

Minutes

August 9, 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 6PM

Mr Weckbach recommended the board of trustees go into executive session 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 and also in accordance with ORC section 121.22 (G)(1) to discuss the employment and compensation of public employees.

Andy Brossart, township staff, as well as Fiscal Officer Baker will be joining the board in executive session.

Motion Mr Unger, Seconded Ms Ulrich

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 Weckbach had nothing to report from executive session.

3. Pledge of Allegiance 7PM

All recited the Pledge of Allegiance.

4. Meditation (Moment of Silence)

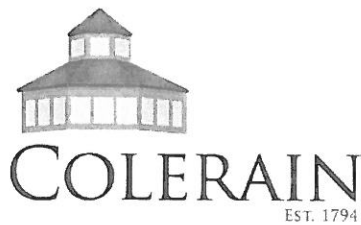
5. Approval of Minutes

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

Motion Mr Unger, Seconded Ms Ulrich

All voted Yes. Minutes approved.

6. Presentations



- a. Presentation by Chief Denney Introducing and Swearing-In Newly Hired Police Officer

Presentation postponed.

7. Citizens Address

Germania (Allison) Representatives - Germania has a lot going on right now. It was founded in 1964. In 1969 four families banded together to purchase 21 acres out on West Kemper Rd. Today the property expands to 35 acres. We have our own scout troop. We support the German School. We have a fish fry around lent time. It was voted the best fish fry around. We also have a Volksmarch, which is a hike around the Germania Property which is held on October 22nd. We have beir garden events throughout the summer and this year will be the 50th Oktoberfest and it will be August 26th, 27th and 28th.

Stephanie Wright - The four of you, the three trustees, Mr Weckbach and Kathy Mohr were the only ones present at the May 30th meeting. It was held for an abatement. Was there a resolution passed?

Mr Wahlert - Yes, I spoke with Mr Baker today and that should be in there.

Ms Wright - Tonight there is 13 more abatements on the agenda. Since January we've had 159 addresses put on resolutions. As of August 4th, we've had no invoices for abatements. Who's in charge of this? We also have a contract with Rumpke. And once again, we haven't paid them. I have a question on a position that was appointed last meeting. The assistant director of public services. It says on the job description that it is a short term position. And we are still actively seeking a director of public services. And now we're seeking an event coordinator. What happens when the short term is no longer needed. Are we up to staff on zoning and code positions?

Kathy Mohr - I would like to know why documents received are not date stamped. When I worked here and when I worked at the county, every piece of mail had to be date stamped. Public record invoices are not acceptable. I have copies of several Plattensburg invoices among others with no description of what service was received. I want you as a trustee to know that you have responsibility. Then, I sent an email to the board regarding there not being an org chart for Tawana's status change. The email was read. Mr Unger and Mr Wahlert personally told me this employee will continue their previous responsibilities as the event coordinator after the meeting was over.

Mr Wahlert - Maam, if you could wrap it up, you're at the time limit.

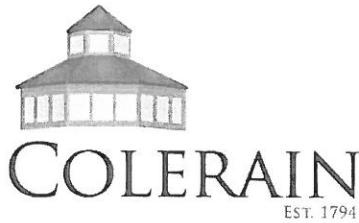
Ms Mohr - You know, do you really care what anybody says up here?

Mr Wahlert - Yes

Ms Mohr - Well, then let me finish.

Mr Wahlert motioned to add two additional minutes to Ms Mohr's time, Seconded Mr Unger.

Vote - Ms Ulrich - No, Mr Unger - Yes, Mr Wahlert - Yes. Two minutes were added.



Ms Mohr - What happens when or if we hire a public services director? It's been vacant for eleven months. I did receive a response from Mr Wahlert that claimed he was wrong about the employee. The only response from Mr Unger was to not email all of the trustees together. And once again, no response from Ms Ulrich. Do you think you have a responsibility to your constituents? Do you plan to ignore your constituents whenever they ask a question? And that's directed to you, Ms Ulrich.

8. Administrative Reports

Mr Wahlert addressed the answers to the citizens' address.

Mr Wahlert - I spoke to Mr Baker today about the resolutions from the May 30th, 2022 meeting and that should be posted now or soon to be posted?

Mr Baker - Yes, it should be posted shortly.

Mr Wahlert - Regarding the invoices, we have not received any invoices yet for the abatements?

Mr Weckbach - Yes, that is correct.

Mr Wahlert - The labor and litter positions?

Mr Weckbach - We still have three.

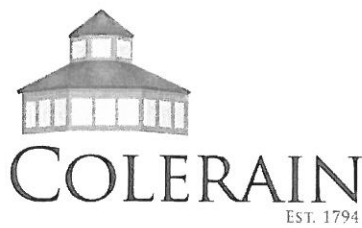
Mr Wahlert - I do have an answer for Ms Mohr regarding traffic studies. On Pippin, which is Redwood, November of 2020 it was done. Abby Town was January of 2020. Springfield, which is Dunlap Station, was done in March 2021.

Fire Battalion Chief Steve Conn - For the month of July we had 783 EMS incidents, 188 fire incidents, 42 runs into Springfield Twp. We had a 4:48 average response time.

Assistant Police Chief Cordie - We're at 26,570 calls for the year. For July we had 4154 calls. Which is a 6% increase from July 2021. We're averaging 134 calls per day. Our response time average to emergency calls was 2.9 minutes. We conducted 179 traffic stops with 7 OVI arrests. There were 2 uses of force. We had 2 traffic pursuits and 111 physical arrests. For code enforcement, we had 307 inspections, 125 complaints. We closed 237 violations, abated 8 properties. 7 total zoning violations.

Mr Weckbach - School is going to be starting, so look out for that. We're trending up again with our park visitors. We reached 165,341 park visitors this year. Potholes continue to be the high point of what we're working on each month, followed by signs and other things throughout the year. The amount of trash collected by our litter laborer was 185.5 bags collected.

Mr Miller - Volume in the development department did come down from last month's record levels. There were 54 zoning certificates that were processed. There were 42 various residential zoning certificates, 11 new home builds that were approved and 10 solar projects. 12 commercial certificates with one new business, which is Home Buys. Dunlap Grove had their model home opening last week. September 15th will be their official ground breaking.



9. **Trustees' Report**

Ms Ulrich - I hope Colerain Township residents see that we have more benches for the Metro. We have some nice garbage cans there and we hope they use them. I saw the sign at El Trompo, so they will be opening soon.

Mr Unger - A lot of times people aren't having their best days when they have to call the police. Chief Denney told us back in January that he was retiring at the end of August. Paul Harvey wrote an essay back in the 1970's about Police Officers and I'm going to read a little bit of it. And it has to do with Mark, and him leaving here. Mr Unger then read the essay. Congratulations Mark on your retirement and for your many years of service here.

Mr Wahlert - The past few weeks have been a busy schedule. The second bench looks great, The mall trash can appears to be used. Last meeting I spoke to Lamar Group and the reason why I didn't vote yes. The bin has been moved to a different location. I have a little more information about the company that placed the bin there. It is Green City out of Illinois. I found they received some \$400,000 in PPP money during the pandemic. I was able to meet with our state rep about economic development. In the last couple weeks there's been a lot of constituent outreach and, hopefully, we're able to solve those issues.

