

Minutes

March 14, 2023

1. **Opening of Meeting**

Ms Ulrich called the meeting to order at 6:01pm

All trustees and the fiscal officer were present.

2. **Executive Session 6PM**

Mr Weckbach recommended the board of trustees go into executive session in accordance with ORC section 121.22 (G)(3) to discuss pending or eminent litigation with the township attorney, and also in accordance with ORC section 121.22 (G)(4) to discuss collective bargaining sessions with public employees concerning their compensation, and also in accordance with ORC section 121.22 (G)(8) to consider confidential information related to specific business strategy and to discuss negotiations with other political subdivisions respecting requests for economic development assistance.

Motion Mr Unger, Seconded Mr Wahlert

No discussion

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

Executive session convened at 6:02pm

Ms Ulrich called the meeting back to order at 7:00pm

All trustees and the 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**

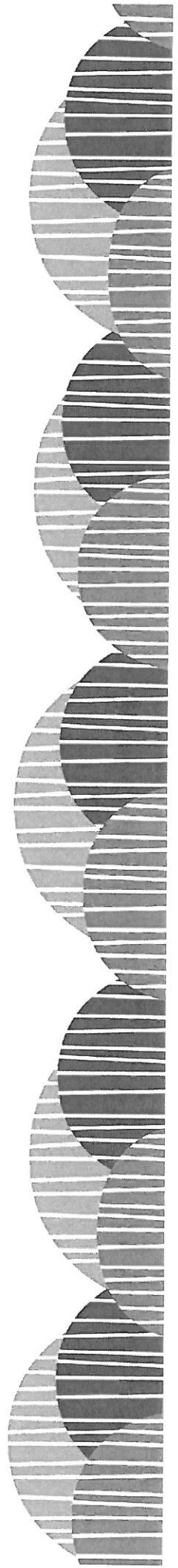
Motion to approve the minutes of the special board of trustees meeting on February 14th, 2023 Mr Unger, Seconded Mr Wahlert

No discussion. All voted Yes. Minutes approved.

Motion to approve the minutes from the regular board of trustees meeting on February 14th, 2023 Mr Unger, Seconded Ms Ulrich

No discussion. All voted Yes. Minutes approved.

6. **Presentations**





a. Presentation by Hamilton County R3Source on 15-Year Solid Waste Plan Update
Michelle Balz gave a presentation on updates to the Hamilton County Solid Waste Plan. This is a 15-Year Plan Update. Hamilton County R3Source was formerly known as Hamilton County Recycling and Solid Waste.

b. Presentation by Chief Walls Introducing and Swearing-in Newly Promoted Employees

Chief Walls introduced and administered the Oath-of-Office to the department's EMS Coordinator: • Jennifer Ploeger

Chief Walls introduced and administered the Oath-of-Office to the department's newest Career Firefighters:

- Nolan Thorner
- Edward Shannon

Chief Walls introduced and administered the Oath-of-Office to the department's newest Lieutenant: • Alex Siemer

Chief Walls introduced and administered the Oath-of-Office to the department's newest Captains:

- Scott Becker
- Ryan Frank

Chief Walls introduced and administered the Oath-of-Office to the department's newest Battalion Chief: • Eric Dauer

All were approved for promotion during the February 14, 2023 Board Meeting.

c. Presentation by Chief Cordie Introducing and Swearing-in Newly Promoted Officers

Chief Cordie introduced and administered the oath of office to newly promoted employees:

Lieutenants: Lieutenant Jamie Penley and Lieutenant Jonathan Middendorf
Sergeants: Sergeant Zach Meyer and Sergeant William Hane

d. Presentation by Chief Cordie Introducing and Swearing-in Newly Hired Officers

Chief Cordie introduced and administered the oath of office to newly hired Officers:
Officer Anthony Mountjoy
Officer Logan Kestermann

7. Public Hearings

a. Public Hearing for Zoning Commission Case ZA2023-01: Major Amendment to

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ZA2005-003, 3711 Stone Creek Blvd., parcel 510-0111-0316-00, to permit the use of "Automotive Service" in a PD-B Planned Development - Business.

Motion to open public hearing Mr Wahlert, Seconded Mr Unger

All voted Yes. Public hearing opened.

Mr Sollmann swore in all those who wished to speak.

Mr Miller gave an update on the zoning amendment.

Representatives for Zips Car Wash were available to answer questions.

There were no questions.

Motion to close public hearing Mr Unger, Seconded Ms Ulrich

All voted Yes. Public hearing closed.

- b. Public Hearing for Text Amendments: Fireworks, Medical Marijuana and Micro-Breweries / Micro-Distilleries

Motion to open public hearing Mr Wahlert, Seconded Ms Ulrich

All voted Yes. Public hearing opened.

Mr Sollmann swore in all those who wished to speak.

Mr Miller gave an update on the zoning amendments.

Fireworks

Attorney Steven Funk spoke on behalf of Phantom Fireworks in favor of the zoning amendment.

Nancy Kennedy spoke on behalf of Phantom Fireworks in favor of the zoning amendment.

Mike Harder spoke regarding the property at Colerain and Galbraith in favor of the zoning amendment.

Motion to close public hearings Mr Unger, Seconded Mr Wahlert

All voted Yes. Public hearings closed.

8. Citizens Address

Kathy Mohr - Spoke about the agreement with Plattenburg and invoices. Talked about the Finance Department and why we need Plattenburg. Listed previous items she saw as issues. Ms Mohr provided some items for the record.

Motion to extend the address by 2 minutes Mr Wahlert, Seconded Mr Unger.

Mark and Pam Mendenhall - Spoke about the property on Capstan and why it should not be demolished.

Raina Javedenski - Spoke in opposition of the noise ordinance resolution on the agenda for McDog's Lakeside Saloon.

Motion to extend the address by 2 minutes Mr Unger, Seconded Mr Wahlert.

9. Administrative Reports

Fire Chief Walls - For the month of February we had 729 EMS incidents, 166 Fire incidents. We had a 5:24 average response time for the first units. Property value loss was \$55,100 for the month. Property value saved was \$124,430.

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Sgt Dorphlein - For the month of February 3368 calls for service, an average of 128 calls per day, a 3% increase. We conducted 229 traffic stops, made 11 OVI arrests. Our average response time for emergencies was 2.97 minutes.

Code enforcement. We had 100 violations, 195 inspections, 64 violations closed, 16 violations referred to housing court.

Asst. Admin Mays - Responding to the citizens address from February. "Do we still use a campaign compliance form"? The form in question was utilized in 2019 and has not been used since. "Did we hire or contract out a cleaning service for janitorial needs"? We have not. In short term, members of the parks division have been performing those tasks. Ms Mays provided an update on the bus stop construction on US 27.

David Miller - Volume for permits remains steady. Bath & Bodyworks is moving to Stone Creek.

Jeff Weckbach - The bands coming to our summer concert series are:

Taylor Made Band, Acoustic Blue, The Juming Jive Big Band, The Cincinnati Civic Orchestra, and the Middle Aged Man Band.

Colerain was award the Community Beautification Award at the Chamber Awards Dinner.

10. Trustees' Report

Trustee Unger - In response to some of the citizen comments. The question of Plattenburg has come up several times. I believe we need to certify our documents with a CPA stamp, and that's why we have Plattenburg here and I am very comfortable with them. There was a question regarding a pocket watch purchased for a former trustee. That was 4 years ago and none of the current board was here. I don't like to hear that our citizens are afraid to step forward and make comments. Please reach out to any of us.

Trustee Ulrich - Mark your calendars for July 3rd for our fireworks. We have negotiated a contract with the band DV8 and we are excited about that. I have to commend the Chamber of Commerce. That was a great event at the Donauschwaben Center. I had a meeting with Hamilton County regarding the gun range and there will be a third party reporting on the proposed noise level improvements.

Trustee Wahlert - I met with Hamilton County as well as Mr Weckbach regarding the regional training facility. There are a number of things that could benefit Colerain Township. My goal is to have Colerain be better than before. I met with Senator Vance via phone regarding a number of issues, including the west branch of the Mill Creek. I believe that Colerain Township should have a leadership role in the Solid Waste Committee.

11. New Business



Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommends ADOPTION of Resolution #25-23.

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

7992 Cheviot Rd. 510-0082-0189-00

7451 Colerain Ave. 510-0071-0554-00

9654 Colerain Ave. 510-0103-0185-00

3201 Deshler Dr. 510-0102-0227-00

3202 Deshler Dr. 510-0102-0161-00

11935 Gravenhurst Dr. 510-0021-0140-00

9185 Oranewood Dr. 510-0053-0100-00

2718 Overdale Dr. 510-0024-0160-00

2733 Roosevelt Ave. 510-0031-0763-00

2739 Wheatfield Dr. 510-0044-0129-00

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 Wahlert, Seconded Mr Unger

No discussion:

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

Resolution passed.

b. Resolution Declaring a Junk Motor Vehicle - 2565 Royal Heights Dr. - 1 of 9

Chief Cordie recommended ADOPTION of Resolution #26-23.

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

2565 Royal Heights Dr. Cincinnati, OH 45239 1. (OH) GAR1754, 2001, GOLD, DODGE, STRATUS

Motion Mr Unger, Seconded Mr Wahlert

No discussion

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

Resolution passed.

c. Resolution Declaring a Junk Motor Vehicle - 2735 Legrove Circle - 2 of 9

Chief Cordie recommended ADOPTION of Resolution #27-23.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of

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the Junk Motor Vehicle at the Following Property:

2735 Legrove Circle, Cincinnati, OH 45239 (N/A) N/A, 2001, RED, CHRYSLER, PACIFICA

Motion Mr Wahlert, Seconded Mr Unger

No discussion:

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

Resolution passed.

d. Resolution Declaring a Junk Motor Vehicle - 2936 Willow Ridge Dr. - 3 of 9

Chief Cordie recommended ADOPTION of Resolution #28-23.

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

2936 Willow Ridge Dr. Cincinnati, OH 45251 1. (OH) GDS4361, 2002, SILVER, SATURN, ION 2. (N/A) N/A, 1997, BLUE, CHEVY, S-10

Motion Mr Wahlert, Seconded Mr Unger

No discussion:

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

Resolution passed.

e. Resolution Declaring a Junk Motor Vehicle - 2945 Willow Ridge Dr. - 4 of 9

Chief Cordie recommended ADOPTION of Resolution #29-23.

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

2945 Willow Ridge Dr. Cincinnati, OH 45251 1. (OH) GVG3885, 2001, GOLD, FORD, TAURUS

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 - 3740 West Galbraith Rd. - 5 of 9

Chief Cordie recommended ADOPTION of Resolution # 30-23.

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

3740 West Galbraith Rd. Cincinnati, OH 45239

1. (N/A) N/A, 1986, GOLD, OLDSMOBILE, DELTA 88

2. (N/A) N/A, 1988, SILVER, FORD, ECONOLINE

3. (OH) DKX8339, 1996, GOLD, NISSAN, PATHFINDER

4. (OH) AH33DS, 1992, SILVER, CHEVY, CAVALIER

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

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

g. Resolution Declaring a Junk Motor Vehicle - 8941 Pippin Rd. - 6 of 9
Chief Cordie recommended ADOPTION of Resolution #31-23.
Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:
8941 Pippin Rd. Cincinnati, OH 45251 1. (OH) GLJ5760, 1980, WHITE, GRUMMAN, BOX TRUCK
Motion Mr Wahlert, Seconded Ms Ulrich
No discussion:
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

h. Resolution Declaring a Junk Motor Vehicle - 9488 Pippin Rd. - 7 of 9
Chief Cordie recommended ADOPTION of Resolution #32-23.
Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:
9488 Pippin Rd. Cincinnati, OH 45251 1. (OH) JMU2731, N/A, WHITE, CHEVY, C6500
Motion Mr Unger, Seconded Mr Wahlert
No discussion:
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

i. Resolution Declaring a Junk Motor Vehicle - 9763 Dunraven Dr. - 8 of 9
Chief Cordie recommended ADOPTION of Resolution #33-23.
Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:
9763 Dunraven Dr. Cincinnati, OH 45251 (OH) DWF3652, 1978, BLACK, PONTIAC, FIREBIRD
Motion Mr Wahlert, Seconded Mr Unger
No discussion:
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

j. Resolution Declaring a Junk Motor Vehicle - 9844 Pippin Rd. - 9 of 9
Chief Cordie recommended ADOPTION of Resolution #34-23.
Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:
9844 Pippin Rd. Cincinnati, OH 45251 1. (OH) HRM5311, 2006, BLUE, CHRYSLER,

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Motion Mr Unger, Seconded Mr Wahlert

No discussion:

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

Resolution passed.

k. Motion to Issue a Noise Resolution Permit to McDogs Lakeside Saloon

Chief Cordie recommended ADOPTION of the Resolution.

Rationale: This is the first request for a permit in 2023 for this business. The request for the permit is from May 5, 2023 through October 28, 2023.

