

The regular meeting of the Green Township Board of Trustees held on October 13, 2014 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Chairman Rosiello moved to approve the minutes for the regular meeting of September 22, 2014. Trustee Linnenberg seconded the motion. All voted Aye.

Marlyn Adams from North Star International K9 Training Association was present to be recognized for the donation of a ballistic vest to the Green Township Police Department's K-9 "Dino". Police Chief Bart West thanked Marlyn Adams for her generous donation. Chief West presented Ms. Adams with a certificate of appreciation. K-9 handler Anthony Leidenbor attended the meeting with K-9 "Dino" wearing the ballistic vest.

**RESOLUTION #14-1013-A**

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

**RESOLUTION #14-1013-B**

Chairman Rosiello moved to pass a resolution accepting and approving the Amended Appropriations for 2014. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

**RESOLUTION #14-1013-C**

Chairman Rosiello moved to pass a resolution appointing Richard Baldi as a member of the Board of Directors of the Green Township Joint Economic Development District IV. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

**RESOLUTION #14-1013-D**

Chairman Rosiello moved to pass a resolution appointing Jeff Chamot as a business member of the Board of Directors of the Green Township Joint Economic Development District IV. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

**RESOLUTION #14-1013-E**

Chairman Rosiello moved to pass a resolution setting public hearing for purpose of considering the creation of a Tax Incentive District on November 24, 2014 (Harrison Greene). Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

**RESOLUTION #14-1013-F**

Chairman Rosiello moved to pass a resolution directing the Township Administrator to apply for financial assistance in 2015 from the Ohio Public Works Commission for the Five Points Intersection Improvement Project (estimated total cost of \$3,811,522 and estimated Township cost of \$1,905,761). Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

Development Director Goetzman stated that the application is for a SCIP grant that would cover the vast majority of the non-Federal component.

Trustee Linnenberg stated that the elected officials have been asking for comments from the public for six to eight months regarding the Fire Points Intersection Improvements Project. This week he received his first phone call from someone calling to complain about moving forward with the project. The resident stated that there is not enough backup on Bridgetown Road to warrant the project. Trustee Linnenberg stated that the proposed improvements are designed to help alleviate traffic backups on Ebenezer more than on Bridgetown Road.

**RESOLUTION #14-1013-G**

Chairman Rosiello moved to pass a resolution directing the Township Administrator to apply for financial assistance in 2015 from the Ohio Public Works Commission for the Werk Road Rehabilitation Project (estimated cost of \$1,320,000 and estimated Township cost of \$0. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

Chairman Rosiello stated that the Werk Road Rehabilitation Project would be for improvements to Werk Road from Westbourne to the City limit.

**RESOLUTION #14-1013-H**

Chairman Rosiello moved to pass a resolution directing the Township Administrator to apply for financial assistance in 2015 from the Ohio Public Works Commission for the West Fork Road Hill Rehabilitation Project (estimated total cost of 375,000 and estimated Township cost of \$0). Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

Chairman Rosiello stated that the rest of West Fork Road will be completed with this grant. He thanked the Hamilton County Engineer's Office for their cooperation and partnership to get many road projects completed.

Trustee Callos thanked the Hamilton County Engineer's Office for their cooperation on many road projects.

#### **RESOLUTION #14-1013-I**

Chairman Rosiello moved to pass a resolution directing the Township Administrator to apply for financial assistance in 2015 from the Ohio Public Works Commission for Westwood-Northern Boulevard Improvements Project (estimated total cost of \$7,384,445 and estimated Township cost of \$987,778). Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

Chairman Rosiello stated that the above project includes paving from the Cheviot line to Harrison Avenue. The project will include intersection improvements as well and Race Road Bridge Rehabilitation.

Development Director Goetzman stated that the Westwood-Northern Boulevard Improvements Project is a joint venture between Green Township, the City of Cheviot, and the Hamilton County Engineer's Office.

Chairman Linnenberg stated that if any of these applications for grant money are denied it is likely that they will not proceed in 2015.

#### **RESOLUTION #14-1013-J**

Chairman Rosiello moved to pass a resolution to renew the Lighting District for Centurion. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

#### **RESOLUTION #14-1013-K**

Chairman Rosiello moved to pass a resolution to renew the Lighting District for Faywood. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

#### **RESOLUTION #14-1013-L**

Chairman Rosiello moved to pass a resolution to renew the Lighting District for LaSalle Place. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

#### **RESOLUTION #14-1013-M**

Chairman Rosiello moved to pass a resolution to renew the Lighting District for Laurelridge. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

#### **RESOLUTION #14-1013-N**

Chairman Rosiello moved to pass a resolution to renew the Lighting District for North Glen II. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

#### **RESOLUTION #14-1013-O**

Chairman Rosiello moved to pass a resolution to renew the Lighting District for South Pointe. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

#### **RESOLUTION #14-1013-P**

Chairman Rosiello moved to pass a resolution to renew the Lighting District for Taylor Ridge. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

#### **RESOLUTION #14-1013-Q**

Chairman Rosiello moved to pass a resolution to renew the Lighting District for Windridge. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

#### **RESOLUTION #14-1013-R**

Chairman Rosiello moved to pass a resolution to renew the Lighting District for Wesselman Woods. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

Development Director Goetzman reported that lighting districts are renewed every three years. The amounts are estimated and collected in advance during the January tax cycle.

**RESOLUTION #14-1013-S**

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. 5415 Karen Avenue (550-0120-0154), Motion made by Chairman Rosiello and seconded by Trustee Linnenberg. All voted Aye.
2. 6053 Lawrence Road (550-0160-0007), Motion made by Chairman Rosiello and seconded by Trustee Linnenberg. All voted Aye.
3. 3770 Monfort Heights Drive (550-0072-0081), Motion made by Chairman Rosiello and seconded by Trustee Linnenberg. All voted Aye.
4. 4783 North Bend Road (550-0062-0050), Motion made by Chairman Rosiello and seconded by Trustee Linnenberg. All voted Aye.
5. 5890 Snyder Road (550-0210-0166), Motion made by Chairman Rosiello and seconded by Trustee Linnenberg. All voted Aye.
6. 3385 Stevie Lane (550-0082-0158), Motion made by Chairman Rosiello and seconded by Trustee Linnenberg. All voted Aye.
7. Wesselman Woods Drive (550-0310-0308), Motion made by Chairman Rosiello and seconded by Trustee Linnenberg. All voted Aye.

Trustee Callos asked Director of Public Services, Joe Lambing, how many nuisance property complaints they have dealt with so far this year. Mr. Lambing stated that they have received approximately 350 complaints.

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

- a. Xtreme Laser Tag 2 LLC, DBA Scallywag Tag, 5055 Glencrossing Way, Cincinnati, Ohio 45238. The Police Chief had no objection. The Trustees had no objection.

Administrator Celarek made the following announcements:

1. The Hamilton County Board of Zoning Appeals will hold a public hearing on November 12, 2014 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear the following case:
  - a. Case Green #2014-18, Western Holmes, LLC, Applicant, and Breckenridge West 3, LLC, Owner, 5785 Whistling Elk Run, for approval of a new residence with a covered porch within the minimum 35 feet rear yard setback.
2. The Green Township Board of Trustees will hold a public hearing on October 27, 2014 at 6:15 p.m. (after the regularly scheduled Trustees Meeting) to consider a Land Use Plan Amendment request for property located at 6730 Ruwe's Oak Drive.

Development Director Goetzman stated that the Public Hearing is for a Land Use Plan amendment that has been requested by a potential developer of that site for an office building. The applicant has begun the Land Use Planning process. The Land Use Planning Committee will forward their recommendation to the Green Township Trustees for their review.

Development Director Goetzman stated that notifications were sent out to property owners within 400 ft. of the proposed office building.

Trustee Rosiello suggested posting the hearing date and time on the Township website and in the Press Community Newspapers.

Development Director Goetzman encouraged residents who have questions about the proposed development to please contact him.

Fiscal Officer, Tom Straus, reported that Green Township has received notice from the Auditor's Office of the Ohio Department of Taxation that some of the property at Mercy Hospital West will be tax exempt. That exemption started in 2010, which will result in a tax refund of approximately \$1.3 million from the entire County. \$190,000 of that will come from Green Township. That also means that the Township will receive less funds in the first half of 2015, and will continue thereafter.

Fiscal Officer Straus reported that so far this year Green Township has received approximately \$3 million dollars in the General Fund and expended approximately \$3.3 million dollars from the General Fund. The Township recently purchased a \$1 million dollar Freddie Mac non-callable bond.

Township Attorney, Frank Hyle, stated need for an additional resolution

regarding records retention. He reported that the Green Township Records Commission met earlier today and passed a resolution recommending to the Board of Trustees that a revised Records Retention Schedule for the Administration Department be filed with the Hamilton County Auditor's Office and the Ohio State Archives Commission with the Ohio History Connection. This is being done because many records were recently converted from paper to electronic medium. The plan is to take what was on file already, in terms of retention period for paper, and add electronic media to that retention schedule.

**RESOLUTION #14-1013-T**

Chairman Rosiello moved to pass a resolution approving the Records Retention Schedule for the Administration Department as recommended by the Green Township Records Commission. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye.

Township Attorney, Frank Hyle, stated need for executive session for the purpose of discussing collective bargaining strategy and acquisition of property.

Township Administrator, Kevin Celarek, reported that the Ohio Township Association is forming an Economic Development Study Task Force to review current economic development techniques available to Townships and potential new procedures for the General Assembly to consider. Administrator Celarek announced that The Ohio Township Association has asked him to sit on that Task Force on behalf of Green Township. The Trustees gave their support of that appointment.

Director of Public Services, Joe Lambing, reported that the paving portion of the Street Rehabilitation Program for 2014 is scheduled to begin on October 20, 2014 (weather permitting). Mr. Lambing also reported that Taylor, at Rybolt, did not open today as anticipated, and is now scheduled to open October 27, 2014 (weather permitting). Mr. Lambing reported that salt is on order for this season, however, it is costing quite a bit more than last year.

Fire/EMS Chief, Doug Witsken, reported that on Saturday, October 4, 2014 they had their first Police, Fire & EMS Open House at the Green Township Administrative Complex. The event was a tremendous success. Chief Witsken thanked Chief West and their staff for their assistance in planning the event, Jennifer Barlow for organizing, and Mike Scherer and Tom Dietz in the Fire Department for their cooperation, and also a group of off-duty firefighters who spent part of their off day cooking eleven gallons of firehouse chili to be served at the event. Chief Witsken stated that he hopes the Open House will become an annual event.

Chairman Rosiello asked about the Community Emergency Response Team (CERT) and what their role is. Chief Witsken reported that the CERT Team is a group of Township residents who are organized and trained to assist the Fire & EMS Department in the event of a disaster in the Township. However, their role has expanded quite a bit in recent years and the CERT team assists the Fire Department in a variety of roles and activities. Chief Witsken reported that there were 12+ members of the CERT team helping out at the Open House.

Chief Witsken reported that last week was Fire Prevention Week and stated that every department across the United States has been pushing the message about the importance of checking your smoke alarms.

Chief Witsken stated that at the Open House the Fire & EMS Department did an automobile rescue demonstration for the purpose of showing the public what the Fire & EMS Department's capabilities are during a serious automobile accident where the occupants are trapped. They used a variety of hydraulic tools to demonstrate how a person is removed from a vehicle entrapment in just a matter of minutes.

Chairman Rosiello congratulated Chief Witsken and his team for a successful Open House event.

Trustee Callos thanked the Fire Department for wearing pink t-shirts in honor of Breast Cancer Awareness Month. Chief Witsken stated that the Fire & EMS Department has been wearing pink shirts during October for approximately the last five years. He stated that the t-shirts are purchased by the firefighters themselves, and the vendor donates a portion of the proceeds to breast cancer research.

Police Chief, Bart West, thanked everyone who donated their time for the Police, Fire & EMS Open House on Saturday. He also thanked Kroger's for

donating food for the event. Chief West stated that the event was held with private donations and no tax dollars were used for the event. He also reported that there are plans to expand the event next year. Chief West also reported that they have just received the crime statistics for the first nine months of the year, and of the nine major categories, five are up, and four are down. He will give another update at the end of the year.

Chairman Rosiello, stated that he was impressed with the amount of fingerprint technology displayed at the Police, Fire & EMS Open House event.

Trustee Callos reported that the Township did receive a perfect audit report from the Regional Crime Information Center (RCIC). Chief West reported that their department has received two perfect audits in a row.

Director of Development, Adam Goetzman, reported that the proposed cell tower on West Fork Road is moving through the Conditional Use process. The Township has been working with an engineering consultant to get some background information. That report has been completed and will be forwarded to the Green Township Board of Zoning Appeals in advance of their meeting in early November.

Trustee Linnenberg reported on recent developments from the Cincinnati Metropolitan Housing Authority. Trustee Linnenberg reported that in February of 2011, the Department of Housing and Urban Development (HUD) informed Green Township that it was to receive 68 family units to be managed by CMHA. In August, 2011, the Green Township Trustees sued HUD in Federal Court over being singled out as a community. An agreement was reached in January, 2012, with the number of units being lowered from 68 to 32 units. It altered the requirement for all units to be multi-bedroom, to allow for some one bedroom units, which was important to the Trustees to accommodate senior citizens and singles. CMHA agreed that they did not have to purchase the first 32 units in Green Township that were intended for all of Hamilton County. Since then the Township has worked very closely with Greg Johnson, the head of CMHA, to find solutions. Residents of the Township overwhelmingly declared that they wanted the 32 units spread throughout Green Township and not concentrated in one area. The Trustees agreed that the 32 units should be spread throughout the Township. CMHA was looking for two and four unit apartment buildings, a majority of which are in three areas (White Oak, Monfort Heights, and Covedale).

Trustee Linnenberg announced that CMHA now has 32 units under contract for purchase in Green Township. CMHA claims they are spread out as best as they could be. However, some areas of the Township do not have the type of units that CMHA was looking to acquire. CMHA has acquired four single-family homes in order to spread the units throughout Green Township. Of the 32 units, 10 are single-bedroom apartments, which will likely accommodate seniors or singles. Of the 22 family-units four are single-family homes and 18 are two-bedroom units. CMHA did not purchase any three or four bedroom apartment units.

Trustee Linnenberg thanked CMHA, fellow Township Trustees, Administrator Kevin Celarek, Attorney Frank Hyle, and the residents of Green Township for working together to find an outcome that is acceptable to Green Township and CMHA.

Trustee Linnenberg stated that this agreement should end the ordeal with Green Township and HUD as well and between Green Township and CMHA. Trustee Linnenberg asked the residents of Green Township to welcome the new residents. The list of properties under contract by CMHA was shared by the Monfort Heights/White Oak Community Association. The list is public record and is available on the internet.

Trustee Linnenberg stated that he is satisfied with the resulting 32 units compared to the 68 family-units that HUD first mandated.

Chairman Rosiello thanked Trustee Linnenberg for his leadership on that issue and thanked him for all his hard work on behalf of Green Township and its residents.

Trustee Callos stated that the CMHA/HUD mandate was before his tenure on the Board, but wished to thank Trustee Linnenberg for his leadership on that issue. Trustee Callos further stated that he met with Greg Johnson from CMHA this summer and asked many tough questions because he was concerned about the Monfort Heights/White Oak area, which does have a greater number of the type of units that CMHA was interested in. He stated that he strongly values home ownership and that it is very

important for our community.

Chairman Rosiello announced that the tank in front of the Administrative Complex next to Veterans Park was recently refurbished thanks to a Green Township resident and business owner Sam Geroulis. Chairman Rosiello thanked Sam Geroulis and his crew from Body Works for painting the tank. The Board wishes to have Mr. Geroulis attend an upcoming meeting so that they can present him with a certificate of appreciation.

Trustee Callos read several thank you letters.

The next regular meeting of the Board of Trustees will be held on Monday, October 27, 2014 at 5:30 p.m.

Chairman Rosiello made a motion to recess into Executive Session for the purpose of discussing collective bargaining strategy and acquisition of property. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye. The meeting was recessed at 6:15 p.m.; reconvened at 6:46 p.m.

Chairman Rosiello moved to adjourn the meeting. Trustee Linnenberg seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye. Meeting was adjourned at 6:47 p.m.

ATTEST: