Township's Bond.

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

Township Administrator, Kevin Celarek, reported that there will be a newsletter coming out at the end of March that will contain the Annual Report for 2015.

Director of Public Services, Joe Lambing, reported that snow crews are being put into service as snowfall occurs.

Fire/EMS Chief, Doug Witsken, paid tribute to Tom Lustenberger, who has been a longtime friend of the Fire & EMS Department. Tom passed away suddenly at age 74 on January 22, 2016. Tom was a Green Township resident and a retired City of Cincinnati Firefighter and spent some years as a part-time firefighter with the City of Cheviot. Tom started a business in the mid 1980's repairing firefighter turnout gear. Tom worked on turnout gear for many fire departments all over the tri-state area. Tom also made hose bed covers, equipment bags, sewed patches on bags, mended EMS equipment, and any other fabricated items the fire and EMS department needed. Chief Witsken estimated that over the course of 30+ years that Tom has done work for the department that he has saved them tens of thousands of dollars.

Trustee Rosiello stated that he has known Tom Lustenberger since the mid 1970's and also wished to express his condolences regarding Tom's passing.

Chairman Callos, on behalf of the Board, expressed condolences to the family of Tom Lustenberger.

Police Chief, Bart West, reported that he just received the crime statistics for the year 2015. Of the nine major crime categories two of those categories went up (auto thefts and robberies) and seven went down (homicides, rapes, burglaries, thefts, felony assaults, misdemeanor assaults, vandalism).

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

Ms. Kitty Lawrence, 4931 North Arbor Woods Ct., addressed the Board regarding the Kroger Development on Harrison Avenue. Ms. Lawrence reported that she received a letter today from Towne Properties stating that Cinemark is asking for permission to access the Arbor Woods property on the east side to address an erosion problem that is occurring at the back of the cinema property. Ms. Lawrence stated that it was her understanding that "EP19" is the owner of the property and easements, and that Cinemark is listed as a tenant of "EP19".

Trustee Callos asked Administrator Celarek if he was able to contact the Kroger Company to set up a meeting between residents of Arbor Woods and the Kroger Company. Administrator Celarek stated that he spoke with Monte Chesko of the Kroger Company and that Mr. Chesko stated that he would be calling someone from the condominium complex to set up a meeting. Mr. Chesko has not made contact at this point with the residents of the condominium complex and has not returned a call from Administrator Celarek. Administrator Celarek will attempt to reach Mr. Chesko again.

Ms. Lawrence expressed concerns about Kroger Company's unwillingness to negotiate terms regarding the driveway at North Arbor Woods.

Development Director Adam Goetzman stated that he has conferred with Hamilton County Regional Planning and that the entire portion of the driveway that will be utilized for commercial purposes is zoned "EE" Planned Retail. The portion of the driveway that will be behind the Kroger development is zoned "DD". There should not be any commercial traffic using the "DD" portion of the driveway.

Chairman Callos stated that Development Director Goetzman will follow up on behalf of the Board.

Ms. Lawrence asked about the possibility of having sidewalks installed from Harrison Avenue down to the Kroger site. Attorney Hyle explained that sidewalks discussed for Bridgetown Road are along a public right-of-way and are parallel to the roadway. Attorney Hyle explained that sidewalk installation on private property is not generally permitted.

Ms. Lawrence stated that the Board does declare private properties as nuisances at the Trustees Meetings and asked if businesses can also be cited. Trustee Linnenberg stated that businesses are cited as nuisances when warranted. Ms. Lawrence asked the Trustees to please look at the area behind the existing Kroger store to see what a mess it is. Chairman Callos asked Officer Troy Biggs to look at the situation behind the Kroger store.

Trustee Linnenberg read several thank you letters.

The next regular meeting of the Board of Trustees will be held on Monday, February 22, 2016 at 5:30 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 6:20 p.m.

ATTEST: