

Minutes

May 24, 2022

1. **Opening of Meeting**

Mr Wahlert called the meeting to order at 6:00pm.
All trustees and fiscal officer were present.

2. **Executive Session 6:00 PM**

Mr Milz recommended the board of trustees go into executive session in accordance with ORC section 121.22 (G)(1) to discuss the employment and compensation of public employees including discipline and also in accordance with ORC section 121.22 (G)(4) to discuss collective bargaining sessions with employees.

Motion Mr Unger, Seconded Ms Ulrich

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

Executive session convened at 6:00pm.

Mr Wahlert called the meeting back to order at 7:02pm.

All trustees and fiscal officer were present.

Mr Milz had nothing to report from executive session.

3. **Pledge of Allegiance 7:00 PM**

All recited the pledge of allegiance.

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

5. **Approval of Minutes**

Mr Baker recommended approval of the minutes from the May 10th, 2022 Special Meeting

Motion Mr Unger, Seconded Ms Ulrich

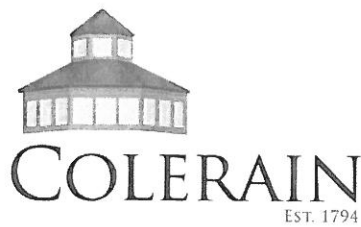
All voted Yes. Minutes approved.

Mr Baker recommended approval of the minutes from the May 10th, 2022 Regular Meeting.

Motion Mr Unger, Seconded Ms Ulrich

All voted Yes. Minutes approved.

6. **Public Hearings**

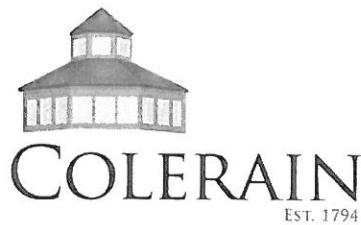


- a. Zoning Commission Case ZA2022-04 Requesting a Major Amendment to Final Development ZA4-89 Plan for a Change in Use from Retail to Warehouse
Mr Miller gave an update on the zoning case ZA2022-04
Motion to open the public hearing Mr Unger, Seconded Ms Ulrich
All voted Yes. Public hearing opened.

The law director swore in those who wished to speak.
Jonathan Woker representing the applicant. They are requesting approval of a major modification for plan development to provide a change of use.
Motion to close the public hearing Mr Unger, Seconded Ms Ulrich
All voted Yes. Public hearing closed.

7. Presentations

- a. Introduction and Swearing-In of Newly Promoted Personnel - Department of Fire and EMS
Chief Walls introduced and administered the Oath-of-Office to new full-time Firefighters Archer (Ace) Ehrenschwender, Travis Faucett, and Daniel Snyder who were approved for hire and promotion during the May 10th, 2022, Board Meeting.
- b. Presentation by Chief Denney Introducing and Swearing-in Newly Hired Police Officers
Chief Denney introduced and administered the oath of office to Police Officers Robert Bolt and Jordan Meinking.
- c. Presentation by Chief Denney Introducing and Swearing-In Newly Hired Sergeant Samantha Carter
Chief Denney introduced and administered the oath of office to Police Sergeant Samantha Carter.
- d. Presentation by Chief Denney Introducing and Swearing-In Newly Hired Lieutenant Dean Doerflein
Chief Denney introduced and administered the oath of office to newly hired Lieutenant Dean Doerflein.
- e. Recognition of Class 2 of the Township Academy
This was the second year of the Township Academy. Participants spent time with



each Department, learning about the daily activities and tasks required to keep the Township operating. Participants from this class include:

- ☐ Ann Denney
- ☐ Connie Goff
- ☐ Diane Kopriwa
- ☐ Michael Lee
- ☐ Carl Muennich
- ☐ Robert Riccardi
- ☐ Dotti Young

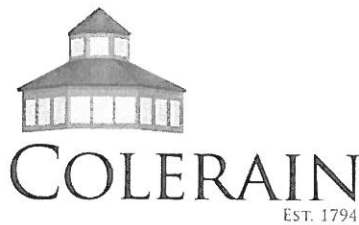
We want to thank our participants for spending their past several Wednesday evenings with us!

8. Citizens Address

Kathy Mohr - I have several things to address. The minutes for April 12th, I said Mr Milz didn't announce the amounts of the contracts, however it is in the minutes. I've been coming to meetings for 6 years and nothing has changed. You're spending our money and you need to let us know how much you are approving when you approve a contract. Regarding the pregnancy sick bank, I want to clarify. What he (Mr Milz) said is the person would not be taking FMLA so they would only be using sick bank. If a person is using FMLA they should be using their available leave time. I wanted to clarify if my understanding was correct. Does the board know what the status of "We Thrive" is? Resolution 7-21 from last year allows a public auction of a parcel on Clara Ave. 15 months later, what is the status? Your resolution from January allows for the purchase of coffee. I have an invoice from 2021 for \$1350 for a Christmas luncheon. And another from Sams Club for \$252. Three invoices from Plattenburg, one of them is \$2500, \$2800 and \$225 and the explanation is progress billing for professional services provided.

Stephanie Wright - I have a few questions on the agenda. I don't know if the board has paid attention to the addresses on the abatements. Deterrent is the best way to avoid repeat offenders. If you have grass, you need to cut it. I recommended a tiered system to curb repeat offenders. We're appointing two people for the tax incentive review council. I was wondering who served on that previously? And if applications were submitted for that? I don't remember seeing anything on that. If the township could give us an update on the donation bins.

Lori McMullen - Greater Northbrook wanted to thank the speakers from our community meeting that was held on May 16th. This past Saturday was our annual cleanup day. We would like to thank the following for their help: Northbrook shopping center, Rumpke, Compton Recycling, Junk King, Minuteman Press, People Working Cooperatively, Hamilton County Resource, Colerain Chamber of Commerce, Colerain Lowes, Colerain Environmental Crime Unit, Side by Side provided our breakfast from P & S Diner which was amazing, lunch was provided by Angilos Pizza in Northgate. We had the most volunteers we've ever had. Chief Allen Walls a rock star and probably saved our lives. The



fire department showed up and sprayed us down.

9. Administrative Reports

Mr Milz -

Mr Wahlert - With regard to the April 12th minutes and amount of contracts.

Mr Milz - So every contract that's in the agenda, the actual contract is in the agenda and on the agenda item sheet it says what those items are for. So you not only see the amount of the contract, but you can also see all the terms in the agreement. It's probably the most transparent way to conduct business that I've ever seen a governmental organization engage in.

Mr Wahlert - The sick bank and FMLA question.

Mr Milz - I think there's a misunderstanding on how FMLA works. FMLA is not paid leave. FMLA simply protects your job while you are sick. If you would like to be paid while you're on FMLA, you have to have paid leave. The issue we were trying to resolve is we had young female firefighters who have not had an opportunity to build up a sick bank or vacation bank and if they were to get pregnant they would not be able to take the twelve weeks of paid leave. So we created a sick bank where their peers could donate sick time.

Mr Wahlert - We Thrive?

Mr Milz - We Thrive has been a tremendous success. It's so successful that it's kind of worked itself out of a role.

Mr Wahlert - On the coffee food expense. I know the Christmas luncheon is an annual thing.

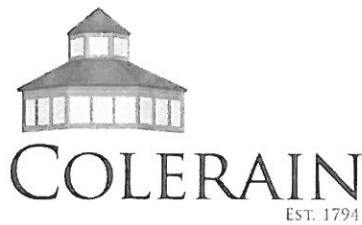
Mr Milz - So we spend about \$40 million a year here in Colerain Township. To pull one transaction out of that budget and to have an expectation that I know off the top of my head, as to what that was for is, I think, irrational. I'd be happy to go back and look at that if you'd like.

Mr Wahlert - Plattenburg?

Mr Milz - We talk about Plattenburg monthly. Plattenburg helps us with accounting. Instead of us employing a CPA, we use the time as needed. I continue to share that this saves us money.

10. Trustees' Report

Mr Unger - Thank you to our friends in Northbrook. I enjoyed coming to the meeting the other night. I think it's probably one of the best run community groups I've ever come across. Here in Colerain Twp, we consume quite a bit of fuel. I asked the chiefs how this has affected us. We had a work session on Tax Increment Financing and we have to look at ways of helping the fuel situation. People don't know what these federal policies are doing on the ground level. It's something I'm very well aware of.



Ms Ulrich - I wanted to say congratulations to those on armed forces day. Also, on the agenda. On Memorial Day we'll have a service at 10:00am. I have to commend you, Lori, for doing what you do.

Mr Wahlert - I want to thank the Greater Northbrook group for the work they did. It's a fantastic program. I saw the mark-up on the mural and it looks fantastic. May 18th was the Solid Waste Committee policy board where I sit and a couple of things that were talked about were. They come up with a solid waste plan every 4 years or so. This is the time that they're doing that. One other thing that was proposed by a member was two of the new rules they want to apply is required trash pick up by 2024 and the next year would be a required recycle. An opt-out would still apply. The flags look fantastic and I'm looking forward to Memorial Day. I'm happy to have Grippos staying in Colerain Township.

11. New Business

Public Safety

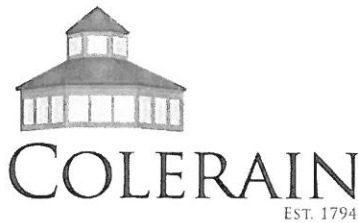
a. Resolution Declaring Nuisance and Ordering Abatement

Asst. Chief Cordie recommends ADOPTION of Resolution #52-22.

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

7451 Colerain 510-0071-0554-00
9928 Crusader 510-0041-0087-00
9830 Crusader 510-0041-0101-00
6662 Daleview 510-0350-0155-00
2351 Fulbourne 510-0043-0367-00
7681 Livingston 510-0211-0016-00
9936 Loralinda 510-0112-0206-00
3227 Niagara 510-0102-0092-00
2907 Sheldon 510-0071-0137-00
2520 Springdale 510-0043-0038-00
3475 Springdale 510-0112-0027-00
3776 Susanna 510-0191-0007-00
3084 W. Galbraith 510-0060-0021-00
2805 Wheatfield 510-0041-0339-00
2841 Wheatfield 510-0041-0342-00

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

Discussion:

Mr Unger - The one at 7451 Colerain, I went out and saw that a week and a half ago. It looks like you hit it just right and got it in there.

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

Resolution passed.

Public Services

- a. Motion to Issue Request for Proposals - Lease of Colerain Park Concession Stand

Mr Weckbach recommends ADOPTION of the Motion.

Rationale: A trend in Parks and Recreation is to activate space and generate revenue by partnering with an outside entity to provide an additional service(s). In evaluating public private partnership opportunities in our existing parks, the concession stand at Colerain Park was highlighted as an underutilized resource that could be prime for a joint venture with a business entity. This RFP will ask businesses to activate the existing concession stand by providing an additional amenity to our parks. The Township will collect rent from the entity that can then be used to fund other improvements in the park. If successful, the Township will explore other public private partnership opportunities at other parks.

Request for proposals available in agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Wahlert - This might be an opportunity to reach out to Northwest Local District, because I know that often times at Bengal games and Xavier games you see groups working there. It would be great for us and the school district to make some money off of it.

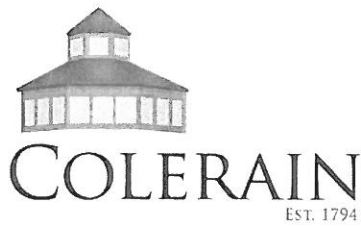
Mr Weckbach - We can certainly let them know.

All voted Yes. Motion approved.

- b. Motion Authorizing Township Administrator to Execute Contract with Trane for HVAC Control System Upgrades at 4200 Springdale Road for \$48,376

Mr Weckbach recommends ADOPTION of the Motion.

Rationale: The Township released a request for proposals and qualifications to upgrade the existing building HVAC control system for 4200 Springdale road. The Township received four responses:



- ☐ \$50,820: Comfort USA - Option 1 Price
- ☐ \$61,000: EMCOR
- ☐ \$62,000: Point to Point
- ☐ \$97,250: Point to Point - Option 2 Price
- ☐ \$35,576: Trane + \$12,800 for additional 80 hours of service post installation.

A project budget of \$50,000 was included in the Township's 2022 Budget. The \$48,376 is within this range. The existing chiller is a Trane system and fully compatible with the proposed solution. This should result in improve cooling in the building, although the replacement of several VAV boxes will be required in the coming years as the existing VAV boxes have passed their life expectancy.

Individual bids can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - In the agenda are all five bid responses with pricing so everything is right there for everyone to look at.

All voted Yes. Motion approved.

- c. Resolution For Disposal By Sale Of Equipment And Vehicles Which Are Obsolete, Unfit, Or Unneeded For Public Use

Mr Weckbach recommends ADOPTION of Resolution #53-22.

Rationale: The following vehicles and or equipment have been taken out of service for either mechanical or other issues that would not allow the vehicles and or equipment to operate in a safe manner to do township business. It is recommended that they be auctioned through the GovDeals website, consistent with other vehicle and equipment auctions.

Roads Division: Unit#3-32 – 2004 F-450 Vin#1FDXF46P24EC66035

Parks Division: Unit#4-415 – 1990 385 Case Tractor Vin# B470005B021340

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

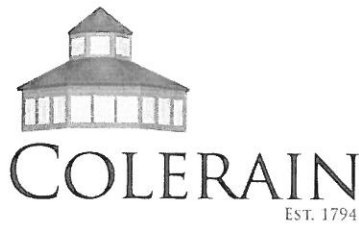
Resolution passed.

Development

- a. Resolution Approving or Denying Case No. ZA2022-04 a Major Amendment to Final Development Plan ZA4-89

Mr Miller recommends ADOPTION of Resolution #54-22 to Approve the Major Amendment.

Rationale: The Colerain Township Zoning Commission conducted a public hearing



on the application on May 17, 2022, and after staff presentation, public comments, exhibits, and other materials were considered, voted unanimously to recommend approval of the zoning request.

Motion to approve Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - Thanks for going through the process.

Mr Wahlert - Since this amendment was passed by the county, but they know we do our own now, we don't need to hear from the county.

Mr Milz - That is correct.

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

Resolution passed.

Administration

- a. Motion to Appoint Jennifer Caunin and Heather Harlow to the Hamilton County Tax Incentive Review Council

Mr Milz recommends ADOPTION of the Motion.

Rationale: Alloy Economic Development (formerly HCDC) is charged with convening the Hamilton County Tax Incentive Review Council (TIRC) to monitor the compliance of active enterprise zone agreements in Hamilton County and community reinvestment area agreements within Townships. Formation of the Hamilton County TIRC is a legislative requirement of the program as outlined in the Ohio Revised Code Section 5709.85.

Every township participating in the enterprise zone program and/or every Township with active community reinvestment area agreements must formally designate two (2) representatives to serve on the TIRC. TIRC members must be approved by the local legislative authority and be residents of the Township.

Motion Mr Unger, Seconded Ms Ulrich

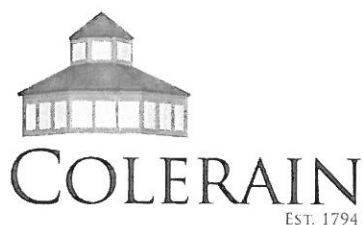
No discussion:

All voted Yes. Motion approved.

12. Old Business

13. Consent Items

- a. New Hire - Management Analyst Intern - Administration



The position of Management Analyst Intern was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Anne Mier The wage for this job is \$15 per hour for up to 40 hours per week. Contingent upon Board approval, she would be eligible to begin work on May 25, 2022.

b. New Hire - Seasonal Maintenance Worker - Public Services

The position of Seasonal Maintenance Worker was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Justin Matevia. The wage for this job is \$13 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on May 25, 2022. New hire authorization available in agenda packet on-line.

c. Contract - Zix - Software

This contract provides a 1 year trial of MS Project, a project management software program.

Mr Milz recommends approval of all consent items.

Motion to approval all consent items Mr Unger, Seconded Ms Ulrich

All voted Yes. All consent items approved.

14. **Fiscal Office Report**

No report, however I would like to mention that there are still garden beds available for rent at Wert Park.

15. **Executive Session – if needed**

None needed.

16. **Adjournment**

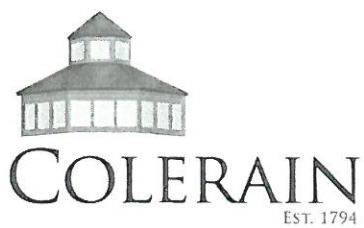
Motion to adjourn Mr Unger, Seconded Ms Ulrich

All voted Yes. Meeting adjourned at 8:18pm.

Fiscal Officer

Trustee

COLERAIN



Cathy Lane
Trustee

Deborah
Trustee

COLERAIN