

Minutes

August 23, 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 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 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 and also in accordance with ORC section 121.22 (G)(4) to discuss collective bargaining sessions with public employees concerning their compensation.

Motion Mr Wahlert, 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 Milz had nothing to report from executive session.

3. Pledge of Allegiance 7PM

All recited the Pledge of Allegiance.

4. Meditation (Moment of Silence)

Mr Unger asked God to give Assistant Chief Cordie the wisdom he needs as he moves into his new role as Chief of Police.

5. Approval of Minutes

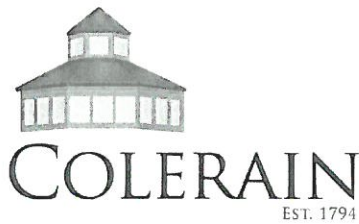
No minutes were presented for approval.

6. Presentations

a. Approval of Promotion - Police Chief - Ed Cordie at a Rate of \$57.22/hour

Chief Denney recommends ADOPTION of the Motion.

Rationale: Assistant Chief Edwin Cordie was promoted to Assistant Chief with the



expectation and approval of the Board that he would become the Chief of Police upon the retirement of Chief Mark Denney. Chief Denney is set to retire on 8/31/2022. If approved, Chief Cordie's salary would be \$119,017.60 (\$57.22 per hour) and would be effective 09/01/2022.

Motion Mr Wahlert, Seconded Ms Ulrich

No Discussion:

All voted Yes. Motion approved.

b. Swearing in of Police Chief

Chief Denney introduced and administered the oath of office to new Police Chief Ed Cordie.

Chief Cordie introduced his family and made remarks to those attending and watching.

7. Public Hearings

PUBLIC HEARING for Zoning Commission Case ZA2022-07: Zoning Map

- a. Amendment to 8944 Colerain Avenue (parcel 510-0093-0014-00), Request to Rezone from R-6 to PD-B

The Colerain Township Zoning Commission Case ZA2022-07 requires a Public Hearing prior to Board of Trustees consideration of the Zoning Map Amendment.

Motion to open the public hearing Mr Unger, Seconded Ms Ulrich

No Discussion:

All voted Yes. Public hearing opened.

Ms Schild swore in those in attendance who wished to testify.

Tim Burke (Manley Burke) - Mr Burke represents The Wyler Group. He introduced Mr McNair and Mr Watson.

Mr Burke accepts the staff report and the conditions of the potential approval.

Brian McNair (General Counsel for Jeff Wyler Automotive) - Mr McNair provided background from 2001 to present.

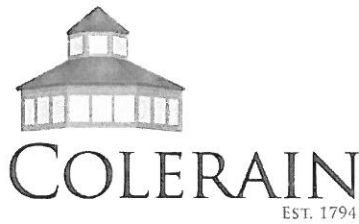
James Watson (McGill Smith Punshon) - Mr Watson provided an update on water and drainage.

Motion to close public hearing Mr Unger, Seconded Ms Ulrich

All voted Yes. Public hearing closed.

8. Citizens Address

Kathy Mohr - I congratulate Mr Weckbach on his new position and Chief Cordie on his promotion. I have a question about an invoice that does not provide any information. Do



you think that's sufficient? I would like to see what services Plattenburg is charging us for. The Northgate contract, the township receives \$72.41 per officer, \$84.01 per hour for a Sergeant and \$96.52 for a Lieutenant. What is the hourly amount that the employee is paid? From a public records request I have a resignation of an employee that worked 4 months as a full time employee and received a payout of \$1233.74. What exactly is wellness? On the demolition of the houses on the grant. Are they paying or are we paying or both paying? How much were the electric vehicle chargers?

Stephanie Wright - I'd like to ask the board or the zoning department or whatever how much the zoning fee is for charitable donation box? I did receive two applications through a public records request. Both are applications for the exact same thing. I'd like to know the status on three positions that are available in the township. One being Assistant Chief of the Police Department. Same thing with Assistant township administrator. And then also assistant director of parks. I'd like to see something going forward that hasn't been around in a while. I'd like to see more community engagement.

Mr Semple - I've been involved in the township for over 50 years. What I want to put out there for people to think about is a Colerain Cultural Arts Center. I am currently involved with the Sharonville Cultural Arts Center. We're doing some creative projects there. It's more than the arts. It's about bringing people together of different backgrounds.

Mr Wahlert addressed some of the questions brought up in citizens address - regarding invoices. I don't know that we can control what companies put on their invoices. The Northgate Mall contract?

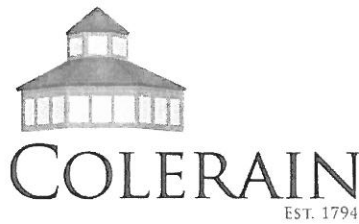
Mr Milz - We get paid per what our contract says and the officer gets paid per what their contract says.

Mr Wahlert - The question about the 4 month employee?

Mr Milz - The employee was paid what they accrued.

Mr Wahlert - The electric vehicle chargers?

Mr Milz - The chargers cost the township nothing. In fact, we get a small amount in return.



9.

Administrative Reports

Mr Weckbach - The small toddler park at Colerain Park, we're working on getting that out. This is part of our Ft Colerain Park phase 3.

Chief Denney - This is the last opportunity to address you and the community and I think it's important for me to get this out there. This has been an honor for me. To get to do this in your home is special. Everyone I've worked with has been very supportive. Geoff has been a great administrator. He's built a very good team. Thank you to the community for the opportunity you gave me. This is a special place. Thank you to my family. They gave me that support that made tonight possible. To my kids and my wife. It's a tough burden, but they've always sacrificed for this to be possible.

Mr Milz - Chief, it's hard for me to wrap my head around your success as police chief. The way you've been able to lead the department through the adversity you faced is truly remarkable.

Mr Milz - There isn't much I can say that I haven't said over the last 10 years that I've been here. So I will keep it brief. I am so grateful for the opportunity to be the leader of a place that makes positive change in the world. We have such a great team here. I cannot wait to see what amazing things Mr Weckach and the team do. I really appreciate it. Thank you.

10.

Trustees' Report

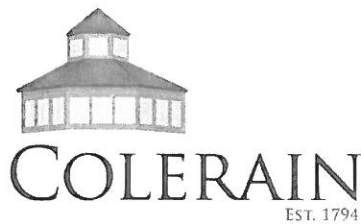
Ms Ulrich - I've known Ed since he was in first grade. You couldn't have picked a better person to mentor. This is very bitter sweet, but I love to see Ed Cordie as chief and I think Jeff Weckbach is the best man for the job.

Mr Unger - This weekend is Germania Oktoberfest. I advertise my cell phone every single week. I am not on social media. This past weekend I looked at a problem as well as some crumbling concrete. Thank you to our public works department for the job they did on removing a deer. That's just from the last three days. There was a comment about bringing the administrators back to the front of the meetings. I know some of them are here at 6:00am and have families to go home to.

Mr Wahlert - There's a saying at Elder, "What I had I gave, what I saved I lost". If there are two people here that gave everything, it is Chief Denney and Geoff Milz. I'm proud to know you. Thank you.

11.

New Business



Public Safety

a. Resolution Declaring a Junk Motor Vehicle

Chief Denney recommended ADOPTION of Resolution #91-22.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 3494 Poole Rd. Cincinnati, OH 45251

1. Silver, Nissan, Altima, 2005, 789-XEQ OH

Motion Mr Unger, Seconded Ms Ulrich

No Discussion:

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

Resolution passed.

b. Resolution Declaring a Junk Motor Vehicle

Chief Denney recommended ADOPTION of Resolution #92-22.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 3663 Stone Creek Blvd., Cincinnati, OH 45251

1. Red, Ford, Thunderbird, KY PLATES

2. Silver, Jeep, Trailhawk, JMU-2662 OH

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

Chief Denney recommended ADOPTION of Resolution #93-22. Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 7390 E. Miami River Rd 1. Silver, Chevy, Cheyenne, ECU-6905 OH

2. Black, BMW, 2-door, NO PLATES

Motion Mr Unger, Seconded Ms Ulrich

No Discussion:

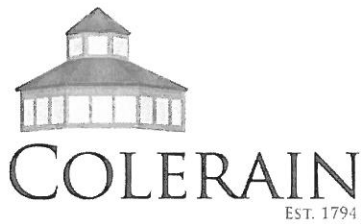
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

d. Resolution Declaring Nuisance and Ordering Abatement

Chief Denney recommended ADOPTION of Resolution #94-22.

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



at the following properties:

2325 Bluelark 510-0063-0309-00
3621 Blue Rock 510-0082-0063-00
9654 Colerain 510-0103-0185-00
3605 Hanley 510-0080-0088-00
3095 Lapland 510-0070-0108-00
6362 Memory 510-0073-0131-00
10342 Moonflower 510-0042-0185-00
8240 Pippin 510-0063-0185-00
10581 Pottinger 510-0123-0011-00
12172 Spalding 510-0011-0193-00
10114 Spirit Oak 510-0182-0129-00
2538 Wenning 510-0051-0050-00
3671 Vernier 510-0101-0268-00
9966 Voyager 510-0183-0224-00

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.

- e. Motion to Authorize the Township Administrator to Execute an Agreement for Police Services Between Colerain Police Department and T. Northgate Mall, LLC

Chief Cordie recommended ADOPTION of the Motion.

Rationale: This agreement will allow our Police Department to provide contracted police services for T. Northgate Mall.

Motion Mr Unger, Seconded Ms Ulrich

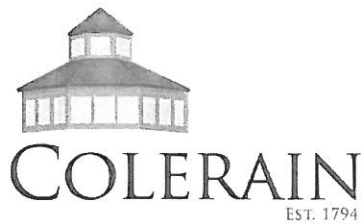
No discussion:

All voted Yes. Motion approved.

Public Services

- a. Motion to Increase Compensation - Part-Time Litter Laborer M. Hauss - \$17/hour Effective August 30

Mr Weckbach recommended ADOPTION of the Motion.



Rationale: Mr. Michael Hauss will celebrate his one year anniversary as a Litter Laborer for the Township on August 30, 2022. In his time, he has pulled hundreds of bags of trash, signs, and tires, among other items, in an effort to clean up Colerain Township streets. As a retention incentive and to reward Mr. Hauss for his hard work, it is recommended that his hourly pay be increased from \$15/hour to \$17/hour. His work (in addition to the work of various volunteers and other litter laborers) can be viewed on the below link.

<https://coleraintownshiphamiltonoh.opengov.com/data/#/53636/query=256B283A719E02A5C1B945FC1BCAFC70&embed=n>

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - I think that program has worked out quite well.

All voted Yes. Motion approved.

- Resolution Authorizing The Administrator To Prepare And Submit An Application
b. To Participate In The Ohio Public Works Commissions State Capital Improvement
And Local Transportation Improvement Programs

Mr Weckbach recommended ADOPTION of Resolution #95-22.

Rationale: The State Capital Improvement Program and Local Transportation Improvement Program provides financial assistance to political subdivisions for capital improvements to public infrastructure. Hamilton County is submitting an application with Colerain Township to make capital improvements to roadways within the Township, including East Miami River Road. These infrastructure improvements are considered to be a priority need for the Township and constitute a qualified project under the Ohio Public Works Commission (OPWC) programs. The County is requesting a 50% match of the project budget. Awards are expected to be announced July 2023 and available for the State's FY 2024. Colerain Township is not financially obligated to participate in these projects.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - It's worked out well. Our support does help although these are county roads.

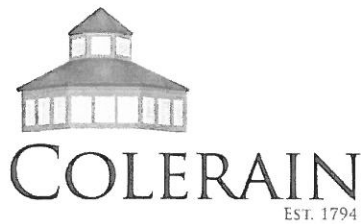
Mr Wahlert - We also apply for SKIP funds for township roads?

Mr Weckbach - Occasionally we do.

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

Resolution passed.

Development



- Resolution Approving or Denying Zoning Commission Case ZA2022-07: Zoning
- a. Map Amendment to 8944 Colerain Avenue (parcel: 510-0093-0014-00), Request to Rezone From R-6 to PD-B

Mr Milz recommended ADOPTION of Resolution #96-22.

Rationale: The Colerain Township Zoning Commission on July 19, 2022 voted 4-1 to Recommend Approval of Case ZA2022-07 with Certain Conditions.

Motion to approve Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - I'm thinking Palomar Dr is back there and there is a neighbor back there that has had some drainage issues. I'm hoping this will help that situation.

Mr Watson - That was discussed at length at the zoning meeting. I doubt that this will make a difference. But we're doing more than regulation requires us to do.

Mr Unger - This lot will be used for new car storage?

Mr Watson - Yes, it will be for new car storage.

Ms Ulrich - How high will the fence be? Will there be barbed wire?

Mr Watson - It will be a six-foot fence without barbed wire.

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

Resolution passed.

Administration

- a. Motion Accepting Geoff Milz' Resignation

Mr Milz recommended ADOPTION of the Motion.

Rationale: Geoff Milz submitted a formal resignation to the Board on August 15, 2022.

His resignation would be effective at the close of business on September 2, 2022.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - Congratulations. Someone outside the township has recognized your talents.

Ms Ulrich - I think the people of Colerain Township more than there monies worth with your leadership. You were the conductor of a well-oiled machine.

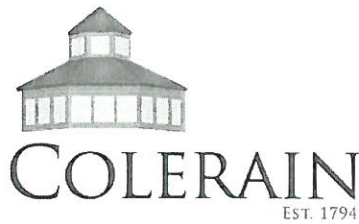
Mr Wahlert - I wish you nothing but the best.

All voted Yes. Motion approved.

- b. Resolution to Appoint and Approve Contract with Jeff Weckbach to Serve as Township Administrator

Mr Wahlert recommended ADOPTION of Resolution #97-22.

Rationale: Jeff Weckbach has served as the Assistant Administrator for Colerain Township



for the past four years. In his time he has served as the Acting Administrator while the Administrator was out of the office and has developed the knowledge, skills, and abilities required to perform the job.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - I think he's received excellent education under Geoff Milz and with the experience he brings from Hamilton County, it appears you will be the next administrator from the largest or second largest township in the state of Ohio.

Mr Wahlert - I knew that when we received the news that Mr Milz was leaving us, that you would be an excellent choice to lead the township and keeping us on the path we're on.

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

Resolution approved.

12. Old Business

13. Consent Items

- a. Donation Acceptance - Department of Fire & EMS - \$4,618.00

Colerain Township Department of Fire & EMS is grateful for a \$4,618.00 donation from Cincinnati Moose Lodge Number 2 in appreciation of Colerain Fire & EMS.

- b. Donation Acceptance - Police Department - \$4,618.00

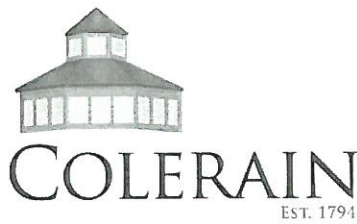
Colerain Township Police Department is grateful for a \$4,618.00 donation from Cincinnati Lodge #2 in appreciation of their service.

- c. Contract - Plattenburg - Financial Statement Preparation

The Township is required to file financial statements with the Auditor of State each year. Plattenburg provides essential guidance for staff as we convert the raw reports into reportable formats. The maximum cost of the contract is \$5,600.

- d. Contract - AEP Energy - Gas Aggregation - Rate of \$0.839/ccf - Term of October 2022 through September 2024

After months of negotiations, the attached agreement was entered into with AEP Energy for the provision of gas aggregation services. This contract will lock residents into a rate of \$0.839/ccf throughout the term of the contract. The contract lasts from October 2022 to September 2024. Residents are able to opt out of the program at any time and at no



charge.t

e. Contract - DeWolf Music - Music Rights

The attached contract provides the Township access to music rights for media production. The cost of this contract is \$504/year for three years or \$1,512 total.

f. Contract - Healthworks - Biometric Screening - \$300

This contract will cost a maximum of \$300 and is dependent on employee participation. For example, if more than 12 employees participate, the cost drops to \$150. This contract is to provide biometric screenings for employees as part of the employee wellness program.

g. Contract - Hamilton County Land Reutilization Corporation - Demolition Grant Award - \$105,000

The Township submitted a joint grant request with the Hamilton County Land Reutilization Corporation for the demolition of several blighted properties in Colerain Township. The Hamilton County Land Reutilization Corporation was successful in receiving state dollars for this project that will result in the demolition of:

- ☐ 2864 Houston Road, Colerain Township, OH 45251 (PPN 510-0024-0288-00);
- ☐ 3483 Niagara Street, Colerain Township, OH 45251 (PPN 510-0112-0019-00);
- ☐ 7954 Harrison Avenue, Colerain Township, OH 45002 (PPN 510-0440-0068-00);
- ☐ 8806 Nabida Drive, Colerain Township, OH 45247 (PPN 510-0342-0013-00);
- ☐ 9929 Capstan Drive, Colerain Township, OH 45251 (PPN 510-0111-0156-00)

The Township will be awarded up to \$105,000 to aid in these demolitions.

h. Contract - Duke Energy - Interconnect Agreement for Solar - No Cost

This agreement with Duke Energy is required to have the interconnection installed for our inverter for the solar project. There is no cost to the Township.

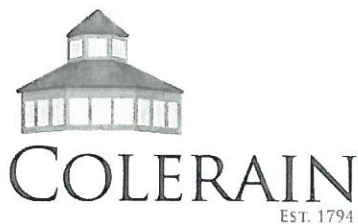
i. New Hire - Part-Time Firefighter/EMT - Department of Fire and EMS

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. Matthew Fuhr
2. Reed Valentino

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 September 4, 2022.

j. Promotion - Sergeant - Police Department



The position of Sergeant was posted, applications were received and interviews conducted. Officer Michael Stockmeier 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, he would be eligible to begin work on September 4, 2022.

Mr Milz recommended approval of all consent items.

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

Discussion:

Mr Unger - The gas aggregation. It has way more than doubled. That is the track that we're on with our federal energy policy. It's a bad place for our country to be in.

Mr Wahlert - The aggregation factors are completely out of the township's control.

All voted Yes. All consent items approved.

14. Fiscal Office Report

I did want to mention Mr Milz and Chief Denney. Their leadership was obvious to me when I came in here day one. Mr Milz made it an incredibly easy transition for me. I wish you both nothing but the best. I look forward to working with Chief Cordie and Administrator Weckbach but I will miss Chief Denney and Administrator Milz.

15. Executive Session – if needed

Not needed.

16. Adjournment

Motion to adjourn Mr Unger, Seconded Ms Ulrich

All voted Yes.

Meeting adjourned at 8:37pm

Fiscal Officer

Trustee

Trustee

Trustee