

Regular Meeting of the Board of Trustees - March 8

March 8, 2022

- 1. Opening of Meeting**
- 2. Executive Session 6:00 PM**
- 3. Pledge of Allegiance 7:00 PM**
- 4. Meditation (Moment of Silence)**
- 5. Approval of Minutes**
- 6. Presentations**
 - a. Proclamation by Board of Trustees for Edward C. Smith
 - b. Proclamation by the Board of Trustees for Kathy's Happy Organs & Pianos
 - c. Presentation by Chief Denney Introducing and Swearing-In Newly Hired Andrew Morris
 - d. Presentation by Energy Alliances - Natural Gas Aggregation
 - e. Presentation by Assistant Administrator Weckbach - Solar Capital Project
- 7. Citizens Address**
- 8. Administrative Reports**
- 9. Trustees' Report**
- 10. New Business**

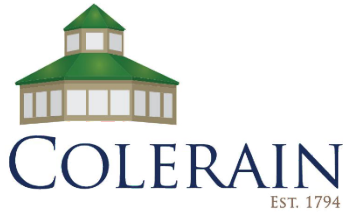
Public Safety

- a. Motion to Issue Noise Resolution Permit
- b. Resolution Declaring a Junk Motor Vehicle
- c. Resolution Declaring a Junk Motor Vehicle
- d. Resolution Declaring a Junk Motor Vehicle
- e. Resolution Declaring Nuisance and Ordering Abatement
- f. Motion to Authorize the Township Administrator to Purchase a Ninhydrin Fingerprint Processing Chamber
- g. Motion to Authorize the Township Administrator to Execute a Purchase Agreement with Axon Enterprise, Inc. for Additional Body Cameras

Public Services

- a. Motion Accepting 2021 Road Mileage Certification
- b. Motion to Issue Request for Quotes for HVAC Controls Upgrade at Administration Building

Development



- a. Resolution Imposing a One-Year Moratorium On New Establishments That Primarily Sell Or Distribute Electronic Smoking Devices And/Or Vapor Products Within Colerain Township.
- b. Resolution for Demolition of the Property at 9929 Capstan Drive
- c. Resolution for Demolition of the Property at 7954 Harrison Avenue
- d. Resolution for Demolition of the Property at 9970 Hollis Drive
- e. Resolution for Demolition of the Property at 2864 Houston Road
- f. Resolution for Demolition of the Property at 8806 Nabida Drive
- g. Resolution for Demolition of the Property at 3483 Niagara Street
- h. Resolution for Demolition of the Property at 3484 Niagara Street

Administration

- a. Motion Authorizing the Township Administrator to Execute a Contract with Dunrobin Associates, LLC for ROW Consulting Services
- b. Resolution Adopting 2022 Permanent Appropriations
- c. Compensation of Assistant Township Administrator
- d. Performance and Compensation of Township Administrator
- e. Motion to Authorize Township Administrator to Enter into an Agreement for Gas Aggregation at or Below \$0.56 per ccf per Month for a period of 24 Months

11. Old Business

12. Consent Items

- a. Donation Acceptance - Police Department - \$900.00
- b. Donation Acceptance - Department of Fire & EMS - \$900.00
- c. Donation Acceptance - Department of Fire & EMS - \$200.00
- d. New Hire - Communications Specialist - Administration Department
- e. Contract - TrafficLogix - Radar Speed Signs
- f. Donation Acceptance - Public Services - \$3,500

13. Fiscal Office Report

14. Executive Session – if needed

15. Adjournment

PRESENTATIONS

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan
Goal:

Proclamation by Board of Trustees for Edward C. Smith
Proclamation recognizing service to Colerain Township.

Rationale:

**PROCLAMATION RECOGNIZING
COLERAIN POLICE DEPARTMENT
RECORDS CLERK, EDWARD C. SMITH**

Hamilton County, Ohio

Be It Proclaimed *by the Township Trustees of Colerain Township, that*

WHEREAS, Edward C. Smith has provided dedicated and outstanding service to the employees of the Colerain Police Department and to the citizens of Colerain Township for more than 21 years; and

WHEREAS, Edward C. Smith served as a tireless volunteer for the Colerain Police Department prior to his employment; and

WHEREAS, Edward C. Smith was the very first applicant and graduate of the first Colerain Police Department Citizens Police Academy and has served as an ambassador for this program; and

WHEREAS, Edward C. Smith was the face and heart of the Colerain Police Department for over two decades and provided outstanding service through his compassion, skill and experience; and

WHEREAS, Edward C. Smith retired on December 31, 2021 after 50 years in the workforce and 21 years serving Colerain Township. We wish Mr. Edward Smith all the best and thank him for his tireless dedication to the men and women of the Colerain Police Department and the citizens and visitors of Colerain Township.

Be it Proclaimed

that the Colerain Township Board of Trustees does hereby recognize Edward C. Smith for his years of outstanding dedication and service to the residents of Colerain Township.

Adopted the 8th day of March, 2022

Attest

Fiscal Officer

.....
.....
.....
Township Trustees

PRESENTATIONS

Department: Administration
Department Trustee Dan Unger
Director:

Strategic Plan
Goal:

Proclamation by the Board of Trustees for Kathy's Happy Organs & Pianos
Proclamation recognizing service to Colerain Township.

Rationale:

**PROCLAMATION RECOGNIZING MARCH 20, 2022 AS
KATHY'S HAPPY ORGANS & PIANOS DAY
IN COLERAIN TOWNSHIP**

Hamilton
.....County, Ohio
Colerain

Be It Proclaimed *by the Township Trustees ofTownship, that*

WHEREAS, Kathy Schwartz, owner of Kathy's Happy Organs & Pianos has been in the music business for over 30 years; and

WHEREAS, Kathy began the program "S.O.N.G.", Supporting Organists for the Next Generation, which provides free organs to young music students taking organ lessons with the goal of assuring there will be church organists into the future; and

WHEREAS, in addition to lessons, Kathy's Happy Organs & Pianos has professional concerts throughout the year, offers workshops, and customizes private group lessons and parties to help celebrate a special occasion for the group; and

WHEREAS, Kathy's Happy Organs & Pianos has been a pillar of the community. We congratulate Kathy on her 20th anniversary in Northgate Mall and thank her for her contributions to Colerain Township.

Be it Proclaimed that the Colerain Township Board of Trustees does hereby recognize
March 8, 2022 as Kathy's Happy Organs & Pianos Day in Colerain Township.

Adopted the 8th March 2022
.....day of

Attest
Fiscal Officer

.....
.....

Township Trustees

PRESENTATIONS

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

Presentation by Chief Denney Introducing and Swearing-In Newly Hired Andrew Morris
No action is requested of the Board.

Rationale:

Chief Denney will Swear-In Police Officer Andrew Morris

PRESENTATIONS

Department: Administration

Department Director: Jeff Weckbach, Assistant Township Administrator

Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

Presentation by Energy Alliances - Natural Gas Aggregation
No action is requested of the Board.

Rationale:

PRESENTATIONS

Department: Administration

Department Director: Jeff Weckbach, Assistant Township Administrator

Strategic Plan Goal: Strategic Goal #2: Engage the New Economy with Green Initiatives

Presentation by Assistant Administrator Weckbach - Solar Capital Project

Staff seeks direction from the Board of Trustees.

Rationale:

PUBLIC SAFETY

Department: Police

Department Director: Mark Denney, Police Chief

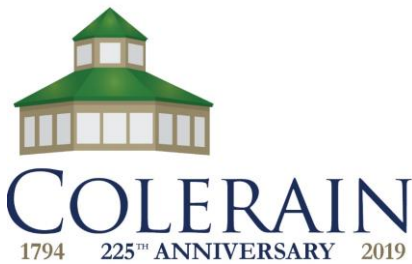
Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

Motion to Issue Noise Resolution Permit

Recommend ADOPTION of the Motion.

Rationale:

Club Trio requests outdoor permit from May 1, 2022 until 10/31/2022. Also seeking individual 8 hour permits on March 12, 2022 and March 17, 2022



PERMIT VALID DATE AND TIME (to and from):

Trustees: Matt Wahlert, Raj Rajagopal, Daniel Unger
Fiscal Officer: Jeff Baker
Administrator: Geoff Milz

Application for Noise Resolution Permit

**MUST BE RECEIVED NO LATER THAN (9) DAYS BEFORE THE NEXT
SCHEDULED BOARD MEETING**

Name of applicant: Club Trio Lounge

Address where event will be held: 5744 Springdale Road

Type of event: Blanket outside noise permit

Date and Time of Event: May 1, 2022 through October 31, 2022

Contact number for permit holder: 513-602-6986

Permit applicant must be at the event and in possession of this signed and approved permit. This permit is non-transferable and is only valid for the date and time listed on the approved permit. This permit is not an endorsement or approval by the Township of the type of event taking place.

For Office Use Only, Do not write below this line

Time and date received: 02/02/22 1600hrs

By: Denney

Number of issued permits in calendar year: Residential__N/A__ Business__0__

To be placed on Trustee agenda for meeting: 03 / 08 / 22 / (date of meeting)

Permit approved by majority vote of Colerain Township Board of Trustees.

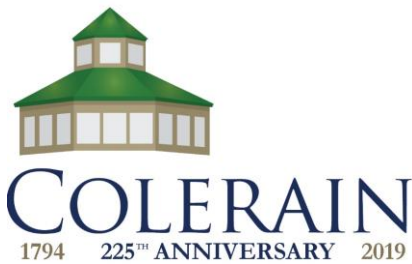
Trustee Cathy Ulrich

Trustee Dan Unger

Trustee Matt Wahlert

Attest: _____

Jeff Baker, Fiscal Officer



PERMIT VALID DATE AND TIME (to and from):

Trustees: Matt Wahlert, Raj Rajagopal, Daniel Unger
Fiscal Officer: Jeff Baker
Administrator: Geoff Milz

Application for Noise Resolution Permit

**MUST BE RECEIVED NO LATER THAN (9) DAYS BEFORE THE NEXT
SCHEDULED BOARD MEETING**

Name of applicant: Club Trio Lounge

Address where event will be held: 5744 Springdale Road

Type of event: Blanket outside noise permit

Date and Time of Event: March 12, 2022 6pm-2am

Contact number for permit holder: 513-602-6986

Permit applicant must be at the event and in possession of this signed and approved permit. This permit is non-transferable and is only valid for the date and time listed on the approved permit. This permit is not an endorsement or approval by the Township of the type of event taking place.

For Office Use Only, Do not write below this line

Time and date received: 02/02/22 1600hrs

By: Denney

Number of issued permits in calendar year: Residential__N/A__ Business__0__

To be placed on Trustee agenda for meeting: 03 / 08 / 22 / (date of meeting)

Permit approved by majority vote of Colerain Township Board of Trustees.

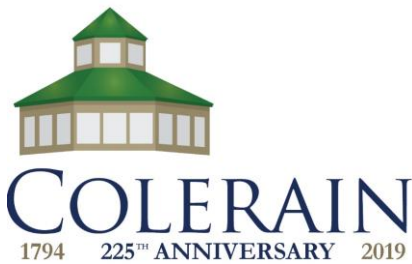
Trustee Cathy Ulrich

Trustee Dan Unger

Trustee Matt Wahlert

Attest: _____

Jeff Baker, Fiscal Officer



PERMIT VALID DATE AND TIME (to and from):

Trustees: Matt Wahlert, Raj Rajagopal, Daniel Unger
Fiscal Officer: Jeff Baker
Administrator: Geoff Milz

Application for Noise Resolution Permit

**MUST BE RECEIVED NO LATER THAN (9) DAYS BEFORE THE NEXT
SCHEDULED BOARD MEETING**

Name of applicant: Club Trio Lounge

Address where event will be held: 5744 Springdale Road

Type of event: Blanket outside noise permit

Date and Time of Event: March 17, 2022 6pm-2am

Contact number for permit holder: 513-602-6986

Permit applicant must be at the event and in possession of this signed and approved permit. This permit is non-transferable and is only valid for the date and time listed on the approved permit. This permit is not an endorsement or approval by the Township of the type of event taking place.

For Office Use Only, Do not write below this line

Time and date received: 02/02/22 1600hrs

By: Denney

Number of issued permits in calendar year: Residential__N/A__ Business__0__

To be placed on Trustee agenda for meeting: 03 / 08 / 22 / (date of meeting)

Permit approved by majority vote of Colerain Township Board of Trustees.

Trustee Cathy Ulrich

Trustee Dan Unger

Trustee Matt Wahlert

Attest: _____

Jeff Baker, Fiscal Officer

PUBLIC SAFETY

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #3: Improve the Look of the Township with a Focus on Litter and Dumping

Resolution Declaring a Junk Motor Vehicle
Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

2336 Lincoln Ave., Cincinnati, OH 45231 – Parcel ID 510-0031-0519-00

White, Pontiac, Sunfire, EJY-6075 (Ohio)
Teal, Kia, Rio, HGR-5670 (Ohio)

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the _____ day of _____, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Mr. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-22

RESOLUTION DECLARING VEHICLE LOCATED AT 2336 Lincoln Ave., Cincinnati, OH 45231 – Parcel ID 510-0031-0519-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **2336 Lincoln Ave., Cincinnati, OH 45231 – Parcel ID 510-0031-0519-00**
NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board declares the junk motor vehicle located at 2336 Lincoln Ave., Cincinnati, OH 45231 – Parcel ID 510-0031-0519-00 to be inoperable, extensively damages, and at least three model years old:
 - A. **White, Pontiac, Sunfire, EJY-6075 (Ohio)**
 - B. **Teal, Kia, Rio, HGR-5670 (Ohio)**
2. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.
3. The written notice shall contain the following information:

- a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
4. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
 5. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
 6. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
 7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
 8. This resolution shall take effect at the earliest period allowed by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 2022.

BOARD OF TRUSTEES:

Dan Unger, Trustee

Cathy Ulrich, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Asst. Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 2022.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #3: Improve the Look of the Township with a Focus on Litter and Dumping

Resolution Declaring a Junk Motor Vehicle
Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

3217 McGill Ln., Cincinnati, OH 45251 – Parcel ID 510-0093-0083-00

Red, Chrysler, PT Cruiser, no plates

Dark Blue, Dodge, Caravan, no plates

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the _____ day of _____, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Mr. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-22

RESOLUTION DECLARING VEHICLE LOCATED AT 3217 McGill Ln., Cincinnati, OH 45251 – Parcel ID 510-0093-0083-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **3217 McGill Ln., Cincinnati, OH 45251 – Parcel ID 510-0093-0083-00**
NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board declares the junk motor vehicle located at 3217 McGill Ln., Cincinnati, OH 45251 – Parcel ID 510-0093-0083-00 to be inoperable, extensively damages, and at least three model years old:
 - A. **Red, Chrysler, PT Cruiser, no plates**
 - B. **Dark Blue, Dodge, Caravan, no plates**
2. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.
3. The written notice shall contain the following information:

- a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
4. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
 5. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
 6. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
 7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
 8. This resolution shall take effect at the earliest period allowed by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 2022.

BOARD OF TRUSTEES:

Dan Unger, Trustee

Cathy Ulrich, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Asst. Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 2022.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #3: Improve the Look of the Township with a Focus on Litter and Dumping

Resolution Declaring a Junk Motor Vehicle
Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

7954 Harrison Ave., Cincinnati, OH 45002 – Parcel ID 510-0440-0068

Red, Ford, Taurus, Year N/A, no plates

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the _____ day of _____, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Mr. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-22

**RESOLUTION DECLARING VEHICLE LOCATED AT 7954 Harrison Ave., Cincinnati,
OH 45002 – Parcel ID 510-0440-0068
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT
TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21**

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **7954 Harrison Ave., Cincinnati, OH 45002 – Parcel ID 510-0440-0068**
NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board declares the junk motor vehicle located at 7954 Harrison Ave., Cincinnati, OH 45002 – Parcel ID 510-0440-0068 to be inoperable, extensively damaged, and at least three model years old:

A. Red, Ford, Taurus, Year N/A, no plates

2. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.
3. The written notice shall contain the following information:
 - a. A general description of the vehicle to be removed;

- b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
- 4. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
 - 5. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
 - 6. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
 - 7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
 - 8. This resolution shall take effect at the earliest period allowed by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 2022.

BOARD OF TRUSTEES:

Dan Unger, Trustee

Cathy Ulrich, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Asst. Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 2022.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #2: Engage the New Economy with Green Initiatives

Resolution Declaring Nuisance and Ordering Abatement

Recommend ADOPTION of the Resolution.

Rationale:

This resolution allows for the removal of uncontrolled vegetation and/or refuse at the following properties:

2870 Byrneside	510-0074-0035-00
9871 Capstan	510-0111-0143-00
8240 Pippin	510-0063-0185-00
3713 Poole	510-0092-0032-00

All properties that are abated by the Township will have their property taxes assessed in order to reimburse the Township for the abatement services. This resolution and the Township's abatement process comport with the Ohio Revised Code for nuisance violations.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 8th day of March, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Matthew Wahlert, Cathy Ulrich, Dan Unger

Mr. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT

WHEREAS Uncontrolled vegetation and/or refuse and debris were reported at the properties listed below:

<u>Address</u>	<u>Book-Page-Parcel No.</u>
2870 Byrneside	510-0074-0035-00
9871 Capstan	510-0111-0143-00
8240 Pippin	510-0063-0185-00
3713 Poole	510-0092-0032-00

WHEREAS Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control or removal of any vegetation, garbage, refuse or debris, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

WHEREAS Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

WHEREAS In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills; therefore

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That this Board specifically finds and hereby determines that the uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87;

2. That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Inspector shall cause the nuisances to be removed, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87;

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this

Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

5. That this Resolution shall be effective at the earliest date allowed by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Wahlert _____, Mrs. Ulrich _____, Mr. Unger _____

ADOPTED this 8th day of March, 2022.

BOARD OF TRUSTEES:

Matthew Wahlert, Trustee

Cathy Ulrich, Trustee

Dan Unger, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer
this 8th day of March 2022.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

Motion to Authorize the Township Administrator to Purchase a Ninhydrin Fingerprint Processing Chamber
Recommend ADOPTION of the Motion.

Rationale:

This item will be used to assist the Police Department in providing state-of-the-art evidence processing on all criminal investigations. The cost of the chamber is \$19,994.83. The purchase is included in Final Appropriations. The cost of the chamber is \$19,994.83.



8770 Trade Street • Leland, NC 28451
910/457.6600 • FAX 910/457.0094 • 800/438.7884

QUOTE

QUOTE # 42621

PROFORMA QUOTATION

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BILL TO:

COLERAIN TOWNSHIP POLICE

ACCOUNTS PAYABLE
4200 SPRINGDALE ROAD
NANCY SPEARS
CINCINNATI, OH 45251
P: 5133857500

SHIP TO:

COLERAIN TOWNSHIP POLICE

DET. HENDRICKS
4200 SPRINGDALE DR
DET. HENDRICKS
COLERAIN TOWNSHIP, OH 45251
P: 5133212677

Customer ID	Ship Via	Sales Rep	Terms	Date
400516	DROP SHIP	ANGELA	NET 30	2/7/2022

Quantity	UOM	Item #	Description	Unit Price	Extended Price
1	EACH	SD-34S-A	DROPSHIP: AIR SCIENCE SAFEDEVELOP DFO/NINHYDRIN CHAMBER 11OV	\$9,899.00	\$9,899.00
1	EACH	VB60	DROPSHIP: Fume Extractor (includes one AP60-001) FILTER	\$1,349.00	\$1,349.00
1	EACH	AP60-001	DROPSHIP: EACH CARBON FILTER FOR VENT BOX	\$140.00	\$140.00
1	EACH	ZZ-CART-35	DROPSHIP: Base stand with casters	\$589.00	\$589.00
5	EACH	CHE-3510	NINHYDRIN, THERMAL MIXTURE, 8OZ SPRAY BOTTLE	\$53.75	\$268.75
10	EACH	LC-NIN-8	NINHYDRIN SPRAY, 8oz	\$12.00	\$120.00
1	EACH	HZMT	HAZARDOUS CHARGE <i>For ninhydrin</i>	\$35.00	\$35.00
2	EACH	ASTM-001H	DROPSHIP: EACH CARBON REPLACEMENT AIR SCIENCE FILTER	\$289.00	\$578.00
3	EACH	ASTS-001	DROPSHIP: EACH AIR SCIENCE GP/CARBON FILTER	\$215.00	\$645.00
1	EACH	ASTM-PRF	DROPSHIP: PKG/6 PREFILTER AIR SCIENCE PRE-FILTER	\$170.00	\$170.00
2	EACH	ASTS-030	DROPSHIP: EACH AIR SCIENCE HEPA FILTER	\$215.00	\$430.00
2	EACH	ASTS-PRF	DROPSHIP: 6/PK PRE FILTER AIR SCIENCE	\$122.00	\$244.00

PRICES QUOTED ARE FIRM FOR 30 DAYS FROM THE ABOVE DATE

This is not an invoice; do not use to make payment. Sales Tax may be applied when applicable. Please provide your sales rep with your tax exempt certificate to have your account updated accordingly.

GSA Contract GS-007F-0188Y/CAGE Code 0H542/DUNS # 10-587-8292/EIN 26-3669072



8770 Trade Street • Leland, NC 28451
910/457.6600 • FAX 910/457.0094 • 800/438.7884

QUOTE

QUOTE # 42621

PROFORMA QUOTATION

Page 2/2

BILL TO:

COLERAIN TOWNSHIP POLICE

ACCOUNTS PAYABLE
4200 SPRINGDALE ROAD
NANCY SPEARS
CINCINNATI, OH 45251
P: 5133857500

SHIP TO:

COLERAIN TOWNSHIP POLICE

DET. HENDRICKS
4200 SPRINGDALE DR
DET. HENDRICKS
COLERAIN TOWNSHIP, OH 45251
P: 5133212677

Customer ID	Ship Via	Sales Rep	Terms	Date
400516	DROP SHIP	ANGELA	NET 30	2/7/2022

Quantity	UOM	Item #	Description	Unit Price	Extended Price
1	EACH	CA-PRF	DROPSHIP: REPLACEMENT FAN FILTER AIR SCIENCE - 10/PK	\$85.00	\$85.00
2	EACH	MIS10-030H	DROPSHIP: EACH MIS10-030H (HEPA) AIR SCIENCE FILTER	\$239.00	\$478.00
100	EACH	G1960226	DROPSHIP: MSA Filter, Bayonet, P100, Magenta, Niosh Approved, 2/pk	\$17.99	\$1,799.00
1	EACH	17-200-084	DROPSHIP: MSA Advantage 420 Half-Mask Respirator, Large	\$72.00	\$72.00
3	EACH	ZZ-1UFD5	DROPSHIP: 30 in x 15 in x 66 in, Swing Handle & Keyed Steel Storage Cabinet	\$389.00	\$1,167.00
2	EACH	PSP-PR618	POCKET ROD 6.5' LONG, INCHES AND 1/8ths	\$29.99	\$59.98
1	EACH	ZZ-WR254408BK	DROPSHIP: Metal Storage Cabinet 1442- BLK - 36x18x42 Black, 3 shelves	\$399.00	\$399.00

SALES TAX AND SHIPPING CHARGES WILL BE ADDED WHEN APPROPRIATE

Subtotal	\$18,527.73
Misc	\$0.00
Tax	\$0.00
Freight	\$1,467.10
Trade Discount	\$0.00
Total	\$19,994.83

PRICES QUOTED ARE FIRM FOR 30 DAYS FROM THE ABOVE DATE

This is not an invoice; do not use to make payment. Sales Tax may be applied when applicable. Please provide your sales rep with your tax exempt certificate to have your account updated accordingly.

GSA Contract GS-007F-0188Y/CAGE Code 0H542/DUNS # 10-587-8292/EIN 26-3669072

PUBLIC SAFETY

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

Motion to Authorize the Township Administrator to Execute a Purchase Agreement with Axon Enterprise, Inc. for Additional Body Cameras

Recommend ADOPTION of the Motion.

Rationale:

With the approval of five additional officers for the Police Department in 2022, equipment costs were projected and anticipated. This purchase agreement would provide us with the needed body cameras, storage and licenses for all Police Officers and School Safety Officers. Our body cameras are a proprietary device owned and operated by Axon Enterprises, Inc. The total cost of this contract is \$22,646.50.



Axon Enterprise, Inc.
 17800 N 85th St.
 Scottsdale, Arizona 85255
 United States
 VAT: 86-0741227
 Domestic: (800) 978-2737
 International: +1.800.978.2737

Q-368155-44601.125AS

Issued: 02/08/2022



Quote Expiration: 03/31/2022

EST Contract Start Date: 05/15/2022

Account Number: 108461

Payment Terms: N30

Delivery Method: Fedex - Ground

SHIP TO	BILL TO
Business;Delivery;Invoice;Other-4200 Springdale Rd 4200 Springdale Rd Cincinnati, OH 45251-1419 USA	Colerain Township Police Dept. - OH 4200 Springdale Rd Cincinnati, OH 45251-1419 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Amber Stanton Phone: Email: astanton@axon.com Fax:	Chris Phillips Phone: (513) 321-2677 Email: cphillips@colerain.org Fax: (513) 245-6603

Program Length	22 Months
TOTAL COST	\$22,646.50
ESTIMATED TOTAL W/ TAX	\$22,646.50

Bundle Savings	\$3,957.40
Additional Savings	\$0.00
TOTAL SAVINGS	\$3,957.40

PAYMENT PLAN		
PLAN NAME	INVOICE DATE	AMOUNT DUE
Year 1	Apr, 2022	\$11,323.25
Year 2	Feb, 2023	\$11,323.25

Quote Details

Bundle Summary

Item	Description	QTY
AB3C	AB3 Camera Bundle	10
BasicLicense	Basic License Bundle	12
BWCamTAP	Body Worn Camera TAP Bundle	10
DynamicBundle	Dynamic Bundle	1

Bundle: AB3 Camera Bundle Quantity: 10 Start: 5/15/2022 End: 2/29/2024 Total: 6990 USD

Category	Item	Description	QTY	List Unit Price	Net Unit Price	Total(USD)
Camera Mount	11508	MOLLE MOUNT, DOUBLE, AXON RAPIDLOCK	11	\$0.00	\$0.00	\$0.00
Camera	73202	AXON BODY 3 - NA10 - US - BLK - RAPIDLOCK	10	\$699.00	\$699.00	\$6,990.00
USB	11534	USB-C to USB-A CABLE FOR AB3 OR FLEX 2	11	\$0.00	\$0.00	\$0.00

Bundle: Basic License Bundle Quantity: 12 Start: 5/15/2022 End: 2/29/2024 Total: 3960 USD

Category	Item	Description	QTY	List Unit Price	Net Unit Price	Total(USD)
E.com License	73840	EVIDENCE.COM BASIC LICENSE	12	\$15.00	\$15.00	\$3,960.00
A La Carte Storage	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE-	12	\$0.00	\$0.00	\$0.00

Bundle: Body Worn Camera TAP Bundle Quantity: 10 Start: 5/15/2022 End: 2/29/2024 Total: 6160 USD

Category	Item	Description	QTY	List Unit Price	Net Unit Price	Total(USD)
Camera Warranty	80464	EXT WARRANTY, CAMERA (TAP)	10	\$11.67	\$7.11	\$1,563.17
Camera Refresh 1 with Spares	73309	AXON CAMERA REFRESH ONE	10	\$755.00	\$459.68	\$4,596.83

Bundle: Dynamic Bundle Quantity: 1 Start: 5/15/2022 End: 2/29/2024 Total: 5536.5 USD

Category	Item	Description	QTY	List Unit Price	Net Unit Price	Total(USD)
Other	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE-	510	\$0.40	\$0.40	\$4,488.00
Other	73352	BWC HARDWARE FINANCING TRUE UP PAYMENT	5	\$23.30	\$23.30	\$1,048.50

INDIVIDUAL ITEMS

Category	Item	Description	QTY	List Unit Price	Net Unit Price	Total(USD)
Total:						0

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

2/8/2022

PUBLIC SERVICES

Department: Administration

Department Director: Jeff Weckbach, Assistant Township Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

Motion Accepting 2021 Road Mileage Certification

Recommend ADOPTION of the Motion.

Rationale:

The signed mileage certification form is submitted to ODOT per Ohio Revised Code, Section 4501.04. The form is prepared by the County Engineer and reflects all changes to the total mileage for Colerain Township. At the end of 2021 the total miles certified for the Township is 115.572 miles.

County of Hamilton

ERIC J. BECK P.E. - P.S. COUNTY ENGINEER

700 COUNTY ADMINISTRATION BUILDING

138 EAST COURT STREET

CINCINNATI, OHIO 45202-1232

PHONE (513)946-4250 FAX (513)946-4288

February 1, 2022

Trustees Chamber in Government Complex
Colerain Township
4200 Springdale Road
Cincinnati, Ohio 45251

Re: 2021 Township System Mileage Certification

Honorable Board:

Please find attached a PDF copy of the Township Mileage Certification form. This office respectfully requests the necessary action be taken to obtain the required signatures. Please have a signature affixed and return a copy to Michelle McMullen at Hamilton County Engineer's Office, and a copy to Erin Westfall at the Ohio Department of Transportation.

In addition, please submit a summary of the resurfacing accomplished during 2021 within the Township to the Engineer's Office and to ODOT. Thank you for your assistance and if you need further information, please contact Michelle McMullen at 513-946-4250.

Please send responses to:

Michelle.mcmullen@hamilton-co.org

Erin.Westfall@dot.ohio.gov

Respectfully,



ERIC J. BECK, P.E.-P.S.
HAMILTON COUNTY ENGINEER

EJB:mm
CC: Office File
Enclosures

I want to provide you with information on the Location Based Response System (LBRS) project. This project establishes partnerships between State and County government for the creation of spatially accurate street centerlines with address ranges and field verified site-specific address locations.

LBRS provides many benefits:

- Improves 911 response using current, accurate data.
- Improves accuracy of road inventory for better planning and assignment of work crews.
- Ensures accurate data for calculating mileage affecting funding.
- Ensures accurate municipal, township, and county boundaries for allocation of resources and costs.
- Reduced redundant data collection efforts while sharing data among all government entities.
- Saved taxpayer dollars.

ODOT has worked with CAGIS and the Hamilton County Engineer's office to complete this process for 2021, which would explain some of the mileage changes in your Township. The mileage differences can be attributed to several different reasons.

1. When these roads were originally surveyed, the equipment used resulted in the roads being measured "heavy". The original data is generally off by at least 0.01 of a mile per mile of road surveyed.
2. Another reason may be roads that were missed over the years. ODOT may not have gotten notification to add or delete a road.
3. Another reason may be due to annexations or split roads. If ODOT missed an annexation or de-annexation over the years, this will affect the paid mileage. Split roads (either between cities and the townships or between two counties) could also be the source of discrepancy.
4. Finally, roads could have been renumbered. In that event, there should be one route with a gain that counterbalances another route with a loss.

Cheers,
Erin

Erin Westfall

GIS Database Administrator/HPMS Coordinator
Ohio Department of Transportation
Office of Technical Services
1980 W. Broad Street, Columbus, Ohio 43223
614.995.2188
transportation.ohio.gov



Ohio Department of Transportation

Office of Technical Services

2021 Township Highway System Mileage Certification

Note: This form must be submitted to ODOT no later than March 1, 2022 or county mileage will be certified by default based on the best information available.

The total certified mileage at the end of Calendar Year 2020 for COLERAIN Township
in HAMILTON County was 115.067 miles

As certified by the Board of Township Trustees or reported by the Director of Transportation.
in accordance with the provisions specified in the Ohio Revised Code, Section 4501.04.

Consider all mileage changes that occurred in CY 2021 and determine the net increase or decrease in mileage.
Add the net change to the 2020 certified mileage above and fill in the new total below.

We the undersigned, hereby certify that as of December 31, 2021

the township was responsible for maintaining 115.572 miles of public roads.

Signature of Chairman of Board of Township Trustees

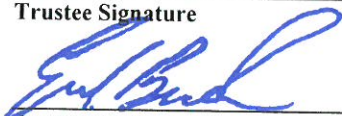
Date

Trustee Signature

Date

Trustee Signature

Date



County Engineer Signature

Date

Comments:

Please return a completed, signed copy of this form along with proper documentation of any changes made to:

Ohio Department of Transportation
Office of Technical Services
Mail Stop #3210

1980 West Broad St. 2nd Floor
Columbus, Ohio 43223

Attn: Aaron Shvach (614) 466-5135 or aaron.shvach@dot.ohio.gov

Summary of 2021 ODOT Changes
for Roads in HAMILTON County,
Township 02 , COLERAIN

Certified Mileage for 2020 : 115.067 Miles

TWP	02	Route:	T	Route Name:	Change:	0.339
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Reason For Change	DUE TO THE INCORPORATION OF LBRS DATA FOR HAMILTON COUNTY A BULK UPDATE TO THE MILEAGE WAS MADE FOR 2021
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TWP	02	Route:	T 00507	Route Name:	COPPER CREEK LANE	Change:	0.166
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Reason For Change	TR 507 COPPER CREEK LANE ACCEPTED FOR MAINTANANCE BY THE TOWNSHIP FROM DEAD END NORTH TO JCT WITH CR 150.
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Total Changes: 0.505

Certified Mileage For: 2021 : 115.572 Miles

PUBLIC SERVICES

Department: Administration

Department Director: Jeff Weckbach, Assistant Township Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

Motion to Issue Request for Quotes for HVAC Controls Upgrade at Administration Building

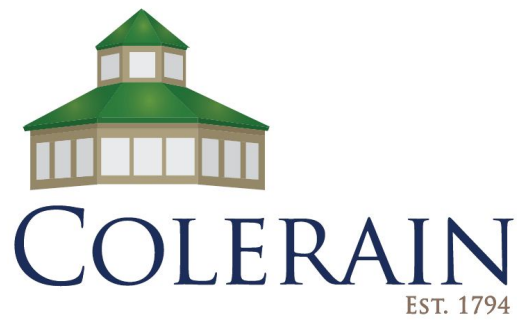
Recommend ADOPTION of the Motion.

Rationale:

The 4200 Springdale Road building has had a number of issues with the communication between the HVAC, Chiller, and other systems. This has led to sporadic temperatures in many of the Township offices and the Police Department. In order to fix this system, the Township can consider:

1. Purchasing a New Chiller
2. Purchasing a New Controller
3. Upgrading the Existing Controller

Issuing the attached Request for Quotes will allow the Township to evaluate option two listed above. This option is preferable as it will not commit the Township to any project and provide the most long term flexibility. The Trustees may reject all quotes at the end of this process if the costs are not reasonable for the existing budgets. Upgrading the existing controller would require the purchase of a proprietary Trane system and may not allow the Township to have long term flexibility in future HVAC equipment. A new chiller was purchased in 2018 and replacing a four-year-old system is not cost effective.



REQUEST FOR QUOTATIONS (RFQ)

BUILDING CONTROLS UNIT AND UNIVERSAL PROGRAMMABLE CONTROLS FOR 4200 SPRINGDALE ROAD for Colerain Township

Release Date: 3/9/2022

Response Deadline: 4/21/2022

4200 Springdale Road
Colerain Township, OH 45251

513-385-7500

**GUIDELINES AND INSTRUCTIONS
FOR REQUEST FOR QUOTATIONS (RFQ) FOR BUILDING CONTROLS UNIT AND
UNIVERSAL PROGRAMMABLE CONTROLS FOR 4200 SPRINGDALE ROAD**

NOTICE TO RESPONDENTS

Colerain Township is soliciting proposals for Building Controls Unit and Universal Programmable Control Module upgrades until April 21, 2022.

All clarifying questions for this proposal should be directed to Bob Dellaposta, Facility Manager, via email at bdellaposta@colerain.org.

In order to properly submit a response, all responses should be sent via email or regular mail as one complete full packet. **Contractors shall review the entire quotation request information and are strongly encouraged to schedule a site visit to more accurately determine project details prior to submitting a quote.** These should be submitted to the Township to the attention of Bob Dellaposta, Facility Manager, no later than 4:00 p.m., April 21, 2022.

Pre-bid meeting is scheduled for Thurs. March 31st, 2022 at 9:00 a.m. at the Administration Building, 4200 Springdale Rd. Cincinnati, OH 45251.

Respondents should be aware that any records they submit to the Township, or that are used by the Township may be public records. The Township will promptly disclose public records upon request unless a statute exempts them from disclosure. Respondents should also be aware that if even a portion of a record is exempt from disclosure, generally, the rest of the record must be disclosed.

GENERAL INFORMATION

The Awarded contractor will need to provide cut sheet information on new controls components and controls system for customer approval prior to ordering or installing any new equipment.

All work to be performed during normal working day hours of 7:30 a.m. – 4:00 p.m. The Administration Building will remain open during the project, therefore, all work shall be performed in a neat and professional manner with daily clean up and proper safety measures/concerns.

The existing system overview is as follows:

- AHU #1 – Attic above Administration Offices (serves Administration offices) – 21 VAV boxes
- AHU #2 – Attic above Police Dept. (serves Police Dept.) – 18 VAV boxes
- AHU #3 – Boiler room in basement (serves Trustee's Chamber) – 4 VAV boxes
- AHU #4 – Boiler room in basement (serves basement classrooms) – 7 VAV boxes
- (2) Condensing Boilers – Boiler room in basement - provides hot water to the (4) air handling units and (50) VAV boxes

- Central Chiller – Outside next to Police Dept. - provides chilled water to the (4) air handling units

PROJECT SCOPE

Improvements include: Administration Offices, Police Dept., Trustee's Chamber, and Basement – Installation of a new BCU (Building Controls Unit) and necessary UPCM (Universal Programmable Control Modules).

The scope of work shall include the following:

1. Replace the current Trane Building Control Unit (BCU) and (5) Trane UPCM controllers, which currently operate the four air handling units and mechanical room equipment (boilers and chiller).
2. Integrate (if possible) the (50) existing VAV boxes into the new control system.
3. Provide a complete operating system for controlling the heating, cooling and ventilation for each of the (4) areas served by the air handling units.
4. Provide a new BACnet based operator interface for the BAS computer to provide graphics, alarms and history.
5. Provide start up and check out of new controls and controls system after installation is complete.
6. Provide a minimum, of 8 hours operator training, to on site personnel, on operations and maintenance of new controls and controls system.
7. Provide commercial standard warranty for new controls components and controls system.
8. Provide one year workmanship warranty.

The above is a basic outline specification for the work involved. Not all items have been described in detail and it is the contractor's responsibility to coordinate with owner's representative on products and materials prior to being awarded the job.

TIMELINE

- | | |
|-------------------------------------|--|
| 1. Township Trustees RFQ Approval: | March 8, 2022 |
| 2. RFQ Release: | March 9, 2022 |
| 3. Pre Bid Meeting | March 31, 2022 |
| 4. Proposal Deadline: | April 21, 2022, 4:00 p.m. (local time) |
| 5. Projected Township approval: | May 24, 2022 |
| 6. Projected Contract Commencement: | May 25, 2022 |

The Township will not be responsible for proposals that are received after the 4:00 p.m. deadline on April 21, 2022.

EVALUATION CRITERIA

Proposals will be initially evaluated by internal Township staff, including the Facility Manager, Township Administrator and Assistant Administrator. After this initial internal review, a recommendation will be provided to the Board of Trustees for a final decision.

Colerain Township Trustees must still approve a vendor before the process is completed. The Trustees reserve the right to reject any and all responses to the RFQ.

TERMS AND CONDITIONS

Colerain Township reserves the right to reject any or all proposals, to award contracts in whole or in part, to further negotiate proposals in whole or in part, or to waive any informalities or irregularities in the submitted proposals.

The response to this Request for Quotations is entirely voluntary. The Request for Quotations does not commit the Colerain Township to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure or contract for services or supplies.

Colerain Township may reject any or all responses that do not meet the requirements of the Request for Quotations in any respect. Responses which contain false or misleading statements, or which provide references that do not support an attribute or condition contended by the Vendor, may be rejected. If, in the opinion of Colerain Township, information was supplied that is intended to mislead Colerain Township, in its evaluation of the proposal and the attribute, condition, or capability, the proposal will be rejected.

Colerain Township reserves the right to expand or reduce the work subject to negotiating with the successful contract. Colerain Township reserves the right to choose a company from the responses or to further interview companies after proposals are submitted.

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

Resolution Imposing a One-Year Moratorium On New Establishments That Primarily Sell Or Distribute Electronic Smoking Devices And/Or Vapor Products Within Colerain Township.

Recommend ADOPTION of the Resolution.

Rationale:

There has been an increase in the number of vaping shops that have opened in Colerain Township in recent years. The proposal is to extend the existing moratorium on any new vaping establishments as well as additions to existing vaping shops for one year. The moratorium will provide time to allow the Township and Board of Trustees to review pertinent state and federal legal codes pertaining to vaping sales establishments as well as to enact reasonable regulations as to size, number, and location of said businesses in Colerain Township. This resolution will impose a one (1) year moratorium on the issuance and processing of permits requested by establishments proposing to sell or otherwise distribute, as one of the primary purposes of that establishment, electronic smoking devices, vapor products, alternative nicotine products with characterizing flavor, flavored electronic smoking devices, and/or flavored vapor products and/or the issuance and processing of certificates for any building, structure, use or change of use that would enable the electronic smoking devices and/or vapor products related businesses and uses. Over the past year, staff has not received any inquiries related to vaping shops or vape stores.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the ____ day of March, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Daniel Unger, Mr. Matthew Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

RESOLUTION IMPOSING A ONE YEAR MORATORIUM ON NEW ESTABLISHMENTS THAT PRIMARILY SELL OR DISTRIBUTE ELECTRONIC SMOKING DEVICES AND/OR VAPOR PRODUCTS WITHIN COLERAIN TOWNSHIP, OHIO

WHEREAS, in accordance with the Constitution of the State of Ohio and the pertinent provisions of the Ohio Revised Code, Colerain Township has the power to enact planning and zoning laws that are intended to protect the health, welfare, and safety of the citizens of the Township; and

WHEREAS, House Bill 346, introduced to the 133rd Ohio General Assembly and referred to the legislature's Health Committee, proposed amending Section 2927.02 of the Ohio Revised Code to prohibit the sale of flavored electronic smoking devices and flavored vapor products and to establish a committee to study the health risks associated with such products in the State of Ohio; and

WHEREAS, for the purposes of this Resolution, the definitions of "electronic smoking device," "vapor product," "alternative nicotine product," "characterizing flavor," "flavored electronic smoking device," "flavored vapor product," and "distribute" are given the same definitions as those found in House Bill 346 as introduced to the 133rd Ohio General Assembly and/or those contained in Section 2927.02 of the Ohio Revised Code; and

WHEREAS, House Bill 346 proposed prohibitions on the sale or distribution of certain tobacco products, specifically electronic smoking devices and vapor products as defined in Section 2927.02 of the Ohio Revised Code; and

WHEREAS, there has been an increase in new establishments that primarily sell electronic smoking devices and vapor products as defined in Section 2927.02 of the Ohio Revised Code; and

WHEREAS, this Board of Trustees desires to review House Bill 346 and other similar legislative proposals in order to understand the impact on tobacco businesses operating within Colerain Township and to further enact reasonable regulations as to size, number, and location of tobacco businesses in the Township; and

WHEREAS, Township staff will require additional time to review and make recommendations on zoning, prohibition and/or limitations of electronic smoking devices and vapor products so that any necessary regulations conform to goals of the Colerain Township and help ensure the public peace, health, safety, and welfare of its citizens; and

WHEREAS, this Board of Trustees will have more time and be able to enact reasonable regulations to accomplish the Township's goals and protect the health, safety, welfare, peace, and comfort for the citizens of Colerain Township more effectively if a moratorium is in place.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF COLERAIN TOWNSHIP, HAMILTON COUNTY, __members elected thereto concurring:

1. The Board of Trustees hereby approves, imposes, and authorizes a one (1) year moratorium on the issuance and processing of permits requested by establishments proposing to sell or otherwise distribute, as one of the primary purposes of that establishment, electronic smoking devices, vapor products, alternative nicotine products with characterizing flavor, flavored electronic smoking devices, and/or flavored vapor products and/or the issuance and processing of certificates for any building, structure, use or change of use that would enable the electronic smoking devices and/or vapor products related businesses and uses in order so that Township staff may continue to study the new law, statutes, codes, resolutions, and the related issues and then determine whether to limit or entirely prohibit such businesses and/or sales within Colerain Township and to prepare any necessary, related regulations.

2. No certificates or permits of any kind shall be processed or issued to an applicant who intends to open, use any land or devote any floor area of a business for the purposes of distributing electronic smoking devices, vapor products, alternative nicotine products with characterizing flavor, flavored electronic smoking devices, and/or flavored vapor products for the period of time of this moratorium. No valid existing business within the Township may expand in any way for the duration of the moratorium.

3. The Board of Trustees seeks to limit the duration of the moratorium and to instruct the Township Administrator and Township staff to immediately undertake a review of the new law and related issues; Township staff will then recommend new regulations regarding the zoning, prohibition and/or limitations of the distributing of electronic smoking devices and vapor products.

4. The Board of Trustees hereby directs and orders that no permits for establishments and/or businesses who have the distribution of electronic smoking devices, vapor products, alternative nicotine products with characterizing flavor, flavored electronic smoking devices, as one of their primary purposes shall be issued or processed by Colerain Township during this one (1) year moratorium.

5. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

6. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days, pursuant to §504.10 of the Ohio Revised Code, and hereby authorizes the adoption of the Resolution upon its first reading.

7. This Resolution shall take effect on the earliest date permitted by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this _____, day of March, 2022.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Daniel Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of March, 2022.

Jeff Baker,
Colerain Township Fiscal Officer

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

Resolution for Demolition of the Property at 9929 Capstan Drive

Recommend ADOPTION of the Resolution.

Rationale:

This is the initial Resolution for the demolition of the property at 9929 Capstan Drive due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 8th day of March, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr. /Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 9929 CAPSTAN DRIVE

WHEREAS, the property at 9929 Capstan Drive, in Colerain Township, (parcel ID: 510-0111-0156-00) was found by the Colerain Township Fire Department to be vacant, unsafe and insecure in a memorandum dated January 26, 2022, a copy of which is attached as Exhibit A; and

WHEREAS, the conditions on this property are negatively impacting the adjacent properties; and

WHEREAS, Ohio Revised Code §505.86 provides that, at least thirty days prior to the providing for the removal, repair, or securance of any building or structure which has been declared insecure, unsafe, or structurally defective by the Township Fire Prevention Officer, or by the Hamilton County Building Department, or has been declared unfit for human habitation by the Hamilton County General Health District, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio as follows:

1. The Board specifically finds and hereby determines that the conditions found at 9929 Capstan Drive constitute an unsafe and structurally insecure building within the meaning of Ohio Revised Code §505.86, rendering the structure uninhabitable and negatively impacting adjacent properties, and the Board directs that notice of this action be given to the owners of the said property and lienholders in the manner required by Ohio Revised Code §505.86; and

2. That the Colerain Township Board of Trustees hereby orders the owners of said property to demolish the house thereon within 30 days after notice of this order is given to the owners and lienholders of record. If said building is not demolished by the said owners, or if no agreement for removal, repair or abatement of conditions on the property is reached between the Township and the owners and lienholders of record within thirty days after notice is given, the Township Administrator shall cause the building to be demolished, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code §505.86; and

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this 8th day of March, 2022

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

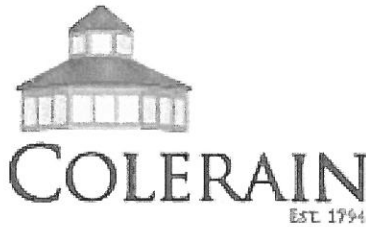
ATTEST:

Jeff Baker
Fiscal Officer

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 8th day of March, 2022.

Jeff Baker,
Colerain Township Fiscal Officer



Department of Fire & EMS • 4160 Springdale Road • Colerain Township, Ohio 45251
M. Allen Walls, Chief of Department
www.colerain.org
Phone (513) 825-6143 • Fax (513) 245-6163

Trustees: Cathy Ulrich, Dan Unger, Matt Wahlert
Fiscal Officer: Jeff Baker
Administrator: Geoff Milz

EXHIBIT A

From: Captain Walsh

Re: 9929 Capstan Drive

Date: 01/26/2022

On January 26, 2022, a site survey/inspection was conducted on the property/structure located at 9929 Capstan Drive to evaluate the property/structure for unsafe conditions.

The structure listed with photo has been become an attractive nuisance, unsafe and a great risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating.

In accordance with ORC Section 505.86(B), *Removal, repair or securance of insecure, unsafe buildings or structures* the Colerain Township Fire Department is declaring this property/structure as unsafe.



It is our mission to provide first class all-hazards response and socially responsible programs to the citizens, businesses and visitors of Colerain Township with an engaged team of professionals that values involvement in our community.

Certified Mail # 7019 1640 0001 3876 5822
Receipt Requested

Notice of Violation Notice of Condemnation

August 26, 2020

GRETA S WHITE
9929 CAPSTAN DR
CINCINNATI OH 45251



PREVENT. PROMOTE. PROTECT.

250 William Howard Taft Road
Cincinnati, OH 45219
Phone: 513.946.7800 Fax: 513.946.7890
hcph.org

Re: 9929 Capstan Dr. Colerain Township Nuisance # 51539

To Whom it May Concern,

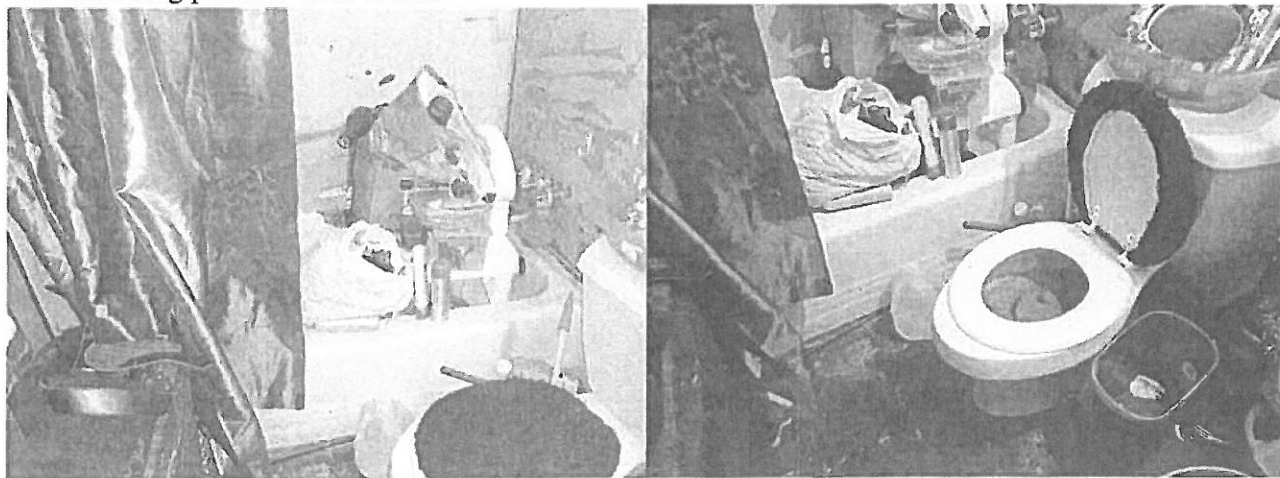
A site investigation was conducted on August 25, 2020 at the above referenced property in response to a complaint received by Hamilton County General Health District. This letter details the observations made during the investigation, existing violations of the Ohio Revised Code (ORC), the Hamilton County District Board of Health Environmental Sanitation Regulation No. 1-67, and corrective actions required to obtain compliance with the applicable regulations.

Observations

At the time of the inspection, I observed that the home was without water. Water service has been shut off since 2017. There was no bathroom vanity, the shower was full of belongings and the toilet was full of fecal matter. In addition, the home was heavily cluttered with very little pathways throughout. There was a lot of flies in the house, and a large rodent infestation (droppings throughout).

There was a secondary structure converted on the back patio, made with tarps. There was an electric cord that was brought through a back window. There was bedding, clothing and personal belongings set up on the patio, which was enclosed with a tarp.

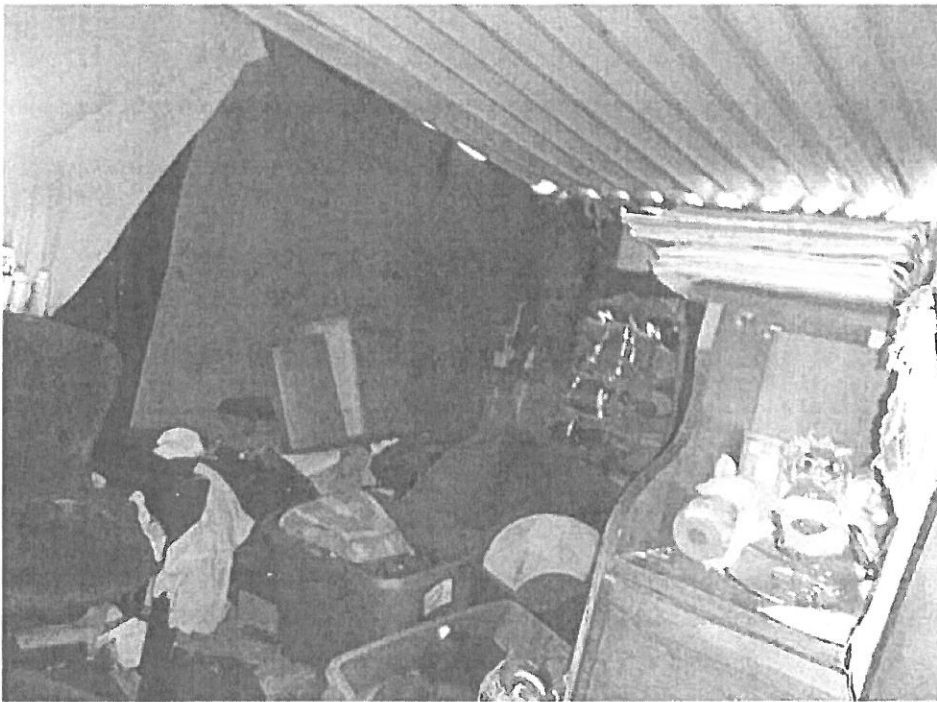
The following pictures were taken:



8/25/20 Bathroom TS



8/25/20 Limited pathways / kitchen TS



8/25/20 Structure in the rear of the property TS

Violations

ORC 3707.01 states: "The board of health of a city or general health district shall abate and remove all

nuisances within its jurisdiction. It may, by order, compel the owners, agents, assignees, occupants, or tenants of any lot, property, building, or structure to abate and remove any nuisance therein, and prosecute such persons for neglect or refusal to obey such orders.”

You are currently in violation of Hamilton County District Board of Health Environmental Sanitation Regulation No. 1-67:

- 4.5 Every dwelling and dwelling unit shall be supplied with a potable water supply. There shall be adequate water supply and pressure at all installed hot and cold-water outlets.
- 4.6 All plumbing shall be properly installed and maintained in good working condition, free from defects, leaks, and obstructions.
- 4.9 Every dwelling shall have a safe obstructed means of egress leading to a safe and open outdoor space at ground level.
- 4.15 Exterior property areas and accessory structures shall be free from health, fire, and accident hazards, and vermin, insect and rodent harborage and conditions which might create a nuisance.
- 4.16 The interior of every structure used for human habitation shall be free from insect, rodent, and vermin infestation.
- 4.31 Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit, and premises thereof which he occupies and controls.

Furthermore, you are currently in violation of ORC Section 3701.01 – Public Health Nuisance.

Pursuant to ORC 3707.99 this/these violation(s) constitute a minor misdemeanor on the first offense and a misdemeanor of the fourth degree on each subsequent offense, if you are found guilty of the original misdemeanor.

In addition, your home is condemned and considered unfit for human habitation under the authority of the Hamilton County General Health District. Environmental Sanitation Regulation No. 1-67 states:

- 6.1 Any dwelling or dwelling unit which shall be found to have any of the following defects shall be condemned as unfit for human habitation and shall be so designated and placarded by the health commissioner.
 - (a) One which is so damaged, decayed, dilapidated, insanitary, unsafe, or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public.
 - (b) One that lacks illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or of the public.
 - (c) One which because of its general condition or location is insanitary, or otherwise dangerous to the health or safety of the occupants or of the public.

Required Corrective Action

As the owner of the property, you are responsible for maintaining the property in a clean and sanitary condition. You shall ensure that all necessary utilities are provided to the home. You shall ensure that all garbage and clutter is removed. You shall ensure that there is an adequate pathway throughout the home. You shall ensure that the home is professionally exterminated. You shall ensure all debris is removed from the back patio.

The above actions must be completed by September 28, 2020. Failure to do so may result in referral of this case to the Environmental Division at the Office of the Hamilton County Prosecuting Attorney.

A re-inspection of the property by the Environmental Health Division of Hamilton County Public Health will be conducted on or after September 28, 2020 to ensure corrective actions have been made to remedy the situation. In addition, continued surveillance of the property will be conducted to verify compliance.

Please feel free to contact me if you have any questions or concerns at (513) 946-7833 or by email at tucker.stone@hamilton-co.org.

Sincerely,

Tucker Stone RS
Supervisor, Environmental Health Division

CC: Jeremy Hessel, Environmental Health Director
Chris Cavallaro, Colerain Township
Geoff Milz, Colerain Township
Lori White, Occupant of the home

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

Resolution for Demolition of the Property at 7954 Harrison Avenue

Recommend ADOPTION of the Resolution.

Rationale:

This is the initial Resolution for the demolition of the property at 7954 Harrison Avenue due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 8th day of March, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr. /Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 7954 HARRISON AVENUE

WHEREAS, the property at 7954 Harrison Avenue, in Colerain Township, (parcel ID: 510-0440-0068-00) was found by the Colerain Township Fire Department to be vacant, unsafe and insecure in a memorandum dated January 26, 2022 a copy of which is attached as Exhibit A; and

WHEREAS, the conditions on this property are negatively impacting the adjacent properties; and

WHEREAS, Ohio Revised Code §505.86 provides that, at least thirty days prior to the providing for the removal, repair, or securance of any building or structure which has been declared insecure, unsafe, or structurally defective by the Township Fire Prevention Officer, or by the Hamilton County Building Department, or has been declared unfit for human habitation by the Hamilton County General Health District, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio as follows:

1. The Board specifically finds and hereby determines that the conditions found at 7954 Harrison Avenue constitute an unsafe and structurally insecure building within the meaning of Ohio Revised Code §505.86, rendering the structure uninhabitable and negatively impacting adjacent properties, and the Board directs that notice of this action be given to the owners of the said property and lienholders in the manner required by Ohio Revised Code §505.86; and

2. That the Colerain Township Board of Trustees hereby orders the owners of said property to demolish the house thereon within 30 days after notice of this order is given to the owners and lienholders of record. If said building is not demolished by the said owners, or if no agreement for removal, repair or abatement of conditions on the property is reached between the Township and the owners and lienholders of record within thirty days after notice is given, the Township Administrator shall cause the building to be demolished, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code §505.86; and

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this 8th day of March, 2022

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

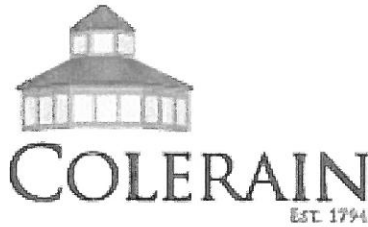
ATTEST:

Jeff Baker
Fiscal Officer

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 8th day of March, 2022.

Jeff Baker,
Colerain Township Fiscal Officer



Department of Fire & EMS • 4160 Springdale Road • Colerain Township, Ohio 45251
M. Allen Walls, Chief of Department
www.colerain.org
Phone (513) 825-6143 • Fax (513) 245-6163

Trustees: Cathy Ulrich, Dan Unger, Matt Wahlert
Fiscal Officer: Jeff Baker
Administrator: Geoff Milz

EXHIBIT A

From: Captain Walsh

Re: 7954 Harrison Avenue

Date: 01/26/2022

On January 26, 2022, a site survey/inspection was conducted on the property/structure located at 7954 Harrison Avenue to evaluate the property/structure for unsafe conditions.

The structure listed with photo has become an attractive nuisance, unsafe and a great risk to the neighborhood. The structure was found insecure and open to the elements with evidence of squatting. The structure is uninhabitable in its current condition and is structurally deteriorating.

In accordance with ORC Section 505.86(B), *Removal, repair or securance of insecure, unsafe buildings or structures* the Colerain Township Fire Department is declaring this property/structure as unsafe.



It is our mission to provide first class all-hazards response and socially responsible programs to the citizens, businesses and visitors of Colerain Township with an engaged team of professionals that values involvement in our community.



COLERAIN TOWNSHIP
NOTICE OF EXTERIOR PROPERTY MAINTENANCE CODE VIOLATION

PROPERTY ADDRESS: 7954 H. ..., Cincinnati, OH

NOTICE ISSUED TO: R. ... C. ... DATE: 1/28/20

VIOLATIONS THAT MUST BE CORRECTED WITHIN (7) DAYS

VACANT STRUCTURES & LAND

- ☐ 301.3 Vacant structures or land not secure.
- ☐ 302.1 Sanitation (not clean/sanitary).
- ☐ 302.2 Drainage (stagnant water).
- ☐ 302.4 Weeds (overgrown grass & weeds).

POOLS, SPAS, & HOT TUBS

- ☐ 303.1 Swimming pools (not clean/sanitary).

EXTERIOR STRUCTURE

- ☐ 304.1 General (not clean/sanitary).

RUBBISH AND GARBAGE

- ☐ 305.1 Accumulation of rubbish or garbage.
- ☐ 305.2 Disposal of rubbish.
- ☐ 305.2.1 Rubbish storage containers.
- ☐ 305.2.2 Refrigerator outside.

RUBBISH AND GARBAGE (CONT)

- ☐ 305.3 Disposal of garbage.
- ☐ 305.3.1 Containers.

OTHER

☐ _____

VIOLATIONS THAT MUST BE CORRECTED WITHIN (20) DAYS

VACANT STRUCTURES & LAND

- ☐ 302.8 Motor vehicles (inoperable or dismantled).

OTHER

☐ _____

VIOLATIONS THAT MUST BE CORRECTED WITHIN (60) DAYS

VACANT STRUCTURES & LAND

- ☐ 302.2 Grading (Soil Erosion).
- ☐ 302.3 Sidewalk in bad repair.
- ☐ 302.3 Sidewalk hazardous.
- ☐ 302.3 Driveway in bad repair.
- ☐ 302.3 Driveway hazardous.
- ☐ 302.3 Parking area in bad repair.
- ☐ 302.3 Parking area hazardous.
- ☐ 302.5 Rodent harborage.
- ☐ 302.6 Exhaust vents.
- ☐ 302.7 Accessory structures.
- ☐ 302.9 Defacement of property.
- ☐ 304.8 Features loose or in bad repair.

POOLS, SPAS, & HOT TUBS

- ☐ 303.1 Swimming pool in bad repair.
- ☐ 303.2 Enclosure gate not self-latching.
- ☐ 303.2 Enclosure missing or broken.
- ☐ 304.9 Exhaust in bad repair.

EXTERIOR STRUCTURE

- ☐ 304.1 General (not in good repair).
- ☐ 304.2 Peeling paint.
- ☐ 304.2 Joints not weather tight.
- ☐ 304.2 Rust.
- ☐ 304.2 Oxidation stains.
- ☐ 304.3 Premises identification.
- ☐ 304.4 Structural members deteriorating.
- ☐ 304.5 Foundation walls cracked or not plumb.
- ☐ 304.6 Exterior walls in bad repair.
- ☐ 304.7 Roof, flashing, or gutters in bad repair.
- ☐ 304.7 Roof draining improperly.
- ☐ 304.17 Building security.
- ☐ 304.9 Overhangs, Awning in bad repair.
- ☐ 304.9 Signs in bad repair.
- ☐ 304.9 Fire escape in bad repair.
- ☐ 304.9 Standpipe in bad repair.

EXTERIOR STRUCTURE (CONT)

- ☐ 304.10 Stairs in bad repair, not anchored.
- ☐ 304.10 Porch, Deck, Balcony in bad repair.
- ☐ 304.11 Chimneys in bad repair.
- ☐ 304.11 Tower or Stack in bad repair.
- ☐ 304.12 Handrails in bad repair.
- ☐ 304.13 Window, skylight and doors.
- ☐ 304.13.1 Glazing.
- ☐ 304.13.2 Windows unable to open.
- ☐ 304.14 Doors in bad repair or missing.
- ☐ 304.15 Basement hatchways.
- ☐ 304.16 Guards for basement windows.

EXTERMINATION

- ☐ 306.1 Insect/rodent infestation.

OTHER

☐ _____

QUESTIONS? CONTACT YOUR CASE MANAGER (BELOW):

Colerain Township Code Enforcement Official
4200 Springdale Rd.
Cincinnati, OH 45251
Phone: 513-385-CODE (2633)

Only your Case Manager can answer questions about your case. If they are not in when you call, they WILL return your call within 1-2 business days. You must provide your contact number for a return call.

TO AVOID PENALTIES, THIS VIOLATION MUST BE CORRECTED WITHIN THE GRACE PERIOD. IF THIS VIOLATION IS NOT CORRECTED WITHIN THE GRACE PERIOD, A CITATION WILL BE ISSUED REQUIRING A PAYOUT FINE OF \$130 OR COURT APPEARANCE.

An appeal from this Notice of Violation is governed under Sections 3.3.2 and 4.4 of the Zoning Resolution and must be filed within 20 days. Contact your Case Manager, identified within the sticker above, for information regarding appealing this Notice.

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

Resolution for Demolition of the Property at 9970 Hollis Drive

Recommend ADOPTION of the Resolution.

Rationale:

This is the initial Resolution for the demolition of the property at 9970 Hollis Drive due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 8th day of March, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr. /Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 9970 Hollis Drive

WHEREAS, the property at 9970 Hollis Drive, in Colerain Township, (parcel ID: 510-0111-0152-00) was found by the Colerain Township Fire Department to be vacant, unsafe and insecure in a memorandum dated January 26, 2022 a copy of which is attached as Exhibit A; and

WHEREAS, the conditions on this property are negatively impacting the adjacent properties; and

WHEREAS, Ohio Revised Code §505.86 provides that, at least thirty days prior to the providing for the removal, repair, or securance of any building or structure which has been declared insecure, unsafe, or structurally defective by the Township Fire Prevention Officer, or by the Hamilton County Building Department, or has been declared unfit for human habitation by the Hamilton County General Health District, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio as follows:

1. The Board specifically finds and hereby determines that the conditions found at 9970 Hollis Drive constitute an unsafe and structurally insecure building within the meaning of Ohio Revised Code §505.86, rendering the structure uninhabitable and negatively impacting adjacent properties, and the Board directs that notice of this action be given to the owners of the said property and lienholders in the manner required by Ohio Revised Code §505.86; and

2. That the Colerain Township Board of Trustees hereby orders the owners of said property to demolish the house thereon within 30 days after notice of this order is given to the owners and lienholders of record. If said building is not demolished by the said owners, or if no agreement for removal, repair or abatement of conditions on the property is reached between the Township and the owners and lienholders of record within thirty days after notice is given, the Township Administrator shall cause the building to be demolished, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code §505.86; and

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this 8th day of March, 2022

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Fiscal Officer

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 8th day of March, 2022.

Jeff Baker,
Colerain Township Fiscal Officer



Department of Fire & EMS • 4160 Springdale Road • Colerain Township, Ohio 45251
M. Allen Walls, Chief of Department
www.colerain.org
Phone (513) 825-6143 • Fax (513) 245-6163

Trustees: Cathy Ulrich, Dan Unger, Matt Wahler
Fiscal Officer: Jeff Baker
Administrator: Geoff Milz

EXHIBIT A

From: Captain Walsh

Re: 9970 Hollis Drive

Date: 01/26/2022

On January 26, 2022, a site survey/inspection was conducted on the property/structure located at 9970 Hollis Drive to evaluate the property/structure for unsafe conditions.

The structure listed with photo has been become an attractive nuisance, unsafe and a great risk to the neighborhood. The structure was found insecure and open to the elements with evidence of squatting. The structure is uninhabitable in its current condition and is structurally deteriorating.

In accordance with ORC Section 505.86(B), *Removal, repair or securance of insecure, unsafe buildings or structures* the Colerain Township Fire Department is declaring this property/structure as unsafe.



It is our mission to provide first class all-hazards response and socially responsible programs to the citizens, businesses and visitors of Colerain Township with an engaged team of professionals that values involvement in our community.



COLERAIN TOWNSHIP
NOTICE OF EXTERIOR PROPERTY MAINTENANCE CODE VIOLATION

PROPERTY ADDRESS: 9970 Hollis Dr, Cincinnati, OH

NOTICE ISSUED TO: Robert Thomas DATE: 1/26/22

VIOLATIONS THAT MUST BE CORRECTED WITHIN (7) DAYS

VACANT STRUCTURES & LAND

- ☒ 301.3 Vacant structures or land not secure.
- ☐ 302.1 Sanitation (not clean/sanitary).
- ☐ 302.2 Drainage (stagnant water).
- ☐ 302.4 Weeds (overgrown grass & weeds).

POOLS, SPAS, & HOT TUBS

- ☐ 303.1 Swimming pools (not clean/sanitary).

EXTERIOR STRUCTURE

- ☒ 304.1 General (not clean/sanitary).

RUBBISH AND GARBAGE

- ☒ 305.1 Accumulation of rubbish or garbage.
- ☐ 305.2 Disposal of rubbish.
- ☐ 305.2.1 Rubbish storage containers.
- ☐ 305.2.2 Refrigerator outside.

RUBBISH AND GARBAGE (CONT)

- ☐ 305.3 Disposal of garbage.
- ☐ 305.3.1 Containers.

OTHER

☐ _____

VIOLATIONS THAT MUST BE CORRECTED WITHIN (20) DAYS

VACANT STRUCTURES & LAND

- ☐ 302.8 Motor vehicles (inoperable or dismantled).

OTHER

☐ _____

VIOLATIONS THAT MUST BE CORRECTED WITHIN (60) DAYS

VACANT STRUCTURES & LAND

- ☐ 302.2 Grading (Soil Erosion).
- ☐ 302.3 Sidewalk in bad repair.
- ☐ 302.3 Sidewalk hazardous.
- ☐ 302.3 Driveway in bad repair.
- ☐ 302.3 Driveway hazardous.
- ☐ 302.3 Parking area in bad repair.
- ☐ 302.3 Parking area hazardous.
- ☒ 302.5 Rodent harborage.
- ☐ 302.6 Exhaust vents.
- ☐ 302.7 Accessory structures.
- ☐ 302.9 Defacement of property.
- ☒ 304.8 Features loose or in bad repair.

POOLS, SPAS, & HOT TUBS

- ☐ 303.1 Swimming pool in bad repair.
- ☐ 303.2 Enclosure gate not self-latching.
- ☐ 303.2 Enclosure missing or broken.
- ☐ 304.9 Exhaust in bad repair.

EXTERIOR STRUCTURE

- ☒ 304.1 General (not in good repair).
- ☒ 304.2 Peeling paint.
- ☐ 304.2 Joints not weather tight.
- ☐ 304.2 Rust.
- ☐ 304.2 Oxidation stains.
- ☐ 304.3 Premises identification.
- ☐ 304.4 Structural members deteriorating.
- ☒ 304.5 Foundation walls cracked or not plumb.
- ☒ 304.6 Exterior walls in bad repair.
- ☐ 304.7 Roof, flashing, or gutters in bad repair.
- ☐ 304.7 Roof draining improperly.
- ☐ 304.17 Building security.
- ☐ 304.9 Overhangs, Awning in bad repair.
- ☐ 304.9 Signs in bad repair.
- ☐ 304.9 Fire escape in bad repair.
- ☐ 304.9 Standpipe in bad repair.

EXTERIOR STRUCTURE (CONT)

- ☐ 304.10 Stairs in bad repair, not anchored.
- ☐ 304.10 Porch, Deck, Balcony in bad repair.
- ☐ 304.11 Chimneys in bad repair.
- ☐ 304.11 Tower or Stack in bad repair.
- ☐ 304.12 Handrails in bad repair.
- ☒ 304.13 Window, skylight and doors.
- ☐ 304.13.1 Glazing.
- ☐ 304.13.2 Windows unable to open.
- ☐ 304.14 Doors in bad repair or missing.
- ☐ 304.15 Basement hatchways.
- ☐ 304.16 Guards for basement windows.

EXTERMINATION

- ☐ 306.1 Insect/rodent infestation.

OTHER

☐ _____

QUESTIONS? CONTACT YOUR CASE MANAGER (BELOW):

Colerain Township Code Enforcement Official
4200 Springdale Rd.
Cincinnati, OH 45251
Phone: 513-385-CODE (2633)

Only your Case Manager can answer questions about your case. If they are not in when you call, they WILL return your call within 1-2 business days. You must provide your contact number for a return call.

TO AVOID PENALTIES, THIS VIOLATION MUST BE CORRECTED WITHIN THE GRACE PERIOD. IF THIS VIOLATION IS NOT CORRECTED WITHIN THE GRACE PERIOD, A CITATION WILL BE ISSUED REQUIRING A PAYOUT FINE OF \$130 OR COURT APPEARANCE.

An appeal from this Notice of Violation is governed under Sections 3.3.2 and 4.4 of the Zoning Resolution and must be filed within 20 days. Contact your Case Manager, identified within the sticker above, for information regarding appealing this Notice.

Certified Mail # 7020 3160 0002 0662 0687
Receipt Requested

Notice of Violation Notice of Condemnation

October 11, 2021

THOMAS ROBERT
9970 HOLLIS DRIVE
CINCINNATI OH 45251



PREVENT. PROMOTE. PROTECT.

*Greg Kesterman
Health Commissioner*

*250 William Howard Taft Road, 2nd Floor
Cincinnati, OH 45219*

*Phone 513.946.7800
Fax 513.946.7890*

hamiltoncountyhealth.org

Re: 9970 Hollis Drive

Colerain, Twp.

Nuisance # 515021

Dear Mr. Robert:

A site investigation was conducted on October 8th, 2021, at the above referenced property in response to a complaint received by Hamilton County General Health District. This letter details the observations made during the investigation, existing violations of the Ohio Revised Code (ORC), the Hamilton County District Board of Health Environmental Sanitation Regulation No. 1-67, and corrective actions required to obtain compliance with the applicable regulations.

Observations

At the time of the inspection, I observed home and garage not secured. Observed both home and garage full of debris. Observed no working electric or water.

In addition, the following photographs were taken during the inspection(s):



10/8/21 Observed home unsecured and full of debris. ATB

Violations

ORC 3707.01 states: "The board of health of a city or general health district shall abate and remove all nuisances within its jurisdiction. It may, by order, compel the owners, agents, assignees, occupants, or tenants of any lot, property, building, or structure to abate and remove any nuisance therein, and prosecute such persons for neglect or refusal to obey such orders."

You are currently in violation of Hamilton County District Board of Health Environmental Sanitation Regulation No. 1-67:

- 4.2 Every dwelling unit shall contain a room which affords privacy to a person within such room and which is equipped with a flush water closet, a lavatory and a bathtub or shower, connected to a water and sewer system approved by the Health Commissioner.
- 4.13 Every dwelling shall have heating facilities which are properly installed, are maintained in safe and good working condition, and are capable of safely and adequately heating all habitable rooms, bathrooms, and water closet compartments in every dwelling unit located therein to a temperature of at least 70°F under ordinary minimum winter conditions.
- 4.20 Where there is electric service available from power lines which are not more than 300 feet away from a dwelling, every habitable room of such dwelling shall contain at least two separate floor or wall-type electric convenience outlets or one such convenience outlet and one supplied ceiling-type electric light fixture; and every water closet compartment, bathroom, laundry room, furnace room, and public hall shall contain at least one supplied ceiling-or-wall-type electric light fixture. Every such outlet and fixture shall be properly installed, shall be maintained in good and safe working condition, and shall be connected to the source of electric power in a safe manner.
- 4.29 No owner shall occupy or let to any other occupant any vacant dwelling unit unless it is clean, sanitary, and fit for human occupancy.
- 4.31 Every occupant of a dwelling or dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit, and premises thereof which he occupies and controls.

Furthermore, you are currently in violation of ORC Section 3701.01 – Public Health Nuisance.

Pursuant to ORC 3707.99 this/these violation(s) constitute a minor misdemeanor on the first offense and a misdemeanor of the fourth degree on each subsequent offense if you are found guilty of the original misdemeanor.

In addition, your home is condemned and considered unfit for human habitation under the authority of the Hamilton County General Health District. Environmental Sanitation Regulation No. 1-67 states:

- 6.1 Any dwelling or dwelling unit which shall be found to have any of the following defects shall be condemned as unfit for human habitation and shall be so designated and placarded by the health commissioner.
 - (a) One which is so damaged, decayed, dilapidated, insanitary, unsafe, or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public.
 - (b) One that lacks illumination, ventilation, or sanitation facilities adequate to protect the health or safety of the occupants or of the public.
 - (c) One which because of its general condition or location is insanitary, or otherwise dangerous to the health or safety of the occupants or of the public.

Required Corrective Action

As the owner of the property, you are responsible for maintaining the property in a clean and sanitary condition. You shall ensure that home is secured, utilities restored, and clutter removed.

The above actions must be completed by November 10th, 2021. Failure to do so may result in referral of this case to the Environmental Division at the Office of the Hamilton County Prosecuting Attorney.

A re-inspection of the property by the Environmental Health Division of Hamilton County Public Health will be conducted on or after November 11, 2021, to ensure corrective actions have been made to remedy the situation. In addition, continued surveillance of the property will be conducted to verify compliance.

Please feel free to contact me if you have any questions or concerns at (513) 946-7961.
tony.buschle@hamilton-co.org

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony T. Buschle". The signature is fluid and cursive, with the first name "Anthony" and last name "Buschle" clearly distinguishable.

Anthony T. Buschle RS
Supervisor, Environmental Health Division

CC: Jeremy Hessel, Environmental Health Director

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

Resolution for Demolition of the Property at 2864 Houston Road

Recommend ADOPTION of the Resolution.

Rationale:

This is the initial Resolution for the demolition of the property at 2864 Houston Road due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 8th day of March, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr. /Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 2864 HOUSTON ROAD

WHEREAS, the property at 2864 Houston Road, in Colerain Township, (parcel ID: 510-0024-0288-00) was found by the Colerain Township Fire Department to be vacant, unsafe and insecure in a memorandum dated January 26, 2022 a copy of which is attached as Exhibit A; and

WHEREAS, the conditions on this property are negatively impacting the adjacent properties; and

WHEREAS, Ohio Revised Code §505.86 provides that, at least thirty days prior to the providing for the removal, repair, or securance of any building or structure which has been declared insecure, unsafe, or structurally defective by the Township Fire Prevention Officer, or by the Hamilton County Building Department, or has been declared unfit for human habitation by the Hamilton County General Health District, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio as follows:

1. The Board specifically finds and hereby determines that the conditions found at 2864 Houston Road constitute an unsafe and structurally insecure building within the meaning of Ohio Revised Code §505.86, rendering the structure uninhabitable and negatively impacting adjacent properties, and the Board directs that notice of this action be given to the owners of the said property and lienholders in the manner required by Ohio Revised Code §505.86; and

2. That the Colerain Township Board of Trustees hereby orders the owners of said property to demolish the house thereon within 30 days after notice of this order is given to the owners and lienholders of record. If said building is not demolished by the said owners, or if no agreement for removal, repair or abatement of conditions on the property is reached between the Township and the owners and lienholders of record within thirty days after notice is given, the Township Administrator shall cause the building to be demolished, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code §505.86; and

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this 8th day of March, 2022

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Fiscal Officer

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 8th day of March, 2022.

Jeff Baker,
Colerain Township Fiscal Officer



Department of Fire & EMS • 4160 Springdale Road • Colerain Township, Ohio 45251
M. Allen Walls, Chief of Department
www.colerain.org
Phone (513) 825-6143 • Fax (513) 245-6163

Trustees: Cathy Ulrich, Dan Unger, Matt Wahlert
Fiscal Officer: Jeff Baker
Administrator: Geoff Milz

EXHIBIT A

From: Captain Walsh

Re: 2864 Houston Road

Date: 01/26/2022

On January 26, 2022, a site survey/inspection was conducted on the property/structure located at 2864 Houston Road to evaluate the property/structure for unsafe conditions.

The structure listed with photo has been become an attractive nuisance, unsafe, insecure and a great risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating.

In accordance with ORC Section 505.86(B), *Removal, repair or securance of insecure, unsafe buildings or structures* the Colerain Township Fire Department is declaring this property/structure as unsafe.



It is our mission to provide first class all-hazards response and socially responsible programs to the citizens, businesses and visitors of Colerain Township with an engaged team of professionals that values involvement in our community.



COLERAIN TOWNSHIP
NOTICE OF EXTERIOR PROPERTY MAINTENANCE CODE VIOLATION

PROPERTY ADDRESS: 2861 Antler Rd, Cincinnati, OH

NOTICE ISSUED TO: Ruby Johnson DATE: 1/26/22

VIOLATIONS THAT MUST BE CORRECTED WITHIN (7) DAYS

VACANT STRUCTURES & LAND

- ☐ 301.3 Vacant structures or land not secure.
- ☐ 302.1 Sanitation (not clean/sanitary).
- ☐ 302.2 Drainage (stagnant water).
- ☐ 302.4 Weeds (overgrown grass & weeds).

POOLS, SPAS, & HOT TUBS

- ☐ 303.1 Swimming pools (not clean/sanitary).

EXTERIOR STRUCTURE

- ☐ 304.1 General (not clean/sanitary).

RUBBISH AND GARBAGE

- ☐ 305.1 Accumulation of rubbish or garbage.
- ☐ 305.2 Disposal of rubbish.
- ☐ 305.2.1 Rubbish storage containers.
- ☐ 305.2.2 Refrigerator outside.

RUBBISH AND GARBAGE (CONT)

- ☐ 305.3 Disposal of garbage.
- ☐ 305.3.1 Containers.

OTHER

☐ _____

VIOLATIONS THAT MUST BE CORRECTED WITHIN (20) DAYS

VACANT STRUCTURES & LAND

- ☐ 302.8 Motor vehicles (inoperable or dismantled).

OTHER

☐ _____

VIOLATIONS THAT MUST BE CORRECTED WITHIN (60) DAYS

VACANT STRUCTURES & LAND

- ☐ 302.2 Grading (Soil Erosion).
- ☐ 302.3 Sidewalk in bad repair.
- ☐ 302.3 Sidewalk hazardous.
- ☐ 302.3 Driveway in bad repair.
- ☐ 302.3 Driveway hazardous.
- ☐ 302.3 Parking area in bad repair.
- ☐ 302.3 Parking area hazardous.
- ☐ 302.5 Rodent harborage.
- ☐ 302.6 Exhaust vents.
- ☐ 302.7 Accessory structures.
- ☐ 302.9 Defacement of property.
- ☐ 304.8 Features loose or in bad repair.

POOLS, SPAS, & HOT TUBS

- ☐ 303.1 Swimming pool in bad repair.
- ☐ 303.2 Enclosure gate not self-latching.
- ☐ 303.2 Enclosure missing or broken.
- ☐ 304.9 Exhaust in bad repair.

EXTERIOR STRUCTURE

- ☐ 304.1 General (not in good repair).
- ☐ 304.2 Peeling paint.
- ☐ 304.2 Joints not weather tight.
- ☐ 304.2 Rust.
- ☐ 304.2 Oxidation stains.
- ☐ 304.3 Premises identification.
- ☐ 304.4 Structural members deteriorating.
- ☐ 304.5 Foundation walls cracked or not plumb.
- ☐ 304.6 Exterior walls in bad repair.
- ☐ 304.7 Roof, flashing, or gutters in bad repair.
- ☐ 304.7 Roof draining improperly.
- ☐ 304.17 Building security.
- ☐ 304.9 Overhangs, Awning in bad repair.
- ☐ 304.9 Signs in bad repair.
- ☐ 304.9 Fire escape in bad repair.
- ☐ 304.9 Standpipe in bad repair.

EXTERIOR STRUCTURE (CONT)

- ☐ 304.10 Stairs in bad repair, not anchored.
- ☐ 304.10 Porch, Deck, Balcony in bad repair.
- ☐ 304.11 Chimneys in bad repair.
- ☐ 304.11 Tower or Stack in bad repair.
- ☐ 304.12 Handrails in bad repair.
- ☐ 304.13 Window, skylight and doors.
- ☐ 304.13.1 Glazing.
- ☐ 304.13.2 Windows unable to open.
- ☐ 304.14 Doors in bad repair or missing.
- ☐ 304.15 Basement hatchways.
- ☐ 304.16 Guards for basement windows.

EXTERMINATION

- ☐ 306.1 Insect/rodent infestation.

OTHER

☐ _____

QUESTIONS? CONTACT YOUR CASE MANAGER (BELOW):

Colerain Township Code Enforcement Official
4200 Springdale Rd.
Cincinnati, OH 45251
Phone: 513-385-CODE (2633)

Only your Case Manager can answer questions about your case. If they are not in when you call, they WILL return your call within 1-2 business days. You must provide your contact number for a return call.

TO AVOID PENALTIES, THIS VIOLATION MUST BE CORRECTED WITHIN THE GRACE PERIOD. IF THIS VIOLATION IS NOT CORRECTED WITHIN THE GRACE PERIOD, A CITATION WILL BE ISSUED REQUIRING A PAYOUT FINE OF \$130 OR COURT APPEARANCE. An appeal from this Notice of Violation is governed under Sections 3.3.2 and 4.4 of the Zoning Resolution and must be filed within 20 days. Contact your Case Manager, identified within the sticker above, for information regarding appealing this Notice.

Certified Mail #7019 0160 0000 7517 5090
Receipt Requested



PREVENT. PROMOTE. PROTECT.

Timothy Ingram, *Health Commissioner*
250 William Howard Taft Road
Cincinnati, OH 45219
Phone: 513.946.7800 Fax: 513.946.7890
hcuph.org

Notice of Violation Notice of Condemnation

June 21, 2019

Ruby Johnson
2864 Houston Road
Cincinnati, OH 45251

Re: 2864 Houston Road Colerain Township Housing/Nuisance Complaint #49435

Ms. Johnson:

In response to a complaint received by Hamilton County Public Health on May 15, 2019 concerning the above referenced property located in Colerain Township, Ohio, 45251, this letter details observations and existing violations of the Ohio Revised Code (ORC), the Hamilton County District Board of Health Environmental Sanitation Regulation No. 1-67, and corrective actions required to obtain compliance with the applicable regulations.

Observations

On June 17, 2019, a reinspection of the property was performed. During the inspection, I observed significant damage to the exterior of the home creating large holes/gaps in roof, soffits, and exterior fascia of the building. The following photos were taken at the time of my inspection:

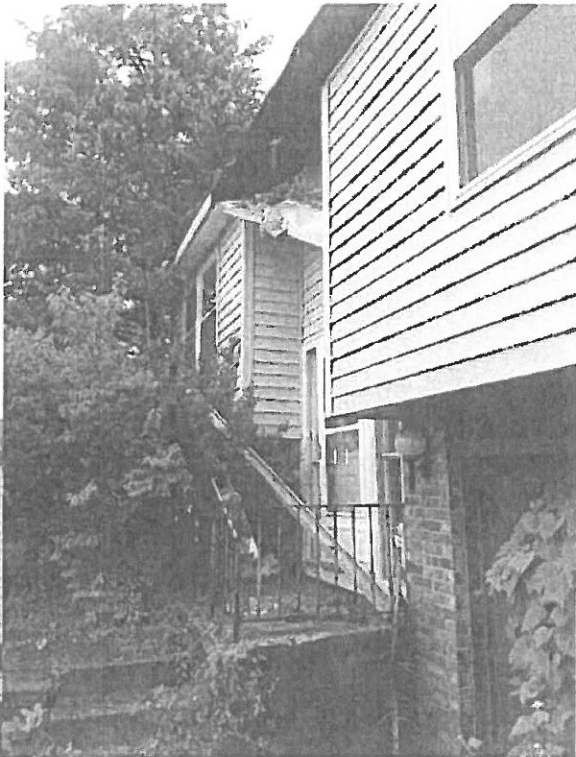
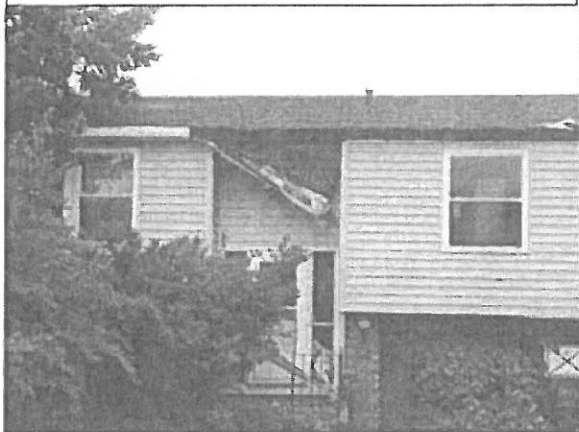


Exterior holes in roof and fascia of the home – EK – 6/17/19



Healthy choices. Healthy lives. Healthy communities.

Damage to soffit/gutters – EK – 6/17/19



**Insulation fallen onto the front porch –
EK – 6/17/19**

Violations

ORC 3707.01 states: "The board of health of a city or general health district shall abate and remove all nuisances within its jurisdiction. It may, by order, compel the owners, agents, assignees, occupants, or tenants of any lot, property, building, or structure to abate and remove any nuisance therein, and prosecute such persons for neglect or refusal to obey such

orders.”

You are currently in violation of the following sections of **Hamilton County District Board of Health Environmental Sanitation Regulation No. 1-67**:

Section 4.17: “Every foundation floor, ceiling, wall and roof shall be reasonably weathertight and rodent proof.”

Furthermore, you are currently in violation of **ORC Section 3701.01 – Public Health Nuisance**.

PURSUANT TO ORC 3707.99 THIS/THESE VIOLATION(S) CONSTITUTE A MINOR MISDEMEANOR ON THE FIRST OFFENSE AND A MISDEMEANOR OF THE FOURTH DEGREE ON EACH SUBSEQUENT OFFENSE, IF YOU ARE FOUND GUILTY OF THE ORIGINAL MINOR MISDEMEANOR.

In addition, your home is condemned and considered unfit for human habitation under the authority of the Hamilton County General Health District. **Environmental Sanitation Regulation No. 1-67** states:

- 6.1 Any dwelling or dwelling unit which shall be found to have any of the following defects shall be condemned as unfit for human habitation and shall be so designated and placarded by the health commissioner.
- (a) One which is so damaged, decayed, dilapidated, insanitary, unsafe, or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public.
 - (b) One that lacks illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or of the public.
 - (c) One which because of its general condition or location is insanitary, or otherwise dangerous to the health or safety of the occupants or of the public.

Required Corrective Action

As the owner of the property, you are responsible for maintaining the property in a clean and sanitary condition. **You shall:**

- Repair the damaged surfaces of the home so:
 - They do not pose an animal intrusion hazard and the home is not harboring animals.
 - The home can be safely lived-in without water intrusion into the living spaces of the home.

Failure to do so may result in referral of this case to the Environmental Division at the Office

of the Hamilton County Prosecuting Attorney.

The above actions must be corrected by **Sunday July 21, 2019**. A re-inspection of the property by the Environmental Health Division of Hamilton County Public Health will be conducted after **Monday July 22, 2019**, to ensure provisions have been made to remedy the situation. In addition, continued surveillance of the property may be conducted to verify compliance.

Please feel free to contact me if you have any questions or concerns at (513) 946-7835 or eric.kepf@hamilton-co.org.

Sincerely,

A handwritten signature in grey ink, appearing to read 'Eric Kepf', with a long horizontal stroke extending to the right.

Eric Kepf R.S.
Sanitarian II
Environmental Health Division

cc: Jeremy Hessel, Environmental Health Director
Scott Puthoff, Environmental Health Supervisor
Chris Cavallaro, Colerain Township Zoning

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

Resolution for Demolition of the Property at 8806 Nabida Drive

Recommend ADOPTION of the Resolution.

Rationale:

This is the initial Resolution for the demolition of the property at 8806 Nabida Drive due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 8th day of March, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr. /Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 8806 NABIDA DRIVE

WHEREAS, the property at 8806 Nabida Drive, in Colerain Township, (parcel ID: 510-0342-0013-00) was found by the Colerain Township Fire Department to be vacant, unsafe and insecure in a memorandum dated January 26, 2022 a copy of which is attached as Exhibit A; and

WHEREAS, the conditions on this property are negatively impacting the adjacent properties; and

WHEREAS, Ohio Revised Code §505.86 provides that, at least thirty days prior to the providing for the removal, repair, or securance of any building or structure which has been declared insecure, unsafe, or structurally defective by the Township Fire Prevention Officer, or by the Hamilton County Building Department, or has been declared unfit for human habitation by the Hamilton County General Health District, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio as follows:

1. The Board specifically finds and hereby determines that the conditions found at 8806 Nabida Drive constitute an unsafe and structurally insecure building within the meaning of Ohio Revised Code §505.86, rendering the structure uninhabitable and negatively impacting adjacent properties, and the Board directs that notice of this action be given to the owners of the said property and lienholders in the manner required by Ohio Revised Code §505.86; and

2. That the Colerain Township Board of Trustees hereby orders the owners of said property to demolish the house thereon within 30 days after notice of this order is given to the owners and lienholders of record. If said building is not demolished by the said owners, or if no agreement for removal, repair or abatement of conditions on the property is reached between the Township and the owners and lienholders of record within thirty days after notice is given, the Township Administrator shall cause the building to be demolished, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code §505.86; and

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this 8th day of March, 2022

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Fiscal Officer

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 8th day of March, 2022.

Jeff Baker,
Colerain Township Fiscal Officer



Department of Fire & EMS • 4160 Springdale Road • Colerain Township, Ohio 45251
M. Allen Walls, Chief of Department
www.colerain.org
Phone (513) 825-6143 • Fax (513) 245-6163

Trustees: Cathy Ulrich, Dan Unger, Matt Wahler
Fiscal Officer: Jeff Baker
Administrator: Geoff Milz

EXHIBIT A

From: Captain Walsh

Re: 8806 Nabida Drive

Date: 01/26/2022

On January 26, 2022, a site survey and structural inspection was conducted on the property located at 8806 Nabida Drive. The purpose of the survey and inspection was to evaluate the site and structure for unsafe conditions.

The structure, with photo below, has become an attractive nuisance, unsafe, and a risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating.

In accordance with ORC Section 505.86(B), *Removal, repair or securance of insecure, unsafe buildings or structures*, the Colerain Township Fire Department is declaring this structure unsafe.



It is our mission to provide first class all-hazards response and socially responsible programs to the citizens, businesses and visitors of Colerain Township with an engaged team of professionals that values involvement in our community.



COLERAIN TOWNSHIP
NOTICE OF EXTERIOR PROPERTY MAINTENANCE CODE VIOLATION

PROPERTY ADDRESS: 8806 Nabiza Dr, Cincinnati, OH
NOTICE ISSUED TO: Henry C. Egburt, Jr DATE: 1/26/22

VIOLATIONS THAT MUST BE CORRECTED WITHIN (7) DAYS

VACANT STRUCTURES & LAND

- ☐ 301.3 Vacant structures or land not secure.
☒ 302.1 Sanitation (not clean/sanitary).
☐ 302.2 Drainage (stagnant water).
☐ 302.4 Weeds (overgrown grass & weeds).

POOLS, SPAS, & HOT TUBS

- ☐ 303.1 Swimming pools (not clean/sanitary).

EXTERIOR STRUCTURE

- ☒ 304.1 General (not clean/sanitary).

RUBBISH AND GARBAGE

- ☒ 305.1 Accumulation of rubbish or garbage.
☐ 305.2 Disposal of rubbish.
☐ 305.2.1 Rubbish storage containers.
☐ 305.2.2 Refrigerator outside.

RUBBISH AND GARBAGE (CONT)

- ☐ 305.3 Disposal of garbage.
☐ 305.3.1 Containers.

OTHER

☐ _____

VIOLATIONS THAT MUST BE CORRECTED WITHIN (20) DAYS

VACANT STRUCTURES & LAND

- ☐ 302.8 Motor vehicles (inoperable or dismantled).

OTHER

☐ _____

VIOLATIONS THAT MUST BE CORRECTED WITHIN (60) DAYS

VACANT STRUCTURES & LAND

- ☐ 302.2 Grading (Soil Erosion).
☐ 302.3 Sidewalk in bad repair.
☐ 302.3 Sidewalk hazardous.
☐ 302.3 Driveway in bad repair.
☐ 302.3 Driveway hazardous.
☐ 302.3 Parking area in bad repair.
☐ 302.3 Parking area hazardous.
☐ 302.5 Rodent harborage.
☐ 302.6 Exhaust vents.
☐ 302.7 Accessory structures.
☐ 302.9 Defacement of property.
☐ 304.8 Features loose or in bad repair.

POOLS, SPAS, & HOT TUBS

- ☐ 303.1 Swimming pool in bad repair.
☐ 303.2 Enclosure gate not self-latching.
☐ 303.2 Enclosure missing or broken.
☐ 304.9 Exhaust in bad repair.

EXTERIOR STRUCTURE

- ☐ 304.1 General (not in good repair).
☐ 304.2 Peeling paint.
☐ 304.2 Joints not weather tight.
☐ 304.2 Rust.
☐ 304.2 Oxidation stains.
☐ 304.3 Premises identification.
☐ 304.4 Structural members deteriorating.
☐ 304.5 Foundation walls cracked or not plumb.
☐ 304.6 Exterior walls in bad repair.
☒ 304.7 Roof, flashing, or gutters in bad repair.
☐ 304.7 Roof draining improperly.
☐ 304.17 Building security.
☐ 304.9 Overhangs, Awning in bad repair.
☐ 304.9 Signs in bad repair.
☐ 304.9 Fire escape in bad repair.
☐ 304.9 Standpipe in bad repair.
☐ _____

EXTERIOR STRUCTURE (CONT)

- ☐ 304.10 Stairs in bad repair, not anchored.
☒ 304.10 Porch, Deck, Balcony in bad repair.
☐ 304.11 Chimneys in bad repair.
☐ 304.11 Tower or Stack in bad repair.
☐ 304.12 Handrails in bad repair.
☐ 304.13 Window, skylight and doors.
☐ 304.13.1 Glazing.
☐ 304.13.2 Windows unable to open.
☐ 304.14 Doors in bad repair or missing.
☐ 304.15 Basement hatchways.
☐ 304.16 Guards for basement windows.

EXTERMINATION

- ☐ 306.1 Insect/rodent infestation.

OTHER

☐ _____

QUESTIONS? CONTACT YOUR CASE MANAGER (BELOW):



Colerain Township Code Enforcement Official
4200 Springdale Rd.
Cincinnati, OH 45251
Phone: 513-385-CODE (2633)

Only your Case Manager can answer questions about your case. If they are not in when you call, they WILL return your call within 1-2 business days. You must provide your contact number for a return call.

TO AVOID PENALTIES, THIS VIOLATION MUST BE CORRECTED WITHIN THE GRACE PERIOD. IF THIS VIOLATION IS NOT CORRECTED WITHIN THE GRACE PERIOD, A CITATION WILL BE ISSUED REQUIRING A PAYOUT FINE OF \$130 OR COURT APPEARANCE.

An appeal from this Notice of Violation is governed under Sections 3.3.2 and 4.4 of the Zoning Resolution and must be filed within 20 days. Contact your Case Manager, identified within the sticker above, for information regarding appealing this Notice.

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

Resolution for Demolition of the Property at 3483 Niagara Street

Recommend ADOPTION of the Resolution.

Rationale:

This is the initial Resolution for the demolition of the property at 3483 Niagara Street due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 8th day of March, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr. /Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 3483 NIAGARA STREET

WHEREAS, the property at 3483 Niagara Street, in Colerain Township, (parcel ID: 510-0112-0019-00) was found by the Colerain Township Fire Department to be vacant, unsafe and insecure in a memorandum dated January 26, 2022 a copy of which is attached as Exhibit A; and

WHEREAS, the conditions on this property are negatively impacting the adjacent properties; and

WHEREAS, Ohio Revised Code §505.86 provides that, at least thirty days prior to the providing for the removal, repair, or securance of any building or structure which has been declared insecure, unsafe, or structurally defective by the Township Fire Prevention Officer, or by the Hamilton County Building Department, or has been declared unfit for human habitation by the Hamilton County General Health District, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio as follows:

1. The Board specifically finds and hereby determines that the conditions found at 3483 Niagara Street constitute an unsafe and structurally insecure building within the meaning of Ohio Revised Code §505.86, rendering the structure uninhabitable and negatively impacting adjacent properties, and the Board directs that notice of this action be given to the owners of the said property and lienholders in the manner required by Ohio Revised Code §505.86; and

2. That the Colerain Township Board of Trustees hereby orders the owners of said property to demolish the house thereon within 30 days after notice of this order is given to the owners and lienholders of record. If said building is not demolished by the said owners, or if no agreement for removal, repair or abatement of conditions on the property is reached between the Township and the owners and lienholders of record within thirty days after notice is given, the Township Administrator shall cause the building to be demolished, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code §505.86; and

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this 8th day of March, 2022

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

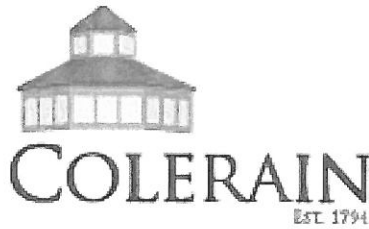
ATTEST:

Jeff Baker
Fiscal Officer

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 8th day of March, 2022.

Jeff Baker,
Colerain Township Fiscal Officer



Trustees: Cathy Ulrich, Dan Unger, Matt Wahlert
Fiscal Officer: Jeff Baker
Administrator: Geoff Milz

EXHIBIT A

From: Captain Walsh

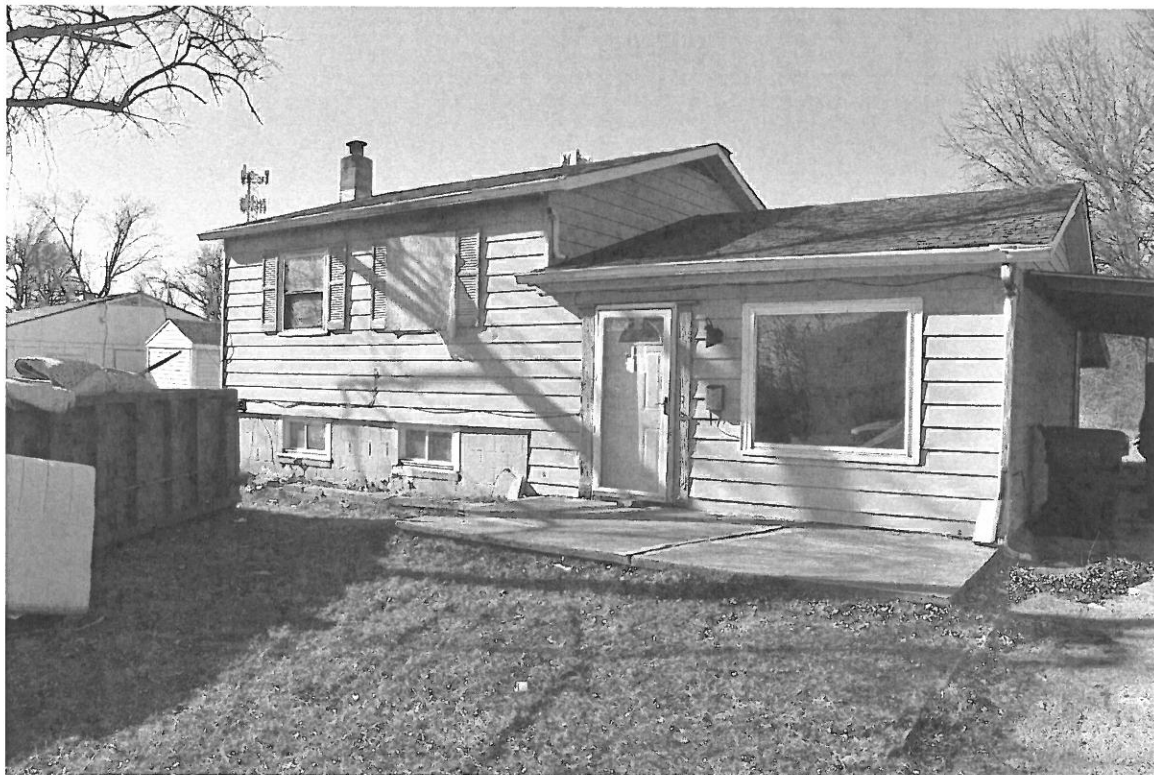
Re: 3483 Niagara Street

Date: 01/26/2022

On January 26, 2022, a site survey and structural inspection was conducted on the property located at 3483 Niagara Street. The purpose of the survey and inspection was to evaluate the site and structure for unsafe conditions.

The structure, with photo below, has become an attractive nuisance, unsafe, and a risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating.

In accordance with ORC Section 505.86(B), *Removal, repair or securance of insecure, unsafe buildings or structures*, the Colerain Township Fire Department is declaring this structure unsafe.



It is our mission to provide first class all-hazards response and socially responsible programs to the citizens, businesses and visitors of Colerain Township with an engaged team of professionals that values involvement in our community.



COLERAIN TOWNSHIP
NOTICE OF EXTERIOR PROPERTY MAINTENANCE CODE VIOLATION

PROPERTY ADDRESS: 2483 Niagara St, Cincinnati, OH

NOTICE ISSUED TO: Samira Simpson DATE: 1/26/22

VIOLATIONS THAT MUST BE CORRECTED WITHIN (7) DAYS

VACANT STRUCTURES & LAND

- ☐ 301.3 Vacant structures or land not secure.
- ☐ 302.1 Sanitation (not clean/sanitary).
- ☐ 302.2 Drainage (stagnant water).
- ☐ 302.4 Weeds (overgrown grass & weeds).

POOLS, SPAS, & HOT TUBS

- ☐ 303.1 Swimming pools (not clean/sanitary).

EXTERIOR STRUCTURE

- ☐ 304.1 General (not clean/sanitary).

RUBBISH AND GARBAGE

- ☐ 305.1 Accumulation of rubbish or garbage.
- ☐ 305.2 Disposal of rubbish.
- ☐ 305.2.1 Rubbish storage containers.
- ☐ 305.2.2 Refrigerator outside.

RUBBISH AND GARBAGE (CONT)

- ☐ 305.3 Disposal of garbage.
- ☐ 305.3.1 Containers.

OTHER

☐ _____

VIOLATIONS THAT MUST BE CORRECTED WITHIN (20) DAYS

VACANT STRUCTURES & LAND

- ☐ 302.8 Motor vehicles (inoperable or dismantled).

OTHER

☐ _____

VIOLATIONS THAT MUST BE CORRECTED WITHIN (60) DAYS

VACANT STRUCTURES & LAND

- ☐ 302.2 Grading (Soil Erosion).
- ☐ 302.3 Sidewalk in bad repair.
- ☐ 302.3 Sidewalk hazardous.
- ☐ 302.3 Driveway in bad repair.
- ☐ 302.3 Driveway hazardous.
- ☐ 302.3 Parking area in bad repair.
- ☐ 302.3 Parking area hazardous.
- ☐ 302.5 Rodent harborage.
- ☐ 302.6 Exhaust vents.
- ☐ 302.7 Accessory structures.
- ☐ 302.9 Defacement of property.
- ☐ 304.8 Features loose or in bad repair.

POOLS, SPAS, & HOT TUBS

- ☐ 303.1 Swimming pool in bad repair.
- ☐ 303.2 Enclosure gate not self-latching.
- ☐ 303.2 Enclosure missing or broken.
- ☐ 304.9 Exhaust in bad repair.

EXTERIOR STRUCTURE

- ☐ 304.1 General (not in good repair).
- ☐ 304.2 Peeling paint.
- ☐ 304.2 Joints not weather tight.
- ☐ 304.2 Rust.
- ☐ 304.2 Oxidation stains.
- ☐ 304.3 Premises identification.
- ☐ 304.4 Structural members deteriorating.
- ☐ 304.5 Foundation walls cracked or not plumb.
- ☐ 304.6 Exterior walls in bad repair.
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- ☐ 304.7 Roof draining improperly.
- ☐ 304.17 Building security.
- ☐ 304.9 Overhangs, Awning in bad repair.
- ☐ 304.9 Signs in bad repair.
- ☐ 304.9 Fire escape in bad repair.
- ☐ 304.9 Standpipe in bad repair.

EXTERIOR STRUCTURE (CONT)

- ☐ 304.10 Stairs in bad repair, not anchored.
- ☐ 304.10 Porch, Deck, Balcony in bad repair.
- ☐ 304.11 Chimneys in bad repair.
- ☐ 304.11 Tower or Stack in bad repair.
- ☐ 304.12 Handrails in bad repair.
- ☐ 304.13 Window, skylight and doors.
- ☐ 304.13.1 Glazing.
- ☐ 304.13.2 Windows unable to open.
- ☐ 304.14 Doors in bad repair or missing.
- ☐ 304.15 Basement hatchways.
- ☐ 304.16 Guards for basement windows.

EXTERMINATION

- ☐ 306.1 Insect/rodent infestation.

OTHER

☐ _____

QUESTIONS? CONTACT YOUR CASE MANAGER (BELOW):

Colerain Township Code Enforcement Official
4200 Springdale Rd.
Cincinnati, OH 45251
Phone: 513-385-CODE (2633)

Only your Case Manager can answer questions about your case. If they are not in when you call, they WILL return your call within 1-2 business days. You must provide your contact number for a return call.

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An appeal from this Notice of Violation is governed under Sections 3.3.2 and 4.4 of the Zoning Resolution and must be filed within 20 days. Contact your Case Manager, identified within the sticker above, for information regarding appealing this Notice.

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

Resolution for Demolition of the Property at 3484 Niagara Street

Recommend ADOPTION of the Resolution.

Rationale:

This is the initial Resolution for the demolition of the property at 3484 Niagara Street due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 8th day of March, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr. /Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 3484 NIAGARA STREET

WHEREAS, the property at 3484 Niagara Street, in Colerain Township, (parcel ID: 510-0112-0035-00) was found by the Colerain Township Fire Department to be vacant, unsafe and insecure in a memorandum dated January 26, 2022 a copy of which is attached as Exhibit A; and

WHEREAS, the conditions on this property are negatively impacting the adjacent properties; and

WHEREAS, Ohio Revised Code §505.86 provides that, at least thirty days prior to the providing for the removal, repair, or securance of any building or structure which has been declared insecure, unsafe, or structurally defective by the Township Fire Prevention Officer, or by the Hamilton County Building Department, or has been declared unfit for human habitation by the Hamilton County General Health District, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio as follows:

1. The Board specifically finds and hereby determines that the conditions found at 3484 Niagara Street constitute an unsafe and structurally insecure building within the meaning of Ohio Revised Code §505.86, rendering the structure uninhabitable and negatively impacting adjacent properties, and the Board directs that notice of this action be given to the owners of the said property and lienholders in the manner required by Ohio Revised Code §505.86; and

2. That the Colerain Township Board of Trustees hereby orders the owners of said property to demolish the house thereon within 30 days after notice of this order is given to the owners and lienholders of record. If said building is not demolished by the said owners, or if no agreement for removal, repair or abatement of conditions on the property is reached between the Township and the owners and lienholders of record within thirty days after notice is given, the Township Administrator shall cause the building to be demolished, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code §505.86; and

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich____, Mr. Unger____, Mr. Wahlert____

ADOPTED this 8th day of March, 2022

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

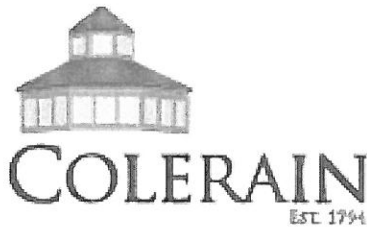
ATTEST:

Jeff Baker
Fiscal Officer

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 8th day of March, 2022.

Jeff Baker,
Colerain Township Fiscal Officer



Department of Fire & EMS • 4160 Springdale Road • Colerain Township, Ohio 45251
M. Allen Walls, Chief of Department
www.colerain.org
Phone (513) 825-6143 • Fax (513) 245-6163

Trustees: Cathy Ulrich, Dan Unger, Matt Wahler
Fiscal Officer: Jeff Baker
Administrator: Geoff Milz

EXHIBIT A

From: Captain Walsh

Re: 3484 Niagara Street

Date: 01/26/2022

On January 26, 2022, a site survey and structural inspection was conducted on the property located at 3484 Niagara Street. The purpose of the survey and inspection was to evaluate the site and structure for unsafe conditions.

The structure, with photo below, has become an attractive nuisance, unsafe, and a risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating.

In accordance with ORC Section 505.86(B), *Removal, repair or securance of insecure, unsafe buildings or structures*, the Colerain Township Fire Department is declaring this structure unsafe.



It is our mission to provide first class all-hazards response and socially responsible programs to the citizens, businesses and visitors of Colerain Township with an engaged team of professionals that values involvement in our community.



COLERAIN TOWNSHIP NOTICE OF EXTERIOR PROPERTY MAINTENANCE CODE VIOLATION

PROPERTY ADDRESS: 3484 Niagara St, Cincinnati, OH

NOTICE ISSUED TO: Charles D. Martin DATE: 1/26/22

VIOLATIONS THAT MUST BE CORRECTED WITHIN (7) DAYS

VACANT STRUCTURES & LAND

- ☐ 301.3 Vacant structures or land not secure.
- ☐ 302.1 Sanitation (not clean/sanitary).
- ☐ 302.2 Drainage (stagnant water).
- ☐ 302.4 Weeds (overgrown grass & weeds).

POOLS, SPAS, & HOT TUBS

- ☐ 303.1 Swimming pools (not clean/sanitary).

EXTERIOR STRUCTURE

- ☐ 304.1 General (not clean/sanitary).

RUBBISH AND GARBAGE

- ☐ 305.1 Accumulation of rubbish or garbage.
- ☐ 305.2 Disposal of rubbish.
- ☐ 305.2.1 Rubbish storage containers.
- ☐ 305.2.2 Refrigerator outside.

RUBBISH AND GARBAGE (CONT)

- ☐ 305.3 Disposal of garbage.
- ☐ 305.3.1 Containers.

OTHER

☐ _____

VIOLATIONS THAT MUST BE CORRECTED WITHIN (20) DAYS

VACANT STRUCTURES & LAND

- ☐ 302.8 Motor vehicles (inoperable or dismantled).

OTHER

☐ _____

VIOLATIONS THAT MUST BE CORRECTED WITHIN (60) DAYS

VACANT STRUCTURES & LAND

- ☐ 302.2 Grading (Soil Erosion).
- ☐ 302.3 Sidewalk in bad repair.
- ☐ 302.3 Sidewalk hazardous.
- ☐ 302.3 Driveway in bad repair.
- ☐ 302.3 Driveway hazardous.
- ☐ 302.3 Parking area in bad repair.
- ☐ 302.3 Parking area hazardous.
- ☐ 302.5 Rodent harborage.
- ☐ 302.6 Exhaust vents.
- ☐ 302.7 Accessory structures.
- ☐ 302.9 Defacement of property.
- ☐ 304.8 Features loose or in bad repair.

POOLS, SPAS, & HOT TUBS

- ☐ 303.1 Swimming pool in bad repair.
- ☐ 303.2 Enclosure gate not self-latching.
- ☐ 303.2 Enclosure missing or broken.
- ☐ 304.9 Exhaust in bad repair.

EXTERIOR STRUCTURE

- ☐ 304.1 General (not in good repair).
- ☐ 304.2 Peeling paint.
- ☐ 304.2 Joints not weather tight.
- ☐ 304.2 Rust.
- ☐ 304.2 Oxidation stains.
- ☐ 304.3 Premises identification.
- ☐ 304.4 Structural members deteriorating.
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- ☐ 304.9 Fire escape in bad repair.
- ☐ 304.9 Standpipe in bad repair.

EXTERIOR STRUCTURE (CONT)

- ☐ 304.10 Stairs in bad repair, not anchored.
- ☐ 304.10 Porch, Deck, Balcony in bad repair.
- ☐ 304.11 Chimneys in bad repair.
- ☐ 304.11 Tower or Stack in bad repair.
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- ☐ 304.13.2 Windows unable to open.
- ☐ 304.14 Doors in bad repair or missing.
- ☐ 304.15 Basement hatchways.
- ☐ 304.16 Guards for basement windows.

EXTERMINATION

- ☐ 306.1 Insect/rodent infestation.

OTHER

☐ _____

QUESTIONS? CONTACT YOUR CASE MANAGER (BELOW):

Colerain Township Code Enforcement Official
4200 Springdale Rd.
Cincinnati, OH 45251
Phone: 513-385-CODE (2633)

Only your Case Manager can answer questions about your case. If they are not in when you call, they WILL return your call within 1-2 business days. You must provide your contact number for a return call.

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ADMINISTRATION

Department: Administration

Department Director: Geoff Milz, Administrator

Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

Motion Authorizing the Township Administrator to Execute a Contract with Dunrobin Associates, LLC for ROW Consulting Services

Recommend ADOPTION of the Motion.

Rationale:

As the Colerain Ave. Streetscape project moves closer to its expected construction date in 2023, it is time to begin to acquire the necessary right-of-way to construct the project. The process of negotiating the acquisition of temporary and permanent right-of-way is a specialized skill. The Township solicited proposals for professional services and received proposals from two firms. Dunrobin Associates, LLC represents the lowest and best proposal.



DunrobinAssociates, LLC

Working Towards Greener, Safer, Improved Communities

PROVIDING RIGHT-OF-WAY SERVICES SINCE 2010

10132 Kenwood Road
Cincinnati, OH 45242

P.O. Box 76218
Highland Heights, KY 41076

Central Phone: (859) 781-9776

VIA Electronic Mail: gmilz@colerain.org

December 22, 2021

Geoff Milz, AICP
Township Administrator
Colerain Township
4200 Springdale Road
Colerain Township, OH 45251

Subject: 113851 – HAM-US27-11.09
Right-of-Way Cost Proposal

Dear Mr. Milz:

Thank you for the opportunity to submit the attached cost proposal to provide right-of-way acquisition services for the referenced project. The estimated cost is based on a field review of the corridor by Jack York, Beth Sutherland, Lisa Burns and Joby Law using the preliminary right-of-way plans completed by Berding Surveying on September 16, 2021. The complexity of this project from an appraisal perspective is specific to issues related to the closure or reduction of curb cuts on certain parcels that may impact internal circuitry of traffic. Another concern is that signage exists within the take areas that could require the purchase or relocation of the signs. It is unclear if the signage can be avoided during the construction of the project. The projected appraisal and contingency costs will likely be reduced once the right-of-way plans have been finalized and formal scoping allows for answers to these concerns. The complexities from a negotiation perspective include property owners' misconceptions regarding the limits of the existing right-of-way and/or property owners who may be currently encroaching into the existing right-of-way with parking areas or other improvements.

Based on Jack York's review of the corridor, the following parcels were found to have unified use and have been combined for the purposes of acquisition costs: Parcels 6 and 8 both owned by The Lena Z. Company, Ltd. (Zimmer Heating & Cooling); and Parcels 33, 37 and 39 all owned by Welch Sand & Gravel, Inc. (Willow Event Center). The combination of these parcels reduces the number of acquisition parcels from thirty-three to thirty.

The total preliminary proposed cost for right-of-way services for this project is \$153,094. The cost proposal includes contingency amounts of \$24,400 for the following: title reports; RE-95s; and Bill of Sale parcels. It is recommended that abbreviated title reports be used for this project since no permanent right-of-way is being acquired. The use of abbreviated titles serves to reduce cost and takes less time to prepare. The 42-year title report contingency of \$4,000 assumes that 10 parcels (@ \$400/parcel) may require 42-year titles should appropriation of a parcel be necessary. The \$3,600 RE-95 contingency is for tenant-owned improvements that are located in the take areas that may be impacted. Should those tenant-owned improvements be impacted, the value assigned to the improvement will be paid to the tenant. The RE-95 is a standard ODOT form that identifies the improvements owned by a tenant and is executed by both the tenant and property owner and serves to ensure that any compensation for an improvement is paid to the appropriate party. The \$16,800 Bill of Sale contingency assumes that parcels improved with signage and other improvements that may be impacted will require the negotiation of the purchase of those improvements with a tenant and not with the fee owner. The

cost proposal also includes direct cost estimated in the amount of \$2,544. These direct costs are specific to Hamilton County Recorder fees and for reimbursable expenses related to preparing the title reports. All requests for reimbursement of direct costs will be accompanied by receipts.

Once the right-of-way plans are finalized and Jack and I have an opportunity to meet with you and Eric Anderson, we anticipate that the projected costs will very likely be reduced by up to one third. It is also possible, that some parcels where impacts to internal circuitry may occur will require traffic/parking studies and parcels where signage is being impacted may require sign estimates. Such studies and estimates would increase the cost of the appraisals.

All said, the immediate goal is to provide you with projected costs, albeit based on assumptions and contingencies. I have included a worksheet providing a detailed cost for each parcel along with a memo provided by Jack York regarding his preliminary of the project. Should you require additional information, please do not hesitate to contact me.

We will also stand ready to provide any other assistance requested or required to ensure the timely and efficient completion of the acquisition phase of the project.

Thank you again for the opportunity to submit this proposal. Your acceptance of this cost proposal will serve as Dunrobin's authorization to proceed.

Respectfully Submitted:

L. Beth Sutherland

L. Beth Sutherland

Senior Programs Manager
Managing Member

COLERAIN TOWNSHIP, OH
ACCEPTANCE OF PROPOSAL

BY: _____

Geoff Milz, AICP
Township Administrator

Date: _____

Memo



TO: Beth Sutherland and Geoff Milz
FROM: Jack York and Lance Brown, Beck Consulting
DATE : December 20, 2021
RE: Colerain Avenue Sidewalk Project

Beth,

Per your request we have done a preliminary review of the plans on the Colerain sidewalk project. The objective was to try to establish a framework to compile a cost estimate for the project. After a review of the plans there are a number of issues and questions which remain. A worst case analysis which we have provided herein would indicate a total of twenty-four value analysis reports, three value finding reports and potentially three narrative commercial reports.

The complicating issue is that there are numerous unanswered questions regarding curb cut closings, modification of the internal circuitry, signage (to be removed or to remain) etc.. We have attached herewith a scoping summary which identifies the special conditions and which parcels we have unanswered questions on. As a general rule, we would have a fee of approximately \$600 for each value analysis report; \$1,250 for each value finding report and anywhere from \$6,000 to \$8,000 for a narrative commercial with damages report. It is highly likely that a lot of these issues identified in the special conditions would be resolved and the format type and fee would likely be lower than projected. However, in an effort to provide a worst case scenario we wanted to identify extenuating circumstances.

Based on the above parameters and report type, a fee range from \$36,150 to \$42,150 is derived. This is based on the special conditions above and assuming the worst case scenario. Our recommendation would be to have a conversation with Geoff and or KZF to answer these questions to provide a more accurate bid. This would obviously be followed by a formal scoping, hopefully at the first of the year. Please feel free to contact me at 513-741-8666 with any questions regarding this preliminary estimate.

Thank you for your consideration in this matter.

BECK CONSULTING, INC.

Town Hall on the Green – 4B • 5380 Pleasant Avenue • Fairfield, OH 45014
(513) 942-5000 • FAX (513) 942-9602 • www.e-beck.com

HAM-27-11.09

Preliminary Appraisal Scoping

<u>Parcel #</u>	<u>+Parcel</u>	<u>Record Area</u>	<u>PRO</u>	<u>Net Area</u>	<u>Temp</u>	<u>S-CH</u>	<u>SH</u>	<u>Zoning</u>	<u>Special Conditions</u>	<u>Report Type</u>
1		0.384	0.070	0.314	0.0097			B-3		Value Analysis
2		3.721	0.358	3.363	0.0028			B-3		Value Analysis
3		0.765	0.012	0.753	0.0028			B-3		Value Analysis
4		0.388	0.063	0.326	0.0268			B-3	Lights. Closing 2 Curb Cuts?	Narrative Commercial
5		1.383	0.016	1.366	0.0037			B-3		Value Analysis
6	8	0.814	0.124	0.690	0.0083			B-3	Cure Internal Circuitry	Value Finding
7		0.476	0.064	0.412	0.0146			B-3	Sign TBR?	Value Analysis
9		0.083	-	0.083	0.0114			B-3		Value Analysis
10		0.412	0.011	0.401	0.0248			B-2	Sign TBR?	Value Analysis
11		2.257	-	2.257	0.0218			PD-B		Value Analysis
12		12.700	0.436	12.264	0.1001			B-3		Value Finding
13		0.408	0.066	0.342	0.0160			B-2	Sign TBR?	Value Analysis
14		2.970	-	2.970	0.0253			B-2	Sign TBR?	Value Analysis
15		1.005	0.107	0.898	0.0423			B-2	Sign TBR?	Value Analysis
16		0.470	-	0.470	0.0193			B-2		Value Analysis
17		0.293	-	0.293	0.0216			B-2	Sign TBR?	Value Analysis
18		0.499	0.017	0.481	0.0508			B-2		Value Analysis
19		0.286	0.005	0.281	0.0423			B-2	Closing Curb Cuts?	Narrative Commercial
20		0.442	-	0.442	0.0371			B-2	Light & Sign TBR?	Value Analysis
21		0.365	-	0.365	0.0044			B-2		Value Analysis
23		0.309	0.005	0.304	0.0403			B-2	Closing Curb Cuts?	Narrative Commercial
25		1.607	0.099	1.508	0.0397			B-2	Sign TBR?	Value Analysis
27		0.661	0.015	0.646	0.0076			B-2		Value Analysis
29		0.385	0.057	0.328	0.0231			B-2	Sign TBR?	Value Analysis
31		0.425	0.068	0.357	0.0264			B-2	Sign TBR?	Value Analysis
33	37 & 39	3.317	0.169	3.148	0.1626			B-2	Eliminate South Curb Cut	Value Finding
35		1.128	0.162	0.966	0.0488			B-2	Sign TBR?	Value Analysis
41		0.924	0.072	0.852	0.0246			B-2		Value Analysis
43		1.147	0.076	1.071	0.0270			B-2		Value Analysis
45		0.860	0.065	0.795	0.0044			B-2		Value Analysis

Summary	
Value Analysis	24
Value Finding	3
Narrative Commercial	3
Total	30

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ADMINISTRATION

Department: Administration

Department Director: Jeff McElravy, Finance Director

Strategic Plan Goal: Strategic Goal #4: Manage the Township's Finances Responsibly While Improving Financial Policies and Processes

Resolution Adopting 2022 Permanent Appropriations

Recommend ADOPTION of the Resolution.

Rationale:

Permanent appropriations must be adopted before April 1st of each year. Final appropriations represent \$40,921,320.05. This represents a 2.5% or \$1,006,000 increase from temporary appropriations. Below is a summary level breakdown of the changes in expenses (please note this is not an exhaustive list of all changes):

- \$580,000: Appropriation of fund balance in road funds (2011, 2021, 2031, and 2231) to meet carry over obligations from the prior year
- \$34,000: Fund 2904: Appropriating the fully expected portion of TIF proceeds for 2022, including the payment to the NWLSD.
- \$45,000: Fund 1000: Reallocation of dollars set aside for branding in 2021. The project did not commence until 2022.
- \$50,000: Fund 1000: Additional dollars for the 275 Gateway Streetscape Project
- \$201,000: Fund 2081: Accounting change to post the revenue and expense for the cruiser leases.
- Fuel prices for 2081 and 2111 have been adjusted to account for the rapid rise in costs over the past three months.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the ____ day of March 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Ulrich, Mr. Daniel Unger, Mr. Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____ - 22

**RESOLUTION AUTHORIZING THE ADOPTION OF PERMANENT APPROPRIATIONS
FOR THE YEAR 2022**

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, does hereby agree to:

Section 1: Authorize the Colerain Township Fiscal Officer to prepare and submit a schedule of “Permanent Appropriations” for the year ending December 31, 2022 to the Hamilton County Budget Commission, as follows:

FUND	FUND NAME	2022 PERMANENT APPROPRIATIONS
1000	General Fund	4,956,307.94
2011	Motor Vehicle License Tax	100,850.00
2021	Gasoline Tax	978,892.92
2031	Road and Bridge	1,694,690.78
2081	Police District	10,708,651.66
2111	Fire District	14,246,806.36
2181	Zoning	516,112.67
2231	Permissive Motor Vehicle License Tax	807,682.70
2261	Law Enforcement Trust	116,650.00
2271	Enforcement and Education	2,000.00
2274	American Rescue Plan	-
2281	Ambulance And Emergency Medical Services	1,488,350.60
2401	Special Assessment - Lighting Districts	161,504.50
2901	TIF - Kroger	243,125.00
2902	Recycling Incentive	56,981.38
2903	TIF - Colerain Towne Center	284,458.90
2904	TIF - Duke	150,000.00
2906	Sidewalk Waiver	250,000.00
2908	CDBG Com Dev Block Grant	233,334.83
2911	Parks & Services	1,312,702.04
2912	Community Center	223,841.12
4409	OPWC-Breezyway	64,699.66
6001	Self Insurance Fund	2,323,677.00

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this _____ day of March, 2022.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Daniel Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this _____ day of March, 2022. I hereby certify that funds are available and have been lawfully appropriated,

authorized or directed for the purposes identified in the attached resolution, and are in the treasury or in the process of collection to the credit of the appropriate fund, free from any previous encumbrance.

Jeff Baker,
Colerain Township Fiscal Officer

ADMINISTRATION

Department: Administration

Department Director: Geoff Milz, Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

Compensation of Assistant Township Administrator

Staff seeks direction from the Board.

Rationale:

A discussion and potential action related to the compensation of the Assistant Township Administrator.

ADMINISTRATION

Department: Administration

Department Director: Geoff Milz, Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

Performance and Compensation of Township Administrator

Staff seeks direction from the Board.

Rationale:

A discussion and potential action related to the performance and compensation of Township Administrator.

ADMINISTRATION

Department: Administration

Department Director: Geoff Milz, Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

Motion to Authorize Township Administrator to Enter into an Agreement for Gas Aggregation at or Below \$0.56 per ccf per Month for a period of 24 Months

Recommend ADOPTION of the Motion.

Rationale:

Our existing contract for Gas Aggregation is set to expire in May of 2022. Energy Alliances has shopped various prices for the Township and believes that they will be able to secure a rate of \$0.56 ccf for a period of 24 months. Due to the volatile nature of gas prices (prices change daily), the request is to authorize the Township Administrator to have the authority to enter into an agreement at a rate of \$0.56 ccf or less as soon as a contract is finalized. This would be a fixed rate for two years that would provide residents with a stable gas supply charge. Consistent with prior aggregation agreements, residents would be able to opt out of the program at no charge and at any time.

The final contract will be brought forward for review and approval on a future consent agenda.

CONSENT ITEMS

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

Donation Acceptance - Police Department - \$900.00

Recommend approval of all consent items.

Rationale:

Donation from Moose Lodge #2 makes an annual donation to the Police Department.

CONSENT ITEMS

Department: Fire

Department Director: Allen Walls, Fire Chief

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services.

Donation Acceptance - Department of Fire & EMS - \$900.00

Recommend approval of all consent items.

Rationale:

Colerain Township Department of Fire & EMS is grateful for a \$900.00 donation from Cincinnati Moose Lodge Number 2 in appreciation of Colerain Fire & EMS.

CINCINNATI LODGE NO. 2 11-03
GAMING ACCOUNT
PH. 513-385-2870
P. O. BOX 53215
CINCINNATI, OH 45253-0215

1502

13-55/420

DATE 2-4-22

PAY TO THE ORDER OF Cincinnati Twp Fire Dept \$ 900-
Nine Hundred and 00/100 DOLLARS



North Side Bank
AND TRUST COMPANY

Community Banking With A Personal Touch

FOR DENATION

[Signature] MP

© HARLAND STYLE INC

CONSENT ITEMS

Department: Fire

Department Director: Allen Walls, Fire Chief

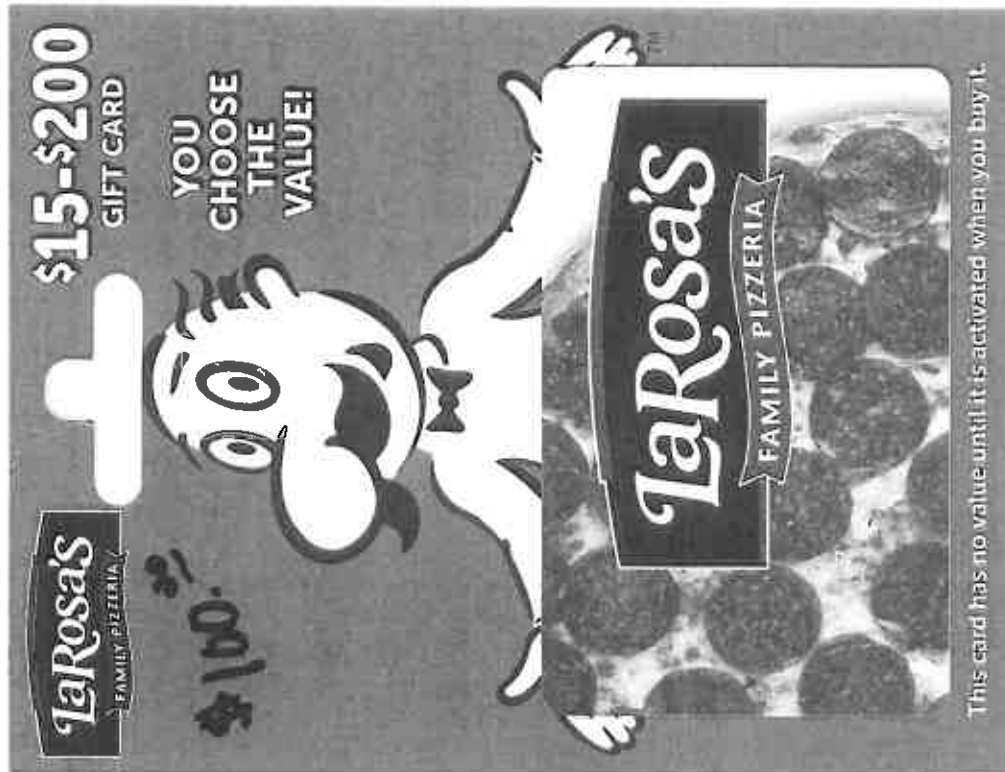
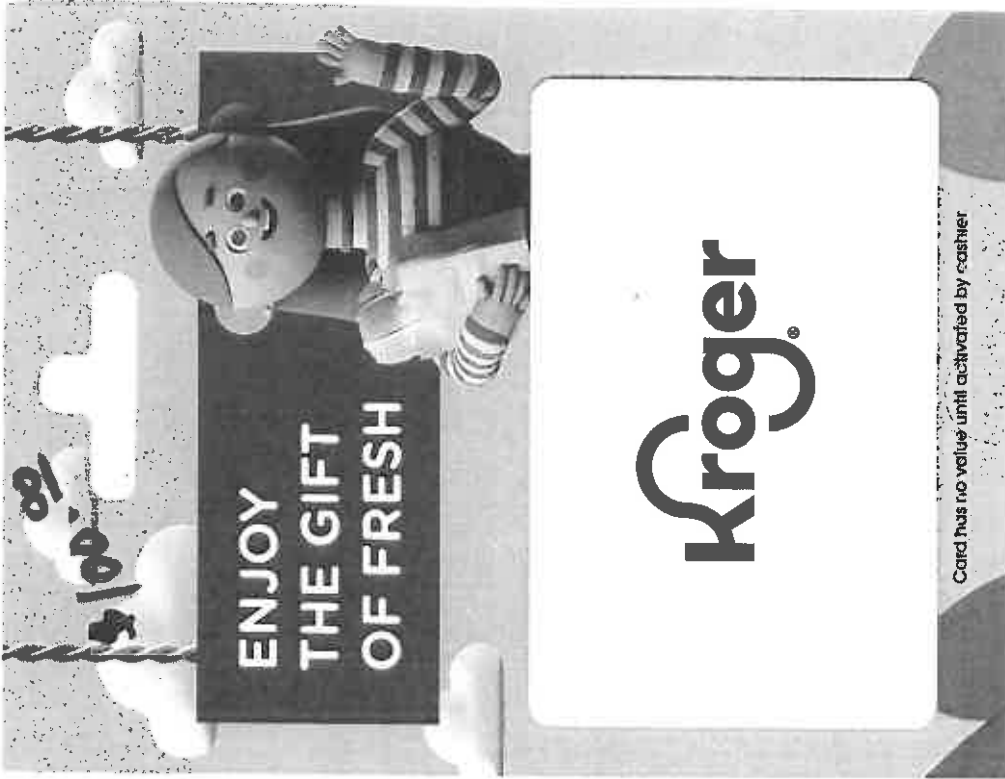
Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services.

Donation Acceptance - Department of Fire & EMS - \$200.00

Recommend approval of all consent items.

Rationale:

Colerain Township Department of Fire & EMS is grateful for a \$200.00 donation from the family of Verldon Campbell in appreciation for emergency medical service care rendered to Mr. Campbell.



CONSENT ITEMS

Department: Administration

Department Director: Geoff Milz, Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

New Hire - Communications Specialist - Administration Department

Recommend approval of all consent items.

Rationale:

The position of Communications Specialist was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Helen Tracey.

The wage for this job is \$31.25 per hour for 40 hours per week. Contingent upon Board approval, she would be eligible to begin work on March 9, 2022.



NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

- ☒ New position - Date of Trustee Approval 3/08/2022
☐ Reconfiguration of position - Date of Trustee Approval
☐ Replacement existing vacancy

Job Code: 181- Communication Specialist Position Number: 1024- Communication Specialist

Status: ☒ Full Time ☒ Permanent ☒ FLSA Exempt ☒ CBA Position
☐ Part Time ☐ Temporary/Seasonal ☐ FLSA Non-Exempt ☐ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: Helen Tracey-Noren

Hourly rate: \$31.25/hr. Employee Supervisor: Geoff Milz

Min/Max hours/week: 40

Proposed start date: 03/23/2022 Eligibility Date: March 9, 2022

Tentative schedule of hours: Monday through Friday 8:00 to 4:30

Does this position supervise staff? ☐ Yes ☒ No

Comments: N/A

Department Head Name: Geoff Milz

Signature: _____ Date: _____

TO BE COMPLETED BY THE TOWNSHIP ADMINISTRATOR

The Colerain Township Administrator conditionally approves this hire. This hire shall be fully effective after approval by the Board of Trustees at the next possible Trustee meeting. The employee will be required to serve a probationary period, as defined by the Township Policy Manual or Collective Bargaining Agreement.

For hiring purposes, the employees first eligible start date, pending completion of all necessary background checks, physicals, and drug tests is: 03/23/2022

Administrator Signature: _____ Date: _____

JOB POSTING INFORMATION – TO BE COMPLETED BY HUMAN RESOURCES

The Position was posted on the following locations:

☒ Township Website

☐ Internal Bulletin Board

☐ Social media

☐ Facebook

☐ LinkedIn

☐ Twitter

☐ Other

☐ Newspapers

☒ Other job boards

Hiring Process Timeline:

Date of initial posting: 12/15/2021

Date posting closed: 03/02/2022

Interview Committee: Geoff Milz, Jeff Weckbach, Renetta Edwards

Interview dates: 1/27/2022, 2/7/2022, 2/11/2022

Number of applications: 28

Number of candidates interviewed: 9

CONSENT ITEMS

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

Contract - TrafficLogix - Radar Speed Signs

Recommend approval of all consent items.

Rationale:

On January 11, 2022, the Board of Trustees moved to purchase three radar speed signs.



Traffic Logix Corporation
3 Harriett Lane
Spring Valley, NY 10977 USA
Tel: (866) 915-6449
Fax: (844) 405-6449
www.trafficlogix.com

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Quote Number QUO-20939-B6K7V5
Created Date 3/1/2022
Expiration Date 4/29/2022
Prepared by John Painter

QUOTATION

Contact: Chris Phillips
Phone: 15133212677
Email: cphillips@colerain.org

Colerain Police Department
Colerain Police Department
4200 Springdale Road
Colerain Township, Ohio 45251

Shipping Address:
Colerain Police Department
4200 Springdale Road
Colerain Township, Ohio 45251
United States

Standard Features (Included) – Evolution Signs

- The Evolution radar feedback signs come with 1 year of unlimited SafePace Cloud access. SafePace Cloud is renewable annually with bundling and multi-year term discounts available.
- Sign powers down when no traffic present
- Programmable Speed Violator Flashing Strobe Light
- Ambient Light Sensor and Automatic Brightness adjustment
- Banding Mount Bracket
- Safe Pace Management Software
- Bluetooth

Special Notes

Quote Line Items – All Prices shown are in \$USD

Product	Product Code	Quantity	Sales Price	Discount	Total Price
Evolution 11 and 12 - Universal Mount Kit - Full Set	EVL Bracket (EVL 11 and 12 ONLY)	3.00000	\$125.00	\$30.00	\$345.00
Evolution 12"- 4 Cell-Incl. 2x4 Cell Batteries- Strobe, BT, Data-modem+12 mth network access to cloud	EV12EYL-2BAT	3.00000	\$2,849.00	\$428.00	\$8,119.00



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www.trafficlogix.com

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Quote Number QUO-20939-B6K7V5
Created Date 3/1/2022
Expiration Date 4/29/2022
Prepared by John Painter

Totals

Subtotal	\$8,464.00
Freight	\$350.00
Grand Total	\$8,814.00
Sales Tax (if applicable)	\$687.49

Terms: 1% - 10 days – Net 30

We also accept: MC - VISA – AMEX – Credit card payments over \$10K will include an additional 2% convenience fee.

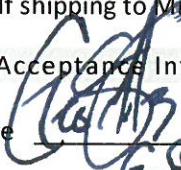
IF TAX EXEMPT: Please Provide Tax Exempt Certificate with Order

Delivery Requirements

Please Indicate the availability of the following as this determines the freight costs:

1. Do You have a Loading Dock? - Yes/No
2. Do you have a Fork Lift and Pallet Jack to unload? - Yes/No
3. Can access be gained by a 53 foot truck for delivery? - Yes/No
4. Is the delivery address a Construction site? - Yes/No
5. Is the delivery address a Military site? - Yes/No
6. If shipping to Military site, is a U.S. Driver required? - Yes/No

Quote Acceptance Information

Signature 
Name Geoff H. 1/2
Title Township Administrator
Date 3.1.22

Thank you for choosing Traffic Logix. Please sign and return to:

jpainter@trafficlogix.com
John Painter
Sales Manager East Coast and Canada
866-915-6449

Please complete to set up new account: <https://trafficlogix.com/business-application-form/>



Traffic Logix Corporation
3 Harriett Lane
Spring Valley, NY 10977 USA
Tel: (866) 915-6449
Fax: (844) 405-6449
www.trafficlogix.com

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Quote Number QUO-20939-B6K7V5
Created Date 3/1/2022
Expiration Date 4/29/2022
Prepared by John Painter

CONSENT ITEMS

Department: Administration

Department Director: Jeff Weckbach, Assistant Township Administrator

Strategic Plan Goal: Strategic Goal #4: Manage the Township's Finances Responsibly While Improving Financial Policies and Processes

Donation Acceptance - Public Services - \$3,500

Recommend approval of all consent items.

Rationale:

Colerain Township Public Services is grateful for a \$3,500 donation from New Foundation Savings Bank to serve as the title sponsor for our summer concerts and movies in the park.