

Minutes

June 14, 2022

1. **Opening of Meeting**

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

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

Mr Milz recommended the board of trustees go into executive session in accordance with ORC section 121.22 (G)(1) to discuss the employment and compensation of public employees, including possible discipline, and also in accordance with ORC section 121.22 (G)(4) to discuss collective bargaining sessions with public employees concerning their compensation. Chief Denney and Assistant Chief Cordie will be joining the board in executive session.

Motion Mr Unger, Seconded Ms Ulrich

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

Executive session convened at 6:01pm.

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

All trustees and fiscal officer were present.

Mr Milz had nothing to report from executive session.

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

All recited the Pledge of Allegiance.

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

5. **Approval of Minutes**

Mr Baker recommended the approval of the minutes from the Regular Meeting on May 24th, 2022.

Motion Mr Unger, Seconded Ms Ulrich

All voted Yes. Minutes approved.

Mr Baker recommended the approval of the minutes from the Special Meeting on May 30th, 2022.

Motion Mr Unger, Seconded Ms Ulrich

All voted Yes. Minutes approved.



6. Presentations

a. Presentation by Guide Studio about Branding

Representatives of Guide Studio gave a presentation on the Township's branding initiative.

Brand Objectives:

Brings consistency to brand elements used by township departments

Conveys a consistent message and vision

Combats past perceptions

Acknowledges and furthers Township pride - something to rally around

Differentiates Colerain from surrounding communities

Aligns with the services and strengths of the township, reminds audiences of everything that the township offers

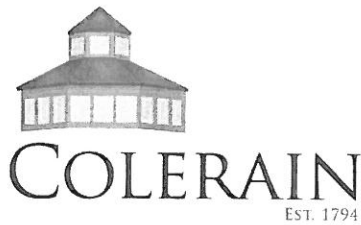
Colerain Positioning Statement

Colerain Township embraces diversity of people, landscape and experiences. Located minutes from a bustling urban center, residents can enjoy the city, the comfort and stability of a business-friendly suburban hub, with the tranquility of a natural, rural landscape just around the corner. These opportunities, paired with top-notch education choices and a welcoming, caring community, cultivates an environment where people put down roots and stay.

7. Citizens Address

Richard Bardach - I was here at the May 10th meeting and I presented some pictures regarding the work being done to correct the issue on 3484 Niagara St. The only issue left that I am aware of is the driveway which we now have bids on for the repairs. In addition, the property is scheduled for foreclosure. Asking for additional time to resolve issues before the demolition order.

Dan Wenstrup - I was here a month ago to discuss the property at 7954 Harrison Ave. We tried to explain the problems we were having issuing service to the gentleman who owned it. We do have two potential buyers and we now have a judgement and an order of sale. We are asking for a little more time before the demolition order.



Jim Berns - I spend a lot of time in Colerain Township and I love every bit of it. I want to thank our elected officials who make a tremendous sacrifice not only by campaigning but by coming to meetings like this and fulfilling your requirements to enhance our representative form of government. I shop, eat and play in Colerain Township and I especially want to thank the members of the police for keeping us safe. I have a fire hat here for the fire chief. I hear that some funding has become available to replace some old fire houses. I think it would enhance the ability of Colerain Township to attract professional, well-qualified people to work in the fire department. I'm especially thankful if it could be paid for with the current funding, rather than by selling bonds and borrowing money.

Andy Mazer - I am a precinct executive for the Hamilton County Republican Party here in Colerain Township Precinct R. I would also like to support the two fire houses basically for the safety of our citizens. I heavily support the building of two new fire houses.

Samica Simpson - My property is 3483 Niagara Street. I've had the home for 14 years. We had a fire, as you know, and have had issues with insurance. I am finally getting some money to fix up the home. I have recent photos showing the work being done. I'm asking for additional time to handle the remaining issues before the demolition order.

8. **Administrative Reports**

Mr Milz -

Mr Wahlert - The township received another state grant for Colerain Park?

Mr Milz - We have not. We have requested funds and are confident we will receive them, but we have not yet.

Mr Wahlert - Senior Community Center was addressed in the capital facilities plan. There's some discussion about maybe moving the facility.

Mr Milz - Yes, in the facilities master plan

Mr Wahlert - The hours for 321-COPS?

Mr Milz - The hours are Monday - Friday 24 hours, Saturday until 9:00, right Chief?

Chief Denney - The answer is you can always call 321-COPS.

Mr Wahlert - We recently had vandalism in the parks. Did the cameras catch anything?

Mr Weckbach - They did

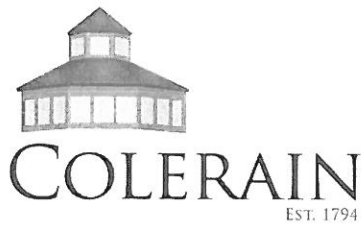
Mr Wahlert - We have a contract with Anthem for employee benefits. Is there a cost for administration?

Mr Milz - Yes.

Mr Wahlert - How much does each employee get for HSA?

Mr Milz - It depends on which elections they make.

Mr Weckbach - This month was another great month for the litter pickeruppers. The Northbrook clean up day really spiked the numbers. There were several Rumpke dumpsters full of trash. We are moving forward with summer events. When it comes to



park visitorship, we are down from last year.

Mr Wahlert - Benches at bus stops?

Mr Weckbach - Benches are finally fabricated and we are waiting on delivery.

Mr Wahlert - Do they all need concrete pads?

Mr Weckbach - They do. We're going to do those in house.

Chief Walls - To address the weather, following the storms last night and looking at weather conditions, we still have residents in the township without power. For the month of May we had 859 EMS incidents, 187 fire incidents, 32 responses into Springfield Township. 3 major fires. We had a 5:18 response time average for first arrival. 60% of the time we have a unit on the scene in less than 6 minutes. I thank the board for your consideration in replacing the two fire stations. And those here in attendance for supporting it.

Assistant Chief Cordie - For the month of May we responded to 4267 calls, that's about a 12% increase from May of 2021. On average 137 calls per day. That's a lot for about 6 officers per shift. We're on pace right now to have 44,000 calls for service. We responded to emergency calls in 2.1 minutes on average. We conducted 130 traffic stops, which resulted in 11 OVI arrests. We had 1 use of force and 0 pursuits. We had 114 physical arrests. Code enforcement officers handled 404 complaints, abated 19 properties and cited 12 properties to housing court.

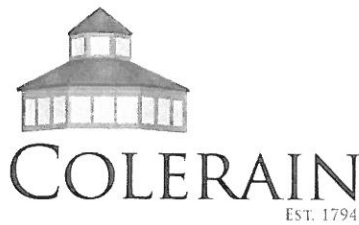
Mr Miller - It's a very busy time these days. I can't say enough good things about the staff. Jarrod Alig and Steven Springstein are doing a fabulous job with great customer service. In the last month Mr Alig has signed zoning certificates for 8 new single unit homes and 10 so far this month. There were 241 permits issued. There is a new restaurant going in at the old Five Guys and La Pinata. It's El Trompo. Sports Town is going into the Old Golden Coral. We got the news today that Colerain Bowl is closing.

9. Trustees' Report

Ms Ulrich - I'm sorry to see Colerain Bowl go. I wanted to give a shout out to Helen again. For those watching it is CERKL. You can see all the events on there. Rumpke's open house is this Saturday.

Mr Unger - Yes, the bowling alley. I've had our scout troop up there. Nobody wants to see it go away. I wish the family that owns that the best. We had a marvelous Memorial Day program on Memorial Day. I'd like to thank everyone who participated. I got a call from a lady who had a tree fall down in her yard. My tip is, on a nice sunny day, think about having a tree service come out and maintain your trees.

Mr Wahlert - Thank you so much for the cooperation with all the departments through all the heat emergency issues. The Colerain Bowl, the first call I got was from my mom



saying "Oh my God, you got to do something". It's definitely sad. Tomorrow I'll be on the solid waste board meeting. Summer means speed issues. Speed limits are there for a reason. The Memorial Day program was fantastic. You'll hear more about the 4th. We'll have a presentation next meeting from Pro Seniors.

10. New Business

Administration

- a. Motion Authorizing the Township Administrator to Execute a Contract and Related Documents with Anthem for Employee Benefits

Mr Milz recommends ADOPTION of the Motion.

Rationale: Annually, the Township will work with its health care broker, McGohen Brabender to review the employee benefits program and to negotiate a new plan for employee medical, dental, vision, and life insurance. Based on the review of the marketplace, staff is recommending Anthem as the provider for medical and vision services. Below is a breakdown of rate changes:

- ☐ Medical: flat rate, no increase or decrease
- ☐ Vision: flat rate, no increase or decrease

It is important that the Township take action on these items today, as open enrollment for employees will need to begin prior to the next Board of Trustee meeting in order to comply with federal guidelines.

A summary of benefits can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Ms Ulrich - I think the audience should know there's no cost inflation for this policy correct?

Mr Milz - Correct.

Mr Unger - I would like to acknowledge that I do purchase these benefits at the same rate as every other employee.

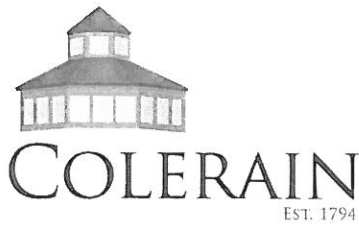
Mr Wahlert - I very much applaud the administration for making this move. The cost to you personally was a risk, to be a disrupter and to do something others weren't. I like the courage that you said no we're going to do something different. It's paid big dividends.

All voted Yes. Motion approved.

- b. Motion Authorizing the Township Administrator to Execute a Contract and Related Documents with Superior Dental Care for Employee Benefits

Mr Milz recommends ADOPTION of the Motion.

Rationale: Annually, the Township will work with its health care broker, McGohen



Brabender to review the employee benefits program and to negotiate a new plan for employee medical, dental, vision, and life insurance. Based on the review of the marketplace, staff is recommending Superior Dental Care as the provider for employee Dental services. This contract will result in a two-year rate lock that is 5.1% less than our current dental plan costs. It is important that the Township take action on these items today, as open enrollment for employees will need to begin prior to the next Board of Trustee meeting in order to comply with federal guidelines.

Motion Mr Unger, Seconded Ms Ulrich

No Discussion:

All voted Yes. Motion approved.

- c. Motion Authorizing the Township Administrator to Execute a Contract and Related Documents with the Standard for Employee Benefits

Mr Milz recommends ADOPTION of the Motion.

Rationale: Colerain Township currently contracts with Anthem for life insurance and accidental death/dismemberment coverage for employees. Staff evaluated the existing marketplace for these products and was able to obtain a quote from The Standard for a three-year rate lock for these products. The Standard is our current Township EAP and Long Term Disability Insurance provider for all full time employees.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - It seems that there was a term policy

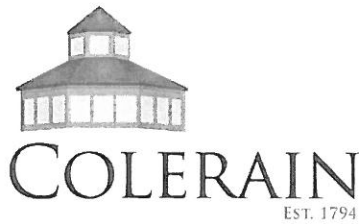
Mr Milz - All employees have the option, I think up to \$50,000 for free and an option to purchase more.

All voted Yes. Motion approved.

- d. Motion Authorizing Township Administrator to Enter into a Memorandum of Understanding with IAFF

Mr Milz recommends ADOPTION of the Motion.

Rationale: On June 16, 2021, the United States Congress adopted Senate Bill 475 - Juneteenth National Independence Day Act and on June 17, 2021, President Biden signed the Act into law. This Act established June 19th as a national holiday. Also, on June 17, 2021, Ohio's Governor, Mike DeWine, appointed and recommended Juneteenth, June 19th, as a state holiday. Township Policy 1.9 Paid Time Off Policy states that "Regular, full-time employees are eligible for Holidays as defined by the Ohio Revised Code" and also that "All employees covered by Collective Bargaining Agreements shall be eligible for holiday pay as spelled out in each respective agreement." Therefore, for the Township's non-union employees, Juneteenth is a Holiday by virtue of the Ohio Revised Code's acknowledgement of the day as a holiday. In order for the unionized employees to have this day as a holiday, their collective bargaining agreement must be amended. The attached Memorandum of



Understanding amends the collective bargaining agreement to allow for Juneteenth to be a holiday for them.

Memorandum of Understanding can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

No Discussion:

All voted Yes. Motion approved.

- e. Motion Authorizing Township Administrator to Enter into a Memorandum of Understanding with AFSCME

Mr Milz recommends ADOPTION of the Motion.

Rationale: On June 16, 2021, the United States Congress adopted Senate Bill 475 - Juneteenth National Independence Day Act and on June 17, 2021, President Biden signed the Act into law. This Act established June 19th as a national holiday. Also, on June 17, 2021, Ohio's Governor, Mike DeWine, appointed and recommended Juneteenth, June 19th, as a state holiday. Township Policy 1.9 Paid Time Off Policy states that "Regular, full-time employees are eligible for Holidays as defined by the Ohio Revised Code" and also that "All employees covered by Collective Bargaining Agreements shall be eligible for holiday pay as spelled out in each respective agreement." Therefore, for the Township's non-union employees, Juneteenth is a Holiday by virtue of the Ohio Revised Code's acknowledgement of the day as a holiday. In order for the unionized employees to have this day as a holiday, their collective bargaining agreement must be amended. The attached Memorandum of Understanding amends the collective bargaining agreement to allow for Juneteenth to be a holiday for them.

Memorandum of Understanding can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

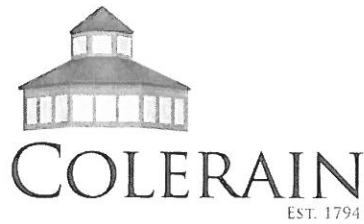
No discussion:

All voted Yes. Motion approved.

- f. Motion Authorizing Township Administrator to Enter into a Memorandum of Understanding with FOP (Gold and Blue)

Mr Milz recommends ADOPTION of the Motion.

Rationale: On June 16, 2021, the United States Congress adopted Senate Bill 475 - Juneteenth National Independence Day Act and on June 17, 2021, President Biden signed the Act into law. This Act established June 19th as a national holiday. Also, on June 17, 2021, Ohio's Governor, Mike DeWine, appointed and recommended



Juneteenth, June 19th, as a state holiday. Township Policy 1.9 Paid Time Off Policy states that "Regular, full-time employees are eligible for Holidays as defined by the Ohio Revised Code" and also that "All employees covered by Collective Bargaining Agreements shall be eligible for holiday pay as spelled out in each respective agreement." Therefore, for the Township's non-union employees, Juneteenth is a Holiday by virtue of the Ohio Revised Code's acknowledgement of the day as a holiday. In order for the unionized employees to have this day as a holiday, their collective bargaining agreement must be amended. The attached Memorandum of Understanding amends the collective bargaining agreement to allow for Juneteenth to be a holiday for them.

Memorandum of Understanding can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

No Discussion:

All voted Yes. Motion approved.

- g. Motion to Establish a Public Hearing on the 2023 Tentative Tax Budget on Tuesday, June 28, 2022 at 7pm

Mr McElravy recommends ADOPTION of the Motion.

Rationale: The first step in the 2023 budget process is the adoption of the tentative tax budget, which is an estimate of the resources that will be available for the 2023 budget. It is due to the county auditor on July 20, 2022. ORC 5705.30 requires that the Township hold a public hearing prior to adoption of the tentative tax budget. If the Board were to schedule a hearing for its next meeting, on June 28, 2022, it would provide ample time for staff to submit the tentative tax budget to the county auditor.

Motion Mr Unger, Seconded Ms Ulrich

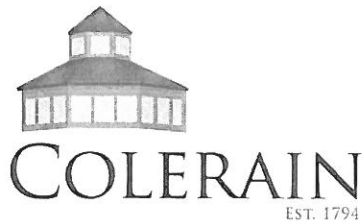
No discussion:

All voted Yes. Motion approved.

- h. Resolution Authorizing The Adoption Of Amended Appropriations For The Year 2022

Mr McElravy recommends ADOPTION of Resolution #56-22.

Rationale: This Resolution would increase appropriations for four funds - 2081 (Police), 2231 (Permissive Motor Vehicle License Tax), 2901 (TIF- Kroger), and 2903 (TIF- Colerain Towne Center). The increase in Fund 2081, by \$80,000, would allow the Police Department to purchase two all-terrain vehicles through a grant from Hamilton County Public Health, as contemplated in a series of items on this agenda. The increase in Fund 2231, by \$215,000, is for the road repavement program. The 2021 program came in under budget, and these savings would be applied to the cape sealing project for 2022. The increase in Fund 2901, by \$99,606.76, is to align the



management of the Fund with the bond documents. Those documents require that the Township remit the full amount collected to Kroger, which triggers an annual reamortization of the debt. The TIF is performing well and generating more revenue than necessary to meet the current amortization schedule, which likely means that the debt will be repaid earlier than originally anticipated. The increase in Fund 2903, by \$856,633.51, is to align the management of the Fund with the bond documents. Those documents require that the Township remit the full amount collected to Huntington National Bank, which serves as our trustee for the bonds. When the bonds are retired, the excess proceeds will be returned to the Township. This TIF is performing well, too, and is generating more revenue than is required for debt service. Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

i. Resolution Amending 2022 Strategic Plan and Budget

Mr McElravy recommends ADOPTION of Resolution #57-22.

Rationale: The Board is considering multiple items to allow the Township to accept an \$80,000 grant to further its efforts to reduce the harmful effects of opiates on the residents of the Township. In order to reach residents and visitors to the Township in new ways, the Police Department is seeking approval to accept this grant from Hamilton County Public Health. This Resolution amends the 2022 Strategic Plan and Budget to create a new capital project titled, "Police Department All-Terrain Vehicle Grant."

The Capital Project Summary can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

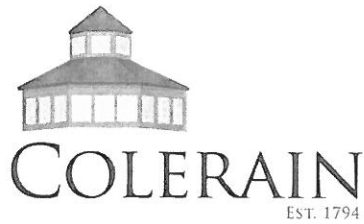
Resolution passed.

Public Safety

- a. Motion to Authorize the Township Administrator to Sign Purchase Agreement with Polaris Sales Inc.

Chief Cordie recommends ADOPTION of the Motion.

Rationale: The agreement with Polaris Sales Inc. is for the purchase of (2) all-terrain vehicles and accessories valued at \$67,048.00. The funds for this purchase were



donated by Hamilton County Public Health.
The item list can be found in the agenda packet on-line.
Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - For anyone interested, this is all listed in the agenda. Bill of Sale, options and total price.

Ms Ulrich - Can you explain to the public what this vehicle will be used for?

Chief Cordie - One thing is to continue the QRT program and take it to the next step. It will also be a supplement for the bike unit. There is areas of the parks that we'd like to be able to get in to that right now we can't.

All voted Yes. Motion approved.

b. Motion to Accept the Police Department Employee Hiring Incentive Program

Chief Denney recommends ADOPTION of the Motion.

The memorandum can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - It is hard getting and keeping police officers. Your heart has to be in it. For anyone considering employment with Colerain Township, you should know that this government body will fully support you.

Mr Wahlert - I concur. We expect excellence from you guys and you give us excellence.

All voted Yes. Motion approved.

c. Resolution Declaring a Junk Motor Vehicle

Chief Cordie recommends ADOPTION of Resolution #58-22.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2378 Lincoln Ave, Cincinnati, OH 45231 Unknown year, Black Dodge Caravan (OH) HYV-1648

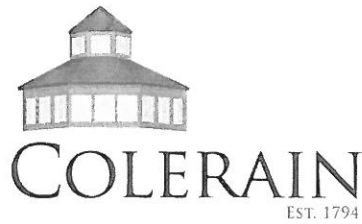
Motion Mr Unger, Seconded Ms Ulrich

No Discussion:

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

Resolution passed.

d. Resolution Declaring a Junk Motor Vehicle



Chief Cordie recommends ADOPTION of Resolution #59-22.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2387 Lincoln Ave., Cincinnati, OH 45239 Unknown year, Gold Toyota Avalon, (OH) JHJ-9957 1990, unknown color, Ford E350, (OH) PDK-5870

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

e. Resolution Declaring a Junk Motor Vehicle

Chief Cordie recommends ADOPTION of Resolution #60-22.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2805 Wheatfield Dr., Cincinnati, OH 45251 Unknown year, Silver Chevrolet Cavalier, (OH) HKC-2474 Unknown year, Dark Teal Chevrolet Cruze, (OH) N759513

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed

f. Resolution Declaring a Junk Motor Vehicle

Chief Cordie recommends ADOPTION of Resolution #61-22.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 3475 Springdale Rd. Cincinnati, OH 45251 1998 Red Dodge Ram, no plates Unknown year, Dark Teal, Chevrolet 3500, no plates

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

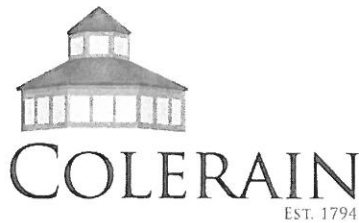
Resolution passed.

g. Resolution Declaring a Junk Motor Vehicle

Chief Cordie recommends ADOPTION of Resolution #62-22.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 3669 Poole Rd., Cincinnati, OH 45251 Unknown year, White Ford Interceptor, (OH) SVX-7071

Motion Mr Unger, Seconded Ms Ulrich



No discussion:

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

Resolution passed.

h. Resolution Declaring a Junk Motor Vehicle

Chief Cordie recommends ADOPTION of Resolution #63-22.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 8927 Cheviot Rd., Cincinnati, OH 45251 2004, Gray Toyota Rav 4, (OH) GDA-1266

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

i. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommends ADOPTION of Resolution #64-22.

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

2848 Brampton 510-0041-0438-00

2909 Greenbrook 510-0024-0216-00

3135 Niagara 510-0052-0394-00

All properties that are abated by the Township will have their property taxes assessed in order to reimburse the Township for the abatement services. This resolution and the Township's abatement process comport with the Ohio Revised Code for nuisance violations.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

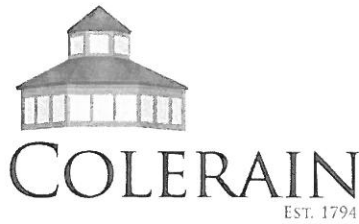
Resolution passed.

Public Services

- a. Motion Authorizing Township Administrator to Execute Contract with Current for \$99,000 for Rooftop Solar System

Mr Weckbach recommends ADOPTION of the Motion.

Rationale: The Township issued a Request for Proposals for Rooftop Solar in the amount of \$99,999 for 4300 Springdale Road. All respondents were required to



provide two kWh generation quotes for a price of \$99,999: 1 with battery backup and 1 without battery backup. Below is a list of the kWh generation quotes received: □
Current: 30,500 kWh/year: \$99,000 Staff analyzed the existing electric spend at 4300 Springdale Road against the potential electric generation. This lowest and best bid was from Current for 30,500 kWh per year. This would represent 29% of the total electric used at the Community Center and results in a reduction of \$8,000 per year. The return on investment for this product is estimated at 12 years, absent any inflation in electric rates. Given the 25 year warranty, this will result in a total savings of 13 years of electric which amounts to \$104,000 dollars. No vendors quoted to provide battery storage.

The complete estimate can be found in the agenda packet on-line.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - This is the third time this has come up, and as I regularly mention it, but I have looked through the contract and I have noticed a couple things. If we do this, 40% of it is due at approval of this contract. 30% when materials are on site. So we're 70% out of pocket before the first panel goes up. Looking at page 7 on the output, the December and January output is about 1000 kilowatt hours and October and March is about 2500 kilowatt hours. During cold weather temperature extremes we're not going to get a whole lot of output out of it.

We talked about making our senior center a place for disasters where folks could go and at that time I mentioned the purchase of a generator because a generator is viable power. Would this make it qualify as a FEMA building or would we still have to go out and get a generator?

Mr Weckbach - I'm not sure if it would qualify or not. We haven't necessarily filed the paperwork for that with the county.

Mr Unger - I'm more comfortable with a generator. I've talked to some of the larger businesses and none of them have installed solar panels. Does this cover a backflow preventer?

Mr Weckbach - Yes that's part of the system.

Mr Unger - If we would get a battery bank for this will that be technologically compatible with these 2022 solar panels?

Mr Weckbach - Technology could change, but I believe any vendor that does service these, we would be able to go out and purchase that.

Mr Wahlert - There's a 12 year breakeven point?

Mr Weckbach - That's assuming no changes in rates.

Mr Wahlert - That's based on the \$8,000 generated per year?

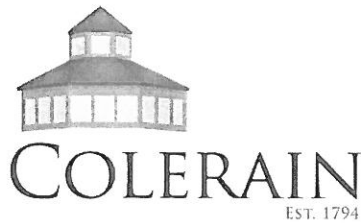
Mr Weckbach - That is based on the kilowatts generated over 8 years.

Mr Wahlert - If this were to pass, is there a way to do a generator as well?

Mr Weckbach - Yes, we can always do a generator.

Vote - Ms Ulrich - Yes, Mr Unger - No, Mr Wahlert - Yes.

Motion approved.



- b. Motion to Authorize Township Administrator to Execute Agreement with Silco for Security Camera Upgrades in Township Parks

Mr Weckbach recommends ADOPTION of the Motion.

Rationale: Colerain Township currently has a number of cameras throughout various parks. These cameras have reached the end of their useful life and are due for replacement. The attached contract with Silco will replace all of the existing cameras in Township Parks. This project was included in the 2022 Budget at an estimated price of \$25,000. The total cost of the project is \$21,873 and within the existing budget.

Estimates and terms & conditions can be found in the agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - Are these compatible with the wireless service we installed in the parks a couple of years ago?

Mr Weckbach - To the extent they're in the parks that have wifi, yes.

All voted Yes. Motion approved.

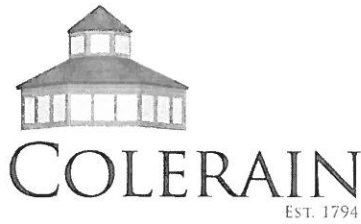
- c. Motion to Make a Donation to Summer Events Committee for 4th of July Fireworks for \$9,000

Staff seeks direction from the Board of Trustees.

Rationale: Staff received the attached request for donation from the Summer Events Committee. As detailed in the attached materials, the Summer Events Committee was aware of a potential funding deficit due to the withdrawal of one of the Township's two major sponsors, Northgate Mall. Over the past several months, the Summer Events Committee has made calls to businesses to increase their revenue and to find new sponsors for the event. These sponsors are listed on the balance sheet for the committee. The gap, which was originally \$20,000, has been reduced to \$9,000. The Board of Trustees Donation Policy sets the parameters for consideration of a financial request. It states: "Organizations seeking donations from Colerain Township must submit their request in writing to the Township Administrator. At a minimum, the request shall include a description of the event or cause supported, a description of how the cause or event will support residents of Colerain Township, an explanation of the financial impact, and a summary of the organizations budget and major sources of funding."

Motion Mr Unger, Seconded Ms Ulrich

Discussion:



Ms Ulrich - I'm on the summer events committee so I appreciate this.
Mr Wahlert - I think this is a fantastic event.
All voted Yes. Motion approved.

- d. Motion to Authorize Township Administrator to Execute Agreement with Strawser Construction for 2022 Cape Sealing for \$230,000

Mr Weckbach recommends ADOPTION of the Motion.

Rationale: As part of this year's road program, the Colerain Township Board of Trustees approved a resolution to opt in to the ODOT Cooperative Purchasing Program, where they were able to receive state pricing on capesealing under ODOT Contract 101G-23. This process guarantees the same pricing the State of Ohio receives for the same service/product. This year's capesealing low-bid for the State was Strawser Construction. Several streets within the Township are proposed to be capesealed in 2022, subsequently prolonging their lifespan. In total, 12,161 feet of roadway are to be cape sealed at an estimated cost of \$230,000. These streets are:

- ☐ Greenridge Dr.
- ☐ Highcrest Ct.
- ☐ Willowcrest Ct.
- ☐ Fay Ln.
- ☐ Huntergreen Dr.
- ☐ Kilbride Dr.
- ☐ Wemyss Dr.
- ☐ Glenapp Dr.
- ☐ Celedon Ct.
- ☐ Rothesay Ct.
- ☐ Dalmellington Ct.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

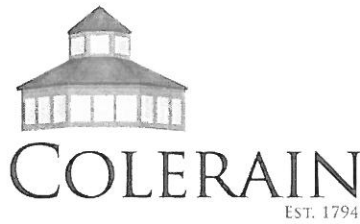
Mr Unger - Behind Colerain High School, the subdivision off of Poole Rd. we did capesealing on a street there and it really looks great.

Mr Wahlert - I agree. I think part of juggling this roads program is doing what we can to insure we hit the ones that hit the capesealing first.

All voted Yes. Motion approved.

- e. Resolution Accepting Magnolia Woods Way, Daybreak Drive, and Merrill Court as Township Roads

Mr Weckbach recommends ADOPTION of Resolution #65-22.



Rationale: The Hamilton County Engineer acts as the Township's engineer for initial roadway installation and acceptance. As per the Rules and Regulations of the Office of the County Engineer Governing the Surface Physical Improvements for Private Developments Within Unincorporated Areas of Hamilton County, once the Hamilton County Department of Planning and Development confirms the road has met the County's specifications and been requested to be turned over to the Township, the Township then accepts the roadway. The Engineer has reviewed the specifications for Magonlia Woods Way, Daybreak Drive, and Merril Court and determined that they meet their criteria and are set for acceptance.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

f. Resolution Accepting Daybreak Drive and Moonglow Court as Township Roads
Mr Weckbach recommends ADOPTION of Resolution #66-22.

Rationale: The Hamilton County Engineer acts as the Township's engineer for initial roadway installation and acceptance. As per the Rules and Regulations of the Office of the County Engineer Governing the Surface Physical Improvements for Private Developments Within Unincorporated Areas of Hamilton County, once the Hamilton County Department of Planning and Development confirms the road has met the County's specifications and been requested to be turned over to the Township, the Township then accepts the roadway. The Engineer has reviewed the specifications for Daybreak Drive and Moonglow Court and determined that they meet their criteria and are set for acceptance.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

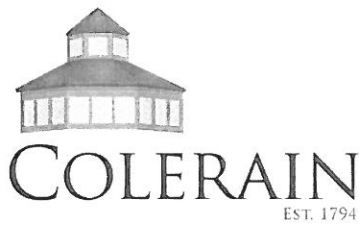
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

g. Resolution to Vacate Breezyacres Drive

Mr Weckbach recommends ADOPTION of Resolution #67-22.

Rationale: Attached to this agenda item is a petition from Abercrombie & Associates, on behalf of Rumpke Sanitary Landfill Inc. and Struble Road Development Company LLC, requesting the vacation of Breezyacre Drive. There are no residents currently living on this roadway. The County Engineer's Office has requested action by the Board of Trustees prior to taking action to vacate the roadway.



Motion Mr Unger, Seconded Ms Ulrich
No discussion:
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

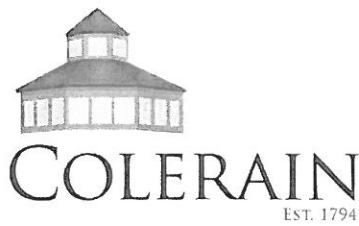
Development

- a. Resolution for the Demolition of the Property at 9929 Capstan Drive
Mr Wahlert motioned to amend the agenda to move this item to A. 1.
Seconded Ms Unrich. All voted Yes. Item moved in the agenda

Mr Miller recommends ADOPTION of Resolution #68-22
Rationale: The property at 9929 Capstan Drive has become an attractive nuisance, is unsafe and a great risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating. In accordance with ORC §505.86(B), Removal, repair or securance of insecure, unsafe buildings or structures, the Colerain Township Fire Department has declared this property as unsafe. Exhibits available in the agenda packet on-line.
Motion Mr Unger, Seconded Ms Ulrich
No Discussion:
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

- b. Resolution for the Demolition of the Property at 7954 Harrison Avenue
Mr Miller recommends ADOPTION of Resolution #69-22
Rationale: The property at 7954 Harrison Avenue has become an attractive nuisance, is unsafe and a great risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating. In accordance with ORC §505.86(B), Removal, repair or securance of insecure, unsafe buildings or structures, the Colerain Township Fire Department has declared this property as unsafe. Exhibits available in agenda packet on-line.
Resolution tabled until June 28th, 2022.

- c. Resolution for the Demolition of the Property at 2864 Houston Road



Mr Miller recommends ADOPTION of Resolution #70-22

Rationale: The property at 2864 Houston Road has become an attractive nuisance, is unsafe and a great risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating. In accordance with ORC §505.86(B), Removal, repair or securance of insecure, unsafe buildings or structures, the Colerain Township Fire Department has declared this property as unsafe.

Exhibits available in agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

d. Resolution for the Demolition of the Property at 8806 Nabida Drive

Mr Miller recommends ADOPTION of Resolution #71-22

Rationale: The property at 8806 Nabida Drive has become an attractive nuisance, is unsafe and a great risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating. In accordance with ORC §505.86(B), Removal, repair or securance of insecure, unsafe buildings or structures, the Colerain Township Fire Department has declared this property as unsafe.

Exhibits available in agenda packet on-line.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

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

Mr Miller recommends ADOPTION of Resolution #72-22

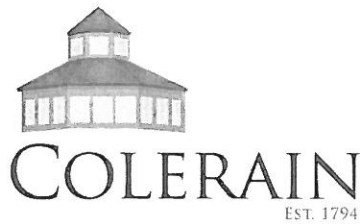
Rationale: The property at 3483 Niagara Street has become an attractive nuisance, is unsafe and a great risk to the neighborhood. The structure is uninhabitable in its current condition and is structurally deteriorating. In accordance with ORC §505.86(B), Removal, repair or securance of insecure, unsafe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

Exhibits available in agenda packet on-line.

Resolution tabled until June 28th, 2022.

f. Resolution for the Demolition of the Property at 3484 Niagara Street

Mr Wahlert motioned to amend the agenda to move this item to A. 1.



Seconded Ms Unrich. All voted Yes. Item moved in the agenda.

Mr Miller recommends ADOPTION of Resolution #73-22

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

Exhibits available in agenda packet on-line.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Milz - We have to weigh the public interest to the private interest. I have witnessed many times where promises weren't kept. My recommendation is to approve the resolution and come up with a plan for these properties.

Mr Unger - It sounds to me that we need to find out if funding is available. We would need to get a price on it.

Mr Wahlert - The idea of the government taking private property and destroying it is pretty much against anything I stand for, but I understand the nuisance part of it. If I'm on the other side of the table, I think there could be a trust factor when the government says we're going to pass this, but we'll write up a plan and if you live by the plan, we'll take this off the table.

Mr Milz - So many many months ago we started this process. We put the property owner on notice. Think about living next to one of these properties that are abandoned and blighted.

Ms Ulrich - So you're putting the pressure on the new owner.

Mr Milz - We've been in housing court with one of the properties since 2020.

Mr Wahlert - I silo these into two categories, the people that showed up and the people that didn't.

Motion to table Resolutions for B, E, F until June 28, 2022 Mr Wahlert, Seconded Ms Ulrich

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

Items B, E and F are tabled until June 28th, 2022.

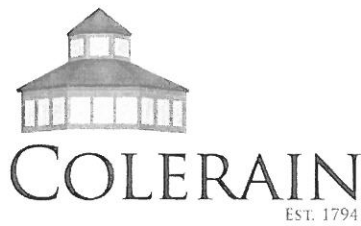
11. Old Business

a. Discussion of Fire Station Funding Options

Mr Milz led the discussion on ways to fund the new fire stations.

Discussion:

Ms Ulrich - One of the comments that I got from a resident was we shouldn't go into debt for our future generations, but our future generations are the ones who are going to be using these fire houses. I'm not opposed to going into debt. I don't think we



should drop our resources and go bare. I don't want our residents to have an increase in their taxes, which are already high. I'm for the going into debt option.

Mr Wahlert - Early on I wanted to use the ARPA money for economic development. I think it's generational. I don't think my position is going to get there. I do not want to go into debt. If you look at the \$780,000/year it turns into \$23Million. I'd like to use the ARPA funds and maybe future TIF's as the offset to the \$4Million.

Ms Ulrich - With some of the TIF money, if we receive more in TIF's can we pay down that debt?

Mr Milz - Depending on how it's set up, yes, you could do that.

Mr Wahlert - But we're borrowing on anticipated revenue and not actual revenue.

Ms Ulrich - But we're already paying that on an annual basis.

Mr Milz - So we used to have general obligation debt

Mr Unger - The last payment was last year and about \$980,000. This is a very unique windfall that we're about to come upon. The amount of savings to the township by paying cash, and that way we're not encumbering the next board of trustees or administrator. If we have the cash now, that's how I prefer to do it.

Mr Milz - So I'm hearing two of you saying, let's do cash.

12. Consent Items

a. New Hire - Police Officer - Police Department

The position of Police Officer was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Adam McKay . The wage for this job is \$25.48 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on June 15, 2022.

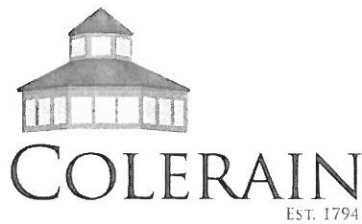
b. New Hire - Summer Camp Counselors - Public Services

The position of Summer Camp Counselor was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals: Brian Doyle and Brady Bowden. The wage for this job is \$10 per hour for 40 hours per week. Contingent upon Board approval, they would be eligible to begin work on June 15, 2022.

New Hire Authorization form available in agenda packet on-line.

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

The position of Part-Time Firefighter/EMT was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the



following individuals:

1. Nicholas Baur
2. Jeremy Boggess
3. Aaron Dewald
4. Charles Graham
5. Samuel Greenlee
6. Linnea Head
7. Michael Horton
8. Gavin Shannon
9. Zachary Vondohre
10. Anthony Washington
11. Sam Woodward

The wage for this job is \$14.94 per hour for 30 hours per week. Contingent upon Board approval, they would be eligible to begin work on June 20, 2022. All New Hire Authorization forms can be found in the agenda packet on-line.

d. New Hire - Seasonal Maintenance Worker - Public Services

The position of Seasonal Maintenance Worker was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals: Jake Branigan and Mikayla Baldwin. The wage for this job is \$13 per hour for 40 hours per week. Contingent upon Board approval, they would be eligible to begin work on June 15, 2022.

New Hire Authorization form available in agenda packet on-line.

e. New Hire - Accounting Specialist - Finance Department

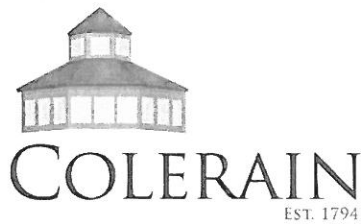
The position of Account Specialist was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Karen Smith. The wage for this job is \$22.59 per hour for 40 hours per week. Contingent upon Board approval, she would be eligible to begin work on June 27, 2022.

The New Hire Authorization form can be found in the agenda packet on-line.

f. Promotion - Full-Time Firefighter/EMT - Department of Fire and EMS

The position of Account Specialist was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Karen Smith. The wage for this job is \$22.59 per hour for 40 hours per week. Contingent upon Board approval, she would be eligible to begin work on June 27, 2022.

Employee Status Change form can be found in the agenda packet on-line.



g. Promotion - Part-Time Firefighter/EMT - Department of Fire and EMS

The position of Part-Time Firefighter/EMT was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals: 1. Shane McNally 2. Carson Settergren The wage for this job is \$14.94 per hour for 30 hours per week. Contingent upon Board approval, they would be eligible to begin work on June 20, 2022.

Employee Status Change form can be found in the agenda packet on-line.

h. Contract - Hamilton County Public Health - Grant Agreement

This grant agreement allows for our Police Department to receive \$80,000.00 for the purpose of purchasing two all-terrain vehicles.

i. Contract - Council on Aging - Meals

This contract establishes a service and funding schedule for the services provided by the Township in partnership with Council on Aging for congregate meals and paratransit services.

j. Contract - OEPA - Grant Agreement

This grant agreement provides \$1,200 for the purchase of deer cameras to support our environmental crimes unit.

k. Donation Acceptance - Department of Fire and EMS- \$200.00

Request authorization to accept a monetary donation (check) from Mrs. Rose Scheidler, 809 Maryland Ave., Havre De Grace, MD 21078-2438.

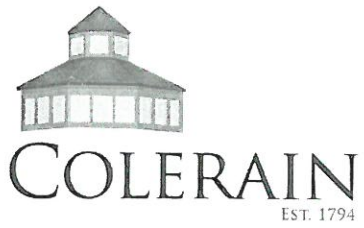
Mr Milz recommends approval of all consent items.

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

All voted Yes. All consent items approved.

13. Fiscal Office Report

Mr Baker - first the financials for the month of April have been completed and are now on the website. The adjusted bank balance was \$41,434,081.17. Lastly, it comes up monthly with issues with people understanding the process of public records requests. So I want to briefly go through the process. So the process is, once the request goes through the CSR process an HR number is attached to it. When we fill that request, 90% of the time I send that email myself to the individual. After that, it is closed in CSR and an auto generated email is sent to let that individual know that HR # has been closed. There is confusion, although it's been explained several times, that if you only read the most recent email the record won't be included. So I would just urge the public to open the original email for the actual record request.



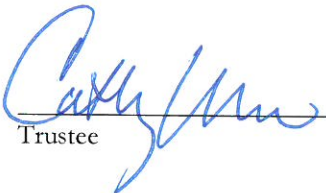
14. **Executive Session** – if needed

15. **Adjournment**

Motion to adjourn Mr Unger, Seconded Mr Wahlert
All voted Yes. Meeting adjourned at 9:48pm.


Fiscal Officer


Trustee


Trustee


Trustee