

Minutes

September 27, 2022

1. **Opening of Meeting**

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

2. **Executive Session 6PM**

Mr Weckbach recommended the board of trustees enter into executive session in accordance with ORC section 121.22 (G)(1) to discuss the employment, appointment, dismissal, discipline, demotion, promotion or compensation of public employees and also in accordance with ORC section 121.22 (G)(3) to discuss pending or eminent litigation with the township attorney and also in accordance with ORC section 121.22 (G)(4) to discuss collective bargaining sessions with public employees and also in accordance with ORC section 121.22 (G)(8) to consider confidential information regarding marketing plans, business strategy regarding economic development assistance.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Executive session convened at 6:01pm.

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

All trustees and fiscal officer were present.

Mr Weckbach had nothing to report from executive session.

3. **Pledge of Allegiance 7PM**

All recited the Pledge of Allegiance.

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

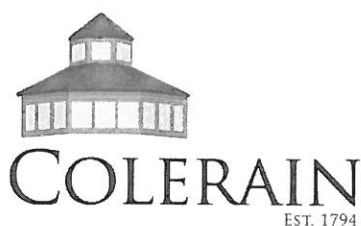
5. **Approval of Minutes**

Mr Baker recommended approval of the minutes from the board of trustees meeting on September 13th, 2022.

Motion Mr Unger, Seconded Ms Ulrich

All voted Yes. Minutes approved.

6. **Presentations**



- a. Presentation by Chief Cordie Introducing and Swearing-In Newly Hired Adam MacKay

Chief Cordie introduced and administered the oath of office to Police Officer Adam McKay.

- b. Retirement Proclamation – Firefighter Paramedic Paul F. Riedel

Chief Walls recommended adoption of the Proclamation.

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

Mr Wahlert read the proclamation into the record.

Motion to approve Proclamation Mr Unger, Seconded Ms Ulrich

All voted Yes. Proclamation approved.

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

Trustee Wahlert recommended adoption of the Proclamation.

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.

Mr Wahlert read the proclamation into the record.

Motion to approve the proclamation Mr Unger, Seconded Ms Ulrich

All voted Yes. Proclamation approved.

7. Citizens Address

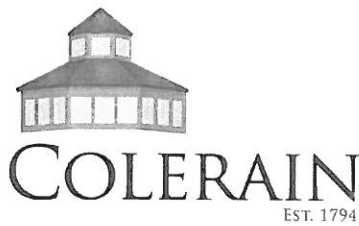
Thomas P Bryant - Thanked the board for the help on the property issue he brought to the township. He spoke about another property around the corner that also has many trucks and trailers on the property, as well as an environmental issue with freon.

John Hindery - Discussed concerns he has with the budget related to the financing for the 2 fire stations.

George Brunneman - Addressed the motions on the agenda regarding the financing for the fire stations. He mentioned he thinks financing the 2 fire stations instead of paying cash is not fiscally responsible.

Bob Richmond/Nick Vanzyle - Spoke about a property on 4811 Hanley Rd that has a pond, but no fence. He feels it is unsafe for his family and others.

Lori McMullin - Gave congratulations to Paul Riedel on his retirement. It's been four years since we honored Brody Allen. She respectfully asked that the wording on traffic



calming be changed. On the nuisance section page 73 of the agenda packet section B it mentions "3 or more nuisance activities declared in a 12 month period". Does that maintain the same owner. She also spoke about the rental registration and that she feels we're not charging enough.

Lora Dakin - She spoke about traffic calming and that it needs to be added to the 2023 road plan.

8. Administrative Reports

Mr Weckbach talked about a program with Side by Side Ministries. In particular, the property beside The Groesbeck Library and Groesbeck Park.
It is going to create a very nice connection between the two properties.

9. Trustees' Report

Mr Unger - Where are we at with Capstan?

Mr Weckbach - We're in the process of drafting the RFP documents.

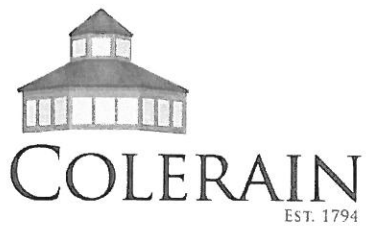
Mr Unger - As far as corporations taking over neighborhoods, I ran into a long-time friend who lives off of Cheviot Road. He mentioned after 41 years, he's selling his house and moving. He's starting to see the affects of non-owner-occupied houses. One thing I've heard with the amounts of the fire stations. I mentioned on Aug 9th we put out a request for qualifications for the fire houses. I hear \$12 Million, well that was what it was in April. Then we had a professional company called Emersion Design come in and look at this. They put out a request for qualifications that clearly points out that the total budget is \$9,600,000 and that includes both facilities. We approved it on August 9th. This is where I'm getting \$9.6 Million.

Mr Weckbach - If I could clarify, there was an addendum issued related to that. It specified the \$9.6 Million was just for the construction and that the soft cost and design fees were part of the \$12 Million total cost.

Ms Ulrich - We got an inside pickle ball court. There is a group of individuals who meet between 8:30-9:30 on Monday, Wednesday and Friday.

The other thing is, we started our solar project this year. Hopefully, we will start seeing that 29% decrease in our electric bills. October 1st is Think Pink.

Mr Wahlert - I had a discussion with Hamilton County Health Commissioner Kesterman and he put us in contact with Mercy to work on a community paramedicine program. We're working on what that model will look like. I've talked to every department head about the budget and I'm looking for some haircuts and discretionary spending cuts. I like the idea of a zero based budget, but I realize that would be a difficult thing to do. Another



thing is to relocate the impound lot and free up that space to create revenue. I had an interesting conversation with the police chief, and from it I learned, we have now lost 24 officers since 2021. That is \$80,000 per officer when you talk about on-boarding. Starting salaries for our officers are considerably lower than those of our surrounding areas.

10. New Business

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #102-22.

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.

Motion Mr Unger, Seconded Ms Ulrich

No Discussion

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

Resolution passed

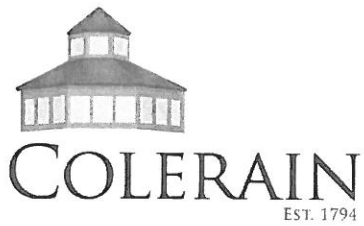
b. Resolution Declaring a Junk Motor Vehicle

Chief Cordie recommended ADOPTION of Resolution #103-22.

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.

Motion Mr Unger, Seconded Ms Ulrich

No Discussion:



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

Public Services

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

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.

Discussion:

Mr Wahlert - What would be the difference in cost when you do the repaving?

Mr Weckbach - It would depend on the sophistication of the pavement contractor.

Ms Ulrich - What are some other types of calming that we could install?

Mr Weckbach - It could be something as simple as a speed bump. It could be speed tables. It could be speed cushions. That's what we put in on Niagara. It could be you telling us to significantly narrow the road. It could be medians.

Mr Wahlert - Every day I see potential traffic issues.

Development

- a. Resolution for the Demolition of Property at 4519 Poole Road

Mr Miller recommended ADOPTION of Resolution #104-22.

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.

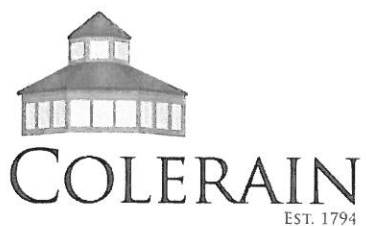
Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - What we're doing is telling these owners they have 30 days.

Mr Miller - There will be an interim step to that and having a public hearing.

Ms Ulrich - It's been burnt out for over a year.



Mr Weckbach - We're at about a year and it's my belief there was no insurance.
Mr Wahlert - The owner can still work it out with the township.
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

b. Motion to Establish Façade Improvement Program

Mr Miller recommended 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.

Motion to table Mr Unger, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved to table until the next meeting.

Administration

Chief Walls discussed the specifics of the need for the 2 new fire stations.

a. 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.

Motion Mr Unger, No second

Motion dies without a second

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

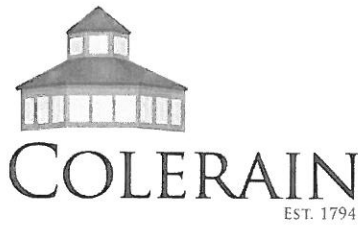
Trustee Unger requested this motion be placed on the agenda. Rationale: Trustee Unger has requested that this item be placed on the agenda in order to mitigate the need to issue bonds for the construction of fire stations.

Motion Mr Unger, no second

Motion dies without a second.

c. 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.

Motion Mr Unger, no second

Motion dies without a second

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

Mr Weckbach recommended ADOPTION of Resolution #105-22.

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.

Motion Ms Ulrich, Seconded Mr Wahlert

Discussion:

Mr Unger -

I am disappointed that we couldn't discuss the "No bonds" option.

At our April meeting, we approved for release on April 27 a request for Architectural and Design Services; which clearly states in Item 2 that "Colerain Township has secured funding to replace stations 26 and 102". This passed 3-0 and is included in tonight's agenda. The administration came to us and said yes, with Covid money and the bonds that were retired; that we are no longer paying on; we have been out of general obligation debt since December 1; that frees up \$980,000 a year in the budget and everybody wants to do different things with it.

Following up on that, on June 14, in agenda item 11 we had a nice discussion of how we would fund these stations, Mr Wahlert and myself agreed to pay cash and Mrs. Ulrich wanted to sell bonds to pay for construction. This is reflected in the June 14 minutes.

Based on that, on August 9, we approved a Request for Quotations and it's noted on Page 39 that the total cost for both stations would be \$9.6 million. Mr Weckbach has said that there was an addendum that was never brought for board approval that changed the amount back to 12 million dollars. Interestingly enough, if you go back to April 27, it was 12 million, that was the amount we approved 3-0 and the amount we were told the project would cost.

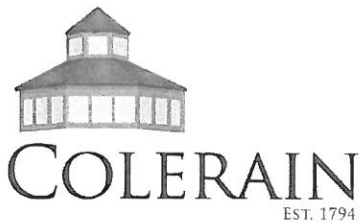
We had this money in April, and it's in writing and that is how it went out, and that is what the 3 of us voted on in April; we had the money in June, and we had the money in August.

I've been here for 5 years and all of the sudden, I am the person who has been here the longest, and just by setting the tone of how we would run this place financially, we have eliminated our General Obligation Debt.

When we go into debt, bonds and debt become our first obligation for payment.

Right now, our first obligation is paying our employees. When you go into debt, that bond becomes our first obligation.

Bonds limit our flexibility, especially in cases of emergencies.



People borrow money as they go through life, maybe for college, to buy a house or a car. They try to save a little along the way, so they can retire, they live to old age and then they die. That is the financial life cycle of a person. If you did not borrow money, you might never get an education, a house or a car. We're not a person, we are a government entity as old as the State of Ohio, at some point in your financial cycle, you quit borrowing money, or you don't buy stuff that you don't have money for. This Covid money is a very one-time thing and it is not responsible to spend it on ongoing operations. Those operations should come out of a dedicated fund and that way there is reliable funding.

As I said, during my 5 years on this board, we have paid off all of our General Obligation Debt, all employees have gotten raises and we never have had to lay anyone off.

We made it through Covid, and unlike many members of our business community, we did not have to furlough anybody and there is no employee that missed a single paycheck.

We have always had successful negotiations with our employee unions; everybody has gotten increases and these agreements were approved by our police and fire unions. Right now, we are in the middle of approved agreements. I understand that even though these agreements were approved by management and the unions, that it is probably time to take another look at them to make us more competitive.

I just don't think that one time money should be used for such a thing.

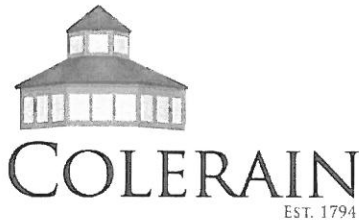
The other problem with borrowing money right now; the economy is pretty much tanking. Anybody who follows the stock market; about a week ago the prime interest rate was raised $\frac{3}{4}$ % and it's just not a good time to take on obligations. What if next year, the state cuts the little bit of funding that they give us and a lot of this federal funding dries up, we are going to be up against the wall if we have bond payments that are due.

It is not just the bonds. There is a 2% auction fee, which is \$240,000 and an unknown sales commission fee. If it is 2%, that is another \$240,000. There are also annual audit fees estimated at \$10,000 per year x 30 years. This is about \$780,000 in fees that we would not pay if we pay cash.

We're not the only department that is down officers, Cincinnati is down over 200 officers.

The fix to that is not using one time money; the fix is building it into our operating budget. I just wish the other trustees would consider building at least one of these firehouses with cash. It would save us a lot of financing, including \$570,000 in interest the first year. I hope that you will reconsider.

Mr Wahlert - I find it a little ironic that you're disappointed that a discussion didn't happen, when in fact it just did. And even more ironic based on some of the calls I've taken from citizens on the way you've characterized my position on this. It's more than disappointing. If you back to my trustee report, you'll find out why I changed my position. I don't think it can be a slight for someone to change their opinion. When someone in your family is sick, you don't say sorry, you try to help them. You say all



the time that if the fire and police have problems, you'll stand next to them. Well, they're saying they have problems and they need you to stand next to them on this. This will also act as a bridge to the TIF. The example given of \$12 Million. We only have \$7 Million in ARPA funds. The gap would have to come from somewhere. Ms Ulrich - We would drain our coffers if we paid cash. I'm not willing to do that. Also, we are earning 4% on our investments. Financial advisers have said that it is better to bond this out than to pay cash.

Mr Unger requested that he could make another comment, Mr Wahlert motioned to end discussion, seconded Ms Ulrich.

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

e. Resolution Adopting Legislative Priorities

Mr Weckbach recommended ADOPTION of Resolution #106-22.

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.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

f. First Reading - Resolution Establishing Nuisance Property

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.

Discussion:

Ms Ulrich - We need this to be able to enforce our laws, correct?

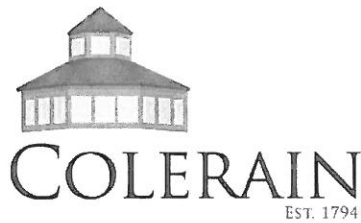
Mr Miller - It's going to provide some clarification and boundaries through the ORC.

Mr Wahlert - In the case it's a renter. Does the owner get a copy?

Mr Miller - Yes, the owner of the property is going to be notified.

Mr Wahlert - By registered mail?

Mr Miller - Yes.



g. First Reading - Resolution Establishing Rental Registration

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.

11. Old Business

12. Consent Items

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

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.

b. Donation Acceptance - Department of Fire and EMS - From Kevin and Kathy Rupp - \$990.00 (Kroger Gift Cards).

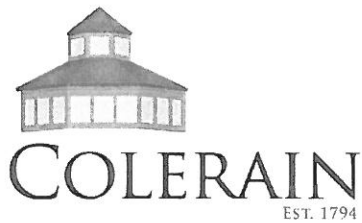
Colerain Township Department of Fire and EMS is grateful for a \$990.00 donation from residents Kevin and Kathy Rupp in remembrance of September 11, 2001.

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

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.

d. Donation Acceptance - Administration - COPFCU - \$100

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



Mr Weckbach recommends approval of all consent items.
Motion to approve all consent items Mr Unger, Seconded Ms Ulrich
No Discussion:
All voted Yes. All consent items approved.

13. Fiscal Office Report

Mr Baker - We have reached our 250th public records request of the year. We have fulfilled all but 9 of those. Also, I don't want everyone to lose sight through the discussion on financing the fire stations. But, keep in mind, we had already decided to build two new fire stations before we knew we were getting \$7 million. So, I think, the fact we're deciding what to do with that money is a pretty good problem to have.

14. Executive Session – if needed

Not needed.

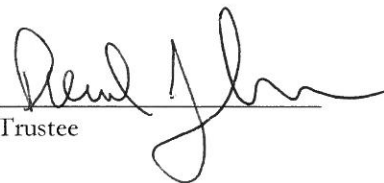
15. Adjournment

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich
All voted Yes. The meeting adjourned at 9:27pm.


Fiscal Officer


Trustee


Trustee


Trustee