

The regular meeting of the Green Township Board of Trustees held on July 24, 2023 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Chairman Rosiello moved to approve the minutes for the regular meeting of June 12, 2023. Trustee Callos seconded the motion. All voted Yes.

Chairman Rosiello moved to approve the minutes for the special meeting of June 28, 2023. Trustee Callos seconded the motion. All voted Yes.

Chairman Rosiello moved to approve the minutes for the special meeting of July 12, 2023. Trustee Callos seconded the motion. All voted Yes.

Chairman Tony Rosiello invited Ms. Erica Shadoin from Groen Family McDonalds to the podium to be acknowledged for her sponsorship of the Green Township 2023 July 3<sup>rd</sup> Concert and Fireworks.

Ms. Erica Shadoin introduced herself and gave an update on the many Groen Family businesses.

Trustee Triffon Callos and Chairman Rosiello thanked Ms. Groen for her support and generosity.

**RESOLUTION #23-0724-A**

Chairman Rosiello moved to accept and approve the financial reports as submitted. Trustee Callos seconded the motion. The resolution passed unanimously.

**RESOLUTION #23-0724-B**

Chairman Rosiello moved to authorize the Township Administrator to enter into a natural gas aggregation agreement with a natural gas supplier as recommended by Energy Alliances, Inc. provided that the accepted aggregation rate is below the current contracted rate at the time of execution for a period not to exceed 36 months. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Frank Birkenhauer explained price increases and decreases for natural gas.

Chairman Rosiello and Trustee Callos discussed aggregation.

**RESOLUTION #23-0724-C**

Chairman Rosiello moved to authorize agreement for School Resource Officer with Great Oaks Career Campuses Board of Directors. Trustee Callos seconded the motion. The resolution passed unanimously.

Police Chief Jim Vetter stated the resolutions are renewals of working relationships between Green Township and Great Oaks Career Campuses and Green Township and Oak Hills Local School District.

**RESOLUTION #23-0724-D**

Chairman Rosiello moved to authorize agreement for School Resource Officer with Oak Hills

Local School District. Trustee Callos seconded the motion. The resolution passed unanimously.

**RESOLUTION #23-0724-E**

Chairman Rosiello moved to approve development agreement with Boulder Development Co. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer stated the agreement with Boulder Development pertains to a development located near Ruwes Oak subdivision.

The Board of Trustees discussed Ruwes Oak area's population, traffic and development.

**RESOLUTION #23-0724-F**

Chairman Rosiello moved to approve participation with Ohio Department of Transportation for Project PID No. 110563, HAM IR 13.35 Interstate 74 Bridge Project. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer stated Project PID No. 110563, HAM IR 13.35 Interstate 74 Bridge Project pertains to the Race Road/I-74 overpass gateway aesthetics.

**RESOLUTION #23-0724-G**

Chairman Rosiello moved to approve the hiring of Timothy Baldrick as a Police Officer pending a successful passing of a drug screen with a starting salary of \$36.63 per hour and effective July 31, 2023. Trustee Callos seconded the motion. The resolution passed unanimously.

Police Chief Vetter stated the qualifications of Police Officer Timothy Baldrick.

**RESOLUTION #23-0724-H**

Chairman Rosiello moved to approve the hiring of Blake Bergen as a Police Officer pending a successful passing of a drug screen with a starting salary of \$34.51 per hour and effective July 31, 2023. Trustee Callos seconded the motion. The resolution passed unanimously.

Police Chief Vetter stated the qualifications of Police Officer Blake Bergen.

Fiscal Officer Tom Straus swore in Police Officer Timothy Baldrick and Police Officer Blake Bergen.

Police Officer Timothy Baldrick and Police Officer Blake Bergen thanked Chief Vetter, the Board of Trustees and their families for their support.

Chairman Rosiello and Trustee Callos welcomed and congratulated Police Officer Baldrick and Police Officer Bergen.

**RESOLUTION #23-0724-I**

The following properties were declared as nuisances due to high grass & weeds, or garbage, junk & debris. The Township Attorney was directed to notify the owner of the properties listed below of this resolution:

1. 3280 Alpine Place (550-0061-0198) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
2. 4300 Boudinot Avenue (550-0064-0130) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
3. 4331 Harrison Avenue (550-0121-0325) Motion made by Chairman Rosiello and

seconded by Trustee Callos. The resolution passed unanimously.

4. 4329 Harrison Avenue (550-0121-0385) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
5. 4460 Harrison Avenue (550-0111-0034) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
6. 3716 Monfort Heights (550-0072-0072) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
7. 3352 Stevie Lane (550-0082-0144) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
8. 5651 Woodhaven Drive (550-0162-0211) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

Fiscal Officer Straus announced the Ohio Department of Liquor Control has sent notice of application from Kush & Keesha Inc, 5810 Cheviot Road, Green Township, Cincinnati, Ohio 45247. Police Chief Vetter did not have any objections.

Fiscal Officer Straus announced the Ohio Department of Liquor Control has sent notice of application from B Easy Bar & Grill & Patio LLC, 6032 Cheviot Road, Green Township, Cincinnati, Ohio 45247. Police Chief Vetter did not have any objections.

Administrator Birkenhauer announced the Hamilton Board of County Commissioners will hold a public hearing on July 27, 2023 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear Case Green #2023-03, Matthew Henderson, Core Capital II LLC, Applicant and Blue Sky LLC, Owner, 5404-5454 Northcrest Lane, for approval to construct five apartment buildings with 190 units, a community building and pool, covered car ports and associated parking and landscaping.

Administrator Birkenhauer announced the Hamilton County Board of Zoning Appeals will hold a public hearing on August 9, 2023 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear Case Green #2023-10, Eric Raider, Applicant and Owner, 6096 Country Hills Drive, for approval of a variance for the construction of a 19" x 26" raised deck attached to an existing BZA approved non-conforming above ground pool, in the front yard in a "B" Single Family Residence District.

Development Director Adam Goetzman reported on Case Green #2023-10 which pertains to a corner lot located at the intersection of Ebenezer Road and Country Hills Drive.

Ms. Sarah Raider and Mr. Eric Raider, 6096 Country Hills Drive, introduced themselves and answered questions from the Board of Trustees concerning their deck, pool and landscaping.

#### **RESOLUTION #23-0724-J**

Chairman Rosiello moved to approve Case Green #2023-10 Eric Raider, Applicant and Owner, 6096 Country Hills Drive, for approval of a variance for the construction of a 19" x 26" raised deck attached to an existing BZA approved non-conforming above ground pool, in the front yard in a "B" Single Family Residence District with the conditions requested by Adam Goetzman. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Board of Zoning Appeals will hold a public hearing on August 9, 2023 at 1:00 p.m. in Room 805B, Hamilton County Administration Building, 138 East Court Street, to hear Case Green #2023-11, J. Anthony Raabe, Applicant and Reta & Keith Gabbard Owners, 2431 South Road, for approval of a

variance to construct a 36' x 60' accessory structure with more square-footage than allowed in the rear yard in an "A" Single Family Residence District.

Development Director Adam Goetzman reported on Case Green #2023-11 which pertains to a request to connect existing conforming garages into one large garage.

Attorney Frank Hyle answered questions from the Board of Trustees concerning Case Green 2023-11.

**RESOLUTION #23-0724-K**

Chairman Rosiello moved to approve Case Green #2023-11, J. Anthony Raabe, Applicant and Reta & Keith Gabbard Owners, 2431 South Road, for approval of a variance to construct a 36' x 60' accessory structure with more square-footage than allowed in the rear yard in an "A" Single Family Residence District subject to the endorsement of the adjacent neighbors east and west of the property and subject to the conditions as requested by Adam Goetzman. Trustee Callos seconded the motion. The resolution passed unanimously.

Fiscal Officer Tom Straus reported on TIF money, the investment program and an upcoming meeting with Fifth Third Bank representatives.

The Board of Trustees, Fiscal Officer Straus and Administrator Birkenhauer discussed TIF money as it pertains to the construction of the new Police Station.

Township Attorney Frank Hyle did not have anything to report.

Administrator Frank Birkenhauer did not have anything to report.

Director of Public Services Joe Lambing reported on the progress of the Street Rehabilitation Program and 264/Glenway Avenue road repairs.

Fire & EMS Chief Scott Souders reported fire hydrants are being painted this summer.

Police Chief Jim Vetter reported Citizens' Police Academy applications are being accepted for the September course.

Director of Development Adam Goetzman reported a Hutchinson/Ebenezer Improvement Project open house will take place on August 10, 2023 at the Nathanael Greene Lodge.

Trustee Callos read a thank you letter from Mr. and Mrs. Wagner to Detective Mike Lampe, Police Officer Patrick Enneking and Police Officer Kyle Essell for their assistance with a theft from their home.

Trustee Callos read a thank you letter from Ms. Lisa Fableman to Police Officer Brett Hambrick for his assistance with locating the daughter of a deceased family member.

Trustee Callos read a thank you letter from Mr. Tim Spiegle and Ms. Karen Herbenstreit for assistance from Police Officer Lammers with their vehicle while at the movie theater.

Next special meeting is Wednesday, August 16, 2023 at 8:00 A.M. for the purpose of review of potential nuisances and accepting and approving the financial reports as submitted. The next regular meeting is Monday, August 28, 2023 at 5:30 P.M.

Chairman Rosiello moved to adjourn the meeting. Trustee Callos seconded the motion. All voted Yes. Meeting was adjourned at 6:23 p.m.

**ATTEST:**