

The regular meeting of the Green Township Board of Trustees held on May 14, 2024 was called to order at 5:30 p.m. with the Pledge of Allegiance.

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

Chairman Rosiello moved to approve the minutes for the regular meeting of April 22, 2024. Trustee Callos seconded the motion. All voted Yes.

Chairman Tony Rosiello invited Mr. Allen Rose to the podium. Mr. Rose was present to discuss unleashed dogs on Wildcherry Court.

Mr. Allen Rose, 4022 Wildcherry Court, discussed his issues with his neighbors' unleashed dogs. Mr. Rose also expressed his displeasure with his neighbors parking their vehicles on the street and a basketball hoop.

Chairman Rosiello, Trustee Triffon Callos, Police Chief Jim Vetter and Administrator Frank Birkenhauer discussed Mr. Rose's concerns.

Chairman Rosiello invited Ms. Megan Baird to the podium to discuss noise disruption caused by ATVs.

Ms. Megan Baird, 5602 Frogdan Court, discussed a noise nuisance within her neighborhood.

The Board of Trustees, Attorney Frank Hyle, and Chief Vetter discussed noise ordinance and zoning code violations with Ms. Baird and other neighbors present at the meeting.

RESOLUTION #24-0514-A

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

RESOLUTION #24-0514-B

Chairman Rosiello moved to accept and approve the Amended Estimated Resources for 2024. Trustee Callos seconded the motion. The resolution passed unanimously.

RESOLUTION #24-0514-C

Chairman Rosiello moved to accept and approve the Amended Appropriations for 2024. Trustee Callos seconded the motion. The resolution passed unanimously.

RESOLUTION #24-0514-D

Chairman Rosiello moved to approve the 508 Fund for Pace Mt. Airy. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer reported on the need to create the 508 Fund for Pace Mt. Airy.

RESOLUTION #24-0514-E

Chairman Rosiello moved to declare a continuing emergency and extending authority for snow removal on unaccepted roads. Trustee Callos seconded the motion. The resolution passed unanimously.

Public Services Director Joe Lambing stated snow removal on unaccepted roads must be

approved every six months.

RESOLUTION #24-0514-F

Chairman Rosiello moved to approve development agreement with Priya Place LLC. Trustee Callos seconded the motion. The resolution passed unanimously.

Attorney Hyle reported Priya Place LLC is developing a single-family home subdivision which will utilize TIF funds for public infrastructure.

RESOLUTION #24-0514-G

Chairman Rosiello moved to authorize and direct attorney to make application to Common Pleas Court for authority to dispose property seized by Green Township Police Department and held in the Green Township Property Room. Trustee Callos seconded the motion. The resolution passed unanimously.

Police Chief Vetter reported there are many items in the property are ready for disposal.

RESOLUTION #24-0514-H

Chairman Rosiello moved to approve the hiring of Robin Bossman as a Seasonal Hydrant Painter for the Fire & EMS Department with a pay rate of \$20.00 per hour and effective June 3, 2024. Trustee Callos seconded the motion. The resolution passed unanimously.

Assistant Fire & EMS Chief Chris Godfrey reported on upkeep of fire hydrants.

RESOLUTION #24-0514-I

Chairman Rosiello moved to approve donation of miscellaneous surplus equipment to North East Union Volunteer Fire Department in Tennessee. Trustee Callos seconded the motion. The resolution passed unanimously.

Assistant Fire & EMS Chief Godfrey reported on donations of surplus equipment.

RESOLUTION #24-0514-J

Chairman Rosiello moved to approve Public Services Administrative Assistant Annette Lange's hourly pay rate of \$29.16 per hour and effective May 13, 2024. Trustee Callos seconded the motion. The resolution passed unanimously.

Public Services Director Lambing reported on employee reassignments and duties.

RESOLUTION #24-0514-K

Chairman Rosiello moved to appoint Anne Schmidt as Administration Administrative Assistant with an hourly pay rate of \$23.38 per hour and effective May 13, 2024. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer reported on employee reassignments.

RESOLUTION #24-0514-L

Chairman Rosiello moved to approve promotion of Eric Pelzer to Public Services Foreman with a salary of \$41.34 per hour and effective May 4, 2024. Trustee Callos seconded the motion. The resolution passed unanimously.

Public Services Director Lambing reported on employee promotions within the Public Services Department and future hiring needs.

RESOLUTION #24-0514-M

Chairman Rosiello moved to approve promotion of Keith Aker to Road Maintenance Crew Leader with a pay rate of \$35.51 per hour and effective May 4, 2024. Trustee Callos

seconded the motion. The resolution passed unanimously.

The Board of Trustees congratulated employees for promotions and reassignments.

RESOLUTION #24-0514-N

Chairman Rosiello moved to approve the Administrator to sign a contract with The Eagles Project to perform at the Kuliga Park Pavilion and not to exceed \$7,000.00. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer reported on the details of the contract and sound equipment and answered questions from the Board of Trustees.

RESOLUTION #24-0514-O

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. 3130 Balsamridge Drive (550-0010-0362) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
2. 3211 Basswood Lane (550-0080-0206) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
3. 3340 Dickinson Road (550-0061-0141) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
4. 5628 Nickview Drive (550-0081-0281) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
5. 6331 Starridge Court (550-0253-0032) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
6. 3352 Stevie Lane (550-0082-0144) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.
7. 2964 Werkridge Drive (550-0253-0079) Motion made by Chairman Rosiello and seconded by Trustee Callos. The resolution passed unanimously.

Administrator Birkenhauer announced Movies in the Park will take place on May 17, 2024 at 8:30 p.m. in Kuliga Park with a showing of Zootopia. The movie is sponsored by Green Township Citizens' Police Academy Alumni Association.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on May 16, 2024 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, to hear Case Green #2022-01, Dent School House Exterior Maze, James Ritter, Professional Design Associates, Applicant and Steve C. and Diana Hengehold, Owners, 5963 Harrison Avenue, for approval of a Major Adjustment in an existing "E" PUD Retail Planned Unit Development District to construct a 1.024 square foot outdoor maze on the rear of the existing seasonal haunted house attraction.

Development Director Adam Goetzman reported on Case Green #2022-01 which pertains to a haunted house attraction.

The Board of Trustees discussed Case Green #2022-01 and agreed the Dent School House is a successful Green Township business.

RESOLUTION #24-0514-P

Chairman Rosiello moved to approve Case Green #2022-01, Dent School House Exterior Maze, James Ritter, Professional Design Associates, Applicant and Steve C. and Diana Hengehold, Owners, 5963 Harrison Avenue, for approval of a Major Adjustment in an existing "E" PUD Retail Planned Unit Development District to construct a 1,024 square foot outdoor maze on the rear of the existing seasonal haunted house attraction. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on May 16, 2024 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, Case Green #2010-04, Westbourne Medical Expansion, Tyson Hermes, Hermes Construction Company, Applicant and Steven C. and Shoaib M. Sharieff TR, Owner, 3,655 Westbourne Drive, for approval of a Major Adjustment in an existing "F PUD" Light Industrial Planned Unit Development District to construct a 6,590 square foot building addition to an existing medical office building with a reduction of parking and the addition of a landscape buffer.

Development Director Goetzman reported on Case Green #2010-04 which pertains to a building that was previously converted from a restaurant to medical office use.

RESOLUTION #24-0514-Q

Chairman Rosiello moved to approve Case Green #2010-04, Westbourne Medical Expansion, Tyson Hermes, Hermes Construction Company, Applicant and Steven C. and Shoaib M. Sharieff TR, Owner, 3,655 Westbourne Drive, for approval of a Major Adjustment in an existing "F PUD" Light Industrial Planned Unit Development District to construct a 6,590 square foot building addition to an existing medical office building with a reduction of parking and the addition of a landscape buffer. Trustee Callos seconded the motion. The resolution passed unanimously.

Administrator Birkenhauer announced the Hamilton County Rural Zoning Commission will hold a public hearing on May 16, 2024 at 1:00 p.m. at the Hamilton County Administration Building, 138 East Court Street, Room 805B, Case Green #2024-01, Race and Harrison C-Store, Jacob Rudemiller, Leesman Engineering, Applicant and KPS Holdings LLC, Owner, 4497 Harrison Avenue, for approval a Planned Unit Development in an existing "E" District to demolish an existing car sales building and construct a 5,508 square foot convenient store with 10 gas pumps and 38 parking spaces with a right-in/right-out curb cut onto Race Road and full movement access to Harrison Avenue.

Development Director Goetzman reported on Case Green #2024-01 which pertains to redevelopment of the former Sweeney car sales lot.

RESOLUTION #24-0514-R

Chairman Rosiello moved to approve Case Green #2024-01, Race and Harrison C-Store, Jacob Rudemiller, Leesman Engineering, Applicant and KPS Holdings LLC, Owner, 4497 Harrison Avenue, for approval a Planned Unit Development in an existing "E" District to demolish an existing car sales building and construct a 5,508 square foot convenient store with 10 gas pumps and 38 parking spaces with a right-in/right-out curb cut onto Race Road and full movement access to Harrison Avenue with conditions stated by Adam Goetzman. Trustee Callos seconded the motion. The resolution passed unanimously.

Fiscal Officer Tom Straus reported the State of Ohio Auditor has requested the Tax Budget to be filed by July 20, 2024. Fiscal Officer Straus completed his Ohio Treasures' training. Two CDs have matured and are receiving 2.4% in interest.

Township Attorney Frank Hyle reported a need for Executive Session to discuss sale of property.

Administrator Frank Birkenhauer did not have anything to report.

Director of Public Services Joe Lambing reported work continues on the Veterans Park upper parking lot.

Assistant Fire & EMS Chief Chris Godfrey did not have anything to report.

Police Chief Jim Vetter reported it is National Police Week. Officer Brandon Jones restored a 1960s police cruiser and has it on display in Washington DC for National Police Week.

Director of Development Adam Goetzman did not have anything to report.

Chairman Rosiello announced the next regular meeting of the Board of Trustees will be held on Tuesday, May 28, 2024 at 5:30 p.m.

Chairman Rosiello moved to proceed to Executive Session to discuss sale of property. Trustee Callos seconded the motion. All voted Yes.

Chairman Rosiello moved to adjourn the meeting. Trustee Callos seconded the motion. All voted Yes. Meeting was adjourned at 6:53 p.m.

ATTEST: