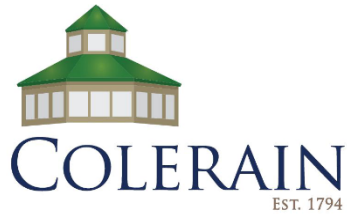


Regular Meeting of the Board of Trustees - September 27

September 27, 2022

- 1. Opening of Meeting**
- 2. Executive Session 6PM**
- 3. Pledge of Allegiance 7PM**
- 4. Meditation (Moment of Silence)**
- 5. Approval of Minutes**
- 6. Presentations**
 - a. Presentation by Chief Cordie Introducing and Swearing-In Newly Hired Adam McKay
 - b. Retirement Proclamation – Firefighter Paramedic Paul F. Riedel
 - c. Proclamation - Recognizing Childhood Cancer Awareness Week - October 9 to October 15
- 7. Citizens Address**
- 8. Administrative Reports**
- 9. Trustees' Report**
- 10. New Business**
 - Public Safety**
 - a. Resolution Declaring Nuisance and Ordering Abatement
 - b. Resolution Declaring a Junk Motor Vehicle
 - Public Services**
 - a. Discussion - Temporary and Permanent Traffic Calming - 2023 Budget and Road Plan
 - Development**
 - a. Resolution for the Demolition of Property at 4519 Poole Road
 - b. Motion to Establish Façade Improvement Program
 - Administration**
 - a. Motion to Construct Fire Station 26 & 102 and Pay for Construction with Existing Funds and No Bonds
 - b. Motion to Construct Fire Station 102 and Pay for Construction with Existing Funds and No Bonds
 - c. Motion to Construct Fire Station 26 and Pay for Construction with Existing Funds and No Bonds
 - d. Resolution to Sell Bonds for the Construction of Fire Station 26 and 102



- e. Resolution Adopting Legislative Priorities
 - f. First Reading - Resolution Establishing Nuisance Property
 - g. First Reading - Resolution Establishing Rental Registration
11. **Old Business**
12. **Consent Items**
- a. Contract - Zix - Network Diagramming- \$72 per year
 - b. Donation Acceptance - Department of Fire and EMS - From Kevin and Kathy Rupp - \$990.00 (Kroger Gift Cards).
 - c. New Hire - Police Officer - Police Department - Michael Mondillo - \$35.10/hour
 - d. Donation Acceptance - Administration - COPFCU - \$100
13. **Fiscal Office Report**
14. **Executive Session** – if needed
15. **Adjournment**

PRESENTATIONS

Department: Police

Department
Director: Ed Cordie

Strategic Plan Strategic Goal #5: Continue to Provide High Quality Safety Services
Goal:

Presentation by Chief Cordie Introducing and Swearing-In Newly Hired Adam McKay
No action is requested of the Board.

Rationale:

Chief Cordie will swear-in Police Officer Adam McKay.

PRESENTATIONS

Department: Fire

Department Director: Allen Walls, Fire Chief

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

Retirement Proclamation – Firefighter Paramedic Paul F. Riedel

Recommend adoption of the Proclamation.

Rationale:

Recognize retired Firefighter Paramedic Paul F. Riedel for his 33 years of service to the community.

**PROCLAMATION FOR
FIREFIGHTER PARAMEDIC PAUL F. RIEDEL
FOR HIS YEARS OF DEDICATED SERVICE
TO COLERAIN TOWNSHIP, OHIO**



Whereas Firefighter Paramedic Paul F. Riedel was hired on July 11th of 1989, as an employee of the Colerain Township Department of Fire and Emergency Medical Services; and

Whereas Firefighter Paramedic Paul F. Riedel has demonstrated professionalism, allegiance, service, commitment, and excellence through his contributions as a firefighter, emergency medical technician paramedic, leader, program manager, employee, colleague, and friend during his tenure with the Department; and

Whereas Firefighter Paramedic Paul F. Riedel retired on August 20th of 2022, after 33 years of commendable dedication to providing fire protection, emergency medical, and community risk reduction services to the Colerain Township community.

Therefore, be it resolved, that the Colerain Township Board of Trustees recognizes Firefighter Paramedic Paul F. Riedel as an outstanding employee and that he contributed greatly to our community during his long tenure of public service.

Be it further resolved that in recognition of all that Firefighter Paramedic Paul F. Riedel has done for Colerain Township, the Colerain Township Board of Trustees hereby proclaim Tuesday, September 27th, 2022, as a special day of recognition for Paul Riedel to acknowledge his contributions to our community and wish him continued success in retirement.

Cathy Ulrich
Trustee

Dan Unger
Trustee

Matt Wahlert
Trustee

Date: September 27, 2022

PRESENTATIONS

Department: Board of Trustees

Department Director: Matt Wahlert

Strategic Plan
Goal:

Proclamation - Recognizing Childhood Cancer Awareness Week - October 9 to October 15

Recommend adoption of the Proclamation.

Rationale:

The national Childhood Cancer Awareness Week is from October 9, 2022 to October 15, 2022. This proclamation offers Colerain Township's support in the fight to end childhood cancer and is intended to raise awareness on childhood cancer.

**PROCLAMATION RECOGNIZING
CHILDHOOD CANCER AWARENESS WEEK
OCTOBER 9 – OCTOBER 15, 2022**

Hamilton

.....County, Ohio

Colerain

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

WHEREAS, the American Cancer Fund for Children and Kids Cancer Connection report cancer is the leading cause of death by disease among U.S. children between infancy and age 15. This tragic disease is detected in nearly 16,000 of our country's young people each and every year; and

WHEREAS, one in five of our nation's children loses his or her battle with cancer. Many infants, children and teens will suffer from long-term effects of comprehensive treatment, including secondary cancers. An estimated 400,000 children and adolescents are diagnosed with cancer globally each year; and

WHEREAS, founded nearly thirty years ago by Steven Firestein, a member of the philanthropic Max Factor cosmetics family, the American Cancer Fund for Children, Inc. and Kids Cancer Connection, Inc. along with Lions Clubs International are dedicated to helping these children and their families; and

WHEREAS, the American Cancer Fund for Children and Kids Cancer Connection provide a variety of vital patient psychosocial services to children undergoing cancer treatment at Nationwide Children's Hospital in Columbus, Cincinnati Children's Hospital Medical Center, Dayton Children's Hospital, Shriners Children's Ohio in Dayton, as well as participating hospitals throughout the country, thereby enhancing the quality of life for these children and their families and

WHEREAS, the American Cancer Fund for Children and Kids Cancer Connection also sponsor toy distributions, family sailing programs, pet assisted therapy, Laughternoon - Laughter is Healing, KCC Supercar Experience, positive appearance programs and hospital celebrations in honor of a child's determination and bravery to fight the battle against childhood cancer.

Be it Proclaimed that the Colerain Township Board of Trustees does hereby recognize October 9 to October 15, 2022 as Childhood Cancer Awareness Week.

Adopted the 27th day of September 2022

Attest
Fiscal Officer

7

PUBLIC SAFETY

Department: Police

Department
Director: Ed Cordie

Strategic Plan Strategic Goal #3: Improve the Look of the Township with a Focus on Litter and Dumping
Goal:

Resolution Declaring Nuisance and Ordering Abatement

Recommend ADOPTION of the Resolution.

Rationale:

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

8240 Royal Heights Dr	510-0061-0149-00
7992 Cheviot Rd	510-0082-0189-00
2723 Barthas Place	510-0061-0179-00
7072 Daybreak Ct	510-0344-0144-00
7095 Daybreak Ct	510-0344-0151-00
2907 Sheldon Dr	510-0071-0137-00
3622 Vernier Dr	510-0101-0280-00
9031 Zoellner Dr	510-0054-0194-00
9981 Skyridge Dr	510-0251-0028-00
12092 Westerly Dr	510-0011-0327-00

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.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 27th of September 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matthew Wahlert,

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT

WHEREAS Uncontrolled vegetation and/or refuse and debris were reported at the properties listed below:

<u>Address</u>	<u>Book-Page-Parcel No.</u>
8240 Royal Heights Dr	510-0061-0149-00
7992 Cheviot Rd	510-0082-0189-00
2723 Barthas Place	510-0061-0179-00
7072 Daybreak Ct	510-0344-0144-00
7095 Daybreak Ct	510-0344-0151-00
2907 Sheldon Dr	510-0071-0137-00
3622 Vernier Dr	510-0101-0280-00
9031 Zoellner Dr	510-0054-0194-00
9981 Skyridge Dr	510-0251-0028-00
12092 Westerly Dr	510-0011-0327-00

WHEREAS Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control, or removal of any vegetation, garbage, refuse, or debris, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

WHEREAS Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

WHEREAS In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills; therefore

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That this Board specifically finds and hereby determines that the uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the

meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87;

2. That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Inspector shall cause the nuisances to be removed, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87;

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

5. That this Resolution shall be effective at the earliest date allowed by law.

Mr. seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mrs. Ulrich_____, Mr. Unger_____, Mr. Wahlert_____

ADOPTED this 27th day of September 2022.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Asst. Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer

this 27th day of September 2022.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police

Department Director: Ed Cordie

Strategic Plan Goal: Strategic Goal #3: Improve the Look of the Township with a Focus on Litter and Dumping

Resolution Declaring a Junk Motor Vehicle
Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

Red, Mercury, Mariner, 1999, EMZ3420 OH

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the _____ day of _____, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-22

RESOLUTION DECLARING VEHICLE LOCATED AT 8071 Peacock Dr, Cincinnati, OH 45239 – Parcel ID 510-0071-0390-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **8071 Peacock Dr, Cincinnati, OH 45239 – Parcel ID 510-0071-0390-00**
NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board declares the junk motor vehicle located at **8071 Peacock Dr, Cincinnati, OH 45239 – Parcel ID 510-0071-0390-00** to be inoperable, extensively damages, and at least three model years old:

A. Red, Mercury, Mariner, 1999, EMZ3420 OH

2. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.
3. The written notice shall contain the following information:

- a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
4. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
 5. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
 6. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
 7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
 8. This resolution shall take effect at the earliest period allowed by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 2022.

BOARD OF TRUSTEES:

Dan Unger, Trustee

Cathy Ulrich, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Asst. Colerain Township Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 2022.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SERVICES

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

Discussion - Temporary and Permanent Traffic Calming - 2023 Budget and Road Plan

No action is requested of the Board.

Rationale:

There are often calls from residents for requests to install traffic calming on their street. The best time to install these devices is during major road work. This item is intended to serve as an opportunity for the Board to discuss traffic calming and to decide if any traffic calming should be included in the 2023 Road Plan.

The Township has a current policy on traffic calming. The policy states that traffic calming is considered after a formal request and feasibility study is conducted. It is recommended that if the Board seeks to install these devices, that staff be directed to conduct a feasibility study on the desired streets.

DEVELOPMENT

Department: Administration

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #3: Improve the Look of the Township with a Focus on Litter and Dumping

Resolution for the Demolition of Property at 4519 Poole Road

Recommend ADOPTION of the Resolution.

Rationale:

Staff will evaluate the need for the demolition of properties that have been burned out or are dilapidating beyond repair. If the property does not appear to be likely to be repaired, staff will then initiate the demolition proceedings. This is the initial Resolution for the demolition of the property at 4519 Poole Road due to it being vacant, unsafe and insecure, and is negatively impacting the adjacent properties. At the conclusion of this process, the cost of the demolition will be assessed to the property taxes.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 27th day of September, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr. /Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

RESOLUTION FOR DEMOLITION OF THE PROPERTY AT 4519 POOLE ROAD

WHEREAS, the property at 4519 Poole Road, in Colerain Township, (parcel ID: 510-0202-0006-00) was found by the Colerain Township Fire Department to be vacant, unsafe and insecure in a memorandum dated September 2022, a copy of which is attached as Exhibit A; and

WHEREAS, the conditions on this property are negatively impacting the adjacent properties; and

WHEREAS, Ohio Revised Code §505.86 provides that, at least thirty days prior to the providing for the removal, repair, or securance of any building or structure which has been declared insecure, unsafe, or structurally defective by the Township Fire Prevention Officer, or by the Hamilton County Building Department, or has been declared unfit for human habitation by the Hamilton County General Health District, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio as follows:

1. The Board specifically finds and hereby determines that the conditions found at 4519 Poole Road constitute an unsafe and structurally insecure building within the meaning of Ohio Revised Code §505.86, rendering the structure uninhabitable and negatively impacting adjacent properties, and the Board directs that notice of this action be given to the owners of the said property and lienholders in the manner required by Ohio Revised Code §505.86; and

2. That the Colerain Township Board of Trustees hereby orders the owners of said property to demolish the house thereon within 30 days after notice of this order is given to the owners and lienholders of record. If said building is not demolished by the said owners, or if no agreement for removal, repair or abatement of conditions on the property is reached between the Township and the owners and lienholders of record within thirty days after notice is given, the Township Administrator shall cause the building to be demolished, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code §505.86; and

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this 27th day of September, 2022

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Fiscal Officer

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 27th day of September, 2022.

Jeff Baker,
Colerain Township Fiscal Officer

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

Motion to Establish Façade Improvement Program

Recommend ADOPTION of the Motion.

Rationale:

This item was first introduced at the September 13, 2022 Board of Trustees meeting. The board provided feedback on the program and requested staff follow up on certain items.



Colerain Township Façade Improvement Program

Colerain Township Development Department
4200 Springdale Road
Cincinnati, Ohio 45251
513-385-7500

Façade Improvement Program Guidelines

OVERVIEW:

The Façade Improvement Program offers a grant to property owners looking to invest in the exterior of their commercial buildings in Colerain Township. This program is an opportunity for property owners located in a business district to reinvigorate their building's appearance.

ELIGIBILITY:

1. Any property that is zoned B-1, B-2, B-3, PD-B or O-1 are eligible to apply for this program
2. Limited to one project per business
3. Buildings with multiple tenants should attempt to have a uniform design in the updated façade appearance
4. The proposed project must meet Colerain Township Zoning and Hamilton County Building standards
5. Property must not have any outstanding zoning violations
6. Applicant must have letter of consent from property owner if the applicant is not the owner

GRANT AMOUNT/FUNDING/ELIGIBLE COSTS:

The façade improvement program will give property owners an opportunity to use the matching grant on eligible project costs up to \$12,000 to update their commercial building. This offers property owners the ability to update features of their building's exterior such as lighting, windows, paint, awnings, signage, and other characteristics. This program is for exterior updates only.

Eligible costs include material and labor expenses related to the improvements such as supplies for repainting the building, lighting fixtures for the building exterior, tuck-pointing for the brick exterior of a building, and any labor charges associated with the completion of the project.

The program is administered on a 50% reimbursement basis requiring the property owner to pay for all project costs up front. After the completion of the project, the owner will be reimbursed for half of the costs that they incurred up to the maximum amount of \$6,000.

APPLICATION REQUIREMENTS:

Applicants are recommended to schedule a pre-application meeting with Colerain Township Development Staff to review the proposed project plans and eligibility. If the applicant is not the owner of the property for the proposed improvements, the applicant will need a letter of consent from the owner.

ELIGIBLE PROJECTS:

Eligible projects for this program include but are not limited to:

- Improving exterior lighting
- Additions or repair to awnings

- Signage improvements or replacements
- Tuck-pointing
- Exterior paint
- Renovation or restoration of building frontage
- Any costs for labor or materials associated with these projects

INELIGIBLE PROJECTS:

Projects that are not eligible for this program include but are not limited to:

- Any property located in a Residential or Industrial Zoning District
- New construction
- Design costs
- Any improvements made before the introduction of the program
- Any improvements started prior to the approval of a grant application
- Any improvements being made to the interior of the building
- Any improvements being made without the proper certificates/permits
- Any temporary improvements made to the building

Examples of ineligible projects include roofing repairs or replacements, non-permanent fixtures, seasonal decorative fixtures, and landscaping.

PROGRAM REQUIREMENTS:

- General Requirements
 - Property must be located in a Business or Office District (B-1, B-2, B-3, PD-B, O-1)
 - Consent from the property owner must be obtained if the applicant is not the property owner
 - Application submittal must include a detailed budget with funding sources, project renderings, and a site plan of where improvements are located
 - Applicant must obtain all applicable certificate/permit approvals

REIMBURSEMENT REQUIREMENTS:

- Eligible expenses are reimbursable if incurred after the approval of the application
- Applicants must pay for full costs of renovations up front prior to reimbursement
- Applicants must keep and share all receipts related to project transactions

CONTACT:

If you have any questions about this program, feel free to contact our Development Department at 513-385-7500 or email us at sspringsteen@colerain.org.

APPLICATION PROCESS:

1. Step One: Pre-application Meeting
2. Step Two: Façade Improvement Application Submittal
3. Step Three: Project Approval Process
4. Step Four: Project Completion & Grant Reimbursement

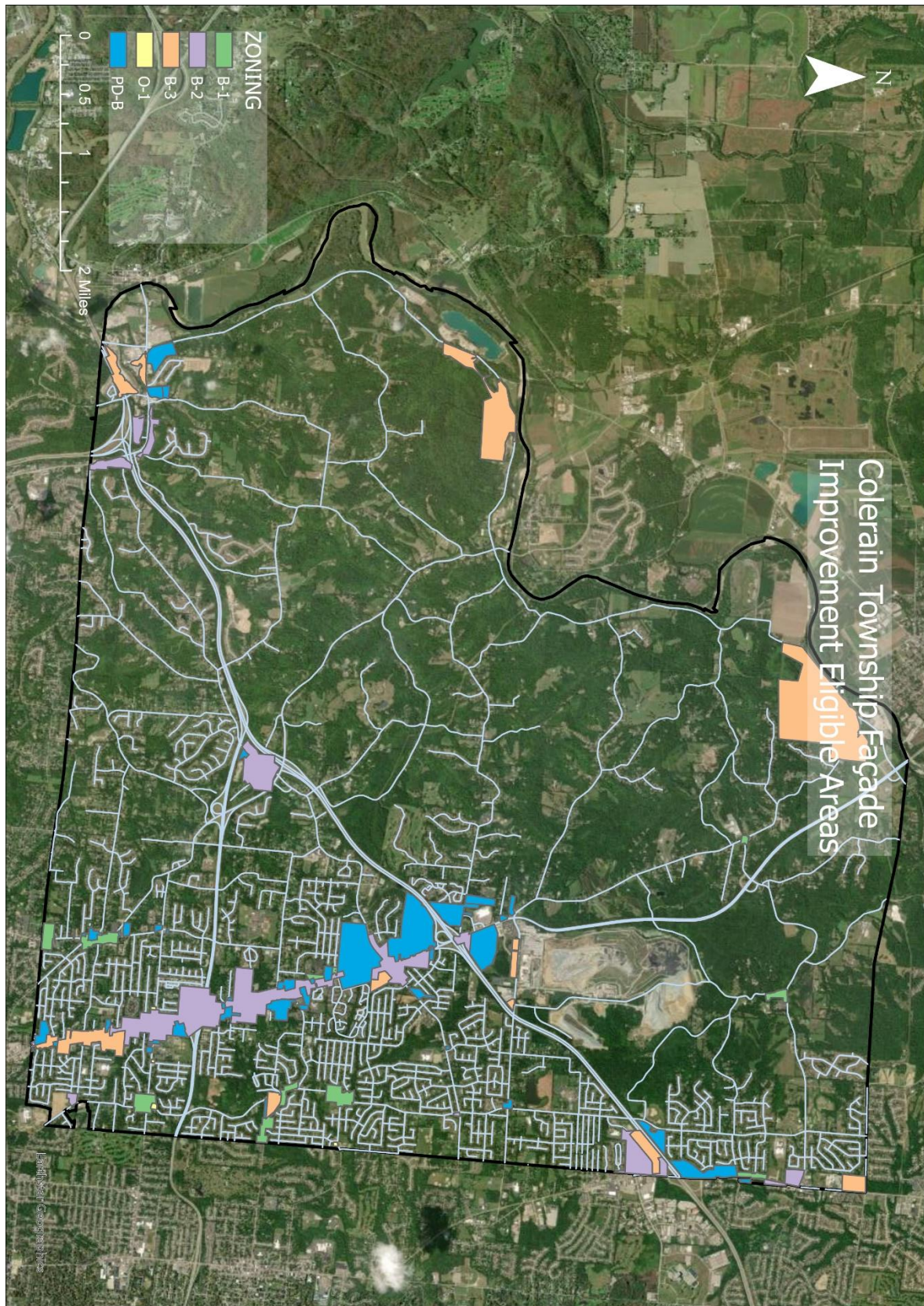
Application Link: <https://coleraintownshipoh.viewpointcloud.com/>

Find out your property's Zoning: <https://cagis.hamilton-co.org/cagisonline/>

Program Schedule:

1. Program Open Date: TBA
2. Application Due Date: TBA
3. Committee Review: TBA
4. Grant Awards Announced: TBA

Map of Target Area



Applicant



Stephen Springsteen
5139235021
@ sspringsteen@colerain.org

Change Applicant

Location

PRIMARY LOCATION

The main location associated with this record.



4200 SPRINGDALE RD, Colerain, OH 45251
Owner: COLERAIN TOWNSHIP BOARD OF TRUSTEES

Change Location

Please fill in the required fields.

Pre-Application Meeting

Pre-application meetings are not required, but are encouraged.

Have you had a pre-application meeting? *

Yes

Eligibility

To find the zoning of the property you are applying for, search for your property on this CAGIS web map: <https://cagis.hamilton-co.org/cagisonline/>

Property Zoning *

B-2

Do you have owner consent? *

Yes

Cost of Improvements *

12000

Project Type * ?

Tuck-Pointing

Do you have necessary permits to do improvements? *

In the process of obtaining permits

I have read the Façade Improvement Program Guidelines. *

Stephen Springsteen Clear

Project Description

Comprehensive Project Description *

Looking to do tuck-pointing to the brick exterior to the building located at 4200 Springdale Road.

Application Reviewer Section

Project Summary * ?

Tuck-pointing brick exterior

Application Comments ?

Property is in good standing and are in the process of obtaining proper

Applicant Had Pre-Application Meeting



Number of Program Requirements Met * ?

This field is required.

Staff Reviewer *

Stephen Springsteen



Completion Date By: * ?

12/14/2022

Reviewer Title ?

Development Officer



Other Reviewer Title ?

Proof of Owner Consent

Required

Please attach a document that contains the written consent of the owner of the building, allowing these façade updates to be made.

zzApproved Stamp FINAL.jpg



Uploaded by Stephen Springsteen on Sep 8, 2022 at 3:51 pm

Detailed Budget

Required

Please provide a budget of the project with as much detail as possible. A excel file format would be preferred.

zzApproved Stamp FINAL.pdf



Uploaded by Stephen Springsteen on Sep 8, 2022 at 3:51 pm



Add New Attachments

Façade Improvement Program

Colerain Township

Hamilton County, Ohio
Development Department
4200 Springdale Road
Colerain Township, Ohio 45251



Façade Improvement Program: FIP-22-1

ADDRESS: 4200 SPRINGDALE RD , Colerain, OH 45251

APPLICANT TYPE: Tuck-Pointing

ZONING: B-2

ISSUED TO: Stephen Springsteen

4200 Springdale Road
Cincinnati, Ohio, 45251, Ohio 45251

CERTIFICATE TYPE: Tuck-Pointing

CERTIFICATE DATE: September 8, 2022

PROJECT DETAILS: Looking to do tuck-pointing to the brick exterior to the building located at 4200 Springdale Road.

BUDGET: \$12,000

COMPLETION DATE BY: December 14, 2022

STAFF COMMENTS: Tuck-pointing brick exterior

APPLICANT SIGNATURE:

Stephen Springsteen

DATE: September 8, 2022

APPROVED BY:

Stephen Springsteen

Development Officer

DATE: September 8, 2022

ADMINISTRATION

Department: Board of Trustees

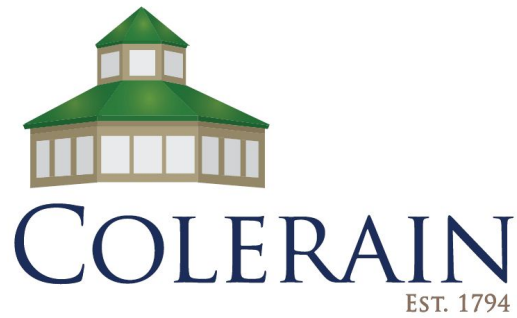
Department Director: Dan Unger

Strategic Plan
Goal:

Motion to Construct Fire Station 26 & 102 and Pay for Construction with Existing Funds and No Bonds
Trustee Unger requested this motion be placed on the agenda.

Rationale:

Trustee Unger has requested that this item be placed on the agenda in order to mitigate the need to issue bonds for the construction of fire stations.



SCOPE OF SERVICES

ARCHITECTURAL/DESIGN SERVICES FIRE STATION 26 & 102 for Colerain Township

Release Date: 4/27/2022
Response Deadline: 5/27/2022

4200 Springdale Road
Colerain Township, OH 45251

513-385-7500

**GUIDELINES AND INSTRUCTIONS
FOR SCOPE OF SERVICES FOR ARCHITECTURAL/DESIGN SERVICES FOR FIRE
STATION 26 & 102**

NOTICE TO RESPONDENTS

Colerain Township, Hamilton County is seeking the services of a qualified architectural, design, or planning firm to provide professional design services to design, prepare bid documents and provide construction administration for two new fire stations. The Township Fire Department is a career department, staffed 24-7-365, and has three (3) 24-hour shifts. Responses to the scope of services will be accepted until 4 p.m. on May 27, 2022.

All clarifying questions for this proposal should be directed to Geoff Milz, Township Administrator, via email at gmlz@colerain.org.

In order to properly submit a response, all responses should be sent via email or regular mail as one complete full packet. These should be submitted to the Township to the attention of Geoff Milz, Township Administrator, no later than 4:00 p.m., May 27, 2022.

Respondents should be aware that any records they submit to the Township, or that are used by the Township may be public records. The Township will promptly disclose public records upon request unless a statute exempts them from disclosure. Respondents should also be aware that if even a portion of a record is exempt from disclosure, generally, the rest of the record must be disclosed.

GENERAL INFORMATION

Colerain Township has secured funding to replace the existing Fire Station 26 and Fire Station 102. The existing facilities do not meet the current needs of the Township's Fire & EMS operations and are in need of replacement.

Goals of the project:

- The new facility will require compliance with ADA/ABA accessibility standards.
- The new facility will require design strategies to mitigate harmful contaminants/materials from entering the general living quarters and provide appropriate spaces for decontamination procedures.
- Decontamination and storage areas to include residential and commercial laundries, small workbench area, turnout gear storage up to 36 sets, hose racks and hose dryer, deep sink and janitorial supplies storage.
- Energy efficiency: the proposed building should have a Site Energy Use Intensity (EUI) of 35 with a stretch goal of 25 or less.
- Enough parking to support shift change.
- Entry way with public restrooms.
- General living quarters that include, at minimum, a day room (with space for recliners), kitchen, and central dining.

- Training room and/or conference room that accommodates a minimum of 15 in a classroom setting.
- Staff office(s) and a Watch/Reports room.
- Shared bunk rooms with three quarter walls and restroom/showers to accommodate up to 12 personnel.
- A physical fitness room suitable for at least 6 users at the same time.
- Each facility will have 4 pull through apparatus bays that are able to fit two units each.
- Each facility will be a minimum of 35,000 square feet and will have basement space not included in the 35,000 square foot minimum.
- For Station 26, inclusion of a community meeting or gathering space.
- For Station 102, inclusion of space for a business incubator, either attached or detached on the proposed facility.

Special emphasis should be placed on firefighter mental health through enhanced access to daylight and natural site features.

As a high-performance building, the facility should be seen as a demonstration project for community resiliency and environmental stewardship.

PROJECT SCOPE

The total maximum budget for both facilities design services, construction, and additional Township soft costs is \$12,000,000, and Davis Bacon Prevailing Wage Rates will apply to this project. The Township intends on breaking ground on each project as soon as possible and to engage in the construction of both fire stations. The Township is seeking quotes to provide construction at the same time in order to maximize on economies of scale or sequentially to maximize staff availability for each project.

The construction delivery method for this project will be Construction Management at Risk (CMAR). In the course of the design, the Township anticipates the selected Design Firm will provide three basic design options for the facilities. It is intended that the Design Firm, in conjunction with the CMAR, will also provide a value analysis for each of these options as part of preconstruction services. These options should include an evaluation of immediate construction costs, construction timeline, as well as long-term maintenance and operational costs, based on the type of construction. The Design Firm / CMAR will present these options to the Township along with the Design Firm / CMAR's preferred/recommended option. The Township will make the final selection before the Design Firm moves forward with the final design of the facilities.

Through a separate process, the Township will select a general contractor who will participate in the design process and construct the fire station, using the CMAR process. It is expected that the design will be at a point where the CMAR will submit a Guaranteed Maximum Price (GMP) proposal for the construction of the Facilities by February 28, 2023. If Township accepts the

GMP, Township anticipates execution of the contract for a construction start as early as March 1, 2023. The target date for substantial completion of both Facilities is November 1, 2024.

TIMELINE

- | | |
|--------------------------------------|--------------------------------------|
| 1. Township Trustees Scope Approval: | April 26, 2022 |
| 2. Scope Release: | April 27, 2022 |
| 3. Proposal Deadline: | May 27, 2022, 4:00 p.m. (local time) |
| 4. Interviews: | Week of May 30 th , 2022 |
| 5. Projected Township approval: | June 14, 2022 |
| 6. Projected Contract Commencement: | June 15, 2022 |

The Township will not be responsible for proposals that are received after the 4:00 p.m. deadline on May 27, 2022.

EVALUATION CRITERIA

Proposals will be initially evaluated by internal Township staff, including the Fire & EMS Chief, Assistant Fire Chiefs, Township Administrator and Assistant Administrator. After this initial internal review, a recommendation will be provided to the Board of Trustees for a final decision.

Colerain Township Trustees must still approve a vendor before the process is completed. The Trustees reserve the right to reject any and all responses to the scope of services.

SUBMITTALS

All proposals shall include the following:

1. Cover Letter
2. Firm Credentials
 - a. Project Team Organizational Chart – including any subcontractors
 - b. Resumes of Key Team Personnel – this should include any experience in similar projects, licenses, registrations, or other credentials
 - c. Firm experience on similar projects
3. Experience with Colerain Township
4. Project Approach
 - a. Detail how the team will manage the process to ensure budget and schedule compliance.
 - b. Detail on how the team will support and meet the stated goals of the scope of services.
5. Costs – Anticipated costs for completion of the architectural/design services throughout the entirety of both construction projects.
 - a. Please provide an estimated cost for services for both:
 - i. Sequential construction of each station
 - ii. Concurrent construction of both stations
6. References – Five references for fire station design projects, with three references for projects serving as the architect in a CMAR project.

7. Conflicts of Interest – Responses must disclose any conflicts of interest to their accepting an award of the contract with Colerain Township. If a conflict of interest exists, the manner in which said conflict of interest would be rectified, if said contract is awarded to the proposer.
8. Legal Disclosure – Please disclose your firm's current legal and financial situation, including: any bankruptcies filed; and, any material (in excess of \$50,000) claims, judgments, arbitrations investigations or lawsuits pending.
9. Sample Contract – A completed form AIA B133 – 2019 Standard form of Agreement between Owner and Architect, Construction Manager as Constructor Edition.

TERMS AND CONDITIONS

Colerain Township reserves the right to reject any or all proposals, to award contracts in whole or in part, to further negotiate proposals in whole or in part, or to waive any informalities or irregularities in the submitted proposals.

The response to this Scope of Services is entirely voluntary. The Scope of Services does not commit the Colerain Township to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure or contract for services or supplies.

Colerain Township may reject any or all responses that do not meet the requirements of the Scope of Services in any respect. Responses which contain false or misleading statements, or which provide references that do not support an attribute or condition contended by the Vendor, may be rejected. If, in the opinion of Colerain Township, information was supplied that is intended to mislead Colerain Township, in its evaluation of the proposal and the attribute, condition, or capability, the proposal will be rejected.

Colerain Township reserves the right to expand or reduce the work subject to negotiating with the successful contract. Colerain Township reserves the right to choose a company from the responses or to further interview companies after proposals are submitted.



REQUEST FOR QUALIFICATIONS

**CONSTRUCTION MANAGEMENT
SERVICES for FIRE STATIONS 26 & 102
for
Colerain Township, Hamilton County, OH**

Release Date: 08/10/2022
Response Deadline: 09/09/2022

4200 Springdale Road
Colerain Township, OH 45251

513-385-7500

**GUIDELINES AND INSTRUCTIONS
FOR REQUEST FOR QUALIFICATIONS FOR CONSTRUCTION MANAGEMENT SERVICES
FOR FIRE STATION 26 & 102**

NOTICE TO RESPONDENTS

Colerain Township, Ohio, as Owner, is soliciting qualifications from firms interested in providing Construction Services, using the Construction Manager at Risk (CMAR) construction delivery method for the Construction of the Fire Station 26 and Fire Station 102. Responses to this Request for Qualifications (“RFQ”) will be used to identify three General Contracting firms most-qualified to provide the above-mentioned services. Responses to the RFQ will be used to identify the proposal delivering the best value to Owner.

All respondents to this RFQ are subject to the instructions communicated in this document and are cautioned to completely review the entire RFQ and follow instructions carefully. Colerain Township reserves the right to reject any or all Qualifications. The Township Fire Department is a career department, staffed 24-7-365, and has three (3) 24-hour shifts. Responses to the scope of services will be accepted until 12 p.m. on September 9, 2022.

All clarifying questions for this proposal should be directed to Geoff Milz, Township Administrator, via email at gmilz@colerain.org.

In order to properly submit a response, all responses should be sent via email or regular mail as one complete full packet. These should be submitted to the Township to the attention of Geoff Milz, Township Administrator, no later than 12:00 p.m., September 9, 2022.

Respondents should be aware that any records they submit to the Township, or that are used by the Township may be public records. The Township will promptly disclose public records upon request unless a statute exempts them from disclosure. Respondents should also be aware that if even a portion of a record is exempt from disclosure, generally, the rest of the record must be disclosed.

PROJECT LOCATIONS

Fire Station 26:

TBD

Colerain Twp, Ohio 45239

Hamilton County, Ohio

Fire Station 102:

TBD

Colerain Twp, Ohio 45251

Hamilton County, Ohio

PROJECT DESCRIPTION

Construction Manager shall be responsible for the project oversight, cost estimating, cost controls, coordination, scheduling, bidding, and management of all trade contracts for the complete construction of the following facilities:

- A. New Fire Station 26:** A new approximately 15,000 sq. ft. fire station will be constructed on the one of three sites still to be determined by the Township. Final site selection will be made prior to the CM selection. The station will include four (4) drive-thru vehicle bays that are two vehicles deep, office

areas, living quarters, meeting space, storage, and all associated site work. Building work shall include concrete foundations, floor, and aprons; reinforced c.m.u. walls; brick and/or metal panel veneer and cast stone details; doors and windows; standing seam metal roofing on structural steel and bar-joist framing; interior partitions, finishes and equipment, mechanical, electrical, plumbing, alarm, and fire protection systems. Site work shall include excavations and trenching, grading, installation of utilities, access drives, parking, site lighting, accessory structures, landscaping and seeding.

- B. New Fire Station 102:** A new approximately 12,000 sq. ft. fire station will be constructed along Generation Drive in Colerain Township. The station will include four (4) drive-thru vehicle bays that are two vehicles deep, office areas, living quarters, meeting space, storage, and all associated site work. Building work shall include concrete foundations, floor, and aprons; reinforced c.m.u. walls; brick and/or metal panel veneer and cast stone details; doors and windows; standing seam metal roofing on structural steel and bar-joist framing; interior partitions, finishes and equipment, mechanical, electrical, plumbing, alarm, and fire protection systems. Site work shall include excavations and trenching, grading, installation of utilities, access drives, parking, site lighting, accessory structures, landscaping and seeding.

The new stations will need to accommodate / include the following:

- The new facility will require compliance with ADA/ABA accessibility standards.
- The new facility will require design strategies to mitigate harmful contaminants/materials from entering the general living quarters and provide appropriate spaces for decontamination procedures.
- Decontamination and storage areas to include residential and commercial laundries, small workbench area, turnout gear storage up to 36 sets, hose racks and hose dryer, deep sink and janitorial supplies storage.
- Energy efficiency: the proposed building should have a Site Energy Use Intensity (EUI) of 35 with a stretch goal of 25 or less.
- Enough parking to support shift change.
- Entry way with public restrooms.
- General living quarters that include, at minimum, a day room (with space for recliners), kitchen, and central dining.
- Training room and/or conference room that accommodates a minimum of fifteen (15) in a classroom setting.
- Staff office(s) and a Watch/Reports room.
- Individual bunk rooms and restroom/showers to accommodate up to twelve (12) at Station 26 and eight (8) at Station 102 personnel.
- A physical fitness room suitable for at least six (6) users at the same time.

Special emphasis will be placed on firefighter mental health through enhanced access to daylight and natural site features.

TYPE OF CONSTRUCTION

In the course of the design, the Owner anticipates the selected Design Firm will provide two basic design options for each facility. In conjunction with the Design Firm, the CMAR, will also provide a value analysis for each of these options as part of preconstruction services. These options should include an evaluation of immediate construction costs, construction timeline, as well as long-term maintenance and operational costs, based on the type of construction. The Design Firm / CMAR will present these options to the Owner and its partners along with the Design Firm / CMAR's preferred/recommended option. The

Owner and its partners will make the final selection before the Design Firm will move forward with the final design of the facility.

PROJECT REQUIREMENTS:

The construction manager shall be required to:

1. Attend all related project meetings and public presentations.
2. Review the design drawings and construction documents and provide constructability reviews.
3. Review soils analysis to become familiar with current conditions and the adequacy of the site for construction of the proposed facility.
4. Prepare construction schedule and cost estimates and present them to Colerain Township.
5. Upon approval of the construction cost estimate and schedule, coordinate value engineering and assist in development of final contract documents and program specifications for all architectural and engineering.
6. Submit final approved documents for site and building permit approval.
7. Coordinate any revisions required for site and building permit approval.
8. Conduct and review the contractor bid process, to include pre-bid meetings.
9. Answer questions of contractors, and prepare any addenda to contract documents, during the bidding period.
10. Evaluate bids received and contractor bonding criteria, and contract negotiations.
11. Provide construction administration and inspection including full-time on-site representation during construction activity, and the facilities required for on-site, field presence during the construction phase.
12. Assist the owner in coordinating move in and furniture set-up.
13. Manage waste dumpsters and portable toilet facilities.
14. Manage the review of change orders, shop drawings, payment approval requests, etc.
15. The professional services for this project shall be under the Standard AIA A133 – 2019 Agreement, and Supplemental Conditions as agreed between the Service Provider and Colerain Township.

PROJECT SCHEDULE

The Owner has executed the contract for design services, with the selected emersion DESIGN, LLC. The Owner will select a general contractor who will participate in the design process and construct the fire

station, using the Construction Management at Risk (CMAR) process. The Owner anticipates execution of the CMAR contract, with the selected General Contractor, no later than November 8, 2022.

It is expected that the design will be at a point where the CMAR will submit a Guaranteed Maximum Price (GMP) proposal for the construction of the Sites by March 29, 2023 and the Facilities by June 30, 2023. If Owner accepts the GMP, Owner anticipates execution of the contract for a construction start as early as March 1, 2023. The target date for substantial completion of both Facilities is December 19, 2024.

PROJECT BUDGET

The total maximum budget for both facilities design services, construction, and additional Township soft costs is \$9,600,000, and Davis Bacon Prevailing Wage Rates will apply to this project.

OWNER PROJECT TEAM

The General Contractor will hold contracts with Colerain Township, Ohio. Contract approval will be required by the Colerain Township Board of Trustees. All firms shall communicate directly with Geoff Milz, Township Administrator for Colerain Township, throughout the RFQ process. The project team includes the Owner, selected Design Firm, the CMAR, and other partners.

TIMELINE

- | | |
|---|--|
| 1. Township Trustees RFQ Approval: | August 9, 2022 |
| 2. RFQ Release: | August 10, 2022 |
| 3. Mandatory pre-bid meeting: | August 22, 2022: 10am: 4200 Springdale Rd |
| 4. Deadline for written question submissions: | August 26, 2022: 4pm |
| 5. Owner issues responses via RFQ addendum: | September 2, 2022 |
| 6. RFQ Submission Deadline: | September 9, 2022, 12:00 p.m. (local time) |
| 7. Release of RFP to three finalist: | September 27, 2022 |
| 8. Deadline for written question submissions: | October 7, 2022: 4pm |
| 9. Owner issues responses via RFP addendum: | October 14, 2022 |
| 10. RFP Submission Deadline: | October 21, 2022, 12:00 p.m. (local time) |
| 11. Interview of three finalists: | Week of October 24, 2022 |
| 12. Projected Township approval: | November 8, 2022 |
| 13. Projected Contract Commencement: | November 9, 2022 |

The Township will not be responsible for proposals that are received after the 12:00 p.m. deadline on September 9, 2022.

SELECTION AND AWARD OF GENERAL CONTRACTOR CONTRACT

The Owner's team will identify three "Finalists" from the RFQ process that will continue with the procurement process. The finalists will be determined by the Owner's Evaluation Committee.

Criteria for evaluation of Design/Build Qualifications:

General Contractor competence to perform required services and in terms of experience,	40 Points
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workload, and availability

Past Performance/Similar Project Experience with Fire Stations, High Performance, and Healthy Buildings	25 Points
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Project Approach	25 Points
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Ability to Follow RFQ Directions	5 Points
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Meeting requirements for bonding capacity	5 Points
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Total: 100 Points

The Colerain Township Trustees must still approve a vendor before the process is completed. The Trustees reserve the right to reject any and all responses to the scope of services.

NOTIFICATION

The three Finalist will receive written notification on or about September 22, 2022 from the Owner that they have been selected to proceed with the Request for Proposal (RFP), which they then will be sent on September 22, 2022.

Following the submission of the RFQ, each Respondent is responsible for promptly notifying the Owner of any changes in the information in its submitted response throughout the selection process. Failure to inform the Owner within 24-hours of the occurrence of a change may result in the removal from consideration for the project.

Any changes to the responding entity after it has submitted its qualifications may result in removal from consideration for the Project. Any additions, deletions, or substitutions to Respondent's team after it has submitted its qualifications, will require a showing of good cause and must be clearly identified in written notice to Owner.

INSTRUCTIONS FOR PREPARING GENERAL CONTRACTOR STATEMENT OF QUALIFICATIONS

1. Prepare and submit six (6) original printed sets of the Statement of Qualifications, as described herein.
2. Submit one (1) electronic copy on a flash drive.
3. Each submittal shall be identical and include a transmittal letter.
4. Submittals must be printed on standard (8.5"x11" or folded 11"x17") paper.
5. The pages of the Qualifications must be numbered.
6. A Table of Contents, with corresponding tabs, must be included to identify each section.
7. Each response to this RFQ shall be prepared simply and economically, providing straightforward, concise delineation of respondent's capabilities.
8. Emphasis must be on completeness, relevance, and clarity of content.

STATEMENT OF QUALIFICATIONS

Statement of Qualifications must be categorized and numbered as outlined below, and responsive to all requested information.

- 1) Cover Letter
- 2) General Contractor Experience and qualifications.
 - a) Demonstrate compliance with ALL required qualifications based upon criteria provided under “SELECTION AND AWARD OF GENERAL CONTRACTOR CONTRACT”.
 - b) Project Team Organizational Chart: Present an organizational chart that depicts the structure of the management hierarchy of the General Contracting firm, as well as the role of each individual proposed.
 - i) Include key team member resumes
 - c) Provide a list of a completed within the last eight-years of similar type, scope and budget.
 - i) If any of the proposed team members participated; describe their roles.
 - ii) Provide references with email and telephone contact information for:
 - a. Owner
 - b. Local Building Official
 - iii) Provide project details (include photo)
 - a. Building area
 - b. Height
 - c. Location
 - d. Number of stories / bays
 - e. Materials
 - f. Original construction budget vs. actual construction costs
 - g. Original construction schedule vs. actual
 - d) Provide a current project list through December 2024.
 - e) Provide a statement of experience with Colerain Township:
 - i) The respondent’s team should provide any past experience interfacing with the Owner and all related departments of local government that have a role in the project’s successful outcome.
 - ii) Experience, competency, capability, and capacity to complete a project of similar size, scope, and complexity as described in the Project Description outlined in this RFQ, using the CMAR process.
 - iii) Experience and training of key personnel to competently manage and complete the construction of the project.
 - iv) Capacity to obtain all required payment and performance bonding, and liability insurance.
 - f) Provide:
 - i) All open and unresolved litigation and disputes history.
 - ii) Information concerning the debarment, disqualification, or removal of the General Contractor or a team member from a federal, state, or local government public works project.
 - iii) Information concerning the bankruptcy or receivership of the General Contractor.
 - iv) The United States Occupational Safety and Health Administration total recordable case incident rate (TCIR), and days away, restricted or transferred case incident rate (DART) for the General Contractor, and the average United States Occupational Safety and Health

Administration TCIR and DART rates for the industrial classification of the General Contractor.

- v) Information regarding any prior serious, repeat, willful, or criminal violation of the Federal Occupational Safety and Health Act of 1970 and any equivalent violation under a state plan authorized under Section 18 of the federal act that has become a final order.

- g) Describe experience using the Construction Manager at Risk form of construction delivery.

3) Project Approach

- a) Detail how the team will manage the process and project to ensure budget and schedule compliance.
 - i) Include an approach statement addressing managerial resources and management plan for this project.
 - ii) Detail the team's quality assurance and quality control process.
 - iii) Detail the team's dispute resolution process.

DELIVERABLES

Six (6) original sets and electronic copy must be sealed in an opaque envelope or box and the words "Construction Management Services for Colerain Township's Fire Station 26 and 102 RFQ Response" must be clearly indicated on the outside of all of the envelopes and/or boxes.

Qualifications must be physically received by the Owner prior to the deadline indicated in the Schedule of RFQ Events at the exact address below. No email or facsimile submissions will be accepted.

Colerain Township

4200 Springdale Road
Colerain Twp, Ohio 45251
Attn: Geoff Milz, Township Administrator

All expenses for preparing and submitting responses are the sole cost of the party submitting the response. The Owner is not obligated to any party to reimburse such expenses. All submittals upon receipt become the property of the Owner. Labeling information provided in submittals "proprietary" or "confidential", or any other Designation of restricted use will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the submitted documents will remain confidential until final award.

The Owner intends to procure a General Contractor for this project. The Owner reserves the right to:

- 1) Terminate this process at any point without cause.
- 2) Reject any and all submittals, and/or to not proceed with an RFP or Contract award.
- 3) Waive irregularities in the RFQ responses, in the Owner's sole discretion.

SUBMISSION OF QUESTION AND REQUESTS FOR CLARIFICATIONS

Questions about any aspect of this RFQ, or the project, shall be submitted in writing to: Geoff Milz, Township Administrator, e-mail: gmilz@colerain.org; the deadlines for submission of questions relating to the RFQ are indicated in the Schedule of RFQ Events.

The Owner reserves the right to request clarification or additional information from any Respondent. Specific questions may be addressed to any Respondent and the Owner's Evaluation Committee may consider further elaboration by the Respondent of any information previously submitted.

TERMS AND CONDITIONS

Colerain Township reserves the right to reject any or all proposals, to award contracts in whole or in part, to further negotiate proposals in whole or in part, or to waive any informalities or irregularities in the submitted proposals.

The response to this Request for Qualifications is entirely voluntary. The Request for Qualifications does not commit the Colerain Township to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure or contract for services or supplies.

Colerain Township may reject any or all responses that do not meet the requirements of the Request for Qualifications in any respect. Responses which contain false or misleading statements, or which provide references that do not support an attribute or condition contended by the Vendor, may be rejected. If, in the opinion of Colerain Township, information was supplied that is intended to mislead Colerain Township, in its evaluation of the proposal and the attribute, condition, or capability, the proposal will be rejected.

Colerain Township reserves the right to expand or reduce the work subject to negotiating with the successful contract. Colerain Township reserves the right to choose a company from the responses or to further interview companies after proposals are submitted. The Township also reserves the right to divide the work between two firms for independent work on each fire station if workload issues are present.

Attachment: Evaluation Form
 Sample AIA 133-2019 Contract

COLERAIN TOWNSHIP

FIRE STATIONS 26 & 102

Construction Management Co. _____

Name of Evaluator _____

Criteria	Rating		Weight**		Score
1. Firm & Individual Qualifications - Firm's no. of years in business - Firm's background & experience on similar projects - Experience of firm's current personnel on similar projects - Qualifications of personnel assigned to this project		x	(10)	=	
		x	(15)	=	
		x	(20)	=	
		x	(20)	=	
2. Cost Estimating Accuracy		X	(25)	=	
3. Capacity to Perform Work - Availability to meet schedule - Firm's equipment & facilities		x	(20)	=	
		x	(10)	=	
4. References - Quality of Construction - Ability to Control Budget - Meeting schedules & deadlines - Controlling costs/meeting budgets - Communication/cooperation		X	(20)	=	
		X	(20)	=	
		X	(20)	=	
		X	(25)	=	
		X	(20)	=	
5. Overall Past Performance for this or other Public Authorities		X	(15)	=	
			Total Score	=	

0-5 = Poor, 6-10 = Average, 11-15 = Excellent, 16-20 = Superior

ADMINISTRATION

Department: Board of Trustees

Department Director: Dan Unger

Strategic Plan
Goal:

Motion to Construct Fire Station 102 and Pay for Construction with Existing Funds and No Bonds

Trustee Unger requested this motion be placed on the agenda.

Rationale:

Trustee Unger has requested that this item be placed on the agenda in order to mitigate the need to issue bonds for the construction of fire stations.

ADMINISTRATION

Department: Board of Trustees

Department Director: Dan Unger

Strategic Plan
Goal:

Motion to Construct Fire Station 26 and Pay for Construction with Existing Funds and No Bonds
Trustee Unger requested this motion be placed on the agenda.

Rationale:

Trustee Unger has requested that this item be placed on the agenda in order to mitigate the need to issue bonds for the construction of fire stations.

ADMINISTRATION

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

Resolution to Sell Bonds for the Construction of Fire Station 26 and 102

Recommend ADOPTION of the Resolution.

Rationale:

At the last Board of Trustees meeting, staff was directed to develop documents to initiate the proceedings to sell bonds to finance the construction of Fire Station 26 and Fire Station 102. The attached resolution is the first step in the this process. The Township anticipates selling \$12M in bonds that would be repayable over 30 years.

FISCAL OFFICER’S CERTIFICATE

To: The Board of Township Trustees of Colerain Township, Hamilton County, Ohio

As fiscal officer of Colerain Township, Hamilton County, Ohio (the “Township”), I certify in connection with your proposed issuance of General Obligation Fire Station Bonds, Series 2022 in the maximum principal amount of \$12,000,000 (the “Bonds”), for the purpose of financing the construction of two fire stations within the Township (the “Improvements”), together with permissible costs of issuance, that:

1. The estimated life or period of usefulness of each component of the Improvements is at least five years.
2. The estimated maximum maturity of the Bonds, calculated in accordance with Section 133.19 and 133.20 of the Revised Code, is thirty (30) years.

Dated: September ____, 2022

Fiscal Officer
Colerain Township, Hamilton County, Ohio

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 27th day of September, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Ulrich, Mr. Unger, and Mr. Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE BY THE TOWNSHIP OF COLERAIN, HAMILTON COUNTY, OHIO OF UP TO \$12,000,000 IN THE AGGREGATE PRINCIPAL AMOUNT OF BONDS FOR THE PURPOSE OF PAYING THE COSTS OF THE CONSTRUCTION AND ACQUISITION OF TWO (2) TOWNSHIP FIREHOUSES, INCLUDING DESIGN AND OTHER RELATED COSTS, TOGETHER WITH ALL NECESSARY AND RELATED APPURTENANCES THERETO AND AUTHORIZING VARIOUS RELATED DOCUMENTS AND INSTRUMENTS, INCLUDING A BOND PURCHASE AGREEMENT, A BOND REGISTRAR AGREEMENT, AND A CONTINUING DISCLOSURE AGREEMENT, EACH AS DEFINED AND DESCRIBED HEREIN.

WHEREAS, the Board of Trustees of Colerain Township, Ohio (the “Board”) hereby determines that it is a lawful township purpose for Colerain Township, Hamilton County, Ohio (the “Township”), and the Township has a need, to construct, acquire and equip two (2) firehouses, one of which shall be located on Generation Drive and the other of which shall be located in the Township’s Groesbeck neighborhood, each for the purpose of providing fire protection services within the Township (collectively such firehouses hereinafter referred to as the “Project”); and

WHEREAS, Section 505.37(D) of the Ohio Revised Code authorizes a board of township trustees to acquire fire equipment and property, construct any buildings necessary to house fire equipment, and issue securities to advance such purposes; and

WHEREAS, this Board now desires to issue bonds of the Township, pursuant to Section 505.37(D) of the Ohio Revised Code to finance all or a portion of the costs of acquiring, constructing, equipping and improving the Project; and

WHEREAS, the Board hereby finds and determines that all formal actions relating to the adoption of this Resolution were taken in an open meeting of this Board, and that all the deliberations of this Board, and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code; and

WHEREAS, the Colerain Township Fiscal Officer (the “Fiscal Officer”) has certified to the maximum maturity of the bonds proposed to be issued to be not to exceed thirty (30) years;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, that:

SECTION 1. DEFINITIONS AND INTERPRETATION. In addition to the words and terms elsewhere defined in this Resolution, unless the context clearly indicates another or different meaning, as used herein, the following terms shall have the following meanings:

“Bond Proceedings” means this Resolution and the Certificate of Award.

“Bond Purchase Agreement” means the Bond Purchase Agreement between the Township and the Underwriter, as authorized in accordance with Section 5 of this Resolution.

“Bond Register” means all books and records necessary for the registration, exchange and transfer of Bonds as provided in Section 8 of this Resolution.

“Bond Registrar” means a bank or trust company authorized to do business in the State of Ohio and designated by the Fiscal Officer in the Certificate of Award pursuant to Section 6 as the initial authenticating agent, Bond registrar, transfer agent and paying agent for the Bonds under the Bond Registrar Agreement and until a successor Bond Registrar shall have become such pursuant to the provisions of the Bond Registrar Agreement and, thereafter, “Bond Registrar” shall mean the successor Bond Registrar.

“Bond Registrar Agreement” means the Bond Registrar Agreement between the Township, and the Bond Registrar, as authorized in accordance with Section 5 of this Resolution.

“Bond Retirement Fund” means the bond retirement fund of the Township.

“Bonds” means the Township’s General Obligation Fire Station Bonds, Series 2022, or such other designation as may be given to the Bonds in the Certificate of Award, issued pursuant to the authority granted and the terms established in this Resolution.

“Certificate of Award” means the certificate executed by the Fiscal Officer in connection with the issuance and sale of the Bonds which contains the terms set out in Section 6 of this Resolution.

“Continuing Disclosure Certificate” means the certificate authorized by Section 9 of this Resolution, and which, together with the agreements of the Township set forth in that subsection, shall constitute the continuing disclosure agreement (the “Continuing Disclosure Agreement”) made by the Township for the benefit of the holders and beneficial owners of the Bonds in accordance with the Rule.

“Earliest Optional Redemption Date” means the date, if any, specified as the earliest optional redemption date for the Bonds in the Certificate of Award.

“EMMA” means the MSRB’s electronic Municipal Market Access system.

“Fiscal Officer” means the Fiscal Officer of the Township or his or her designee.

“Interest Payment Date” means a date on which interest owing on the Bonds is due, as determined in accordance with the Certificate of Award.

“Mandatory Redemption Dates” means, as to any of the Bonds which are Term Bonds, the date specified in the Certificate of Award as the dates on which such Term Bonds are to be redeemed through the application of Mandatory Sinking Fund Redemption Requirements.

“Mandatory Sinking Fund Redemption Requirement” means the amount of the principal of the Bonds that is required to be paid, plus interest accrued to the redemption date, on any Mandatory Redemption Date.

“Minimum Authorized Denomination” means Five Thousand Dollars (\$5,000).

“Optional Redemption Prices” means, the redemption prices (expressed as percentages of the principal amount), if any, at which the Township may elect to redeem Bonds other than by mandatory redemption through application of Mandatory Sinking Fund Redemption Requirements.

“Principal Retirement Dates” means the dates on which the Bonds are to be retired (whether at their stated maturity or on Mandatory Redemption Dates), as specified pursuant to this Resolution in the Certificate of Award.

“Principal Retirement Schedule” means the schedule of the principal amount of the Bonds to be retired on the Principal Retirement Dates in accordance with their stated maturities or to be redeemed by mandatory redemption on the Mandatory Redemption Dates, as specified pursuant to this Resolution in the Certificate of Award.

“Project” shall have the meaning given to such term in the recitals to this Resolution.

“Rule” means Rule 15c2-12 prescribed by the SEC pursuant to the Securities Exchange Act of 1934.

“SEC” means the Securities and Exchange Commission.

“Term Bonds” means Bonds maturing on a Term Maturity Date, the principal of which is subject to payment by mandatory redemption prior to stated maturity through the application of Mandatory Sinking Fund Installments.

“Term Maturity Date” means as to any Bonds, such date or dates on which Bonds which are Term Bonds, if any, mature at their stated maturities, as specified pursuant to this Resolution in the Certificate of Award.

“Underwriter” means the Underwriter identified in the Certificate of Award.

SECTION 2. AUTHORIZATION AND PURPOSE; USE OF PROCEEDS; INTEREST RATES. It is hereby declared necessary to issue Bonds of the Township in the aggregate principal amount of not to exceed \$12,000,000 (the “Bonds”) for the purpose of constructing and acquiring the Project.

The aggregate principal amount of the Bonds shall not exceed the maximum aggregate principal amount specified in this Section 2 and shall be an amount determined by the Fiscal Officer in the Certificate of Award to be the aggregate principal amount that is required to be issued at this time for the purpose stated in this Section 2, taking into account the costs of the Project, the estimates of the financing costs, costs of issuance and the interest rate on the Bonds.

The Bonds shall be issued in one lot and only as fully registered Bonds. The Bonds may be issued in the Minimum Authorized Denomination or any integral multiple thereof, but in no case as to a particular maturity date exceeding the principal amount maturing on that date. The Bonds shall be dated as specified in the Certificate of Award. The Bonds shall bear interest at the rate(s) specified in the Certificate of Award (computed on the basis of a 360-day year, comprised of 12 months of 30 days each), payable semiannually on the dates specified in the Certificate of Award, until the principal amount has been paid or provided for. The Bonds shall bear interest from the most recent date to which interest has been paid or provided for or, if no interest has been paid or provided for, from their date.

SECTION 3. REDEMPTION. The Bonds shall be subject to redemption prior to stated maturity as follows:

(a) Mandatory Sinking Fund Redemption. If any of the Bonds are issued as Term Bonds, the Term Bonds shall be subject to mandatory sinking fund redemption and be redeemed pursuant to Mandatory Sinking Fund Redemption Requirements, at a redemption price of 100 percent of the principal amount redeemed, plus interest accrued to the redemption date, on the Mandatory Redemption Dates.

The aggregate of the moneys to be deposited with the Bond Registrar for payment of principal of and interest on any Term Bonds shall include amounts sufficient to redeem on the Mandatory Redemption Dates the principal amount of Term Bonds payable on those dates pursuant to the Mandatory Sinking Fund Redemption Requirements (less the amount of any credit as provided below).

The Township shall have the option to deliver to the Bond Registrar for cancellation Term Bonds in any aggregate principal amount and to receive a credit against the then current Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation) of the Township for any Term Bonds. That option shall be exercised by the Township on or before the forty-fifth day preceding the applicable Mandatory Redemption Date, by furnishing the Bond Registrar a certificate, signed by the Fiscal Officer, setting forth the extent of the credit to be applied with respect to the then current Mandatory Sinking Fund Redemption Requirement. If the certificate is not timely furnished to the Bond Registrar, the Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation) shall not be reduced. A credit against the then current Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation) also shall be received by the Township for any Term Bonds which prior thereto have been redeemed (other than through the operation of the Mandatory Sinking Fund Redemption Requirements) or purchased for cancellation and canceled by the Bond Registrar, to the extent not applied theretofore as a credit against any mandatory redemption obligation.

Each Term Bond so delivered, or previously redeemed, or purchased and canceled, shall be credited by the Bond Registrar at 100 percent of the principal amount thereof against the then current Mandatory Sinking Fund Redemption Requirement (and corresponding mandatory redemption obligation). Any excess of that amount over the then current Mandatory Sinking Fund Redemption Requirement shall be credited against subsequent Mandatory Sinking Fund Redemption Requirements (and corresponding mandatory redemption obligations) in the order directed by the Fiscal Officer.

(b) Optional Redemption. The Bonds shall be subject to redemption prior to maturity by and at the option of the Township, in whole at any time, or in part on any Interest Payment Date, on the dates and for the prices specified in the Certificate of Award; provided, however, that the Fiscal Officer may determine in the Certificate of Award that it is in the best interest of the Township that the Bonds not be subject to redemption prior to maturity.

The Bonds shall be redeemed pursuant to this paragraph (b) only upon written notice from the Fiscal Officer to the Bond Registrar, given upon the direction of the Board of Trustees of the Township by passage of a resolution. That notice shall specify the redemption date and the principal amount of each maturity of Bonds to be redeemed, and shall be given at least 45 days prior to the redemption date or such shorter period as shall be acceptable to the Bond Registrar. In the event that notice of redemption shall have been given by the Bond Registrar to the registered owners as hereinafter provided, there shall be deposited with the Bond Registrar on or prior to the redemption date, funds which, in addition to any other moneys available therefor and held by the Bond Registrar, will be sufficient to redeem at the redemption price thereof, plus interest accrued to the redemption date, all of the redeemable Bonds for which notice of redemption has been given.

(c) Partial Redemption. If fewer than all of the outstanding Bonds are called for redemption at one time, they may be called in any order of their maturities, as determined by the Fiscal Officer, and if fewer than all Bonds of a single maturity are to be redeemed, the selection of Bonds to be redeemed, or portions thereof in amounts of \$5,000 or any integral multiple thereof, shall be made by lot by the Bond Registrar in any manner which the Bond Registrar may determine. In the case of a partial redemption of Bonds by lot when Bonds of denominations greater than \$5,000 are then outstanding, each \$5,000 unit of principal thereof shall be treated as though it were a separate Bond of the denomination of \$5,000. If it is determined that one or more, but not all of the \$5,000 units of principal represented by a Bond are to be called for redemption, then upon notice of redemption of a \$5,000 unit or units, the registered owner of that Bond shall surrender the Bond to the Bond Registrar (i) for payment of the redemption price of the \$5,000 unit or units called for redemption (including, without limitation, the interest accrued to the date fixed for redemption and any premium), and (ii) for issuance, without charge to the registered owner thereof, of a new Bond or Bonds of any authorized denominations or denominations in an aggregate principal amount equal to the unmatured and unredeemed portion of, and bearing interest at the same rate and maturing on the same date as, the Bond surrendered.

(d) Notice of Redemption. The notice of the call for redemption of Bonds shall identify (i) by designation, letters, numbers or other distinguishing marks, the Bonds or portions thereof to be redeemed, (ii) the redemption price to be paid, (iii) the date fixed for redemption, and (iv) the place or places where the amounts due upon redemption are payable. The notice shall be given by the Bond Registrar on behalf of the Township by mailing a copy of the redemption notice by first class mail, postage prepaid, at least 30 days prior to the date fixed for

redemption, to the registered owner of each Bond subject to redemption in whole or in part at the registered owner's address shown on the register maintained by the Bond Registrar at the close of business on the 15th day preceding that mailing. Failure to receive notice by mail or any defect in that notice regarding any Bond, however, shall not affect the validity of the proceedings for the redemption of any Bonds. Notwithstanding anything to the contrary contained herein, the notice may state (i) that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption, with the Bond Registrar no later than the date fixed for redemption, or (ii) that the Township retains the right to rescind such notice on or prior to the date fixed for redemption (in either case, a "Conditional Redemption"), and such notice and optional redemption shall be of no effect if such moneys are not deposited or if the notice is rescinded in writing, and disseminated to each holder of the Bonds called for redemption in accordance with the procedures set forth in this Section, no later than seven (7) days prior to the date fixed for redemption.

(e) Payment of Redeemed Bonds. Notice having been mailed in the manner provided in the preceding paragraph of this Resolution, the Bonds and portions thereof called for redemption shall become due and payable on the redemption date, and, upon presentation and surrender thereof at the place or places specified in that notice, shall be paid at the redemption price, plus interest accrued to the redemption date. If moneys for the redemption of all of the Bonds and portions thereof to be redeemed, together with interest accrued thereon to the redemption date, are held by the Bond Registrar on the redemption date, so as to be available therefor on that date and, if notice of redemption has been deposited in the mail as aforesaid, then from and after the redemption date those Bonds and portions thereof called for redemption shall cease to bear interest and no longer shall be considered to be outstanding. If those moneys shall not be so available on the redemption date, or that notice shall not have been deposited in the mail as aforesaid, those Bonds and portions thereof shall continue to bear interest, until they are paid, at the same rate as they would have borne had they not been called for redemption. All moneys held by the Bond Registrar for the redemption of particular Bonds shall be held in trust for the account of the registered owners thereof and shall be paid to them, respectively, upon presentation and surrender of those Bonds.

SECTION 4. OPTIONAL REDEMPTION. The Bonds shall contain a summary statement of the purpose for which they are issued and shall state that they are issued pursuant to this Resolution; shall be executed by at least two members of this Board of Trustees and by the Fiscal Officer, one or both of whose signatures may be a facsimile signature; shall be issued only in fully registered form; and shall be registered as to both principal and interest at the corporate trust office of the Bond Registrar. The Bonds shall be issued in the denominations and numbers as requested by the Underwriter and approved by the Fiscal Officer, and shall be numbered as determined by the Fiscal Officer. The principal of the Bonds shall be payable upon presentation and surrender to the Bond Registrar. Interest on any Bond shall be paid on each Interest Payment Date by check or draft mailed to the Underwriter or, if requested by the Underwriter, by wire transfer. The principal and interest on the Bonds is payable in lawful money of the United States of America without deduction for the services of the Bond Registrar.

No Bond shall be valid or become obligatory for any purpose unless and until an authentication certificate appearing on the Bond shall have been duly endorsed by the Bond Registrar.

Any Bond, upon surrender thereof at the principal corporate trust office of the Bond Registrar, together with an assignment duly executed by the holder thereof or its duly authorized attorney in such form as shall be satisfactory to the Bond Registrar, at the option of the holder thereof, may be exchanged for Bonds of any authorized denomination or denominations in an aggregate principal amount not exceeding the principal amount of the Bond so exchanged, and bearing interest at the same rate and maturing on the same date.

In all cases in which Bonds shall be exchanged, the Township shall execute and the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of this Resolution. The Township and Bond Registrar may make a charge for every such exchange of Bonds sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to such exchange, and the Bond Registrar may require that such charge or charges shall be paid before any such new Bond shall be delivered. Anything herein to the contrary notwithstanding, no exchange of Bonds shall be required to be made (i) between the tenth day preceding the mailing of notice of redemption of Bonds and the date of that mailing, or (ii) with respect to any Bond selected for redemption, in whole or in part.

SECTION 5. PURCHASE AND SALE OF BONDS; APPLICATION OF PROCEEDS; BOOK ENTRY PROVISIONS. The Bonds shall be awarded and sold to the Underwriter, in accordance with law, the provisions of this Resolution and the Underwriter's offer to purchase the Bonds at the purchase price specified in the Certificate of Award (the "Purchase Price").

The Township Administrator and/or the Fiscal Officer shall also sign and deliver, in the name and on behalf of the Township, a Bond Purchase Agreement between the Township and the Underwriter, in form and substance satisfactory to the Fiscal Officer, providing for the sale to, and the purchase by, the Underwriter. The Bond Purchase Agreement is approved in the form approved by the Fiscal Officer on behalf of the Township, all of which shall be conclusively evidenced by the signing of the Bond Purchase Agreement or amendments thereto.

Each member of this Board, the Township Administrator, and the Fiscal Officer, as appropriate, are each authorized and directed to sign any transcript certificates, financial statements and other documents, agreements, representations and instruments, and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Resolution. The Fiscal Officer, in accordance with his determination of the best interests of and financial advantages to the Township and conditions then existing in the financial market, all consistently with the provisions of this Resolution, shall establish the terms of the Bonds to be specified in the Certificate of Award in accordance with the terms set out in Section 6 of this Resolution, shall sign the Certificate of Award evidencing the sale of the Bonds, cause the Bonds to be prepared, and have the Bonds signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Bonds, to the Underwriter upon payment of the Purchase Price. The Board hereby authorizes and ratifies the engagement of Frost Brown Todd LLC, Cincinnati, Ohio, to serve as bond counsel in connection with the issuance and sale of the Bonds.

The proceeds from the sale of the Bonds, except the premium or accrued interest thereon, shall be paid into the proper fund or funds and used for the purposes for which the Bonds are being issued under the provisions of this Resolution and may be used to pay those certain costs of

issuance set forth in Section 133.15(B) of the Ohio Revised Code; any such costs also may be paid out of any other lawfully available moneys of the Township and any such costs which are future financing costs may be paid from the same sources from which the principal of and interest on the Bonds are paid. Premium or accrued interest on the Bonds shall be paid into the Bond Retirement Fund.

SECTION 6. The Fiscal Officer is hereby authorized to determine and specify in the Certificate of Award the following terms and provisions with respect to the Bonds:

- 1) the aggregate principal amount, provided that such amount shall not exceed the aggregate principal amount of \$12,000,000;
 - 2) the interest rates on the Bonds, provided that the true interest cost shall not exceed 6.00%;
 - 3) the Purchase Price, provided that the amount thereof (excluding any portion thereof representing accrued interest on the Bonds from their date to the date of their delivery) shall be not less than ninety-seven percent (97%) of the aggregate principal amount of the Bonds;
 - 4) the date of the Bonds;
 - 5) the Interest Payment Dates, provided that the Interest Payment Dates shall occur semiannually;
 - 6) the Principal Retirement Dates, the Term Maturity Dates, and the Mandatory Redemption Dates;
 - 7) the Principal Retirement Schedule (including the Mandatory Sinking Fund Redemption Requirements), consistent with the maximum maturity certified to this Board of Trustees by the Fiscal Officer for the purpose specified in Section 2 of this Resolution and the requirements of Sections 133.20 and 505.37 of the Ohio Revised Code;
 - 8) the Earliest Optional Redemption Date, if any;
 - 9) the Optional Redemption Prices;
 - 10) the financial institution designated to serve as Bond Registrar for the Bonds;
- and
- 11) the firm designated to serve as Underwriter for the Bonds.

SECTION 7. SECURITY AND SOURCES OF PAYMENT. For the purpose of providing the necessary funds to pay the interest on the foregoing issue of Bonds promptly when and as the same falls due, and also to provide a fund sufficient to pay the principal of the Bonds when due, there shall be and is hereby levied on all taxable property in the Township, in addition to all other taxes, a direct tax annually during the period the Bonds are outstanding in an amount sufficient to provide funds to pay the interest upon the Bonds as and when the same fall due, and also to provide a fund for the payment of the principal of the Bonds when due. Said tax shall be

within the ten-mill limit provided by law, and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner and at the same time that taxes for general purposes for each of said years are certified, extended and collected. Said tax shall be placed before and in preference to all other items and for the full amount thereof. The funds derived from the tax levy hereby required shall be placed in a separate and distinct fund, which, together with the interest collected on the same (other than such interest as may be required to be rebated to the federal government), shall be irrevocably pledged for the payment of the principal of and interest on the Bonds when and as the same fall due; provided, however, that in each year to the extent that other revenues are available from other sources for the payment of the Bonds and are appropriated for such purpose, the amount of such direct tax upon all of the taxable property in the Township shall be reduced by the amount of such other revenues so available and appropriated.

SECTION 8. REGISTRATION; TRANSFER AND EXCHANGE.

(a) Bond Register. So long as any of the Bonds remain outstanding, the Township will cause the Bond Registrar to maintain and keep the Bond Register at its designated corporate trust office. The person in whose name a Bond is registered on the Bond Register shall be regarded as the absolute owner of that Bond for all purposes of the Bond Proceedings. Payment of or on account of the principal of and interest and any premium on any Bond shall be made only to or upon the order of that person; neither the Township nor the Bond Registrar shall be affected by any notice to the contrary, but the registration may be changed as provided in this Section. All such payments shall be valid and effectual to satisfy and discharge the Township's liability upon the Bond, including interest, to the extent of the amount or amounts so paid.

(b) Transfer and Exchange. Any Bond may be exchanged for Bonds of any Authorized Denomination upon presentation and surrender at the designated corporate trust office of the Bond Registrar, together with a request for exchange signed by the registered owner or by a person legally empowered to do so in a form satisfactory to the Bond Registrar. A Bond may be transferred only on the Bond Register upon presentation and surrender of the Bond at the designated corporate trust office of the Bond Registrar together with an assignment signed by the registered owner or by a person legally empowered to do so in a form satisfactory to the Bond Registrar. Upon exchange or transfer the Bond Registrar shall complete, authenticate and deliver a new Bond or Bonds of any Authorized Denomination or Denominations requested by the owner equal in the aggregate to the unmaturing principal amount of the Bond surrendered and bearing interest at the same rate and maturing on the same date.

If manual signatures on behalf of the Township are required, the Bond Registrar shall undertake the exchange or transfer of Bonds only after the new Bonds are signed by the authorized officers of the Township. In all cases of Bonds exchanged or transferred, the Township shall sign and the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of the Bond Proceedings. The exchange or transfer shall be without charge to the owner, except that the Township and Bond Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The Township or the Bond Registrar may require that those charges, if any, be paid before the procedure is begun for the exchange or transfer. All Bonds issued and authenticated upon any exchange or transfer shall be valid obligations of the Township, evidencing the same debt, and entitled to the same security and benefit under the Bond Proceedings as the Bonds surrendered upon that exchange or transfer. Neither the

Township nor the Bond Registrar shall be required to make any exchange or transfer of (i) Bonds then subject to call for redemption between the 15th day preceding the mailing of notice of Bonds to be redeemed and the date of that mailing, or (ii) any Bond selected for redemption, in whole or in part.

(c) Book Entry System. Notwithstanding any other provisions of this Resolution, if the Fiscal Officer determines in the Certificate of Award that it is in the best interest of and financially advantageous to the Township, the Bonds may be issued in book entry form in accordance with the following provisions of this Section.

The Bonds may be issued to a Depository for use in a book entry system and, if and so long as a book entry system is utilized, (i) the Bonds may be issued in the form of a single, fully registered Bond and registered in the name of the Depository or its nominee, as registered owner, and immobilized in the custody of the Depository or its designated agent which may be the Bond Registrar; (ii) the book entry interest owners of Bonds in book entry form shall not have any right to receive Bonds in the form of physical securities or certificates; (iii) ownership of book entry interests in Bonds in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its participants, and transfers of the ownership of book entry interests shall be made only by book entry by the Depository and its participants; and (iv) the Bonds as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the Township.

If any Depository determines not to continue to act as a Depository for the Bonds for use in a book entry system, the Fiscal Officer may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Fiscal Officer does not or is unable to do so, the Fiscal Officer, after making provision for notification of the book entry interest owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Bonds from the Depository, and shall cause Bond certificates in registered form and Authorized Denominations to be authenticated by the Bond Registrar and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of Township action or inaction, of those persons requesting such issuance.

The Fiscal Officer and the Township Administrator, or either of them, are hereby authorized and directed, to the extent necessary or required, to enter into any agreements, in the name and on behalf of the Township, that the Fiscal Officer or the Township Administrator determine to be necessary in connection with a book entry system for the Bonds.

SECTION 9. OFFICIAL STATEMENT; CONTINUING DISCLOSURE.

(a) Any member of this Board, the Township Administrator, and the Fiscal Officer, or any one of them, are authorized and directed to cooperate with the Underwriter in the issuance of the Bonds, including, but not limited to providing such information and certificates as may be necessary to enable the Underwriter to complete a preliminary official statement, official statement, or any supplements thereto, or other document to be provided to prospective purchasers of the Bonds, to deliver such instruments and certifications as the Underwriter and its counsel may reasonably require relating to the use of the proceeds of the Bonds and the construction of the Project and to join in the Bond Purchase Agreement.

(b) For the benefit of the holders and beneficial owners from time to time of the Bonds, the Township agrees, as an obligated person with respect to the Bonds under the Rule, to provide or cause to be provided such financial information and operating data, audited financial statements and notices, in such manner, as may be required for purposes of paragraph (d)(2) of the Rule. The Township further agrees, in particular, to provide or cause to be provided to the extent required by the Rule:

(i) To any person upon request, or at least annually to be posted to EMMA, financial information and operating data regarding the Township that is customarily prepared by the Township and is publicly available; and

(ii) to the MSRB through EMMA, in a timely manner, notice of any Specified Event if that Event is material.

In order to further describe and specify certain terms of the Township's Continuing Disclosure Agreement made for purposes of the Rule in and pursuant to this Resolution and to be formed, collectively, by this subsection (c) and the Continuing Disclosure Certificate, the Fiscal Officer or the Township Administrator is authorized and directed to complete, sign and deliver the Continuing Disclosure Certificate, in the name and on behalf of the Township. The Continuing Disclosure Certificate is approved, together with any changes or amendments that are not inconsistent with this Resolution and not substantially adverse to the Township and that are approved by the Fiscal Officer or the Township Administrator on behalf of the Township, all of which shall be conclusively evidenced by the signing of the Continuing Disclosure Certificate.

The Fiscal Officer and the Township Administrator are further authorized and directed to establish procedures in order to ensure compliance by the Township with its Continuing Disclosure Agreement, including timely provision of information and notices as described above. Prior to making any filing in accordance with clause (ii) above or providing notice of the occurrence of any other events, the Fiscal Officer shall consult with and obtain legal advice from, as appropriate, bond or other qualified independent special counsel selected by the Township. The Fiscal Officer, acting in the name and on behalf of the Township, shall be entitled to rely upon any such legal advice in determining whether a filing should be made.

The Township reserves the right to amend its Continuing Disclosure Agreement, and to obtain the waiver of noncompliance with any provision of the Continuing Disclosure Agreement, as may be necessary or appropriate to achieve its compliance with any applicable federal securities law or rule, to cure any ambiguity, inconsistency or formal defect or omission, and to address any change in circumstances arising from a change in legal requirements, change in law, or change in the identity, nature, or status of the Township, or type of business conducted by the Township. Any such amendment or waiver will not be effective unless the Continuing Disclosure Agreement (as amended or taking into account such waiver) would have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any applicable amendments to or official interpretations of the Rule, as well as any change in circumstances, and until the Township shall have received: either (i) a written opinion of bond or other qualified independent special counsel selected by the Township that the amendment or waiver would not materially impair the interests of holders or beneficial owners of the Bonds or (ii) the written consent to the amendment or waiver of the holders of at least a majority of the principal amount of the Bonds then outstanding.

The Township's Continuing Disclosure Agreement shall be solely for the benefit of the Underwriter and the holders and beneficial owners from time to time of the Bonds. The exclusive remedy for any breach of the Continuing Disclosure Agreement by the Township shall be limited, to the extent permitted by law, to a right of holders and beneficial owners to institute and maintain, or to cause to be instituted and maintained, such proceedings as may be authorized at law or in equity to obtain the specific performance by the Township of its obligations under the Continuing Disclosure Agreement. Any individual holder or beneficial owner may institute and maintain, or cause to be instituted and maintained, such proceedings to require the Township to provide or cause to be provided a pertinent filing if such a filing is due and has not been made. Any such proceedings to require the Township to perform any other obligation under the Continuing Disclosure Agreement (including any proceedings that contest the sufficiency of any pertinent filing) shall be instituted and maintained only by a trustee appointed by the holders and beneficial owners of not less than 25% in principal amount of the Bonds then outstanding or by holders and beneficial owners of not less than 10% in principal amount of the Bonds then outstanding in accordance with Section 133.25(B)(4)(b) or (C)(1) of the Ohio Revised Code, as applicable (or any like or comparable successor provisions).

The performance by the Township of its Continuing Disclosure Agreement shall be subject to the annual appropriation of any funds that may be necessary to perform it.

The Township's Continuing Disclosure Agreement shall remain in effect only for such period that the Bonds are outstanding in accordance with their terms and the Township remains an obligated person with respect to the Bonds within the meaning of the Rule.

SECTION 10. FEDERAL TAX CONSIDERATIONS. The Township covenants that it will use, and will restrict the use and investment of the proceeds of the Bonds in such manner and to such extent as may be necessary so that (a) the Bonds will not (i) constitute private activity bonds, arbitrage bonds or hedge bonds under Sections 141, 148 or 149 of the Internal Revenue Code of 1986, as amended (the "Code") or (ii) be treated other than as bonds to which Section 103(a) of the Code applies, and (b) the interest on the Bonds will not be treated as an item of tax preference under Section 57 of the Code.

The Township further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Bonds to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Bonds to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Fiscal Officer, as the fiscal officer, the Township Administrator, or any other officer of the Township having responsibility for issuance of the Bonds is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the Township with respect to the Bonds as the Township is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections provided for in Section 148(f)(4)(C) of the Code or available under Section 148 of the Code, for

the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Bonds or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments, as determined by that officer, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the Township, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Bonds, and (c) to give one or more appropriate certificates of the Township, for inclusion in the transcript of proceedings for the Bonds, setting forth the reasonable expectations of the Township regarding the amount and use of all the proceeds of the Bonds, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Bonds.

SECTION 11. RATINGS AND BOND INSURANCE. If, in the judgment of the Fiscal Officer, the filing of an application for (i) a rating on the Bonds by one or more nationally recognized rating agencies, or (ii) a policy of insurance from a company or companies to better assure the payment of principal and interest on the Bonds, is in the best interest of and financially advantageous to the Township, the Board of Township Trustees authorizes and directs the Fiscal Officer to prepare and submit those applications and to provide to each such agency or company the information required for the purpose. This Board of Township Trustees hereby authorizes and approves the expenditure of the amounts necessary to secure such insurance and authorizes and directs the Fiscal Officer to provide for the payment of those amounts from any funds lawfully available that are appropriated for that purpose.

SECTION 12. DELIVERY TO COUNTY AUDITOR. The Fiscal Officer is hereby directed to forward a certified copy of this Resolution to the County Auditor.

SECTION 13. SATISFACTION OF CONDITIONS FOR BOND ISSUANCE. It is hereby determined that all acts, conditions and things necessary to be done precedent to and in and for the issuing of the Bonds in order to make them legal, valid and binding obligations of the Township have been performed in regular and due form as required by law; that the full faith and credit of the Township shall be and are hereby irrevocably pledged for the prompt payment of the principal and interest thereof at maturity; and that no limitation of indebtedness or taxation, either statutory or constitutional, will be exceeded in issuing the Bonds.

SECTION 14. OPEN MEETING REQUIREMENTS COMPLIANCE. This Board of Township Trustees determines that all formal actions of this Board of Township Trustees concerning and relating to the passage of this Resolution were passed in an open meeting of this Board of Township Trustees, and that all deliberations of this Board of Township Trustees and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 15. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

SECTION 16. EFFECTIVE DATE. This Resolution shall become effective at the earliest date permitted by law.

INTRODUCED by _____, SECONDED by _____, AND ADOPTED, at a duly convened meeting of the Board of Township Trustees, held on September 27, 2022 certified by the Fiscal Officer of the Board of Township Trustees of Colerain and filed and indexed as provided by law.

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2022

BOARD OF TRUSTEES:

Cathy Ulrich

Dan Unger

Matt Wahlert

ATTEST:

Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri
Colerain Township Law Director
Scott Sollmann
Assistant Law Director

FISCAL OFFICER'S CERTIFICATION

The undersigned, duly elected and acting Fiscal Officer of Colerain Township, Hamilton County, Ohio do hereby certify that this is a true and accurate copy of a resolution adopted by said Board and appearing upon the official records of that Board.

WITNESS my hand this ____ day of _____ 2022, in Colerain Township, Ohio.

Jeff Baker, Fiscal Officer
Colerain Township, Ohio

\$12 Million Fire House | Example Debt Financing Analysis

Period	Year	30 Year Amortization			
		Principal	Interest	Debt Service	Bond Balance
0	2022				12,000,000
1	2023	190,000	570,000	760,000	11,810,000
2	2024	200,000	560,975	760,975	11,610,000
3	2025	205,000	551,475	756,475	11,405,000
4	2026	215,000	541,738	756,738	11,190,000
5	2027	225,000	531,525	756,525	10,965,000
6	2028	235,000	520,838	755,838	10,730,000
7	2029	250,000	509,675	759,675	10,480,000
8	2030	260,000	497,800	757,800	10,220,000
9	2031	275,000	485,450	760,450	9,945,000
10	2032	285,000	472,388	757,388	9,660,000
11	2033	300,000	458,850	758,850	9,360,000
12	2034	315,000	444,600	759,600	9,045,000
13	2035	330,000	429,638	759,638	8,715,000
14	2036	345,000	413,963	758,963	8,370,000
15	2037	360,000	397,575	757,575	8,010,000
16	2038	380,000	380,475	760,475	7,630,000
17	2039	395,000	362,425	757,425	7,235,000
18	2040	415,000	343,663	758,663	6,820,000
19	2041	435,000	323,950	758,950	6,385,000
20	2042	455,000	303,288	758,288	5,930,000
21	2043	475,000	281,675	756,675	5,455,000
22	2044	500,000	259,113	759,113	4,955,000
23	2045	525,000	235,363	760,363	4,430,000
24	2046	550,000	210,425	760,425	3,880,000
25	2047	575,000	184,300	759,300	3,305,000
26	2048	600,000	156,988	756,988	2,705,000
27	2049	630,000	128,488	758,488	2,075,000
28	2050	660,000	98,563	758,563	1,415,000
29	2051	690,000	67,213	757,213	725,000
30	2052	725,000	34,438	759,438	0
Total		\$12,000,000	\$10,756,850	\$22,756,850	

ADMINISTRATION

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan
Goal:

Resolution Adopting Legislative Priorities

Recommend ADOPTION of the Resolution.

Rationale:

The Board of Trustees sets the strategic direction for all of the Township's core work. In order to facilitate particular initiatives for the 2023 Budget and Strategic Plan, it is important that the Trustees establish their legislative priorities.

These priorities were drafted based on feedback from prior Board of Trustees meetings, a community survey, and feedback at the most recent town hall.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio,
met in regular session at _____ p.m., on the _____ day of _____, 2022, at the Colerain
Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the
following members present:

Cathy Ulrich, Dan Unger, Matthew Wahlert

Trustee _____ introduced the following resolution and moved its
adoption:

RESOLUTION NO. _____

RESOLUTION ADOPTING 2023 LEGISLATIVE PRIORITIES

WHEREAS, the Board of Trustees sets the direction for the Township and establishes
goals to be achieved by the various departments; and;

WHEREAS, the Board of Trustees were gathered feedback from the community on the
necessary goals for 2023; and;

WHEREAS, these goals will be incorporated into the Township's 2023 Strategic Plan
and Budget; and;

WHEREAS, the various Departments and members of the community will work
collaboratively on different initiatives to advance the goals set by the Trustees.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain
Township, Hamilton County, Ohio, as follows:

1. The Board of Trustees formally adopted the below 2023 Legislative Priorities to be
incorporated as goals in the 2023 Strategic Plan and Budget Book:

1. Continue to Provide High Quality Safety Services
2. Improve the Look of the Township with a Focus on Beautification, Litter, & Dumping
3. Manage the Township's Finances Responsibly while Improving Policies and Processes
4. Continuously Improve the Operations of the Township
5. Invest in our critical infrastructure, facilities, staff, and other assets
6. Increase Focus on Economic Development & Township Prosperity; and

2. That it is hereby found and determined that all formal actions of this Board concerning and
relating to the passage of this Resolution were taken in an open meeting of this Board, and that
all deliberations of this Board and any of its committees that resulted in such formal action were
taken in meetings open to the public, in compliance with all legal requirements including
§121.22 of the Ohio Revised Code; and

3. That this Resolution shall be effective at the earliest date allowed by law.

4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this _____ day of _____, 2022.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this _____ day of _____, 2022.

Jeff Baker
Colerain Township Fiscal Officer

ADMINISTRATION

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #3: Improve the Look of the Township with a Focus on Litter and Dumping
Strategic Goal #5: Continue to Provide High Quality Safety Services

First Reading - Resolution Establishing Nuisance Property

No action is requested of the Board.

Rationale:

Certain properties in Colerain Township are likely to have a higher use of police and fire services for repeat responses on multiple types of violations, such as zoning, open burn, criminal, or code enforcement offenses.

This resolution would provide the Trustees with another tool to help rectify problematic addresses throughout the Township. The proposed fines in this resolution are progressive and increase starting with the fourth offense.

This resolution was modeled after similar nuisance resolutions adopted by other Limited-Home Rule Townships.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in a regular session at 7:00 p.m., on the _____ day of _____, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

**RESOLUTION ADOPTING COLERAIN TOWNSHIP NUISANCE PROPERTY
RESOLUTION**

WHEREAS, the Colerain Township Board of Trustees adopted a Limited Home Rule Government in accordance with the Ohio Revised Code Section 504.01(B)(1) by Resolution 27-10 duly adopted and approved on May 11, 2010; and

WHEREAS, Ohio Revised Code Section 504.04 grants to limited home rule townships the power to exercise all power of local self-government within the unincorporated area of the township, other than powers that are in conflict with general laws and subject to certain enumerated exceptions; and

WHEREAS, Nuisance Properties as defined in Exhibit “A” and attached hereto, become a danger to the public health, safety, morals, and welfare, are detrimental to the public good, constitute a public nuisance and have detrimental effect on the community; and

WHEREAS, the Colerain Township Nuisance Property Resolution attached hereto, incorporated herein by reference, and designated Exhibit “A” is promulgated to ameliorate the above described detrimental effects and address the need to abate public nuisances, as herein defined, and promote property owner and/or landlord responsibility for activities occurring upon their property and/or property within their control: nuisance properties;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That for the promotion of the public health, safety, morals, and welfare, the Board of Trustees approves the Colerain Township Nuisance Property Resolution attached hereto, incorporated herein by reference and designated as Exhibit “A”; and
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

3. That a certified copy of this Resolution be directed by the Fiscal Officer of Colerain Township, to the Hamilton County Recorder, and the Colerain Township Zoning Administrator.

4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./ Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this ____ day of _____, 2022.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Colerain Township Asst. Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this _____ day of _____, 2022.

Jeff Baker
Colerain Township Fiscal Officer

RESOLUTION NO. _____-22

COLERAIN TOWNSHIP NUISANCE PROPERTY RESOLUTION

Section A: DEFINITIONS

For the purposes of this resolution, the following terms used within are hereby defined.

Tenant - means a person entitled under a rental agreement to the use and occupancy of residential premises to the exclusion of others.

Landlord - means the owner, lessor, or sublessor of residential premises, the agent of the owner, lessor, or sublessor, or any person authorized by the owner, lessor, or sublessor to manage the premises or to receive rent from a tenant under a rental agreement.

Owner – the individual that possesses the title to the property.

Invitee – means a person who is permitted to be on the property by either a tenant, owner, or landlord.

Registered Agent – an officer, agent, or employee of the organization.

Organization - a corporation for profit or not for profit, partnership, limited partnership, joint venture, unincorporated nonprofit association, estate, trust, or other commercial or legal entity.

Police Officer – any Colerain Township Employee explicitly tasked and designated to perform law enforcement duties, including but not limited to Police Officers, Code Enforcement Officers, and other staff.

Public Nuisance - the following activities, occurring upon property within Colerain Township and engaged in by an owner, occupant, or invitee of the owner or occupant, are hereby declared to be Public Nuisances:

- (1) Any disorderly conduct, disturbance of the peace, noise or other similar violation under Colerain Township Resolutions, Hamilton County Resolutions, and/or statutes of the State of Ohio;
- (2) Any drug abuse violation under Colerain Township Resolutions, Hamilton County Resolutions, and/or statutes of the State of Ohio;
- (3) Any gambling violation under Colerain Township Resolutions, Hamilton County Resolutions, and/or statutes of the State of Ohio;
- (4) Any health, safety, or sanitation violations under Colerain Township Resolutions, Hamilton County Resolutions, and/or statutes of the State of Ohio;
- (5) Any obstruction of official business violations under Colerain Township Resolutions, Hamilton County Resolutions, and/or statutes of the State of Ohio;

- (6) Any alcohol violation under Colerain Township Resolutions, Hamilton County Resolutions, and/or statutes of the State of Ohio;
- (7) Any sex offense under Colerain Township Resolutions, Hamilton County Resolutions, and/or statutes of the State of Ohio, including but not limited to public indecency, solicitation, and prostitution;
- (8) Any offense against another person under Colerain Township Resolutions, Hamilton County Resolutions, and/or statutes of the State of Ohio, including but not limited to assault, battery, menacing, endangering children, and contributing to the unruliness and/or delinquency of a child;
- (9) Any offense against property under Colerain Township Resolutions, Hamilton County Resolutions, and/or statutes of the State of Ohio, including but not limited to criminal damaging, criminal mischief, burglary and arson;
- (10) Any theft violation under Colerain Township Resolutions, Hamilton County Resolutions, and/or statutes of the State of Ohio, including but not limited to theft and receiving stolen property;
- (11) Any fireworks violation under Colerain Township Resolutions, Hamilton County Resolutions, and/or statutes of the State of Ohio;
- (12) Any open burning or recreational fires in violation of Colerain Township Resolutions, Hamilton County Resolutions, and/or statutes of the State of Ohio;
- (13) Any activity engaged in by a person under eighteen years of age which would constitute a violation of an offense listed in this section if committed by an adult;
- (14) Any offense or violation of the Property Maintenance Code;
- (15) Any offense or violation of the Colerain Township Zoning Resolution.
- (16) Any offense or violation described in Chapter 505 of the Ohio Revised Code.
- (17) Any offense or violation of a Resolution approved by the Colerain Township Board of Trustees.

Section B: Notices and Orders

The Chief of Police of the Township, or designee(s), upon finding that any **three (3)** or more nuisance activities declared in Section A, have occurred upon property located within Colerain Township, within any **twelve (12)** consecutive month period, shall cause a written notice and order to be served on the owner and/or landlord of the property, declaring such property as a “nuisance property”. The notice and order shall set forth:

- (1) The nature of the nuisance(s);
- (2) The dates and times that the police have previously been called to the property;
- (3) That subsequent responses by the police to the property in question for the same nuisance will result in fines to the property owner/landlord;
- (4) The amount of fines to be assessed in the event of subsequent responses; and
- (5) That the property owner/landlord may avoid being charged costs of responses by taking steps to prevent any further nuisance activities as defined in this Resolution;

Notice and order shall be served on the property owner and/or landlord personally, or by certified mail and regular mail to the person's residence, regular place of business or last known address. If the certified and regular mail is returned undelivered, then a copy shall be posted in a conspicuous place in or on the person's residence, regular place of business, last known address or on the subject property. If, within twelve (12) consecutive months after a prior nuisance determination, the police respond to a fourth or successive nuisance activities on the property, the property owner and/or landlord will be assessed the civil fines as prescribed in Section C of this Resolution.

The Chief of Police or designee shall issue a home rule citation to the property owner or landlord of the property. Upon being declared a "nuisance property", any subsequent citations for a violation of this resolution may be issued pursuant to *R.C. §504.06*.

Section C: Penalties

A violation of this Resolution, whereby the police are responding to a fourth or more nuisance at the property, shall constitute an unclassified civil misdemeanor punishable by a civil fine as follows:

- (1) First Offense \$ 250.00
- (2) Second Offense \$ 500.00
- (3) Third Offense \$ 750.00
- (4) Fourth and Subsequent Offenses \$1,000.00

A violation of any Public Nuisance as defined above may be deemed a separate offense of this resolution. Each day's continuation of a violation of this resolution may be deemed a separate offense.

Section D: Affirmative Defenses

It shall be an affirmative defense of the property owner and/or landlord, and a bar to imposition of the fines set forth in Section 3, if the property owner and/or landlord demonstrates that:

- (1) He / She was not the owner of the property at the time of the occurrence of the prior nuisance activities; or
- (2) He / She, having received notice of the nuisance activity, promptly took reasonable and necessary action to abate each nuisance; or
- (3) He / She having received notice of the nuisance activity, evicted, ejected or removed from occupancy or possession of the property those persons causing the nuisance; or
- (4) He / She having received notice of the nuisance activity took action to reasonably secure the property from unwanted entry or trespass of the property.

Section E: Effective Date of Resolution

This Resolution shall be effective thirty (30) days from the date of adoption upon both First and Second Readings, and publication thereof.

Section F: Severability

Should any section or provision of this Resolution be declared by a court having jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

Section G: Repeal of Conflicting Resolutions

All Resolutions in conflict with this Resolution or inconsistent with the provisions of this Resolution, are hereby repealed, to the extent necessary to give this Resolution full force and effect.

ADMINISTRATION

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #1: Increase Focus on Economic Development and Township Prosperity

First Reading - Resolution Establishing Rental Registration

No action is requested of the Board.

Rationale:

A rental registration will provide the Township with important contact information for landlords, allowing the Township to have direct contact with those individual property owners should zoning or other issues arise. This program will help to protect the public health, safety, and welfare of the citizens of the incorporated area of Colerain Township and maintain a high quality of life for the citizens of the Township through the registration of landlords and establishments of rental unit standards in the Township which is necessary for the general health, safety, and welfare of the general public.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in a regular session at 7:00 p.m., on the ____ day of _____, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. ____-22

**RESOLUTION ADOPTING RENTAL REGISTRATION
AND RENTAL UNIT MAINTENANCE STANDARDS**

WHEREAS, Colerain Township constitutes a Limited Home Rule government in accordance with RC 504.01, vested with the powers, rights, and immunities granted therein; and

WHEREAS, the Board of Trustees desires to protect the public health, safety, and welfare of the citizens of the incorporated area of Colerain Township and maintain a high quality of life for the citizens of the Township through the registration of landlords and establishments of rental unit standards in the Township which is necessary for the general health, safety, and welfare of the general public.

BE IT FURTHER RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

SECTION 1: The Board of Trustees finds that the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

SECTION 2: This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 3: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code. This resolution shall take effect at the earliest period allowed by law.

SECTION 4: That the Colerain Township Board of Trustees and/or its designee(s) will review the below-referenced fee schedule within three years of the start of collecting any fees of the below-referenced Rental Unit Registration and then review such fee schedule at least every five years thereafter.

SECTION 5: That the Colerain Township Board of Trustees adopts and implements the following regulations they believe to be in the best interests of the Township and will improve the health, safety, aesthetics, and general welfare of the Township:

ARTICLE I. RENTAL UNIT REGISTRATION AND MAINTENANCE STANDARDS

Section 1: Definitions

- (A) Rental Unit**, is any dwelling unit or rooming unit as defined in this resolution for let or rented for one or more Individuals to reside in, held out to be let or rented as a residence, or resided in by any occupant other than the owner of record.
- (B) Dwelling Unit**, shall mean a single unit of one or more rooms providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation but not including a tent, cabin, hotel, motel recreational vehicle, or other temporary or transient structure or facility. A dwelling unit shall include a Modular Industrialized Unit but shall not include a Manufactured HUD Unit, a mobile home or recreational vehicle, camping equipment, or a manufactured home except for permanently sited manufactured homes that conform to the requirements for such uses.
- (C) Rooming Unit** is a single, self-contained unit providing independent living facilities for one or more individuals which contains living, sanitary, and sleeping areas only.
- (D) Apartment Community**, is any parcel containing one or more buildings, consisting in excess of 5 units.
- (E) Accessory Dwelling Unit** shall mean a separate living quarters within a single-family residence for the exclusive independent occupancy of no more than 2 persons who are related by blood, marriage, adoption or other legal relationship to the owner of the residence. The dwelling unit space shall contain no more than 3 habitable rooms such as living, sleeping or sitting activities in addition to bath and kitchen spaces. The dwelling unit space shall be accessible only from within the main quarters and not have a separate exterior entrance.

Section 2: Scope

- (A)** Owners and occupants of any rental unit located in Colerain Township shall be cognizant of and comply with the responsibilities of their positions as set forth in these regulations governing landlord registration and rental unit standards.

Section 3: Responsibilities

- (A)** The owner of the rental unit shall:
 - 1. maintain it, including the interior, exterior property areas, and exterior structure, in good repair and in a safe and sanitary condition;
 - 2. maintain in a clear and sanitary condition the shared public or common areas;
 - 3. provide all utilities, facilities, equipment, and services required by this resolution;

4. provide for the extermination of insects in an acceptable means not injurious to human health; and
5. comply with all regulations and rules of the Township to enforce and interpret this section to include but not limited to the Colerain Township Zoning Resolution, the Colerain Township Property Maintenance Code, and all other applicable Resolutions.

(B) The occupant of the rental unit shall:

1. keep the part of the rental unit and premises which he or she occupies, controls, or uses in a clean and sanitary condition;
2. dispose of all solid waste material in a clean and sanitary manner by placing it in the disposal facilities or containers provided, or to provide such facilities or containers for disposal of solid waste material when required by the owner;
3. keep all plumbing fixtures in a clean and sanitary condition and be responsible for the exercise of reasonable care in their proper use;
4. exercise reasonable care in the use of designated parts of the rental and premises which he or she occupies, controls, or uses, including all parts and equipment supplied; and
5. maintain in good and safe working order the equipment, appliances, and fixtures which he or she owns.

(C) The Colerain Township Zoning Inspector or his/her designee is charged with the enforcement of this home rule resolution including but not limited to, conducting inspections and issuing notices, orders and penalties and, in so doing, acts as the authorized representative of Colerain Township.

(D) Rental Unit Certificate

1. No owner of property nor any person, corporation or other business entity shall rent, lease or let any rental unit unless it holds an authorized Rental Unit Certificate issued by the Colerain Township Zoning Inspector which has not expired, or otherwise become null and void. Said conduct is unlawful and a violation of this resolution. The occupation of a premises by a person other than the titled owner combined with the fact that said owner lists a different address as his/her own in the records of the Office of the Hamilton County Auditor shall be prima facie evidence that the premises is a rental unit being rented, leased or let.
2. Rental Unit Certificate requests are processed in January and February of each calendar year.
3. From March 1 through December 31 of each calendar year, a provisional Rental Unit Certificate may be requested along with receipt of a completed application and payment of the fees set forth in this section. Said provisional Certificate shall not be Issued by the Colerain Township Zoning Inspector until the rental unit is found to be in compliance with the requirements of this Resolution. This can be verified by inspection or by the filing of a notarized statement of compliance by the property owner that is in a form acceptable to the Colerain Township Zoning Inspector.

4. All applications for a Rental Unit Certificate shall include a completed application form(s) as provided by Colerain Township Zoning Department and fee. No Certificate shall be issued unless the form is filled out entirely and the required fee described in Section (0)(6) is paid.
5. A Rental Unit Certificate or Provisional Certificate, if issued, is valid from the date it is issued through March 1 of the following calendar year, at which time an applicant must submit an application for either a renewed Rental Unit Certificate, if there are no changes in ownership or to the necessary information from the previously-issued certificate, or a new Rental Unit Certificate.
6. The fee for a Rental Unit Certificate application received between January 1 and March 1 of any calendar year is \$50 per rental unit. For a building containing in excess of 5 rental units, or an apartment community, the fee shall be \$150 plus \$15 per unit. All applications received between March 2 and December 31 of the current calendar year, are provisional and shall be charged a late fee of \$20 per rental unit or \$50 per each building containing an excess of 5 rental units or an apartment community.
7. The fees for a Rental Unit Certificate that are collected from applicants in accordance with this home rule resolution will be deposited into the Township Zoning Fund (2181). The funds in this account shall be used to pay for the expenses and costs associated with implementing and enforcing this home rule resolution, including, but not limited to, staff salaries and benefits, inspections, mailings, abatement and enforcement actions, and legal fees.
8. Upon the transfer of any rental unit, building containing a rental unit, or an apartment community, the new owner must update its information within thirty (30) days of the transfer being recorded with the Hamilton County Recorder. There is no additional fee to provide this update to the then-current certificate, which shall remain in effect as noted thereon. The owner must then submit a new application for a Rental Unit Certificate.

(E) Each rental unit shall, at a minimum, conform to the following standards:

1. Exterior areas shall be free of any accumulation of refuse and debris.
2. Windows shall not be cracked or broken or boarded and shall not admit moisture.
3. Exterior doors shall be free of holes and splits and shall be firmly secured with operable locking mechanism.
4. Interior premises shall be free of any accumulation of refuse and debris.
5. Interior premises shall be free of dampness or standing water that creates unsafe or unsanitary living conditions.
6. All toilets shall be in operable condition.
7. Any heating system in the rental unit shall be in operable condition.
8. Interior and exterior of the rental unit shall be free of insects, rodents, and other pests and their droppings.

(F) Inspections

1. Upon presentation of proper credentials, the Zoning Inspector and/or his or her

duly authorized agents or inspectors or the Fire Chief and/or his or her duly authorized agents or inspectors may enter at reasonable times, upon request of the property owner or property renter, or at such other times as may be necessary in an emergency, any dwelling, rental unit, building, structure or premises in Colerain Township to perform any duty imposed upon him or her by this or any other Home Rule Resolution or Fire Code, provided that permission to enter is obtained from the occupant, or in the case of unoccupied property, from the owner or his or her agent.

2. If such permission is refused or is otherwise unobtainable, a search warrant shall be obtained before such entry or inspection is made, except in the case of an existing emergency in which case entry may be made by the Fire Chief or his or her duly authorized agents or inspectors at any time and no search warrant is necessary. No person shall in any way obstruct, hinder, delay or otherwise interfere with such entrance under this section.

ARTICLE II PENALTIES, SEVERABILITY, AND EFFECTIVE DATE OF RESOLUTION

Section 1: Penalties

- (A) A violation of Article I, Section 3 (A), (B) and (E) of this resolution shall constitute an unclassified civil misdemeanor punishable by a civil fine as follows:
 1. First Offense -\$250.00
 2. Second Offense-\$500.00
 3. Third Offense -\$750.00
 4. Fourth and Subsequent Offenses -\$1000.00
- (B) A violation of any other portion of this resolution shall constitute an unclassified civil misdemeanor punishable by a civil fine as follows:
 1. First Offense -\$25.00
 2. Second Offense -\$50.00
 3. Third Offense -\$75.00
 4. Fourth and Subsequent Offenses -\$100.00

Section 2: Severability

If any paragraph, provision, or section of this Resolution is held to be invalid by the final decision of any court of competent jurisdiction, then that decision will not affect the validity of the remaining paragraphs, provisions, or sections of this Resolution. The Colerain Township Board of Trustees declares that it would have adopted this Resolution and each paragraph, provision, or section thereof despite the fact that one or more paragraphs, provisions, or sections would be declared invalid.

Section 3: Effective Date

This Resolution shall become effective January 1, 2023.

Mr./ Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this ____ day of _____, 2022.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Scott Sollmann (0081467)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Assistant Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 2022.

Jeff Baker
Colerain Township Fiscal Officer

CONSENT ITEMS

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

Contract - Zix - Network Diagramming- \$72 per year

Recommend approval of all consent items.

Rationale:

The attached agreement with Zix provides access to Microsoft Visio. This will allow the IT Director and members of the Fire Department access to network mapping functionality. This agreement is for \$360 per year. There are two agreements totaling five user licenses for the two departments.



Document No.: Q-92021-20220907-1238

Version #:Q-92021 - 1

55 Network Drive, 1st Floor
Burlington, MA 01803
Phone: (781) 933-6110

Bill to:

Colerain Township
4200 Springdale Rd
Cincinnati, OH 45251
US

Ship to:

Colerain Township
4200 Springdale Rd
Cincinnati, OH 45251-1419
US

Billing Contact Information

Name: Robert Shepherd
Phone: 513-923-5007
Email: rshepherd@colerain.org

Technical Contact Information

Name: Robert Shepherd
Phone: 513-923-5007
Email: rshepherd@colerain.org

☒ Issue Invoice☐ Initiate Credit Card Payment**Purchase Order No.:**

(If P.O. No. provided, please attach copy of P.O.)

Date: September 7, 2022
Expires On: October 7, 2022
Payment Terms: Net 30
Email Domains: colerain.org

Acct Exec.: Michael Salvatore
Order Type: Add On

Product	Qty / No. of Users	Term (mos.)	Sales Price	Extended Price
Visio Online Plan 1, Monthly	1	1	\$6.00	\$6.00
NCE				
			Total:	\$6.00

			Total:	\$6.00
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Do not pay, this is not an invoice

1 Payment Schedule:

First Year Total	\$6.00
Grand Total	\$6.00

2 Special Terms:

Year 1 payments for this order will be due monthly in equal amounts of \$6 for each 1-month service period, with the first monthly payment invoiced upon execution of this Services Agreement as described in Item 3, "Invoicing and Payment."

3 Invoicing & Payment:

ZixCorp Systems, Inc. ("Zix") may issue invoices or initiate credit card payments, if applicable, upon the execution of this Services Agreement, and the Customer agrees to pay all invoices in U.S. dollars within the number of days specified under 'Payment Terms' on page 1 of this Services Agreement. By signing below, the Customer is subscribing to the services indicated on the face of this Services Agreement for the service years indicated. Subscription fees are due for payment at the beginning of each subscription period, unless otherwise stated on the Services Agreement, with the initial subscription period beginning on the 30th day following the date of this Services Agreement or, if earlier on the date the installation is completed and/or the services are initiated and made available to the Customer. Installation and availability will occur and may be billed, on a service-by-service basis.

Zix provides bundled services, and it may reallocate pricing among services for tax purposes. This means that line items on your invoice may not match this Service Agreement or your purchase order, although the total price for our services will remain the same.

Secure Cloud terms: If you receive service through the Zix Secure Cloud, any license changes you make are subject to standard Secure Cloud pricing and administrative practices. You will be charged for the licenses purchased under this and other Service Agreements. Zix may offer Secure Cloud subscription service options at various subscription periods. By subscribing to any license for any Zix Secure Cloud service on a monthly subscription or Microsoft service in conjunction with subscriptions for licenses for any other services you expressly acknowledge and agree that all such subscriptions (including, without limitation, Microsoft Cloud Services) will be subject to automatic renewal at the end of the selected initial term without the requirement for any further notice or action. Each such subscription will automatically extend (as binding fixed-term commitments) for subsequent fixed periods matching the initial period selected by you for that service (each, a "renewal period") and no cancellation or refund will be available unless written notice is provided no less than thirty (30) days prior to the end of the current term by one party to the other of non-renewal. Such notice of non-renewal must be provided to Zix at customersuccess@zixcorp.com. The Subscription Services are generally billed at the start of each subscription period for the initial period and any renewal period. Customers will be billed the charges for the committed Subscription Services for each fixed renewal period, even if the Customer stops paying for or using the Subscription.

Carbonite services: If you subscribe for any Carbonite services comprised in the Services, including (without limitation) Carbonite Endpoint ("Carbonite Services") then you are subject to the terms set out here <https://www.carbonite.com/terms-of-use/carbonite-general-enterprise-terms-of-service>, as such may be amended from time to time ("Carbonite Terms"), which you agree to by your use of the Carbonite Services. In the event of any conflict between this Services Agreement and the Carbonite Terms, the Carbonite Terms shall prevail.

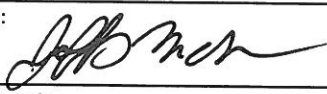
- 4 Taxes; F.O.B.** Upon presentation of invoices by Zix, the Customer agrees to pay any tariffs, duties, or taxes imposed or levied by any government or governmental agency, including without limitation, federal, state, and local sales, imposed use, value-added, and personal property taxes (other than franchise and income taxes imposed on Zix's net income). Products are sent F.O.B. shipping location.

- 5 SALES AND USE TAX - MARK (X) ONE OF THE FOLLOWING:** (if no box is checked, sales and use tax will be charged) Customer will be charged sales and use tax upon invoicing. For tax purposes only, the pricing and discounts outlined on the first page of this Services Agreement may be allocated to the various components of the Zix solution on the invoice. This is done for tax purposes only and does not change the pricing or payment terms of the Agreement.

A. ☐ Invoice sales tax to Customer.

B. ☒ The customer is a tax-exempt organization (please attach a state tax exemption certificate to the contract). The customer name on the certificate and the services agreement should be the same. No sales and use tax will be included on the invoice.

- 6** Other than as expressly set out in this Services Agreement, this Services Agreement and your use of the Services are governed by the terms and conditions as set forth at <https://zix.com/terms> (as such may be amended by Zix from time to time). Notwithstanding any terms to the contrary therein, if you subscribe for any Microsoft services you agree and acknowledge that your use thereof is strictly subject to the Microsoft service terms and operating guide which may be found here <https://www.microsoft.com/licensing/docs/customeragreement>, including a binding, non-refundable commitment for the fixed term selected.

ZixCorp Systems, Inc.	Colerain Township
By:	By: 
Printed:	Printed: Jeff Weckbach
Title:	Title: Administrator
Date:	Date: 9/13/22

Document No.: Q-92389-20220914-1209

Version #:Q-92389 - 1

55 Network Drive, 1st Floor
Burlington, MA 01803
Phone: (781) 933-6110

Bill to:

Colerain Township
4200 Springdale Rd
Cincinnati, OH 45251
US

Billing Contact Information

Name: Robert Shepherd
Phone: 513-923-5007
Email: rshepherd@colerain.org

☒ Issue Invoice☐ Initiate Credit Card Payment**Ship to:**

Colerain Township
4200 Springdale Rd
Cincinnati, OH 45251-1419
US

Technical Contact Information

Name: Robert Shepherd
Phone: 513-923-5007
Email: rshepherd@colerain.org

Purchase Order No.:

(If P.O. No. provided, please attach copy of P.O.)

Date: September 14, 2022
Expires On: October 14, 2022
Payment Terms: Net 30
Email Domains: colerain.org

Acct Exec.: Michael Salvatore
Order Type: Cross-sell & Upsell

Product	Qty / No. of Users	Term (mos.)	Sales Price	Extended Price
Visio Online Plan 1, Monthly	4	1	\$6.00	\$24.00
NCE				
Total:				\$24.00

Total: \$24.00

Do not pay, this is not an invoice

1 Payment Schedule:

First Year Total	\$24.00
Grand Total	\$24.00

2 Special Terms:

Year 1 payments for this order will be due monthly in equal amounts of \$24 for each 1-month service period, with the first monthly payment invoiced upon execution of this Services Agreement as described in Item 3, "Invoicing and Payment."

3 Invoicing & Payment:

ZixCorp Systems, Inc. ("Zix") may issue invoices or initiate credit card payments, if applicable, upon the execution of this Services Agreement, and the Customer agrees to pay all invoices in U.S. dollars within the number of days specified under 'Payment Terms' on page 1 of this Services Agreement. By signing below, the Customer is subscribing to the services indicated on the face of this Services Agreement for the service years indicated. Subscription fees are due for payment at the beginning of each subscription period, unless otherwise stated on the Services Agreement, with the initial subscription period beginning on the 30th day following the date of this Services Agreement or, if earlier on the date the installation is completed and/or the services are initiated and made available to the Customer. Installation and availability will occur and may be billed, on a service-by-service basis.

Zix provides bundled services, and it may reallocate pricing among services for tax purposes. This means that line items on your invoice may not match this Service Agreement or your purchase order, although the total price for our services will remain the same.

Secure Cloud terms: If you receive service through the Zix Secure Cloud, any license changes you make are subject to standard Secure Cloud pricing and administrative practices. You will be charged for the licenses purchased under this and other Service Agreements. Zix may offer Secure Cloud subscription service options at various subscription periods. By subscribing to any license for any Zix Secure Cloud service on a monthly subscription or Microsoft service in conjunction with subscriptions for licenses for any other services you expressly acknowledge and agree that all such subscriptions (including, without limitation, Microsoft Cloud Services) will be subject to automatic renewal at the end of the selected initial term without the requirement for any further notice or action. Each such subscription will automatically extend (as binding fixed-term commitments) for subsequent fixed periods matching the initial period selected by you for that service (each, a "renewal period") and no cancellation or refund will be available unless written notice is provided no less than thirty (30) days prior to the end of the current term by one party to the other of non-renewal. Such notice of non-renewal must be provided to Zix at customersuccess@zixcorp.com. The Subscription Services are generally billed at the start of each subscription period for the initial period and any renewal period. Customers will be billed the charges for the committed Subscription Services for each fixed renewal period, even if the Customer stops paying for or using the Subscription.

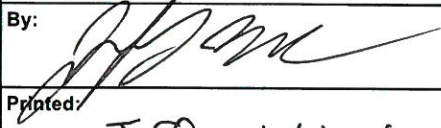
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ZixCorp Systems, Inc.		Colerain Township	
By:		By:	
Printed:		Printed:	Jeff Wedekbach
Title:		Title:	Administrator
Date:		Date:	9/15/22

CONSENT ITEMS

Department: Fire

Department Director: Allen Walls, Fire Chief

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

Donation Acceptance - Department of Fire and EMS - From Kevin and Kathy Rupp - \$990.00 (Kroger Gift Cards).
Recommend approval of all consent items.

Rationale:

Colerain Township Department of Fire and EMS is grateful for a \$990.00 donation from residents Kevin and Kathy Rupp in remembrance of September 11, 2001.



CONSENT ITEMS

Department: Police

Department Director: Ed Cordie

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

New Hire - Police Officer - Police Department - Michael Mondillo - \$35.10/hour

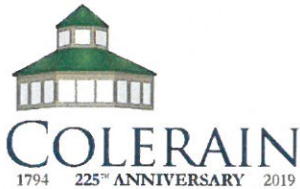
Recommend approval of all consent items.

Rationale:

The position of Police Officer was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Michael Mondillo.

Mike Mondillo came to Colerain Township as a lateral hire from the City of Woodlawn. Mike served the City of Woodlawn for over 9 years and held the rank of Sergeant.

The wage for this job is \$35.10 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on September 28, 2022.



NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

- ☐ New position - Date of Trustee Approval
☐ Reconfiguration of position - Date of Trustee Approval
☒ Replacement existing vacancy Date of Trustee Approval 9/27/2022

Job Code: 146 – Uniformed Police Officer Position Number: 4040 - Uniformed Police Officer

Status: ☒ Full Time ☒ Permanent ☐ FLSA Exempt ☒ CBA Position
☐ Part Time ☐ Temporary/Seasonal ☒ FLSA Non-Exempt ☐ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: Michael Mondillo

Hourly rate: \$35.10 Employee Supervisor: Lt. Dean Doerflein

Min/Max hours/week: 40

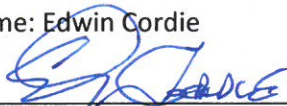
Proposed start date: 09/27/2022 Eligibility Date: 09/27/2022

Tentative schedule of hours: 40 hours per week

Does this position supervise staff? ☐ Yes ☒ No

Comments: NA

Department Head Name: Edwin Cordie

Signature: 
text.

Date: Click or tap here to enter

9/19/2022

TO BE COMPLETED BY THE TOWNSHIP ADMINISTRATOR

The Colerain Township Administrator conditionally approves this hire. This hire shall be fully effective after approval by the Board of Trustees at the next possible Trustee meeting. The employee will be required to serve a probationary period, as defined by the Township Policy Manual or Collective Bargaining Agreement.

For hiring purposes, the employees first eligible start date, pending completion of all necessary background checks, physicals, and drug tests is: 9/1/2022

Administrator Signature: _____

Date: _____

JOB POSTING INFORMATION – TO BE COMPLETED BY HUMAN RESOURCES

The Position was posted on the following locations:

☒ Township Website

☐ Internal Bulletin Board

☒ Social media

☒ Facebook

☐ LinkedIn

☐ Twitter

☐ Other

☐ Newspapers

☒ Other job boards

Hiring Process Timeline:

Date of initial posting: Ongoing Process

Date posting closed: Ongoing Process

Interview Committee: Sergeant Jamie Penley, Patrick Enneking, Ashley Johnson, William Hane, Kelley Hopewell

Interview dates: 7/15/2022

Number of applications: 160

Number of candidates interviewed: 112

CONSENT ITEMS

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #4: Manage the Township's Finances Responsibly While Improving Financial Policies and Processes

Donation Acceptance - Administration - COPFCU - \$100

Recommend approval of all consent items.

Rationale:

Colerain Township Administration is grateful for two \$50 gift card donations from COPFCU in support of the Township's Veterans Day Dinner event.