

The regular meeting of the Green Township Board of Trustees held on March 09, 2015 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Trustee Linnenberg moved to approve the minutes for the regular meeting of February 23, 2015. Trustee Callos seconded the motion. All voted Aye.

RESOLUTION #15-0309-A

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

RESOLUTION #15-0309-B

Chairman Rosiello moved to pass a resolution approving the hiring of Jennifer Barlow as Special Projects Coordinator (Part-Time) with a salary of \$22.00 per hour effective March 21, 2015. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

RESOLUTION #15-0309-C

Chairman Rosiello moved to pass a resolution approving the hiring of Cheryl Pietrosky as Event Specialist II (Part-Time) with a salary of \$19.72 per hour effective March 21, 2015. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

RESOLUTION #15-0309-D

Chairman Rosiello moved to pass a resolution declaring a 2011 Crown Victoria with a VIN number of 2FABP7BV5BX169091 and a 2009 Crown Victoria with a VIN number of 2FAHP71V29X126513 and a 2010 Crown Victoria with a VIN number of 2FABP7BV7AX129786 as surplus property and authorizing the sale of the vehicles through the Hamilton County On-Line Auction Service. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

RESOLUTION #15-0309-E

Chairman Rosiello moved to pass a resolution declaring a continuing emergency and extending authority for snow removal on unaccepted roads. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

RESOLUTION #15-0309-F

Trustee Callos moved to pass a resolution authorizing the execution of the agreement for police protection services with the Sheriff of Hamilton County, Ohio and the Commissioners of Hamilton County, Ohio. Chairman Rosiello seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

Trustee Callos gave a brief overview of the three year agreement that was reached with the Hamilton County Sheriff's Department. He reported that the agreement will go into effect April 1, 2015 and will end April 1, 2018. Trustee Callos thanked all that contributed their efforts to reaching a mutual agreement. That agreement will maximize the services that are provided to the residents of Green Township in a fiscally conservative manner and insures that the Township will have seven patrolled beats 24/7.

Trustee Rosiello thanked Police Chief Bart West for his efforts and participation in negotiating with the Hamilton County Sheriff's Department.

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

- a. AED Enterprises LLC, DBA Dewey's Pizza, 5649 Harrison Avenue, Suite D, Cincinnati, Ohio 45248. 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 March 11, 2015 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear the following case:
 - a. Case Green #2015-01, Toby and Sara Stecher, Applicants and Owners, 5757 West Fork Road, for approval of a variance to permit the construction of an addition with less front yard

setback and replacement of a six foot privacy fence in the front yard.

Development Director Adam Goetzman presented information regarding the case and recommended approval as submitted.

Toby Stecher, 10886 Morningsun Lane, Harrison, OH, stated that he is the owner of the property at 5757 West Fork Road and stated that there will be a complete renovation of the house at that location. Mr. Stecher stated that the addition will encroach approximately 16 inches into the required set-back, and is requesting a 6 ft. privacy fence to give the pool area some privacy and screening from the roadway.

RESOLUTION #15-0309-G

Chairman Rosiello moved to pass a resolution recommending approval of Case Green #2015-01 to the Hamilton County Board of Zoning Appeals as submitted. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

2. The Hamilton County Rural Zoning Commission will hold a public hearing on March 19, 2015 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear the following case:

- a. Case Green #2015-02, United Dairy Farmers, Robert G. Rothert, Abercrombie and Associates, Inc., Applicant and William R. and Lois T. Nicholson, Jeanette Mazzaro, William and Wanda Cochran, Irwin J. and Lois J. Hauck, Brenda C. Smith, J. Bruce and Pamela Jane Greely Suits, James K. Reynolds, Owners, 4108 North Bend Road, for approval of a Zone Change from "C" Residential and "E" Retail to "E" Planned Retail to permit demolition of several commercial buildings and residences and adjacent unused portions of the Westwood-Northern Boulevard right-of-way to construct a United Dairy Farmers and associated fuel pumps at the intersection of North Bend Road and Westwood-Northern Boulevard.

Development Director Adam Goetzman presented information regarding the case. He reported on the Hamilton County Regional Planning Commission's findings of compliance with the Land Use Plan and their recommended approval conditions. He stated that during the proceedings four discussion topics related to the project were discussed by the Commission, they were additional freestanding signage, building mechanicals, dumpster location, and access to Alpine Drive (curb cut). Mr. Goetzman provided information on the referenced topics.

Tim Kling, United Dairy Farmers, presented information regarding the project to the Board.

Barry Pitcher, 3306 Alpine Place, stated objection to building a United Dairy Farmers at the proposed location and, if built, is opposed to a curb cut on Alpine Place.

Constance Ciresi, Alpine Place, stated objection to building a United Dairy Farmers at the proposed location and is concerned about the loss of greenspace that would occur behind homes in her neighborhood. If built, she stated opposition to a curb cut on Alpine Place.

Jacob Pfeiffer, Alpine Place, stated objection to building a United Dairy Farmers at the proposed location citing increased noise and traffic.

Tim Kling, United Dairy Farmers, addressed concerns raised by the neighbors on Alpine Place.

RESOLUTION #15-0309-H

Chairman Rosiello moved to pass a resolution to recommend approval of Case Green #2015-02 to the Hamilton County Rural Zoning Commission subject to the following conditions: 1. That a landscaping plan that meets the minimum number of plantings of Sections 12-6, 14-7 and 14-8 of the Zoning Resolution and conditions 3 and 4 below shall be submitted as part of the Zoning Compliance Plan; 2. That a lighting plan in compliance with the requirements of the Zoning Resolution shall be submitted as part of the Zoning Compliance Plan; 3. That the area identified as "Proposed Tree Save Area" on the submitted plan shall remain undisturbed and the existing vegetation in this area shall not be removed and in addition, a minimum of 8 evergreen trees shall be planted adjacent to or within the "Proposed Tree Save Area" along the southern property line; 4. That a boundary buffer shall be planted with twice the number of required plantings east of the fence or wall on the eastern property line adjacent to 3340 Alpine

Place; 5. That the proposed dumpster shall be relocated to the northern portion of the site and shall be screened in accordance with the dumpster screening requirements of the Zoning Resolution; 6. That access into the site, including the number and location of the proposed curb cuts shall be approved by the County Engineer; 7. That sidewalks shall be installed along North Bend Road and Alpine Place; 8. That all mechanical equipment shall be screened in compliance with the requirements of the Zoning Resolution and details shall be submitted as part of the Zoning Compliance Plan; 9. That the site shall be permitted a maximum of one freestanding monument sign located near the North Bend Road and Westwood Northern Boulevard intersection at a maximum of 12 feet in height and 75 square feet in area per side; 10. That the building be constructed in conformance with the plans submitted with a masonry exterior on 4 sides; 11. That a solid fence of wall a minimum of 42" in height be installed the width of the parking loading area located on the southeast side of the property adjacent to 3340 Alpine Place; 12. That the evergreen buffer adjacent to the 20' do not remove area be extended east to the driveway for all areas cleared along Westwood Northern Blvd; and 13. That the driveway connection to Alpine Place be eliminated. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

Trustee Callos recognized Hamilton County Sheriff, Jim Neil, who was present for the meeting. Trustee Callos thanked Sheriff Neil for partnering with Green Township to reach a three year contract that will maximize services to residents of Green Township. Sheriff Neil thanked the Board for valuing their collaboration.

Fiscal Officer, Tom Straus, stated the State of Ohio passed a new law called the Fiscal Officer's Integrity Act. The new law requires more education for Fiscal Officers. A new Fiscal Officer would be required to take 24 hours of training, 16 hours of that is required to be taken during the first year of service. An experienced Fiscal Officer is required to take 12 hours of training. Fiscal Officer Straus stated that those hours are in addition to the training hours required by the Ohio Treasurer's Office.

Township Attorney, Frank Hyle, was excused from the meeting.

Township Administrator, Kevin Celarek, reported that Green Township will sponsor a Clean-Up Day on Saturday, April 25, 2015 from 9:00 am until 12 Noon. Volunteers will be working in four different locations. The Clean Up-Day will involve picking up litter, planting flower bulbs, mulching trails in parks, etc. Volunteers are needed for this event.

Administrator Celarek announced the need for Executive Session for the purpose of discussing acquisition of property.

Director of Public Services, Joe Lambing, reported that Green Township has received a grant in the amount of \$952,881 from the Ohio Public Works Commission for the 5-Points Intersection Improvement Project. Mr. Lambing also reported that work will begin on Harrison Avenue as soon as the weather improves and that construction is scheduled to be completed by June, 2015. Also, work will begin again on the Rybolt Road project, however, due to utility work delays that project is not expected to be completed on schedule.

Chairman Rosiello complimented the staff of the Public Works Department for an outstanding job clearing snow during a recent snow storm.

Trustee Callos asked about progress on improvement projects at West Fork Park. Director of Public Works, Joe Lambing, stated that he is hoping to have those projects completed around the middle of April.

Fire/EMS Chief, Doug Witsken, thanked the Board for allowing him the opportunity to attend the National EMS Conference on February 27 and February 28, 2015 in Baltimore, MD. The conference provided him with some great ideas and gave him the opportunity to see new equipment. Chief Witsken reported that the Fire/EMS Department is getting ready to begin the evaluation and testing process for their full-time firefighter candidates. This weekend will be the physical ability test, the following weekend will be the written test. The process will continue through April and will result in candidates being presented to the Board for promotion in May.

Chairman Rosiello thanked Chief Witsken and his staff for providing Emergency Management Institute FEMA training and NIMS training to Trustee Rosiello and Trustee Callos.

Police Chief, Bart West, thanked Trustee Callos for his efforts in

reaching a contract agreement with the Hamilton County Sheriff's Department. Chief West reported that his department is looking into ways to increase the number of "tips" they get reporting crimes. The department is looking into a program for that as well as increasing their social medial presence. Chief West is hoping that those efforts will increase calls reporting crimes and allow the Police Department to solve more cases in the future.

Director of Development, Adam Goetzman, stated that he had nothing to report. He noted that the Sally Court Lighting District Hearing is on the agenda.

Chairman Rosiello opened the Lighting District hearing

Public hearing for the establishment of the Sally Court Lighting District

Legal Notice was published on February 18, 2015. Development Director Goetzman reported that Sally Court is an existing street with street lights. The plated area is a 32 parcel subdivision. Mr. Goetzman stated that State Law does allow the Township to create a Lighting District when the Township is petitioned by a majority of the residents on any given block within the public right-of-way to place lights that are either installing new lights or placing lights that are already existing into a Lighting District where the charges for those lights are levied through the Hamilton County Auditor's Office. The formal establishment of a Lighting District is an acknowledgement that the Township has been petitioned. Notice of this public hearing were provided to residents within the proposed district. Mr. Goetzman stated that, if approved, the lighting district will assume responsibility for the lighting as of April 1, 2015, the Township will notify Duke Energy that the Township has created a Lighting District. The bills will transfer over to Green Township for payment. The Township will then collect money on an annualized basis for a period of three years to cover those bills. After the three year period the current billing structure will be reviewed and renewed for concurrent three year periods after that.

Mr. Goetzman reported that every year in October the Township renews assessments. In the case of Sally Court, the Township will include the billing from April through December of 2014, a nine month period, in the initial assessment. The typical assessment will include the years 2016, 2017 and 2018, for a total of 45 months. The Duke Energy bill is currently \$186.41 per month, which is a 45 month total of approximately \$8,400. The Lighting District billing works out to approximately \$88.40 per individual property owner per year to pay for the lights. Mr. Goetzman stated that the residents of Sally Court are already paying for the lighting through their homeowners association. If the Lighting District is approved at this meeting the payments will then come to the Township to be passed through to the Hamilton County Auditor's Office. In addition to the assessment for the lights themselves, the Township does charge \$1.00 per lot per year administrative fee. He noted that the County Auditor also levies a handling fee, therefore, the residents of the districts will see a slightly larger amount on their tax bill pay than the projected individual annual assessment of approximately \$88.40 per parcel. Development Director Goetzman recommended approval of the Sally Court Lighting District.

RESOLUTION #15-0309-I

Chairman Rosiello moved to pass a resolution authorizing establishment of the Sally Court Lighting District, consisting of 5 street lights, located in the public right-of-way of Sally Court, with an initial assessment for period of 45 months. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

The next regular meeting of the Board of Trustees will be held on Monday, March 23, 2015 at 5:30 p.m.

Chairman Rosiello made a motion to recess into Executive Session for the purpose of discussing acquisition of property. Trustee Callos seconded the motion. Trustee Callos: Aye; Trustee Linnenberg: Aye; Chairman Rosiello: Aye. The meeting was recessed at 6:41 p.m.; reconvened at 7:22 p.m.

RESOLUTION #15-0309-J

Chairman Rosiello moved to pass a resolution to grant permission to bid for the Lee Ct. Project, which is estimated by the Township's Engineer to be approximately \$200,000. Lee Ct. would be designed to have three lanes that will each be 11 ft. wide. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye.

Chairman Rosiello moved to adjourn the meeting. Trustee Callos seconded the motion. Trustee Linnenberg: Aye; Trustee Callos: Aye; Chairman Rosiello: Aye. Meeting was adjourned at 7:24 p.m.

ATTEST: