

The regular meeting of the Green Township Board of Trustees held on February 22, 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 February 08, 2016. Trustee Linnenberg seconded the motion. All voted Aye.

Ms. Lynne Case was present to be recognized for her four years of service to the Green Township Senior Center as the President of the Senior Center Activities. Chairman Callos presented a plaque of appreciation to Ms. Case on behalf of the Board of Trustees. Ms. Case thanked Allison Detzel for her support and thanked the Board for their expression of appreciation.

Al Salierno presented thank you cards to the Board of Trustees for their support of the Green Township Senior Center.

**RESOLUTION #16-0222-A**

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

**RESOLUTION #16-0222-B**

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 #16-0222-C**

Chairman Callos moved to pass a resolution authorizing the advertising for bids for mask-mounted regulator self-contained breathing apparatus and related equipment. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Asst. Chief Scout Souders explained the need for upgrading the breathing apparatus to meet the best safety standards currently available.

**RESOLUTION #16-0222-D**

Chairman Callos moved to pass a resolution approving the promotion of Jill Jones to Police Administrative Specialist/Secretary at a pay rate of \$23.36 per hour and with an effective date of February 27, 2016. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Police Chief Bart West reported that Police Administrative Assistant, Bev Marsh, will be retiring in March after 30 years of service, and that Diane Sucher will be filling that position. Jill Jones will be transferred to the Police Department to fill the Police Secretary position. Ms. Jones has worked at both the Nathanael Greene Lodge and in the Public Services Department. Ms. Jones is an excellent employee and will be an asset to the Police Department.

Administrator Celarek stated that this personnel move is a cost-saving measure in that a part-time person will be hired to replace Ms. Jones in the Public Services Department after she transfers to the Police Department.

Trustee Linnenberg stated that another full-time maintenance employee will be needed this fall in the Public Services Department as the Township has continued to add streets and parks and will need to have adequate personnel to maintain this infrastructure.

**RESOLUTION #16-0222-E**

Resolution authorizing application for grant from The Clean Ohio Conservation Fund for purchase of property on Harrison Avenue at Taylor Creek.

Development Director Goetzman stated that the Clean Ohio Fund, Ohio Public Works Commission, District II, which is our local Southwest Ohio District, has funds available for greenspace conservation. Grants awarded from Clean Ohio can be used for open space preservation and/or riparian corridors. The Township would like to apply for grant funds to purchase a piece of property on Harrison Avenue. The property is just west of the Harrison/Rybolt interchange on the south side of Harrison Avenue. The property is both open space and a riparian area. It is approximately 1.75 acres and is a potentially developable site. The property is along the I-74 greenway corridor and is complimentary to that. It is property that

ultimately would be eligible for a 75% grant on the purchase price. The recommendation is that the purchase price not exceed \$100,000 for 1.75 acres.

The property will need to be appraised, which will determine the final offer. The appraisal should be completed before the March 14, 2016 Trustees Meeting date. The deadline for grant application submission is March 16, 2016 at 3:00 p.m. Development Director Goetzman stated that the property is not currently under contract, however, he has spoken with the owner regarding purchase. As long as the appraisal warrants the asking price, the Township would be able to proceed with a contract. The application requires an "Agreement to Purchase" to continue the process.

Trustee Linnenberg asked why they would not desire to see the property developed. Development Director Goetzman stated that there are potential traffic issues associated with development of the site. He noted that the Township just completed widening of Harrison Avenue in the vicinity of the property. During the widening project there were some problems associated with the bridge. Additional widening on Harrison is problematic because the bridge over Taylor Creek cannot be widened easily. Development of the site would interject a commercial curb in close proximity to the new traffic signal at Sheed Road and the off ramp at I-74.

It is along the I-74 in the greenway corridor that was developed a number of years ago. This property aligns with that strategy and with other properties that have been acquired along I-74. Due to traffic issues the property would warrant potential purchase. The property is available for sale.

Trustee Linnenberg stated that he does not see the need to purchase property that is not essential.

Chairman Callos stated that their next meeting is March 14, 2016 and the Board could take the matter under advisement and make a decision at the March 14, 2016 Trustees Meeting.

Trustee Rosiello asked if it was possible to explore the Clean Ohio Grant Application process without being obligated to purchase the property. Development Director Goetzman stated that the Board would not be obligated to purchase the property.

Attorney Hyle stated that the Township could enter into a contract that states that the purchase is contingent upon receiving a Clean Ohio Grant for acquisition of the property.

Trustee Rosiello stated that the land would be worth up to \$25,000 of TIF Funds in order to maintain the property as green space. If Clean Ohio is willing to pay 75% of the cost to keep it greenspace, he would be in favor of purchasing. However, if Clean Ohio offers less than 75% towards the purchase price he would not be in favor.

Trustee Linnenberg stated that it is a large piece of property and asked if a developer made a deal with Paragon for an easement on their driveway could the property be developable. Development Director Goetzman stated that the problem would be the creek because the developer would need to build a bridge and obtain permission from the Ohio Environment Protection Association (OEPA).

Chairman Callos asked if 75% is the maximum allowable grant. Development Director Goetzman stated that 75% of the purchase price is the maximum.

Attorney Hyle stated that the contract could be written to include that Township purchase of the property is contingent upon the Township being awarded a 75% grant towards the purchase price. The contract would need to be signed by the seller before March 16, 2016. If there is a deal made with the seller by March 16, 2016 the Trustees could execute that contract, which includes contingencies that require approval of the grant.

Al Salierno, 6738 Kelsey's Oak, Former President of the Woodland View Condominium Association, stated that the Condominium Association has had discussions regarding a similar piece of property that abuts the property being discussed. The property is the Ruwe's old home, which is a 5-acre parcel of land. He stated that he believes the developer is asking \$200,000 for that property. The residents of the condominiums would likely be interested in purchasing the property for green space if it would be eligible for grant funds.

Development Director Goetzman stated that the Ruwe homestead property is currently not for sale.

Chairman Callos asked for clarification of the resolution. Attorney Hyle recommended a resolution authorizing the submission of an application for a grant in the amount of 75% of the purchase price from The Clean Ohio Conservation Fund for purchase of property on Harrison Avenue at Taylor Creek, not to exceed \$25,000.

At the conclusion of discussion Resolution #16-0222-E was amended as follows:

**RESOLUTION #16-0222-E**

Chairman Callos moved to pass a resolution authorizing submission of an application for grant in the amount of 75% of the purchase price from The Clean Ohio Conservation Fund for purchase of property on Harrison Avenue at Taylor Creek, not to exceed \$25,000 in Township funding. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

**RESOLUTION #16-0222-F**

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

1. 5754 Biscayne Avenue (550-0171-0390), Motion made by Chairman Callos 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 February 24, 2016 at 11:30 a.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear the following case:
  - a. Case Green #2016-01, Chris Gum, Upscale Lawn Care, Applicant and John T. and Jo Ann Beal, Owners, 4200 North Bend Road, 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 to house a landscape maintenance, direct supply, and design services company with a new access drive onto Dickinson Road with nine storage corrals in the rear.

Director of Development, Adam Goetzman, reported that the Hamilton County Regional Planning Commission will be holding its first hearing regarding a Zone Change application for property located at 3301 Westbourne. That property is the small shopping center that houses the Montgomery Cyclery and Graeter's. The property is currently zoned "F" Light Industrial. They will be seeking a Zone Change to an "E"-PUD, which would allow empty space in that building to be used for a daycare facility. Daycares are not permitted in Industrial Districts, therefore, the applicant will have to go through the Zone Change process. No change in the footprint of the building will occur, only the underlying zoning will change. The Zone Change process will begin on March 3, 2016. Director Goetzman will be reporting to the Trustees on March 14, 2016.

Fiscal Officer, Tom Straus, reported that the Township recently purchased a \$1 million dollar Fannie Mae step bond starting at 1% and could go up to 3½%. The best case scenario is that the Township would receive a 2.07% yield. The worst case scenario is that the Township would receive 1%. Fiscal Officer Straus reported that he is currently working on the Annual Report for 2015 to be filed with the Ohio Auditor of State.

Township Attorney, Frank Hyle, stated that the Township received a very generous bequest from the estate of Edna Menkhaus, who was a long time resident of Green Township. Ms. Menkhaus, 6859 Bridgetown Road, left a bequest in her will to Green Township Fire & EMS Department in the amount of \$5,000. The Township received the check this week.

Attorney Hyle stated need for Executive Session for the purpose of discussing employment of personnel.

Township Administrator Kevin Celarek reported that the Green Township Easter Egg Hunt will take place on Saturday, March 19, 2016, at 1:00 p.m. at Veterans Park. The Easter Egg Hunt was sponsored in the past by the Oak Hills Kiwanis which have decided not to continue the Egg Hunt. Green Township has accepted responsibility of the event. Approximately 400 children attend the Easter Egg Hunt every year. Administrator Celarek encouraged residents arrive at least fifteen minutes early for the Egg Hunt as it begins promptly at 1:00 p.m.

Director of Public Services, Joe Lambing, reported that they have completed the Engineer's Estimate for the 2016 Street Rehabilitation Projects. He hopes to have that ready for approval at the March 14, 2016 Trustees Meeting so that they can go out for bid and get the process started. Director Lambing stated every effort has been made to keep road rehabilitation projects out of the Monfort Heights/White Oak area due to the I-74 bridge reconstruction that will be taking place in that area.

Asst. Chief Scott Souders reported in the absence of Fire/EMS Chief, Doug Witsken. Asst. Chief Souders presented a brief summary of Fire & EMS activity for 2015. There were 1,613 fire runs; 5,694 emergency medical service runs; for a total of 7,300 runs, which is an average of 20 emergency runs per day. Fire & EMS personnel logged 7,500 hours of training, which averages to 82 training hours per firefighter. Training is a combination of online training, hands-on training, and specialized training. All of those trainings are required by the State of Ohio and the National Board for personnel to maintain certifications. Fire inspections included 501 inspections. There were also 93 commercial plan reviews. Public education and public relations activities included CPR classes, several presentations at local schools, fire extinguisher classes, babysitting classes, equipment displays, birthday parties, etc. The child safety seat program has been very successful with 206 seat installations last year. These installations were done by select firefighters that are certified in child safety seat inspection and installation. There were ten structural fire investigations in 2015. Asst. Chief Souders reported that the two hospitals that patients are transported to 57% of the time are Mercy Hospital West and Good Samaritan Western Ridge. The other category of emergency runs that were tracked were the heroin related calls. The median age of heroin related patients is 35 years old, with the youngest being 16 years old and the oldest being 58 years old. Of the heroin related emergency calls only 52% of those are Green Township residents.

Trustee Rosiello asked how often CPR classes are held for the public. Asst. Chief Souders reported that American Heart Association CPR classes are held every other month and are sponsored by Mack Fire, Inc. Trustee Rosiello asked if Township staff are trained in CPR. Administrator Celarek stated that some staff are certified in CPR and that he will look into CPR training for all Township personnel.

Trustee Linnenberg asked Asst. Chief Souders how many deaths occurred due to heroin overdoses. Asst. Chief Souders stated that they do not have that statistic available at this time. Trustee Linnenberg thanked the Fire & EMS Department as well as the Police Department for all they do for the community to encourage positive community relations.

Chairman Callos stated that they receive many complimentary remarks about the quality of personnel and services provided by Green Township Police, Fire & EMS.

Chairman Callos announced that the 2015 Fire & EMS Statistics presented at the meeting will be sent out to residents in April as part of the Green Township 2015 Annual Report.

Police Chief, Bart West, announced that Bev Marsh will be retiring in March and thanked Bev Marsh for her 30 years of dedicated service.

Police Chief West stated that EMS statistics related to heroin overdoses are not a direct indication of how much heroin use is out there, but more often is caused by what the heroin is mixed with. With the increase of Fentanyl, which is mixed with heroin, more overdoses and overdose deaths are occurring. Chief West reported that he is encouraged that thefts and burglaries decreased last year compared to the previous year.

Director of Development, Adam Goetzman, reported that the Hamilton County Regional Planning Commission will be holding its first hearing regarding a Zone Change application for property located at 3301 Westbourne. That property is the small shopping center that houses the Montgomery Cyclery and Graeter's. The property is currently zoned "F" Light Industrial. They will be seeking a Zone Change to an "E"-PUD, which would allow empty space in that building to be used for a daycare facility. Daycares are not permitted in Industrial Districts, therefore, the applicant will have to go through the Zone Change process. No change in the footprint of the building will occur, only the underlying zoning will change. The Zone Change process will begin on March 3, 2016. Director Goetzman will be reporting to the Trustees on March 14, 2016.

Chairman Callos recognized Lt. Stuckey from the Hamilton County Sheriff's

Office and thanked him for attending the meeting.

Chairman Callos asked Administrator Celarek if he was able to facilitate a meeting between the residents of North Arbor Woods Condominiums and the Kroger Company. Administrator Celarek stated that as a first step, he and Adam Goetzman, along with five residents of the North Arbor Woods Condominiums Association met with Bryan Snyder of the Hamilton County Planning Commission and Jeff Specht from the Hamilton County Public Works Department. During that meeting the group discussed zoning issues, traffic issues, and storm water issues. The meeting lasted for one hour and fifteen minutes, and went very well. The Condominium Association has asked for a meeting with representatives of the Hamilton County Engineer's Office to clarify and resolve some additional issues. Administrator Celarek will be convening that meeting sometime within the next month or two. A meeting with Kroger representatives will come at the end of March or early April.

Trustee Linnenberg read several thank you letters.

Trustee Rosiello stated that the I-74 Bridge Project will be beginning soon and that Development Director Goetzman will be presenting information on that project in the near future. Trustee Rosiello reported that the Hamilton County Engineer's Office attended a meeting at the Senior Center last week to present information regarding the bridge project and answer questions from residents. The Engineer's Office reported that the I-74 Bridge Project will raise the bridge three feet in height and will widen the bridge by one lane. The project will be done in two phases. The first phase will likely begin in April, 2016, and will continue through August, 2017.

Administrator Celarek reported that the Ohio Department of Transportation has been planning the I-74 Bridge Project for the last six years. The work is necessary because the pillars that hold the bridge up are leaning and the bridge is beginning to deteriorate. The widening of the bridge will change the bridge from a four lane to a five lane bridge.

The next regular meeting of the Board of Trustees will be held on Monday, March 14, 2016 at 5:30 p.m.

Chairman Callos made a motion to recess into Executive Session for the purpose of discussing employment of personnel. Trustee Linnenberg seconded the motion. Trustee Rosiello, Aye; Trustee Linnenberg, Aye; Chairman Callos, Aye. The meeting was recessed at 6:15 p.m.; reconvened at 6:50 p.m.

**RESOLUTION #16-0222-G**

Chairman Callos moved to pass a resolution authorizing the Township Attorney to retain the services of a public relations firm for assistance with a Public Awareness Campaign to educate and inform Township residents of development opportunities within the Township. Trustee Linnenberg seconded the motion. Trustee Rosiello: Yes; Trustee Linnenberg: Yes; Chairman Callos: Yes.

Chairman Callos moved to adjourn the meeting. Trustee Linnenberg seconded the motion. Trustee Rosiello: Aye; Trustee Linnenberg: Aye; Chairman Callos: Aye. Meeting was adjourned at 6:52 p.m.

ATTEST: