

The regular meeting of the Green Township Board of Trustees held on December 11, 2017 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 November 27, 2017 Trustee Linnenberg seconded the motion. All voted Yes.

Trustee David Linnenberg was sworn in for his next term as Green Township Trustee by Mr. John Linnenberg.

Trustee Linnenberg thanked his parents, wife, children and the residents of Green Township. Trustee Linnenberg stated that he will continue to work for the residents of Green Township.

Chairman Triffon Callos was sworn in for his next term by Judge Richard Bernat.

Chairman Callos thanked Judge Bernat for performing the swearing in ceremony. Chairman Callos then thanked his wife, daughter, parents, mother in-law, father in-law and grandmother. Trustee Callos stated that he will continue to work for the residents of Green Township along with the other elected officials and the Green Township staff.

Trustee Tony Rosiello congratulated Trustee Linnenberg and Trustee Callos.

Chairman Callos introduced Mr. Warren Walker from Duke Energy.

Mr. Walker stated that he is the Community and Government Relations Manager with Duke Energy and was in attendance to present a \$5,000 check to Administrator Frank Birkenhauer for energy efficient playground equipment.

Chairman Callos thanked Mr. Walker.

RESOLUTION #17-1211-A

Chairman Callos moved to pass a resolution to approve the promotion of Matt Niemer to Lieutenant with the Fire & EMS Department with a start date of December 18, 2017 and a starting salary of \$28.64 per hour. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

Chief of Fire & EMS Scott Souders announced the Mr. Niemer is a 15 year member of the Fire & EMS Department. Mr. Niemer progressed through the Fire & EMS Department and passed a written test, an assessment and an oral interview.

Fiscal Officer Tom Straus swore in Fire & EMS Lieutenant Matt Niemer.

Lieutenant Matt Niemer thanked the Board of Trustees, Administrator Birkenhauer, Chief Souders, friends and family.

Chairman Callos congratulated Lieutenant Niemer.

Trustee Linnenberg congratulated Lieutenant Niemer

Trustee Rosiello congratulated Lieutenant Niemer.

RESOLUTION #17-1211-B

Chairman Callos moved to pass a resolution accepting and approving the financial reports as submitted. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

RESOLUTION #17-1211-C

Chairman Callos moved to pass a resolution requesting the Hamilton County Auditor to make advance payments of taxes. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

Attorney Frank Hyle explained the need for the resolution.

RESOLUTION #17-1211-D

Chairman Callos moved to pass a resolution to reappoint Steve Rueve to the Northeast Green Township Zoning Commission. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer stated that the Zoning Commission and Zoning Board reappointments being discussed are for five year terms.

RESOLUTION #17-1211-E

Chairman Callos moved to pass a resolution to reappoint Joe Knab to the Northeast Green Township Board of Zoning Appeals. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

RESOLUTION #17-1211-F

Chairman Callos moved to pass a resolution authorizing Township Administrator to institute merit increases for non-union employees. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer explained the new evaluation tool utilized for full time non-union employees.

RESOLUTION #17-1211-G

Chairman Callos moved to pass a resolution increasing non-union employees' contribution toward health care coverage to 17% effective January 1, 2018. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

RESOLUTION #17-1211-H

Chairman Callos moved to pass a resolution to appoint Trustee Tony Rosiello and Administrator Frank Birkenhauer to the Volunteer Firefighter's Dependents Fund Board for a one year term commencing on January 1, 2018. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

Fire & EMS Chief Scott Souders explained the purpose of the Volunteer Firefighter's Dependents Fund.

RESOLUTION #17-1211-I

Chairman Callos moved to pass a resolution authorizing advertising for bids for Ham-Harrison Avenue Bike Path and Harrison Avenue Bike Path Phase 1C Clearing Project with

an Engineer's Estimate of \$94,600.00. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

Public Services Director Joe Lambing stated the resolution pertains to clearing land for the Hiker Biker Trail.

RESOLUTION #17-1211-J

Chairman Callos moved to pass a resolution of participation with Ohio Department of Transportation for Project PID number 100032, Federal Project E110 (773) Green Township State Route 264. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

Attorney Frank Hyle stated the resolution pertains to construction of sidewalks on Bridgetown Road.

RESOLUTION #17-1211-K

Chairman Callos moved to pass a resolution requesting the Board of County Commissioners to vacate a portion of Ruebel Place. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

Attorney Frank Hyle stated that the portion of Ruebel Place from Bridgetown Road towards the rear of the church is the subject of the resolution. The property is to be developed for a Raising Cane's restaurant.

RESOLUTION #17-1211-L

Chairman Callos moved to pass a resolution to establish the 2018 Employee Pay Dates. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

RESOLUTION #17-1211-M

Chairman Callos moved to pass a resolution to establish the 2018 Township Holidays. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

RESOLUTION #17-1211-N

Chairman Callos moved to pass a resolution to establish the 2018 Trustee Meeting Dates. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

Chairman Callos stated the Green Township Board of Trustees' Meeting will be held on the third Monday in December in 2018.

RESOLUTION #17-1211-O

Chairman Callos moved to pass a resolution authorizing internet usage for the Green Township departments to sell surplus equipment/property in 2018. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

RESOLUTION #17-1211-P

Chairman Callos moved to pass a resolution to establish the reimbursement rate of mileage to match the IRS approved rate in 2018. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

RESOLUTION #17-1211-Q

Chairman Callos moved to pass a resolution to appoint David Linnenberg as Chairman of the Green Township Board of Trustees for 2018. Trustee Rosiello seconded the motion. The resolution passed unanimously.

RESOLUTION #17-1211-R

Chairman Callos moved to pass a resolution to appoint Tony Rosiello as Vice Chairman of the Green Township Board of Trustees for 2018. Trustee Linnenberg seconded the motion. The resolution passed unanimously.

RESOLUTION #17-1211-S

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

1. 3203 Jessup Road (550-0080-0602) Motion made by Chairman Callos and seconded by Trustee Linnenberg. The resolution passed unanimously.
2. 3426 North Bend Road (550-0071-0004) Motion made by Chairman Callos and seconded by Trustee Linnenberg. The resolution passed unanimously.

The Ohio Department of Liquor Control has sent notice of application from UDF Limited Partnership, DBA United Dairy Farmers 179, 4118 North Bend Road, Green Township, Cincinnati, Ohio 45211. The Police Chief had no objection. The Trustees had no objection.

The Ohio Department of Liquor Control has sent notice of application from Devish Inc., DBA White Oak Marathon, 6050 Cheviot Road, Green Township, Cincinnati, Ohio 45247. The Police Chief had no objection. The Trustees had no objection.

Administrator Birkenhauer announced the Hamilton County Board of County Commissioners will hold a public hearing on December 13, 2017 at 11:30 a.m. in room 605B at the Hamilton County Administration Building, 138 East Court Street to hear the following case.

Development Director Goetzman stated case #2017-05, Eagles Lake Revision CUP, Eagles Lake Condominiums and 6594 Wesselman Road. Niehaus Builders and Eagles Lake Condominium Association and multiple owners are the Applicant. The Request is a Major Revision to an existing "C CUP" Community Unit Plan from "A" Residence to "C CUP" Residence Community Unit Plan.

Administrator Birkenhauer announced the Hamilton County Board of Zoning Appeals will hold a public hearing on December 13, 2017 at 1:00 p.m. in room 805B at the Hamilton County Administration Building, 138 East Court Street to hear the following case.

Development Director Goetzman stated case Green #ZVGT 2017-13, 4201 Boomer Road is a request for a variance to allow for construction of a nonconforming garage addition with less than required side yard setback. The Applicant is Neil Houser on behalf of his mother, Jane Houser. The subject property is zoned "B" Residence with a required 8 foot side yard setback minimum. The proposed garage would replace an existing nonconforming semi-detached garage in the same location. The existing garage appears to have a 2 feet to 3 feet yard setback. The replacement garage will eliminate an existing breezeway connection and move the garage further from the property line with no negative impact associated with the variance.

Mr. Neil Houser was present to discuss case Green #ZVGT 2017-13. Mr. Houser gave a brief description as to the construction of the new garage.

RESOLUTION #17-1211-T

Chairman Callos made a motion to pass a resolution to approve case Green #ZVGT 2017-13 in conformance with the plans submitted. Trustee Linnenberg seconded the motion. The motion passed unanimously.

Administrator Birkenhauer announced the Hamilton County Board of County Commissioners will hold a public hearing on December 21, 2017 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, room 805B to hear the following case.

Development Director Goetzman stated case #2017-07 Race/Bridgetown Raising Cane's/Anchor is a Zone Change request from "E-PUD and "C" Residence to an "EE" Planned Retail District.

RESOLUTION #17-1211-U

Chairman Callos made a motion to approve case Green #2017-07 subject to standard covenants for plan districts and the conditions discussed this evening by Mr. Goetzman. Trustee Linnenberg seconded the motion. The motion passed unanimously.

Mr. Goetzman stated the next zone change case is #2017-08 North Bend Traditions, 4872 and 4912 North Bend Road, which is an application for a zone change from "C" Residence to "DD" Planned Multi Family District for construction of a 3 story 95,000 square foot assisted living and memory care facility with a total of 117 units, 77 parking spaces, a retaining wall along the northern and eastern property lines, an underground storm water retention and a single curb cut onto North Bend Road. Martin Sams, Syntheses Incorporated is the Applicant and The Rack J and V Co. and The Monfort Supply Co. are the Owners.

Donald Warner with Calfee, Halter and Griswold, 255 East Fifth Street answered questions from the Trustees related to the construction of North Bend Traditions.

RESOLUTION #17-1211-V

Chairman Callos made a motion to approve case Green #2017-08 subject to the standard covenants for the plan districts and the conditions that were discussed and outlined by Mr. Goetzman. Trustee Linnenberg seconded the motion. The motion passed unanimously.

Mr. Goetzman stated case Green #2014-03 is a Major Adjustment to an existing "E PUD" Retail Planned Unit Development to the Sullivan Office Building located at 5177 North Bend Road. Diane and David Sullivan are the Owners and Keith Niehaus is the Applicant.

John Niehaus, 5175 Michael Anthony, Green Township, was present and gave details of the project for 5177 North Bend Road. Mr. Niehaus answered questions from the Trustees.

RESOLUTION #17-1211-W

Chairman Callos made a motion to approve case Green #2017-03 subject to the staff and legal review as discussed with Mr. Goetzman. Trustee Linnenberg seconded the motion. The motion passed unanimously.

Mr. Goetzman stated case Green #2017-06, Jansen Woods/Hearne Road PUD is an application for an “A” Residence Plan Unit Development for a proposed 54 lot single family PUD located on an approximately 32 acre parcel located at the terminus of Sarah’s Oak Drive.

Mr. John Niehaus, 5175 Michael Anthony, Green Township was present and gave details for the Jansen Woods/Hearne Road development. Mr. Niehaus answered questions from the Trustees.

RESOLUTION #17-1211-X

Chairman Callos made a motion to oppose the PUD application in case Green 2017-06 as presently submitted with a further recommendation to the Zoning Commission that the matter be tabled by the commission until such time as the Traffic Impact Study commissioned by the Township is completed. Trustee Linnenberg seconded the motion. The motion passed unanimously.

Mr. Goetzman stated case Green #2017-09, Harrison Avenue PUD which is a proposed 4,000 square foot McAlister’s restaurant with parking for 70 cars and a drive through. The HCEO has requested a 60 foot dedication in exchange for access to the signal at Lowes.

RESOLUTION #17-1211-Y

Chairman Callos made a motion to approve case Green #2017-09 as modified provided that the minimum setback, landscaping and signage standards are met with the variance of section 5-1-2 A to allow the existing building to remain as it is currently configured. Trustee Linnenberg seconded the motion. The motion passed unanimously.

Fiscal Officer, Tom Straus stated a new agreement was signed for Public Funds with Fifth Third Bank and Five CD’s were purchased that pay about 200 basis points. He also announced there are new regulations proposed for JEDD’s.

Chairman Callos thanked Fiscal Officer Straus for his hard work and leadership. Trustee Callos also thanked the Director of Finance, Linda Griswold for her work on reports and audits.

Township Attorney, Frank Hyle asked the Board to consider a resolution to address the compensation of the Trustees.

RESOLUTION #17-1211-Z

Chairman Callos made a motion to approve resolution providing for compensation to the Trustees to be in the form of an annual salary and fixing the annual salary of Trustees as the maximum amount permitted under Revised Code Section 505.24. Trustee Linnenberg seconded the motion. The motion passed unanimously.

Chairman Callos thanked Attorney Hyle for his great work as the Township Attorney.

Township Administrator, Frank Birkenhauer stated that Winterfest was a success. He thanked Children’s’ Hospital for being the primary sponsor of Winterfest. He thanked the many staff members that worked on the Winterfest event.

Mr. Birkenhauer also announced that the Rumpke Recycling Program has over 3,000 households participating that did not do so in the past. However, there are an additional 3,000 customers that are eligible for free curbside recycling that are Rumpke customers and have not signed up to take advantage of curbside recycling.

Mr. Birkenhauer also announced that the Township has locked into a favorable rate of 4.76 for Gas Aggregation. A letter has recently been mailed to residents.

Chairman Callos praised and thanked Mr. Birkenhauer for his work with the staff and residents.

Director of Public Services, Joe Lambing stated that the first snow fall happened on Saturday and his staff treated Township roads.

Mr. Lambing also announced that 34 Rumpke dumpsters and 4 scrap metal dumpsters were utilized on Clean-Up Day. The Salvation Army truck and the shredding truck were full as well.

Chairman Callos thanked Mr. Lambing and his staff for work on the many projects.

Mr. Lambing stated that he will be meeting soon with ODOT concerning the Water Main on Bridgetown Road near Hatting's.

Fire & EMS Chief Scott Souders had nothing to report.

Chairman Callos praised the Fire & EMS Department and thanked Chief Souders and former Chief Witsken.

Police Chief Jim Vetter had nothing to report.

Chairman Callos thanked Chief Vetter and former Chief West for the many changes and advancements that have taken place in the Police Department.

Director of Development Adam Goetzman had nothing to report.

Chairman Callos thanked Mr. Goetzman for his work on many projects.

Trustee Linnenberg read a thank you letter from the principal of St. James School to Officer Aylward. Officer Aylward visited the school and educated the students on drug and alcohol prevention.

Trustee Rosiello thanked Chairman Callos for his leadership during his Chairmanship.

A Special meeting of the Board of Trustees will be held on Friday, December 15, 2017 at 1:30 p.m.

Chairman Callos moved to adjourn the meeting. Trustee Linnenberg seconded the motion. All voted Yes. Meeting was adjourned at 7:20 p.m.

ATTEST:

