

Minutes

May 10, 2022

1. **Opening of Meeting**

Mr Wahlert called the meeting to order at 7:00pm.
All trustees and fiscal officer were present.

2. **Pledge of Allegiance 7PM**

All recited the Pledge of Allegiance.

3. **Meditation (Moment of Silence)**

4. **Approval of Minutes**

Mr Baker recommended the approval of the minutes of the Special meeting of the Board of trustees from April 26th, 2022.

Motion Mr Unger, Seconded Ms Ulrich
All voted Yes. Minutes approved.

Mr Baker recommended the approval of the minutes of the Regular meeting of the Board of Trustees from April 26th, 2022.

Motion Mr Unger, Seconded Ms Ulrich
All voted Yes. Minutes approved.

5. **Presentations**

6. **Public Hearings**

a. **Public Hearing - Demolition of 9929 Capstan Drive**

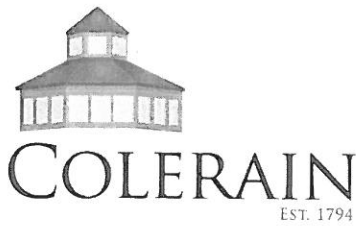
The property at 9929 Capstan Drive should be demolished due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties. Exhibits and photos are available in the agenda packet on-line.

Mr Sollmann swore in everyone who wanted to speak.

Chief Walls - I can speak about the structure itself. It's been declared unsafe by our fire inspection division. Therefore, it's a nuisance to fire fighting operations and the community.

Mr Wahlert - Is the timestamp correct on the pictures?

Chief Walls - Correct.



Chris Cavalaro - This property has been a nuisance for several years. It's been abated for trash several times and mowed several times as well. It's been condemned by the county as well. I believe it should be demolished.

Stephanie Wright - I wanted to ask why the employees were no longer sworn in to testimony? But tonight, they were.

Mike Hoefker - I live next door to the place. I've lived there since 1979. I knew the original owners of the property and when they passed away, it just went away. It's been a drug haven. I cut the grass there weekly, because I can't stand to look at it.

Donna Kunce - We live behind the house. It's been an eyesore the past few years. Probably the worst part was all the heroin. They would shoot up right in the back yard. My other big concern is the tree right there. It's dead.

Mr Wahlert - The one in the front or the one on the side?

Ms Kunce - The one in the back. The whole tree is dead. I'm concerned with other people.

Motion to close the hearing Mr Unger, Seconded Mr Wahlert

All voted Yes.

Public hearing closed.

b. Public Hearing - Demolition of 7954 Harrison Avenue

The property at 7954 Harrison Avenue should be demolished due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties.

Motion to open the hearing Mr Wahlert, Seconded Mr Unger

All voted Yes.

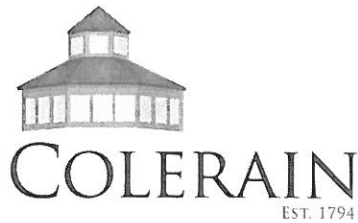
Hearing opened

Mr Sollmann swore in everyone who was present to speak.

Chief Walls - Once again, I can only say that it's a hazard to fire fighting operations. It's likewise been vandalized by the homeless and it's a nuisance to the community.

Chris Cavalaro - I was at this property this past week. We have started the trash abatement process. It's a big property, it will take us some time.

Dan Wenstrup - I am with the firm of Heiss & Wenstrup. We have been attorneys for Miami Savings Bank for 20 or 30 years. We've done a number of foreclosures for Miami Savings Bank. When we do a foreclosure, Miami does the right thing by either selling it to somebody that can take care of it, or if they're required to take care of something, they do it themselves. What's happened here, usually it doesn't take 13 months for foreclosure, but this was during COVID. The owner moved away to Chicago and we're having a difficult time finding him. We have reached service of contact for the owner. I've brought with me a list of what's going to happen and when it's going to happen. The sale date is June 22nd. I know everyone is sick and tired of it, but there is an end to this. We intend to make good of this. If you'll give us some



additional time, this is going to happen.

Discussion:

Mr Wahlert - So this property will already have a lien on it from the township?

Mr Milz - It likely will have a lien for grass abatement and will soon have a lien for trash abatement.

Ms Ulrich - If Miami takes it in, they're going to be responsible for all the debt service to us correct?

Mr Wenstrup - We already have a judgement and a order for sale. If there is some sort of lien, whoever buys it would have to take care of it.

Mr Wahlert - My concern is the clock will start again for notices.

Mr Milz - Our goal is always compliance. We have a higher likelihood to get compliance from a new owner. Demolition wouldn't happen until October. We're still months from demolition.

Motion to close the hearing Mr Unger, Seconded Mr Wahlert

All voted Yes. The public hearing was closed.

c. Public Hearing - Demolition of 3483 Niagara Street

The property at 3483 Niagara Street should be demolished due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties. All exhibits and photos are available in the agenda packet on-line.

Motion to open the hearing Mr Unger, Seconded Mr Wahlert

All voted Yes. Hearing opened.

Mr Sollmann swore in all those who were present to speak

Chief Walls - Once again, this property is a hazard to fire fighting operations and it's likewise a nuisance to the community.

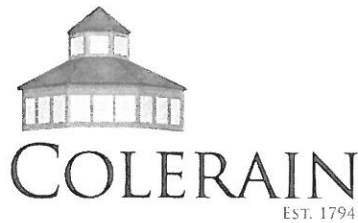
Chris Cavalaro - As you can tell by the photos it was heavily damaged by a house fire several years ago and has not been fixed.

Motion to close the hearing Mr Wahlert, Seconded Mr Unger

All voted Yes. The public hearing was closed.

d. Public Hearing - Demolition of 3484 Niagara Street

The property at 3484 Niagara Street should be demolished due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties. All exhibits and photos are available in the agenda packet on-line.



Motion to open the hearing Mr Unger, Seconded Mr Wahlert

All voted Yes. Hearing opened.

Mr Sollmann swore in all those present to speak.

Chief Walls - Once again, this property poses a risk to fire fighting operations and is a nuisance to the community.

Chris Cavalaro - We have abated trash on this property. We still have some work to do on this.

Richard Bardach - I'm here on behalf of the first mortgage holder, Mid America Mortgage Company. I do have some pictures that show repairs are being remediated. Trash has been removed, roof has been repaired, etc. The vast majority of the issues have been dealt with, the driveway still has some work to be done. Our hope is to remediate the problems. We've shown good faith. My hope is to avoid demolition.

Discussion:

Mr Wahlert - Is this an FHA loan?

Mr Bardach - Yes.

Ms Ulrich - Do you know how much is owed?

Mr Bardach - Not off the top of my head, but I can find out.

Motion to close the hearing Mr Wahlert, Seconded Ms Ulrich.

All voted Yes. The public hearing was closed.

e. Public Hearing - Demolition of 8806 Nabida Drive

The property at 8806 Nabida Drive should be demolished due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties. All exhibits and photos are available in the agenda packet on-line.

Motion to open the hearing Mr Wahlert, Seconded Mr Unger

All voted Yes. Hearing opened.

No one from the public was present to testify.

Mr Sollmann swore in Chief Walls and Chris Cavalaro.

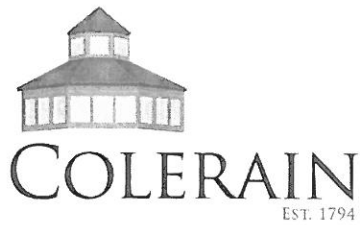
Chief Walls - This property is a hazard to fire fitting operations and we concur with demolition.

Chris Cavalaro - The roof was slightly caved in a bit. We have abated a junk vehicle from this property.

Motion to close the hearing Mr Wahlert, Seconded Mr Unger

All voted Yes. The public hearing was closed.

f. Public Hearing - Demolition of 2864 Houston Road



The property at 2864 Houston Road should be demolished due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties. All exhibits and photos are available in the agenda packet on-line.

Motion to open the hearing Mr Wahlert, Seconded Mr Unger

All voted Yes. Hearing opened.

Mr Sollmann swore in Chief Walls and Chris Cavalaro.

Chief Walls - This property is a hazard to fire fighting operations. It is structurally unsound and likewise is a nuisance.

Chris Cavalaro - I'm in agreement that the property is structurally unsound.

No one from the public was present to testify.

Motion to close the hearing Mr Wahlert, Seconded Mr Unger.

All voted Yes. The public hearing was closed.

Public Hearing - Zoning Commission Case ZA2022-02 Requesting a Zoning
8. Map Amendment at 11850 Colerain Road

Motion to open the hearing Mr Wahlert, Seconded Ms Ulrich

All voted Yes. Hearing opened.

Mr Miller gave a presentation of the rezoning consideration.

No one from the public was present to testify.

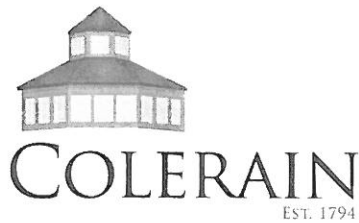
Motion to close the hearing Mr Wahlert, Seconded Ms Ulrich

All voted Yes. The public hearing was closed.

7. Citizens Address

Rich McVay - I appreciate that you've taken time to protect these property owner's rights. I appreciate you doing work sessions. I want to talk briefly about the fire stations. 3 of the 5 are not properly utilized. I would suggest you take some time to look at the quotes on the new fire stations. It may be time to rethink how you're addressing the fire stations. You probably don't need more fire trucks running down Colerain Ave. You will save millions of dollars if you build two fire stations, if you build them exactly alike. The Rumpke site is the largest odor nuisance in the state of Ohio. They are in violation of the consent decree they signed with Colerain and the ORC.

Jonathan Sexton - We have some issues with zoning violations. The standard of proof. Mr Cavalaro closes out my requests. Is the focus on the violation who is making the complaint or the violation itself? I'd like some clarification as to if it's a necessary need for the complaint to come from an actual person. Is our economic department pursuing some



of those tenants from Tri-County Mall to come to Colerain Township?

Stephanie Wright - Is there an update on the We Thrive initiative? A couple years ago, we had an issue with false alarms. We outsourced with a company to help and it kind of fell by the wayside. We're hiring a new code enforcement officer. Has he worked for Colerain before? Will he be armed? What vehicle will he drive? The email of the communications coordinator is wrong. Thanks to Chief Walls for utilizing the marquees at the fire stations for promoting. Is there any vacant commercial properties that have been registered to the township? I can't find one.

Kathy Mohr - My first question is the America Cares Funds. Those are funds that can be used for anything? Like building a firehouse or anything? I watched the meeting from April 12th and I saw the discussion on FMLA. I understand that in order to use FMLA you have to use vacation and sick time. I don't think the board should be awarding contracts without mentioning the amounts.

8. **Administrative Reports**

Mr Milz -

Mr Wahlert - Mr Sexton's question on zoning violation issues. Have we solved these issues?

Mr Milz - I'll have to check with Mr Cavalaro.

Mr Wahlert - You don't need to be a real name to submit a complaint do you?

Mr Milz - I'd like to talk with Mr Cavalaro about that.

Mr Wahlert - Ms Wright had a question on We Thrive.

Mr Milz - There is no update on We Thrive.

Mr Wahlert - The false alarms. It's a less significant problem now?

Mr Milz - Maybe that's a good question for the chief.

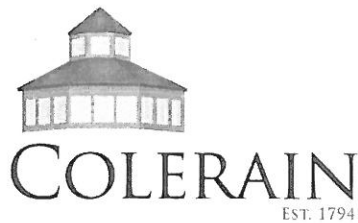
Mr Wahlert - the FMLA?

Mr Milz - the FMLA doesn't provide any leave. It allows for job security. You cannot be removed when in that protected status.

Mr Milz - I wanted to touch on some of the great work our communication specialist has been doing. Helen has been on the job for several weeks now and has developed a plan for the community. Each month has a theme. Helen was able to really get the word out about our green initiatives.

Chief Walls - For the month of April, we had 735 EMS incidents, 159 Fire incidents. We made 14 responses into Springfield Township. We had two significant building fires. Our average response time for the first units was 5.2 minutes. I likewise concur about Helen. Her job as communications director, just looking at a couple of posts she's put up we've had a lot of responses from.

Chief Denney - For the month of April our officers responded to 3494 calls for service. We're averaging about 116 calls per day. Response time was 2.39 minutes for the first unit



on the scene in an emergency call. We made 99 traffic stops with 11 DUI arrests. We had 2 uses of force and 0 pursuits. We had 12 abatements and 10 housing court referrals. The alarm issue was never outsourced. We had permission from the board to have a contract, but we could not get our systems to work together.

Mr Weckbach - Our park visitorship is not quite at our three-year average. May is a big month for us. There were 172 bags of litter collected. It's exciting to see those numbers ramp up. Monday is the day the goats are returning to Colerain Park. The toddler's playground at Colerain Park has had some damage to the slides. We were slated to remove that toddler's playground later this summer. Because of that issue, we may peel back some of the amenities at that section of the park.

Mr Miller - Our zoning administrator, Jarod Alig, has continued to be very, very busy. He's been strategically effective in coordinating the workload. It's been great to see the team work together. Thank you to Mr Unger for the referral of the hotel developer. I had a meeting with him and I thought it was very productive. It was good to see Cathy at the ribbon cutting for Charlie's Cheesesteaks. They have a great organization and crew there.

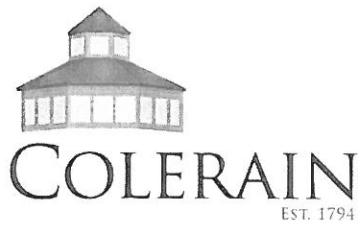
Mr McElravy - The headline, having wrapped up the first quarter of 2022 is that from a financial standpoint, we're in good shape. Our revenues are trending at budget, and our expenses are trending behind budget. The net cash position is well ahead of budget at \$7,467,094.40. Revenue to budget is at 39.89%. The expense to budget is at 21.10%. The Fire Fund cash position is \$4,313,554.06. The revenue to budget is 47.40% and expense to budget is 20.45%. The police fund cash position is \$1,501,792.01. The revenue to budget is 46.36% and expense to budget is 20.51%. The road funds cash position is \$534,589.65. The revenue to budget is 39.31% and the expense to budget is 12.67%.

9. Trustees' Report

Ms Ulrich - On our agenda when I came on board we talked about hiring a PR person and I just want to say thank you for hiring Helen. One of the things we talked about was trash clean up. To take pride in your neighborhood. We were off session for firefighter week so I wanted to say thank you to all of them.

Mr Wahlert - May 16th is Greater Northbrook. May 21st is Clean up Northbrook. The flags we talked about, it's good to see those up again. So thank you for that. It's the most thought inducing thing we talk about is demolishing someone's property. I'll take every opportunity to make sure those rights are protected. Waycross is putting together a program on gas aggregation and what it is. The 275 sign, how do we fix it. Now is probably an opportunity to see what that looks like.

Mr Unger - It's a little bit delayed. You said I never acknowledge you mom and right now



I'm looking at the camera, so I hope you're watching. The work session was great this evening. It looks like we're heading in the direction of building two fire houses. I've been in favor of replacing the one at Dunlap and moving it to another location. I think the other trustees want to focus on the one on Galbraith, but it looks like we'll do two and that's alright, especially if we can use the ARP money. Mr McVay talked about the MI homes development over off of Jessup in Green Township. That's a nice development, but his comment that no one wants to build in Colerain because of the Rumpke landfill, at our earlier work session we talked about a bunch of development that's going on here. Hunter's Ridge, which is just due northwest of the Rumpke site, are expensive homes. I would encourage anyone to drive up Copper Creek off Sheed Road, and congratulations to the guy at the top of the street. That house has got to be in access of \$1 million.

10. New Business

Public Safety

a. Resolution Declaring a Junk Motor Vehicle

Chief Denney recommends ADOPTION of Resolution #49-22.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 6780 Rutherford Ct. Cincinnati, OH 45239 White, Jeep, Wrangler, no plates.

Motion Ms Ulrich, Seconded Mr Unger

No Discussion:

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes.

Resolution passed.

b. Resolution Declaring Nuisance and Ordering Abatement

Chief Denney recommends ADOPTION of Resolution #50-22.

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

8379 Chesswood 510-0090-0160-00

2377 Lincoln 510-0031-0532-00

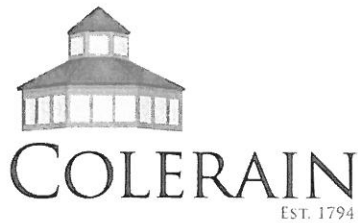
9824 Loralinda 510-0041-0021-00

9871 Marino 510-0041-0035-00

10889 Penarth 510-0034-0170-00

2907 Sheldon 510-0071-0137-00

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.



Motion Mr Unger, Seconded Ms Ulrich
No Discussion:
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

Public Services

Development

- a. Resolution for a Zoning Map Amendment to Rezone 11850 Colerain Road from B-3 to R-2

Mr Miller recommends ADOPTION of Resolution #51-22.

Rationale: The Colerain Township Zoning Commission unanimously recommended approval of Case ZA2022-02 for a Zoning Map Amendment to Rezone 6.528 acres at 11850 Colerain Road, Cincinnati, OH 45252 from B-3 Commerce District to R-2 Estate Residential District. The Board of Trustees has final authority to approve the recommendation of the zoning change at a future Public Hearing.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes.

Resolution passed.

- b. Motion Requesting the Board of Trustees to schedule a Public Hearing on Zoning Commission Case ZA 2022-03, Major Amendment to ZA2005-03 and ZA2007-01 Stone Creek

Mr Miller recommends ADOPTION of the Motion.

Rationale: The Colerain Township Zoning Commission Case ZA2022-03 requires final approval by the Board of Trustees after a Public Hearing.

Scheduled for June 14, 2022 at 7:00pm.

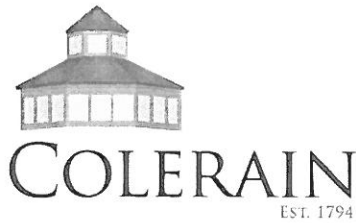
Motion Mr Unger, Seconded Mr Wahlert

No Discussion

All voted Yes. Motion approved.

Motion to change the hearing date to May 24, 2022 Mr Wahlert, Seconded Mr Unger.

All voted Yes. Hearing scheduled for May 24, 2022 at 7:00pm.



- c. Motion Requesting the Board of Trustees to schedule a Public Hearing on Zoning Commission Case ZA 2022-04, Major Amendment to ZA 4-89

Mr Miller recommends ADOPTION of the Motion.

Rationale: The Colerain Township Zoning Commission Case ZA2022-04 requires final approval by the Board of Trustees after a Public Hearing.

Scheduled for May 24, 2022 at 7:00pm.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Miller - This is for Grippos Potato Chips.

Mr Unger - The world's leading grocery company was not able to make it work as a building. I think it will be marvelous.

All voted Yes. Motion approved.

Administration

Motion to Authorize the Township Administrator to Execute Master Services Agreements with American Structurepoint Inc, Geotechnology LLC, and

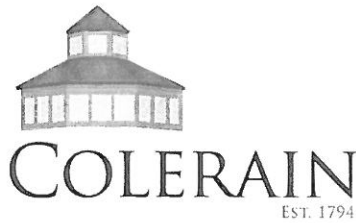
- a. Terracon Consultants Inc for the Provision of Professional Services related to Architecture, Engineering, Surveying, Planning, Landscape Architecture, Urban Design and Related Services.

Mr Milz recommends ADOPTION of the Motion.

Rationale: On February 8, 2022, the Board of Trustees unanimously adopted a motion to release an Request for Qualifications for Engineering Services. The Township currently has Master Services Agreements with 11 firms. The Township received 3 new responses and staff reviewed the responses and determined that all eligible responsive firms were qualified. With the execution of Master Services Agreements (MSAs) the Township will now have 14 firms to choose from for Engineering, Planning, Architecture, Landscape Architecture, Criterion Architecture, Urban Design, Grant Writing, Surveying and other Engineering Services related work. When the Township desires to use such services to complete a project, they will select one of the qualified firms with whom we have a MSA and develop a Service Order which details the project and the tasks needed to be accomplished by the firm. The Service Order will be approved by the Board of Trustees and the work can begin.

Motion Mr Unger, Seconded Ms Ulrich

No Discussion:



All voted Yes. Motion approved.

11. Old Business

12. Consent Items

a. Promotion - Lieutenant - Police Department

The position of Lieutenant was posted, applications were received and interviews conducted. Sergeant Dean Doerflein was selected. The wage for this job is \$46.63 per hour (\$97,000.00 annually) for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on May 11, 2022.

b. Promotion - Sergeant - Police Department

The position of Sergeant was posted, applications were received and interviews conducted. Officer Samantha Carter was selected. The wage for this job is \$40.11 per hour (\$83,430.00 annually) for 40 hours per week. Contingent upon Board approval, she would be eligible to begin work on May 11, 2022.

c. Promotion - Full-Time Firefighters - Department of Fire and EMS

The position of full-time firefighter was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals:

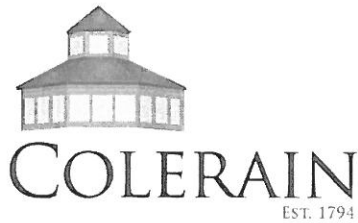
- ☐ Archer Ehrenschwender - Contingent upon Board approval, Archer would be eligible to begin work on May 29, 2022.
- ☐ Travis Faucett - Contingent upon Board approval, Travis would be eligible to begin work on May 15, 2022.
- ☐ Daniel Snyder - Contingent upon Board approval, Daniel would be eligible to begin work on May 15, 2022.