10. **New Business**

Public Safety

- a. Motion to Issue Request for Qualifications for Construction Management for Fire Station 26 and 102

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: This is the first step in a two-step process to identify and select a Construction Manager for the construction of a new fire Station 26 and Station 102. Firms will be able to respond to this RFQ and then the Township will select three firms to move forward into an RFP process. Ultimately, at the end of that process, a contract will be entered into with a Construction Manager at Risk (CMAR) for the project. Over the following months, the CMAR will work with the design team (Emersion Design) to develop a guaranteed maximum price for the construction of these stations. The goal is to break ground on both stations in the Spring of 2023. The "Request for Qualifications" can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - I read through this and noticed some words that I don't know why they're there. On page 3 at the bottom it states "as a high performance building, the facility will be seen as a demonstration project for community resiliency and environmental



stewardship". I thought, those words are in there for a reason. I felt those words would compel us to put in all sorts of "green new deal" type of projects in the building. I feel like that going to drive up the cost by 10%. I would rather take that line out.

Mr Weckbach - My statement in response to that would be to focus more on the first part of the statement, which is a "high performance building". The intent and focus as we get into this, is to really one in on insulation, building envelopes and construction materials and the actual building itself to keep that building as tight as possible.

Mr Unger -From the beginning, I want to stay away from the green new deal stuff and make sure we're laser focused on the buildings.

Mr Weckbach - This is all going to be a balancing act as we're going through this with the construction manager at risk. There's going to be a lot of in and out and negotiating.

Mr Unger motioned to amend the motion to remove "high performance building",
Seconded Mr Wahlert.

Discussion:

Mr Wahlert - The phrase means different things to different people. It's kind of vague in that sense. It's probably better that it be removed.

All voted yes to amend the motion.

All voted yes to approve amended motion.

b. Resolution Declaring Nuisance and Ordering Abatement

Assistant Chief Cordie recommended ADOPTION of Resolution #85-22.

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

7598 Boleyn 510-0083-0197-00

7079 Colerain 510-0070-0016-00

2968 Compton 510-0054-0145-00

9830 Crusader 510-0041-0101-00

8371 Jackies 510-0061-0024-00

6620 July 510-0081-0246-00

8799 Livingston 510-0201-0026-00

9834 Loralinda 510-0041-0019-00

9178 Orangewood 510-0053-0092-00

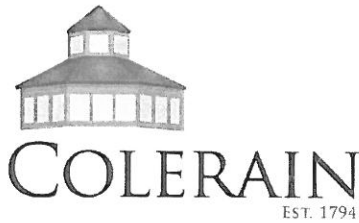
7639 Pippin 510-0072-0014-00

2907 Sheldon 510-0071-0137-00

10114 Spirit Oak 510-0182-0129-00

2548 Willowspring 510-0012-0126-00

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.

c. Resolution Declaring a Junk Motor Vehicle

Assistant Chief Cordie recommended ADOPTION of Resolution 86-22.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2302 W. Galbraith Rd.

1. Silver, Pontiac, G6, 2007, JNJ-9714 OH

2. Gray, Buick, Terraza, 2006, NO PLATES

3. Chrysler, Town & Country, 2006, N357347 OH

4. Black, Chevy, Prizm, 1997, NO PLATES.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

d. Resolution Declaring a Junk Motor Vehicle

Assistant Chief Cordie recommended ADOPTION of Resolution #87-22.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 9488 Pippin Rd.

1. Silver, Honda, Accord, JEL-2725 OH

2. Light Blue, GMC, pick-up, HMT-1952 OH

3. Black, Ford, Explorer Truck, DQM-6972 OH

4. Blue, Chevy, Camaro, GYR-2303 OH

5. GMC, Sierra, HMT-1952 OH

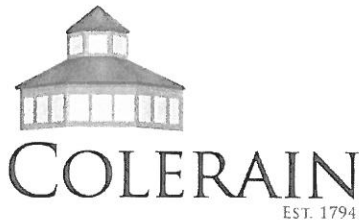
Motion Mr Unger, Seconded Ms Ulrich

No Discussion:

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

Resolution passed.

e. Motion to Authorize the Township Administrator to Execute a Purchase



Agreement with Peel9 for Records Management and Analytics System for
\$86,000

Assistant Chief Cordie recommended ADOPTION of the Motion.

Rationale: Peel9 is a Report Management System, which is supported by the University of Cincinnati Innovation Hub. Their goal was to provide a comprehensive, user-friendly RMS that provides more services to a department than that of just maintaining records. Their RMS will provide modules that will allow us to track criminal activity in real time, with the ability to analyze and visualize patterns and trends. These patterns and trends will allow our department to provide data-driven policing efforts for the community. 3 Year agreement - Year 1 - Setup/onboarding fee + user fees \$38,000 Year 2 - User fees \$24,000 Year 3 - User fees \$24,000.

Motion to approve the 1st year set up fee of \$38,000 Mr Unger, Seconded Mr Wahlert
Discussion:

Ms Ulrich - We discussed when people call and ask what's happening at a particular location, this program will help find that out.

Chief Cordie - Prior reports would take days. Their goal is real time. They were talking seconds.

Mr Unger - Looking at the document which was posted on the agenda, there is a very detailed breakout of the expenses.

Chief Cordie - The benefit of approving this tonight is that we'll be price locked.

Mr Wahlert - It talks about sharing data in the contract. Is this just township jurisdiction?

Chief Cordie - Anybody that is on that system, you're able to see their data.

All voted Yes. Motion approved.

Public Services

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

Mr Weckbach recommended ADOPTION of Resolution #88-22.

Rationale: The below gator is beyond its useful life and set for auction. It was replaced with a purchase in 2022. 2002 John Deere Gator G2 / Vin # W006X4X067509.

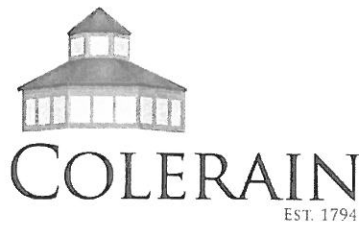
Motion Mr Unger, Seconded Ms Ulrich

No Discussion:

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

Resolution passed.

- b. Motion to Approve Thermoplastic and Line Stripping of Various Streets with



A&A Safety for \$37,448.48

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: As part of the 2022 annual budget, staff identified the need for the restriping of paint throughout various streets. Because of the initial cost of the road program, this project was delayed until after quotes for road resurfacing and cape sealing were obtained and finalized. The bids can e found in the agenda packet on-line. Attached are the three quotes that were received from the below vendors:

A&A: \$37,448.48

Aero-Mark: \$40,316.53

First Star: \$40,443.30

Streets for painting include: Challenger, Clara, Commons Circle, Earl, Flattop, Earl, Gila, Greenbush, Haverkos, Highwood, Houston, Jonrose, Libra, Loralinda, Niagara, Reann, Redskin, Riehle, Round Top, Sovereign, Stone Creek, Dale Woods, Marino, Royal Glen, and Cranbrook.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

- c. Motion Authorizing Township Administrator to Enter into Agreement with Human Nature for Fort Colerain Phase III for \$39,485

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The Township was awarded a State Capital Budget grant for \$400,000 for the completion of Fort Colerain. This project will result in the replacement of the existing toddler playground in Colerain Park that is consistent with the theme of Fort Colerain. The attached document shows the concept for the work that will be completed. In order to develop construction drawings and bid materials, the Township will need to enter into an agreement with Human Nature for the development of the materials. The agreement can be found in the agenda packet on-line.

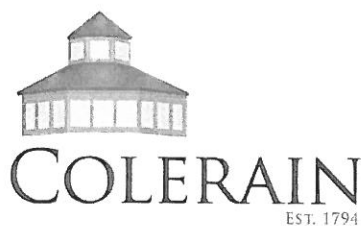
This agreement is for \$39,485. A timeline for the project is below:

- ☐ August 2022: Human Nature begins construction documents
- ☐ November 2022: Construction documents are complete
- ☐ November 2022: Staff removes the existing toddler playground
- ☐ December 2022: Bids are released by the Board of Trustees
- ☐ January 2023: A construction contractor is selected
- ☐ March 2023: Work commences
- ☐ July 2023: Playground opens

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

All voted Yes. Motion approved.



- d. Motion to Authorize Township Administrator to Enter into Agreement with Soiree Taste Create Celebrate for Rental of Concession Stand at Colerain Park

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The Township issued an RFP for someone to rent the concession stand at Colerain Park. There was one respondent to this RFP, Soiree Taste Create Celebrate. Staff reviewed the proposal, which calls for \$700 in revenue to the Township per month. Based on the proposal and the added benefit this will provide to the community, it is recommended that the attached agreement be awarded to Taste Create Celebrate.

Motion Mr Unger, Seconded Ms Ulrich

No Discussion:

All voted Yes. Motion approved.

Development

- a. Motion Authorizing Township Administrator to Enter into Agreement with KZF for Zoning Resolution Amendment for \$92,000

Mr Miller recommended ADOPTION of the Motion.

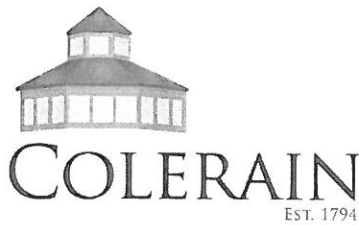
Rationale: In 2021, the Board of Trustees adopted the new Comprehensive Plan for the Township, Imagine Colerain (<https://www.imaginecolerain.com/>). This document outlines the priorities of the Trustees for development and zoning throughout the community. It is important to now update the zoning resolution to reflect the elements of the Comprehensive Plan to ensure that our Zoning matches our direction. The Trustees issued an RFP for technical writing for a new zoning code for Colerain Township. There was one response to the RFP from KZF for \$92,000. The full response is attached to this agenda item. Per the response, KZF will work closely with ZoneCo for the development of a new zoning resolution. These partners have been recognized nationally for their work in zoning and they possess the legal expertise to aide in the development of a zoning resolution that will ensure the best development outcomes for Colerain Township. \$100,000 was included in the budget for this project, so the proposal and recommendation are within budget. The amendment can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - Yes there's been an absolute ton of changes in property use. Zoning sometimes for a piece of property doesn't make sense. A lot of things have changed since the 70's and 80's. It's time to update.

Mr Wahlert - This was the only bid we received on this?



Mr Miller - Yes it is.
All voted Yes. Motion approved.

Administration

a. Discussion - 2023 Strategic Plan Goals

The Township currently has six main goals that form the basis for the annual Strategic Plan and Budget. In advance of the development of the 2023 Strategic Plan and Budget, feedback from the Board on the desired direction for next year's initiatives will ensure that staff is able to develop a strategic plan that will accomplish the goals of the Board of Trustees. In prior years, the theme and major goals of the Trustees were:

- ☐ 2018: Transparency
- ☐ 2019: Beautification and Engagement
- ☐ 2020: Creating Connections
- ☐ 2021: Clean, Green, and Prosperous
- ☐ 2022: Clean, Green, Prosperous, and Safe

Progress on the existing 2022 Strategic Plan can be viewed here:

<https://stories.opengov.com/coleraintownshiphamiltonoh/published/EIqkMJ6nN>

The feedback from the Board will help to inform a future resolution to adopt the legislative priorities of the Trustees. Any big picture goals or specific initiatives would be worth sharing in this discussion.

Discussion:

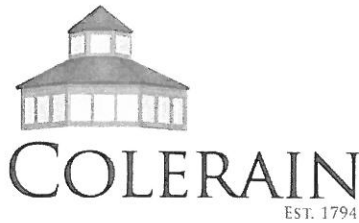
Mr Unger - We are about to reconfigure our firehouses and that should be our number one or number two goal, to manage the fire and ems services.

Mr Wahlert - I agree with Mr Unger to slide the green initiatives down. I look at communities differently now. I see what we do with the look of the township and it is lacking. If we're looking to build economic development and prosperity, I think we need to improve the look as far as landscape and things like that.

Ms Ulrich - I agree with Mr Unger. The green initiatives can be the last one. I think bringing in beautification will give a sense of pride to the community.

Mr Weckbach - My recommendation as a next step is to draft legislation adopting these as our priorities.

- b. Motion to Issue Request for Proposals for Cleaning Services - 4160, 4200, and 4300 Springdale



Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The current custodian for the three buildings on Colerain's main government campus is set to retire in mid-September. In order to evaluate the potential of contracting this service, staff is proposing the issuance of an RFP for these services. Based on those results, staff will be able to make an informed decision on whether it makes sense financially to fill this position with an employee or use a cleaning service.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

c. Resolution Authorizing the Amendment of Appropriations

Mr McElravy recommended ADOPTION of Resolution #89-22.

Rationale: This Resolution would increase appropriations in the General Fund to fund two projects and close out the 2021- 2022 plan year for medical expenses. Specifically:

☐ \$23,125 for additional design work for the sidewalk project along Colerain from Jonrose Avenue to Shadycrest Drive. ODOT required additional plan set submissions and a second property owner notification mailing, resulting in a change order from KZF Design.

☐ \$40,000 to fund the local match for the next phase of Fort Colerain. The Township secured a grant to cover most of the cost of the third phase of the project, but a local match is required.

☐ \$30,000 to close out the Plan Year for medical insurance in the General Fund.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - The self-insurance fund. You mentioned an item referencing this.

Mr McElravy - Yes, there is an increase in the general fund to appropriate the self-insurance fund.

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

Resolution passed.

d. Resolution Creating Opioid Settlement Fund

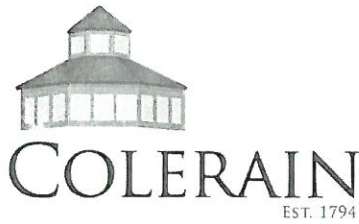
Mr McElravy recommended ADOPTION of Resolution #90-22.

Rationale: The State of Ohio has identified special revenue fund 2909 for the purposes of collecting and distributing dollars received from the One Ohio Opioid Settlement. The State of Ohio sets the parameters on the use of these funds and it is required that we create this fund in order to deposit the revenue we receive.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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



Resolution passed.

11. **Old Business**

12. **Consent Items**

13. **Fiscal Office Report**

The June bank reconciliation report was posted with an adjusted banker balance as of \$38,066,729.08.

14. **Executive Session – if needed**

There was a request for an executive session under ORC Section 121.22 (G)(1) to discuss employment and compensation of employees.

Motion Mr Unger, Seconded Ms Ulrich.

No discussion:

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

Executive session convened at 9:12pm

Mr Wahlert called the meeting back to order at 9:51pm.

All trustees and fiscal officer were present.

Mr Weckbach had nothing to report from executive session.

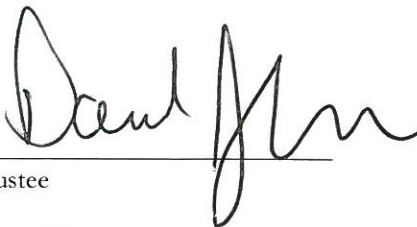
15. **Adjournment**

Motion to adjourn Mr Unger, Seconded Mr Wahlert

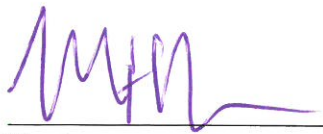
All voted Yes. Meeting adjourned at 9:51pm.



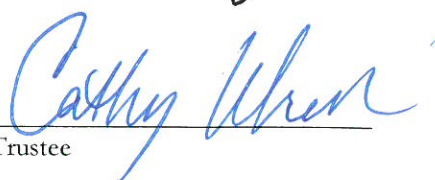
Fiscal Officer



Trustee



Trustee



Trustee

COLERAIN