

Minutes

June 28, 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 dismissal and discipline, and also in accordance with ORC section 121.22 (G)(3) to discuss pending and eminent litigation with the township attorney.

Motion Mr Unger, Seconded Ms Ulrich

Mr Sollmann and Mr Weckbach joined the executive session

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

Executive session convened at 6:01pm.

Mr Wahlert called the meeting back to order at 7:00pm.

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)**

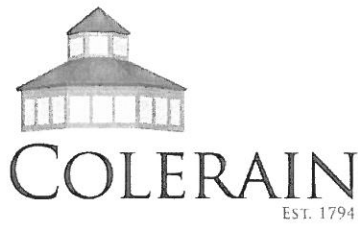
5. **Approval of Minutes**

Mr Baker recommended approval of the minutes from the June 14th, 2022 regular meeting of the board of trustees.

Motion Mr Unger, Seconded Ms Ulrich

All voted Yes. Minutes approved.

6. **Presentations**



- a. Presentation by Chief Walls Introducing and Swearing-In a Newly Promoted Personnel

Chief Walls introduced and administered the oath of office to Newly Promoted Full-time Firefighter, Stephen Bischoff.

- b. Presentation by Pro Seniors

Trustee Wahlert requested a presentation by Pro Seniors on the work they do in our community.

The Executive Director of Pro Seniors gave a presentation.

- c. Presentation by Lt. Phillips on Traffic Calming Study

Lt. Phillips presented data from recent traffic calming efforts.

- d. Presentation by Dave Moravec about the Old-Time Baseball Game

Mr. Moravec delivered a presentation on the old-time baseball game on July 3, 2022.

- e. Proclamation Recognizing July 11, 2022 as Ronald C. Harris Day in Colerain Township

The proclamation can be found in the agenda packet on-line as well in the meeting minutes.

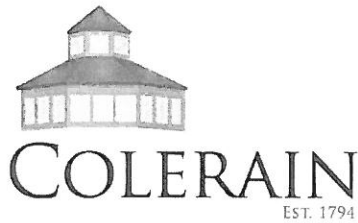
Mr Wahlert read the proclamation into the record.

Motion to approve proclamation Mr Unger, Seconded Ms Ulrich

All voted Yes. Proclamation approved.

7. Citizens Address

Stephanie Wright - I would like to ask the trustees to reconsider dissolving the We Thrive Program. At previous meetings I've spoken about the vacant building maintenance license agreements with commercial and residential property in the township. Recently I had a public records request HR22001776. I requested all of the commercial agreements that we have on file. We have 1. There are quite a few foreclosures and we have outsourced this to a company in Florida, I believe. I have a question about the litter pick-up employees. Supposedly, we have three of those. I'm wondering if we still have three? Something interesting looking over the abatement list. There are 19 properties and 4 of those are rentals, 4 are repeat offenders. I want to say what an asset our pickleball court is. I'm probably the most unathletic and uncoordinated person there is, but I actually managed to



play pickle ball.

Rich Bardach - The driveway will be repaired within the next 30 days. 3484 Niagara St.

Kathy Mohr - I was unable to attend the last meeting. Mr Wahlert was kind enough to read those questions. However, there weren't any answers to the questions. What does the township pay in administrative costs for Anthem Insurance? What are the tentative plans for the community center and the impound lot? There was vandalism at a park restroom. I'd like to know if there was camera footage of the people involved. What were the two properties that just sold and what did they sell for? There are several new developments going up and I was just wondering if traffic studies have been done? Please explain your reason for dissolving We Thrive.

Samecka Simpson/ Robert Mays - 3483 Niagara Street. We would like more time to clear the issues.

8. **Administrative Reports**

Chief Walls - I wanted to mention the great sorrow and loss of Firefighter Steven Hayden. Steve worked part time for us and he was a full time firefighter for Springfield Township. He's been here about 10 years. Steve had to overcome great adversity to become the young man he was.

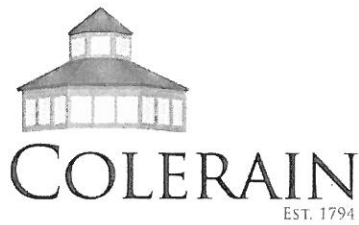
Mr Weckbach - I wanted to give a brief update because we do have a lot going on this weekend with the Fourth of July Fireworks and the 5K. We'll have a live band, foodtrucks and some great fireworks. There will be road closures due to the event as well as shuttle services provided. Then, on the 4th, there will be the Pray, Hope, Believe 5K which will be here on site. We encourage everyone to sign up for Alert Colerain.

Mr Milz - I just have one update for the board. We have the first piece of public art under way. It is a mural that is being painted at the corner of Pippin and Adams. The mural theme is keeping with Northbrook and pollinators and butterflies and flowers.

9. **Trustees' Report**

Ms Ulrich - I have another thank you to Chief Walls. Your three paramedic firefighters came to my house and were extremely helpful with my mother-in-law.

Mr Unger - Thank you to our fireworks sponsors. Also, thank you to Duke for joining those sponsors. I remember the day Steven Hayden was born. His ancestral family has been here in Colerain Township. If you go on our website, and look at the historical maps and a section of Daleview, you will see that his great-great grandfather had his farm there.



The family lived on that farm there until 1983 when Steven's great grandparents moved on to Hanley Rd. He is at the very least a 6th generation Colerain resident. To his family and fellow firefighters, our deepest sympathy. Over the weekend I walked Colerain Park and found it to be clean. Please be respectful to your neighbors when setting off fireworks.

Mr Wahlert - Thank you to Pro Seniors for coming out. I experienced their services first hand. They are fantastic. Thank you to the Chamber and coming out to talk about baseball. On August 2nd there will be a primary in Ohio. So get out and vote. July 8th is the Movie in the Park. June 15th was the Hamilton County Solid Waste Committee. There has to be a solid waste plan every 5 years. On June 22 I went to training at the fire department. They were fantastic. All throughout the region, they're being trained there. On June 25th, I spoke with state electives about rental registration.

10. Fiscal Office Report

Mr Baker - No report, but I would like to say I hope everyone has a happy and safe 4th of July. And God Bless America.

11. New Business

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution # 74-22.

2848 Brampton

4419 Day

3261 Deshler

2909 Greenbrook

9353 Loralinda

7184 Memory

2566 Merritview

10336 Moonflower

10342 Moonflower

3135 Niagara

3227 Niagara

3436 Niagara

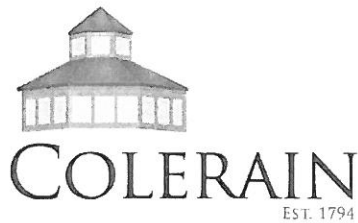
8349 Pippin

12046 Pippin

3494 Poole

3226 Sovereign

11448 Swissvale



2762 Wheatfield

2668 Springdale

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

- a. Resolution to Prepare and Submit an Application to Participate in the Transit Infrastructure Fund Program and to Execute Contracts as Required

Mr Miller recommended ADOPTION of Resolution #75-22.

Rationale: The Southwest Ohio Regional Transit Authority (SORTA) is now funded by a 0.8 percent county sales tax for the next twenty-five years. Twenty-five percent of the sales tax levy (0.2 percent) has been allocated toward infrastructure improvements within Metro's service area. Colerain Township is preparing a grant application to improve sidewalk infrastructure along Colerain Avenue and will leverage existing Transportation Alternative grant dollars as the local match.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

Development

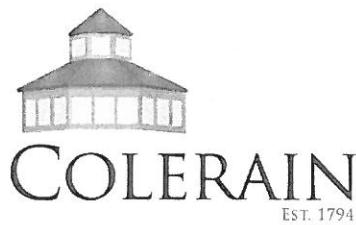
- a. Motion Setting a Public Hearing on July 26, 2022 for Zoning Commission Case ZA2022-05: Major Amendment to ZA2005-003 Stone Creek Phase 1

Mr Miller recommended ADOPTION of the Motion.

Rationale: The Colerain Township Zoning Commission Case ZA2022-05 requires final approval by the Board of Trustees after a Public Hearing.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:



All voted Yes. Motion approved.

- b. Motion Setting a Public Hearing on July 26, 2022 for Zoning Commission Case ZA2022-03: Major Amendment to ZA2007-001 Stone Creek Phase 2

Mr Miller recommended 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.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

- c. Motion to Appoint Mr. Tim Bachman to the Zoning Commission to Fill the Unexpired Term of Mr. Al Grote

Mr Miller recommended ADOPTION of the Motion.

Rationale: Most recently, Mr. Tim Bachman served as Senior Manager, Business Development and Project Management for REDI Cincinnati for approximately 4 years. Previously, Mr. Bachman served as the Development Services Director for Fairfield, OH for 30 years, being responsible for all aspects of the management and coordination of planning and economic development disciplines. Mr. Bachman will fill the unexpired term of Mr. Al Grote whose term lasts until December 31, 2026.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - Mr Grote, I have known you a long time. Congratulations on your retirement.

Mr Wahlert - Thank you to Mr Grote for your service.

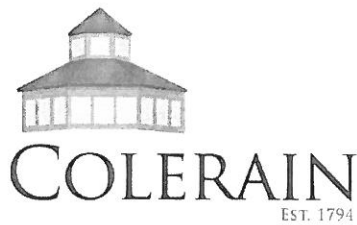
All voted Yes. Motion approved.

- d. Motion Authorizing the Township Administrator to Release a Request for Proposals for Comprehensive Zoning Resolution Amendment

Mr Miller recommended ADOPTION of the Motion.

Rationale: The Comprehensive Zoning Resolution Amendment is needed to update the current Colerain Township Zoning Resolution to better align with the recently adopted Comprehensive Plan, Imagine Colerain. Ultimately, the desire is to amend the Zoning Resolution to allow Colerain Township to effectively implement sound planning and development practices as a means to guide Colerain Township to becoming the premier location within the Cincinnati area for businesses and families in which to live, work and play.

The request for proposals can be found in the agenda packet on-line.



Motion Mr Unger, Seconded Ms Ulrich
No discussion:
All voted Yes. Motion approved.

e. Resolution for the Demolition of the Property at 7954 Harrison Avenue
Mr Miller recommended ADOPTION of Resolution #69-22.

Rationale: The property at 7954 Harrison Avenue has become an attractive nuisance, is unsafe and a great risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating. In accordance with ORC §505.86(B), Removal, repair or securance of insecure, unsafe buildings or structures, the Colerain Township Fire Department has declared this property as unsafe. Exhibits can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - We've been talking about this since January. If she purchased this site unseen, I would tell her there is a pull off and a big gate open and the back of the building, the glass is broken out.

Mr Miller - Our code enforcement has taken a contractor over there and abated some issues in the past.

Mr Unger - It's unsafe.

Mr Wahlert - One would not need access to address the issue.

Mr Miller - That could be part of her plan.

Mr Wahlert - Two weeks ago I made the comment that this was their last, last chance.

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

Resolution passed.

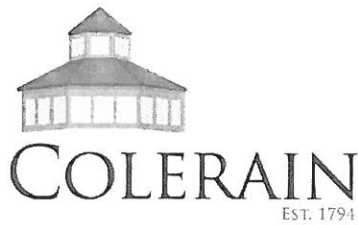
f. Resolution for the Demolition of the Property at 3483 Niagara Street

Mr Miller recommended ADOPTION of Resolution #72-22.

Rationale: The property at 3483 Niagara Street has become an attractive nuisance, is unsafe and a great risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating. In accordance with ORC §505.86(B), Removal, repair or securance of insecure, unsafe buildings or structures, the Colerain Township Fire Department has declared this property as unsafe. Exhibits can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:



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

g. Resolution for the Demolition of the Property at 3484 Niagara Street
Mr Miller recommended ADOPTION of Resolution #73-22.

Rationale: The property at 3484 Niagara Street has become an attractive nuisance, is unsafe and a great risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating. In accordance with ORC §505.86(B), Removal, repair or securance of insecure, unsafe buildings or structures, the Colerain Township Fire Department has declared this property as unsafe. Exhibits can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - What is your recommendation?

Mr Miller - My recommendation would be to table this one for 30 days.

Mr Wahlert - The difference with this one is there is a specific plan for this one

Ms Ulrich - This gives 30 days to submit a plan.

Mr Unger withdrew his motion

Mr Unger motioned to table the resolution until July 26th, 2022. Seconded Ms Ulrich

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

Resolution tabled until July 26th, 2022.

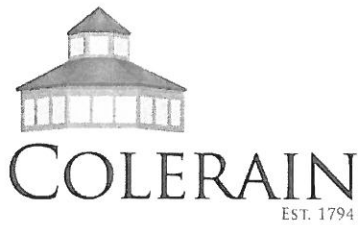
Administration

Motion Authorizing Township Administrator to Execute a Service Order and All

- a. Necessary Agreements with Emersion Design LLC for Architectural and Engineering Services for the Construction of Fire Station 26 and Fire Station 102

Mr Milz recommended ADOPTION of the Motion.

Rationale: The Board of Trustees approved the release of a scope of services document for Architectural and Engineering Services for the reconstruction of Fire Station 26 and Fire Station 102. A work session dedicated to the funding of these stations is scheduled for June 14 at 6PM which will impact this agenda item. Based on the staff review of the responses, staff is recommending a motion to enter into an agreement with Emersion Design. Below are likely next steps, depending on the final motion by the Trustees: July 2022 Establish Capital Project Fund July 2022 Transfer of Cash into Capital Project Fund July 2022 Release of Construction Manager at Risk (CMAR) RFQ August 2022 Review of CMAR Qualifications September 2022



Selection of CMAR Firm 2024 Construction Complete.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Wahlert - How many firms did you interview for this?

Mr Milz - There were a number of characteristics that caused us to narrow it down to two. On this project, what we liked the most was the vision.

All voted Yes. Motion approved.

b. Resolution Dissolving We Thrive

Mr Milz recommended ADOPTION of Resolution #76-22.

Rationale: Colerain Township's partnership with Hamilton County Public Health in the WeThrive! Program has been an unmitigated success supporting programs such as the Quick Response Team, Colerain Giveback Day, COVID Response, Fall Prevention, little library book donations, Colerain Community Health Awareness early referral program, et cetera, all of which are now operating independent of the WeThrive! program and able to exist on their own. With the work of the WeThrive Team accomplished, this Resolution dissolves the WeThrive Team.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - It sounds like we've got a lot of these controlled now by smaller groups

Mr Milz - We are so grateful for that

Mr Wahlert - What would be the route for a new idea.

Mr Milz - You don't need the government to support your ideas. We've seen examples of that throughout our community.

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

Resolution passed.

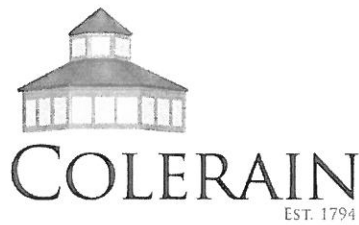
c. Motion to Establish a Public Hearing on the 2023 Tentative Tax Budget on Tuesday, July 12, 2022 at 7pm

Mr McElravy recommended ADOPTION of the Motion.

Rationale: The first step in the 2023 budget process is the adoption of the tentative tax budget, which is an estimate of the resources that will be available for the 2023 budget. It is due to the county auditor on July 20, 2022. ORC 5705.30 requires that the Township hold a public hearing prior to adoption of the tentative tax budget. If the Board were to schedule a hearing for its next meeting, on July 12, 2022, it would provide ample time for staff to submit the tentative tax budget to the county auditor.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:



All voted Yes. Motion approved.

12. Old Business

13. Consent Items

a. Contract - OpenGov - Professional Services

This zero cost contract provides professional services in support of our OpenGov System.

b. Contract - Arcoro - Professional Services

This contract allows our HRIS to communicate with our benefits administrators.

c. 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:

1. Jeff Wolfe
2. Angela Plozay
3. Brooke Spitznagel
4. Jonathan Swiecki

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 June 29, 2022.

Mr Milz recommends approval of all consent items.

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

Discussion:

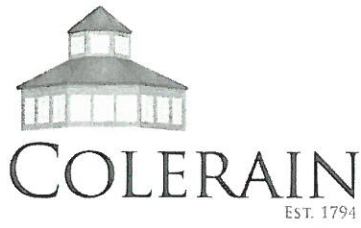
Mr Unger - The software services contract is for \$2,000. The first item on Open Gov is a credit for Open Gov.

All voted Yes. All consent items approved.

14. Executive Session – if needed

Not needed.

15. Adjournment



Motion to adjourn Mr Unger, Seconded Mr Wahlert
All voted Yes. Meeting adjourned at 9:14pm.

JDB MHW
Fiscal Officer Trustee

DJ Cathy Unger
Trustee Trustee

**PROCLAMATION RECOGNIZING JULY 11, 2022 AS
RONALD C. HARRIS DAY
IN COLERAIN TOWNSHIP**

Hamilton

..... County, Ohio

Colerain

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

WHEREAS, Ronald C. Harris has been a resident of Colerain Township since 1961; and

WHEREAS, Ronald Harris served in the U.S. Marines in 1951, working on airplanes. He graduated from the University of Cincinnati with a degree in Criminal Justice and worked as a Hamilton County Bailiff; and

WHEREAS, Ronald went to Chase College of Law to become a lawyer, and was an attorney for 43 years; and

WHEREAS, during the 1980's, Ronald served as a Colerain Township Trustee and also served on the Colerain Township Board of Zoning Appeals; and

WHEREAS, Ronald has 4 children, 9 grandchildren, and 5 great-grandchildren. He enjoys spending time with his family, reading, writing, history and playing golf. Ronald is celebrating his 90th birthday on July 11, 2022. We are proud to honor him on his 90th birthday celebration and wish him continued health and happiness.

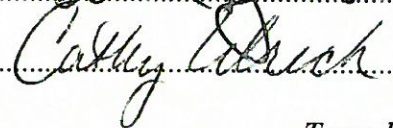
Be it Proclaimed that the Colerain Township Board of Trustees does hereby recognize
July 11, 2022 as Ronald C. Harris Day in Colerain Township.

Adopted the 28th day of June 2022

Attest 

Fiscal Officer





Township Trustees