

September 27, 2005

Held _____

OPENING OF MEETING

Mr. Fiedeldey called the meeting to order at 6:02 PM with Mr. Corman, Mr. Fiedeldey, Mrs. Rielage, and Mrs. Harlow in attendance

EXECUTIVE SESSION

Mr. Reuter requested the Board go into Executive Session for the purpose of discussing matters relating imminent litigation and hearing of an employee grievance relating to benefits and compensation

At 6:03 PM, Mr. Corman made such motion and Mrs. Rielage offered the second No discussion and the roll was called:

Mr. Corman "Aye"
Mrs. Rielage "Aye"
Mr. Fiedeldey "Aye"

The Board reconvened at 7:20 PM. Mr. Fiedeldey said no decisions were made in Executive Session

PLEDGE – INVOCATION

Mrs. Rielage announced that Pastor Joe Hadley of Christ Prince the Peace Church would offer the invocation and the Pledge of Allegiance would be lead by the Girl Scout Troop of 803

APPROVAL OF PREVIOUS MEETING MINUTES

Mr. Fiedeldey asked about the minutes of the May 10, 2005, regular meeting Mr. Reuter said the final development plan was approved at the last zoning commission meeting; He has no corrections to the minutes and recommends approval. Mrs. Rielage made such motion and Mr. Corman offered the second The roll was called:

Mr. Corman "Aye"
Mrs. Rielage "Aye"
Mr. Fiedeldey "Aye"

Mr. Fiedeldey asked about the minutes of the July 12, 2005, regular meeting Mr. Reuter said he did not have opportunity to review them and would like to defer to the next meeting

Mr. Fiedeldey asked about the minutes of the September 13, 2005, regular meeting. Mr. Corman requested several additions Mr. Corman motioned to approve the minutes as amended and Mrs. Rielage offered the second The roll was called:

Mr. Corman "Aye"
Mrs. Rielage "Aye"
Mr. Fiedeldey "Aye"

SHERIFF REPORT

Sgt. Scudder with the Hamilton County Sheriff's Department gave the reports to Chief Sarver

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TRUSTEES' REPORT**MRS. RIELAGE**

Mrs Rielage said that the annual Snow Plow Rodeo was held last Tuesday and out of 54 drivers from Townships through out Hamilton County, Colerain Township Mike Baumer earned first place and Colerain Township retains the traveling trophy Mrs Harlow added that she visited the event and was most impressed with our drivers' abilities and professionalism

Mrs Rielage said that the State Fire Marshal honored Cork Snyder with induction into the Fire Service Hall of Fame Mr Snyder's family was presented with a plaque and medal at the dinner celebration in Columbus, Ohio

MR. CORMAN

Mr. Corman said he has received a letter from Hamilton County Engineer Bill Brayshaw requesting formal support for State Issue 1, which is on the ballot in November He said that this would not raise taxes, but would continue funding for infrastructure and SCIP funding He requested the Board consider formal support of the issue.

Mr. Corman said he has also received a letter from Anderson Township requesting support of the appointment of Robert Mecklenburg to the Board of the Cincinnati Metropolitan Housing Authority Mr Mecklenburg is from Green Township. The Anderson Township Trustees passed the resolution because they feel he will be a strong proponent for the rights of township government with the CMHA Mr. Corman requested a resolution showing support of Mr Mecklenburg, endorsing his appointment. He requested the Board act on this at the next meeting

Mr. Corman said he has been appointed as chairman of Western Hamilton County Transportation Advisory Board The next meeting is December 1 at 2PM at Green Township public library.

Mr. Corman said he has received response to *Enquirer* article about the development of western Hamilton County. He said it is important that we are taking a stand and trying to incorporate green space He said it is important that we work with developers and come to a conclusion

Mr. Corman said that the Cincinnati Art Museum asked him to sit on education board for 2005-2006

MR. FIEDELDEY

Mr Fiedeldey said at the last meeting we discussed placing AEDs in police cars The in-car units are \$1200 each, instead of \$1010 for ones in the buildings.

Asst Chief Silvati said his department was asked to research this. The research was performed by Greg Brown The units for in-car are more durable, with a plastic case that is water proof/tight and the batteries are Duracell lithium, which are less expensive to replace. These units are every user-friendly with voice prompts and they are compatible with our EMS equipment. Chief Brown highly recommends these units The cost is \$19,364 for 14 units, plus the ancillary supplies

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Mr. Fiedeldey said the cost will be under \$20,000. He said that he proposed at the last meeting to take added revenue from increasing zoning fees and increased fees for weed abatement. There was some question about whether or not we really had the money. In a report from Mr. Spriggs, we have received \$55,000 of added revenue, so we easily can take \$20,000 to provide something to save lives.

Mr. Foglesong said there are sufficient funds available for this.

Mrs. Rielage said that she supports using general fund money to buy the AEDs. She said it is semantics, though. Since January 1, Zoning has taken in \$60,000 and the expenses have been \$270,000. So, it's not like there is money in the general fund waiting to be spent, but we do have the funds for this project. We used this same reasoning when we raised the Senior Center fees in 2002. We do not say, when a project comes up, let's use the Senior Center's increases fees to fund it. They have increases costs with salaries, health benefits, etc.

Mr. Corman said that since we haven't been using much out of these funds, we can use it. He asked how much we have received annually. Mr. Fiedeldey said \$15,000 for fees and \$10,000 for abatements. Mr. Corman suggested we ensure more compliance and would like to see the monies for increased fees used to address these matters in zoning. He also suggested that businesses "adopt" the units.

Mr. Fiedeldey said if we can find a way to bring money in without adding taxes. Money should not be buried in general fund.

Chief Silvati said the quote is for 14 units with 2 of them for free.

Mr. Foglesong said the funds will come out of the general fund and be transferred to the Fire Department.

Mr. Fiedeldey motioned to buy 15 units and Mrs. Rielage provided the second. The roll was called:

Mr. Corman "Aye"
Mrs. Rielage "Aye"
Mr. Fiedeldey "Aye"

CITIZEN ADDRESS

Gregory Teeters of 3611 Bevis Lane gave a report to the trustees, which was an overview of the sewer water problem at his property. He wants help with resolving this problem. While it is not a new problem, he wants to resolve it. Mr. Corman and Mr. Teeters, along with Mr. McClain, discussed suggested ways to fix this problem. Mr. Fiedeldey asked Mr. McClain to provide some details on this issue. Mr. McClain detailed the problems and the interaction with Mr. Teeters and other agencies. No one has disputed there is a problem, but there is no record of a stormwater pipe in this property. This is a civil matter. Mr. Fiedeldey requested that he give us until next meeting and requested the information from Mr. McClain. He would like to visit the property. Mr. Reuter said this has been privately extended and we can not enter private property. There are options to fix this, but the rest of problems are a civil matter. Mr. Reuter said that water is allowed to flow and the township is required to maintain pipes in easements.

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UNFINISHED BUSINESS

SERVICES

Canoe Access Ramps

Mr. Snyder said that he has requested ODNR for a 60-day extension to complete the ramps at Dravo and Heritage parks. This would now be a December 31, 2005, deadline. He described the timeline for completion.

LEGAL

Sidewalk Program

Mr. Reuter said the Board asked him to check into the legal ability to improve the connectivity of the sidewalks in the Township. Twelve years ago trustees adopted a sidewalk requirement for all new subdivisions. From time-to-time, the Board is presented with a waiver of this requirement by the developer. The discussion now is getting sidewalks in already developed areas and a "trade-off" to provide a win-win situation.

Mr. Reuter drafted a resolution and suggested the Board review the draft then send it to the county engineer for review. Take up the matter at the next meeting.

Mr. Fiedeldey and Mr. Corman discussed some items of concern in the draft with Mr. Reuter.

Personnel Policy Revision

Mr. Reuter said he is continuing to work on this and will have the draft well in advance of the next meeting.

Mr. Fiedeldey said this policy had not been reviewed for quite some time. Mr. Foglesong said it has been 5 years since a major review has taken place. Mr. Fiedeldey said the policy should be reviewed annually.

NEW BUSINESS

FIRE DEPARTMENT

Pay Rate Changes

Chief Silvati requested a pay rate change for Jerry Dimuzio to FF/medic/FAO at a rate of \$13.42, effective September 19, 2005.

Mrs. Rielage made such motion and Mr. Corman offered the second. The roll was called:

- Mr. Corman "Aye"
- Mrs. Rielage "Aye"
- Mr. Fiedeldey "Aye"

POLICE DEPARTMENT

Pay Journalization

Lt. Meloy reported pay journalizations for officers Jennifer Sharp and Patrick Quinn.

PUBLIC WORKS

Pay Journalization

Mr. McClain reported that effective October 1, 2005, Public Works Department Road Division employees pay increases per the collective bargaining agreement.

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SENIOR CENTER**Pay Journalization**

Mrs. Klosterman also reported a pay journalization for Ray Richburg and Alvin Meyer, as part of the collective bargaining agreement.

SERVICES**Benefit Concert Park Amphitheater**

Mr. Snyder reported that five local bands will be holding a concert to benefit victims of Hurricane Katrina on Saturday, October 1, 2005 from 5:30 PM to 8:30 PM. Proceeds will be giving to the American Red Cross. He has approved the music and requested notification of the receipt of funds from Red Cross.

Employee Step Increase

Mr. Snyder requested the Board approve the promotion of Roger Krebs from Maintenance Worker 1 – 2D to Maintenance Worker 2-3A at the rate of \$19.93/hour, effective October 10, 2005.

Mrs. Rielage made such motion and Mr. Corman offered the second. The roll was called:

Mr. Corman "Aye"
Mrs. Rielage "Aye"
Mr. Fiedeldey "Aye"

Pay Journalization

Mr. Snyder reported a contractual increase for AFSCME employees, effective October 1, 2005.

ZONING**Weed Abatement Resolution**

Mr. Spriggs discussed a property with a nuisance complaint, but it's a buffer. He showed the board photos and will get more information for the next meeting.

Mr. Spriggs read resolution 38-05, which authorizes the abatement, control or removal, of any vegetation, garbage, refuse, or other debris.

Mrs. Rielage made such motion and Mr. Corman offered the second. The roll was called:

Mr. Corman "Aye"
Mrs. Rielage "Aye"
Mr. Fiedeldey "Aye"

Request to Set Public Hearing: Zone Code Work Session October 4, 2005

Mr. Spriggs requested the Board set a work session to review the zoning text amendment at 6 PM on Tuesday, October 04, 2005.

Mrs. Rielage made such motion and Mr. Corman offered the second. The roll was called:

Mr. Corman "Aye"
Mrs. Rielage "Aye"
Mr. Fiedeldey "Aye"

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ADMINISTRATION

2006-2008 Community Development Block Grant

Mr. Foglesong said we have received the FY2006-2008 Community Development Block Grant application packets. One of the application requirements is for those local jurisdictions applying for funding to hold two public hearings during the application process. These public hearings are to be held before the submission deadline of November 4, 2005. He requested the Board set public hearings as part of the regularly scheduled Board meetings on October 11 and October 25. Mrs. Rielage made such motion and Mr. Corman offered the second. The roll was called:

- Mr. Corman "Aye"
- Mrs. Rielage "Aye"
- Mr. Fiedeldey "Aye"

At 9:10 PM, Mr. Corman motioned for the Board to take a five minute recess. Mrs. Rielage offered the second. The roll was called:

- Mr. Corman "Aye"
- Mrs. Rielage "Aye"
- Mr. Fiedeldey "Aye"

PUBLIC HEARING

Springdale Retail/Office

Mr. Spriggs presented the staff report for Case Number ZA 2005-09. This is a zone change request from "A-2" residence and "E" retail to "EE" planned retail district.

Diana Lee with Professional Design Associates represented the applicant. She said the proposed development is consistent with the land use plan. The impervious site ratio allows 60% hard surface and they are now at 50% to conserve green space.

Mr. Fiedeldey opened the citizen address portion of the meeting.

Deena Tobergta of 8408 Lake Valley Drive said her biggest concerns are with lighting and dumpster placement.

Phyllis Keller at 8410 Lake Valley Drive said she has the same concerns. She is also concerned with future development in the vicinity. They are setting precedence for development in this area but this developer seems to be doing a good job.

Mr. Corman moved to close the public hearing and Mrs. Rielage offered the second. The roll was called:

- Mr. Corman "Aye"
- Mrs. Rielage "Aye"
- Mr. Fiedeldey "Aye"

Mr. Corman said the dumpster location is near Ronald Reagan highway and asked if it can it could be moved. Jim Ritter, the architect, said the dumpster should stay where it is and it's a reasonable location.

Mr. Corman asked about lighting in rear parking lot as there are 5 or 6 spots in the dark. Ms. Lee said one light could be on a timer.

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Mr. Corman would like to see more evergreen vegetation along the Ronald Reagan side.

Mr. Corman asked about the detention pond and whether or not it will be oversized. Mr. Ritter said they follow Hamilton County requirements and about 20% over.

Mr. Corman asked about marketing for the property. Rick Schneider, the developer, has no tenants yet. Mr. Corman said he does not want game rooms, etc.

Mrs. Rielage questioned about phase II. She asked if it will stay grass. Ms. Lee said it will be green space until the new building is ready to go in and it will be mowed. Mr. Schneider said the house will remain until they begin phase 2. Mrs. Rielage requested a condition to cover this house. Mr. Ritter said insurance companies may not maintain coverage on a vacant building;

Mr. Fiedeldey suggested a two foot tall landscaped berm between Springdale Road and the parking lot.

Mr. Fiedeldey asked about the water detention; Mr. Ritter said where the water goes has not yet been determined. Mr. Fiedeldey said if it drains to Blue Rock Creek, it must be a 75 year rain and a 5 year discharge. There is already flooding there. Mr. Ritter said this will be researched.

Mr. Corman said that he referred to the map and the water run-off appears to run the other direction.

Mr. Ritter wants to wait until he can perform these calculations and do the additional research.

Ms. Lee said the distance from building to the Ronald Reagan highway right of way is 3 feet, but it is 150 feet from the pavement.

Mr. Fiedeldey said they had hardship with design because of the size of the building. The comprehensive plan recommendation is 2 ½ times smaller than what is proposed. Mr. Fiedeldey wants plantings in this area.

Mr. Fiedeldey asked Mr. Reuter about protection from phase 2s that are never completed. Since this is spec-built, he is very uncomfortable with re-zoning as he could sell the property with the new zoning in effect. There is no time limit on a preliminary plan. He wants to ensure a final development plan is submitted within one year.

Mrs. Rielage motioned to continue the hearing until October 11th after the regular business. Mr. Corman offered the second. The roll was called:

Mr. Corman "Aye"
Mrs. Rielage "Aye"
Mr. Fiedeldey "Aye"

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CLERK'S REPORT

Mrs Harlow asked for approval of payroll, purchase orders, and receipts
Mrs. Rielage made such motion and Mr Corman offered the second. The roll was called:

- Mr Corman "Aye"
- Mrs Rielage "Aye"
- Mr Fiedeldey "Aye"

The Clerk has received the following receipts:

REC	VENDOR	FOR	AMOUNT
521-05	Police Department	School Safety Grant	33,161.34

Mrs Harlow requested the Board's authorization to create a new fund, 4404, and expenditure line, 4404-760-360-0000, OPWC – Charles Fath Subdivision, Contracted Services. Mrs Rielage made such motion and Mr Corman offered the second.

- Mr Corman "Aye"
- Mrs Rielage "Aye"
- Mr Fiedeldey "Aye"

Mrs Harlow requested the Board authorize a transfer of funds from the General Fund – transfers out Police Department (1000-910-910-0600) to the Police District Fund – transfers in (2081-931-0000), in the amount of \$22,000. Mrs Rielage made such motion and Mr Corman offered the second.

- Mr Corman "Aye"
- Mrs Rielage "Aye"
- Mr Fiedeldey "Aye"

Mr Foglesong said Mr Birkenhauer is an assessor for the FEMA accreditation program. He has been requested to perform an assessment at the end of October and would be out of the out of office for five days. He will be traveling to American Samoans. He requested permission for Mr Birkenhauer to travel out of the county. Mr Corman made such motion and Mrs Rielage offered the second.

- Mr Corman "Aye"
- Mrs Rielage "Aye"
- Mr Fiedeldey "Aye"

ADJOURNMENT

With no further business to come before the Board, at 10:46 PM, Mrs Rielage motioned for adjournment. Mr Corman offered a second.

- Mr Corman "Aye"
- Mrs Rielage "Aye"
- Mr Fiedeldey "Aye"


Clerk


President