The wage for this job is \$18.20 per hour (\$50,149.00 annually) for 53 hours per week.

d. New Hire - Part-Time Firefighter/EMT - Department of Fire and EMS

The position of Part-time Firefighter/EMT was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals:

- ☐ Christopher Collins
- ☐ Patrick Murray



☐ Tyler Todhunter

The wage for this job is \$14.94 per hour for 30 hours per week. Contingent upon Board approval, they would be eligible to begin work on May 15, 2022.

e. New Hire - Fleet Mechanic Co-Op - Department of Fire and EMS

The position of Part-Time Co-op Fleet Maintenance Student was posted, applications were received, and interviews conducted. A conditional offer of employment was extended to the following individual: Dustin Frazier. The wage for this job is \$12.36 per hour, not to exceed 30 hours per week. Contingent upon Board approval, Dustin would be eligible to begin work on May 15, 2022.

f. New Hire - Summer Camp Counselors - Public Services

The position of Summer Camp Counselor was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals at the associated rates:

☐ Aiden Sherer: \$11

☐ Alanna Birkenhauer: \$11

☐ Cole Birkenhauer: \$11

Contingent upon Board approval, these employees are eligible to begin work on May 11, 2022.

g. New Hire - Environmental Enforcement Officer - Police Department

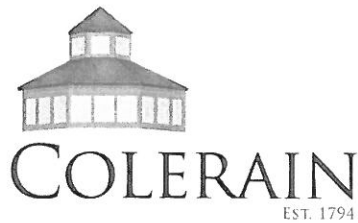
The position of Environmental Enforcement Officer was posted. One application was received from a current employee who met the standards. A conditional offer was extended to the following individual: Herb Doerflein. The wage for this job is \$20.00 per hour for 20 hours per week. Contingent upon Board approval, he would be eligible to begin work on June 12, 2022.

h. Contract - Arcoro - Open Enrollment Set Up

Colerain Township currently uses Arcoro for employee benefit management as an Human Resources Information System. This company was originally known as InfinityHR and was bought by Arcoro. As part of their customer service, items such as open enrollment assistance are now provided on an as needed basis via a separate contract. This contract will cost \$1,995 for the set up of the 2022-2023 Benefit plan for all employees.

i. Contract - Cincinnati State - Paramedicine Partnership

This contract continues our partnership with Cincinnati State to provide emergency medical training. There is no cost to the Township and it generates revenue for the Department of Fire and EMS. Over the 17 year history of the partnership, it has



produced over 400 paramedics for our region.

j. Donation Acceptance - Department of Fire and EMS - \$300.00

Colerain Township Department of Fire & EMS is grateful for a \$300.00 donation from Trustee Wahlert in appreciation of their service.

k. Donation Acceptance - Police Department - \$300.00

Colerain Township Police Department is grateful for a \$300.00 donation from Trustee Wahert in appreciation of their service.

Motion to approve consent items j and k Mr Unger, Seconded Ms Ulrich.

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Abstain

Consent items j and k approved.

l. Donation Acceptance - Police Department - \$100.00

Colerain Township Police Department is grateful for a \$100.00 donation from Mr. Bill Ostmann in appreciation of their service.

Motion to approve consent items (a - i and l) Mr Unger, Seconded Ms Ulrich

All voted Yes. Items a - i and l approved.

13. Fiscal Office Report

Mr Baker - The March financials have been completed and are available on-line. Hamilton County knows good finances when they see it. They recently became a client of the investment firm we use at Colerain Township. We have reached 140 public records requests for the year with 18 active

14. Executive Session – if needed

Mr Milz recommended the board go into executive session in accordance with ORC section 121.22 (G)(1) to discuss the employment and compensation of public employees and also in accordance with ORC section 121.22 (G)(2) to consider the purchase of property for public purposes and also in accordance with ORC section 121.22 (G)(3) to discuss pending or eminent litigation with the township attorney.

Motion Mr Unger, Seconded Ms Ulrich

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

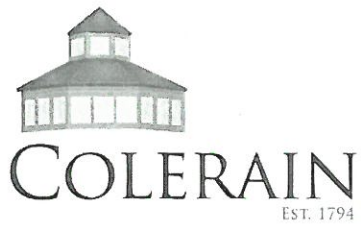
Executive Session convened at 9:16pm.

Mr Wahlert called the meeting back to order at 9:49pm.

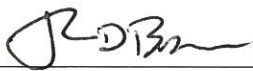
All trustees and fiscal officer were present.

Mr Milz had nothing to report from executive session.

15. Adjournment



Motion to adjourn Mr Unger, Seconded Mr Wahlert
All voted Yes. Meeting adjourned at 9:49pm.


Fiscal Officer


Trustee


Trustee


Trustee