Motion Mr Unger, Seconded Ms Wahlert

Discussion:

Mr Wahlert - My intention would be to table until next in order to get a report.

Ms Ulrich - I agree and I think we should table it.

Mr Unger - I'm fine with that. Several of the items mentioned are not relevant to a noise permit. Those sound like complaints that need to go to the liquor board.

Motion to table until 4-11-23 Mr Wahlert, Seconded Ms Ulrich.

All voted Yes. Motion tabled until 4-11-23.

l. Motion to Authorize the Township Administrator to Execute a Purchase Agreement with Axon Enterprise, Inc.

Chief Cordie recommended ADOPTION of the Motion.

Rationale: Axon is a sole source provider of these services that will allow the department to provide state of the art less lethal devices and body camera technology. We are currently in year four of our body camera contract and year five of our Taser contract with Axon Enterprises. Our current contract only has the allotment for 60 Taser devices and 65 body camera devices. With the growth of the department to 67 sworn officers, in conjunction with the contract with Northwest Local School District, we are in need of at minimum 72 devices. This contract is for 75 total devices, allowing us to have 3 spare devices if one should malfunction. In addition to additional overall devices, this contract also provides the department with unlimited video storage, virtual reality training that is focused on deescalation and mental health training, auto-tagging feature which will save officer time, and auto replacements throughout the contract period. The payment agreement is as follows:

2023 Year 1: \$178,788.32

2024 Year 2: \$185,939.85

2025 Year 3: \$193,377.40

2026 Year 4: \$201,112.46

2027 Year 5: \$209,156.97

Motion Mr Wahlert, Seconded Ms Ulrich

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Discussion:

Mr Unger - These are all body worn cameras and some car cameras?

Lt. Dorphlein - They are all body worn cameras.

All voted Yes. Motion approved.

- m. Motion to Authorize the Township Administrator to Execute a Purchase Agreement and related documents with Recherche Kennels

Chief Cordie recommended ADOPTION of the Motion.

Rationale: Recherche Kennels is a dog training facility that is based in North Carolina. They have been in business for over 15 years and have trained over 500 dogs. Their extensive dog training, titled Doggy Double Doctorate, includes, house training, obedience training, socialization training, outside training, and comes with upwards of a lifetime warranty. The options available for purchase both come with over 725 hours of obedience training and has been recommended by the company for our therapy dog program. This purchase of this dog will be the first step in the Therapy Dog program for the Police Department. Having a dog with a temperament selected for this type of work with their obedience training already behind them, will start this program off on the right foot. This purchase is part of a Strategic Initiative for the department and is part of the 2023 approved budget.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Ms Ulrich - What Matt brought up about your officers responding to a deceased murdered person, that therapy dog can help in that, and any family situation with a child there are multiple uses for this dog.

Mr Weckbach - We've negotiated and I believe we will get a steep discount.

All voted Yes. Motion approved.

- n. Motion to Authorize Township Administrator to Execute Agreement with Police Department Rotation Wreckers Establishing Impound Fees for 2023 through 2025

Chief Cordie recommended ADOPTION of the Motion.

Rationale: This agreement will replace the current agreement that expires on April 1, 2023. Impound fees will remain the same, and added definition of a 'recovery'. This agreement will go into effect April 1, 2023 through April 23, 2025. The Tow Companies that will be included in this agreement are the following: Lamerts Towing, Blust Towing, Engel's Towing, and Bratfish Towing.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

All voted Yes. Motion approved.



- o. Motion Authorizing the Township Administrator to Execute an Addendum to a Contract with Northwest Local School District

Chief Cordie recommended ADOPTION of the Motion.

Rationale: This addendum modifies our contract with Northwest Local School District by adding one additional School Safety Officer. The term of the proposed addendum ends on June 14, 2023.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

All voted Yes. Motion approved.

Public Services

- a. Motion to Approve Additional Appropriations - Landscape Structures Playground Equipment for Phase III of Colerain Park Playground - \$30,500.00

Ms Mays recommended ADOPTION of the Motion.

Rationale: In an effort to reduce the cost of the Colerain Playground project, staff recommends that the Township direct purchase the playground equipment from the supplier (Landscape Structures, Inc.). This method will eliminate the mark up through third party purchasing as well as provide additional cost savings with the ability to receive state contract pricing. With the update on the purchasing method, the total cost of the equipment is estimated at \$159,793.00 which is reflected in the attached quotation. While this is a reduction in comparison to the contractor's pricing, the change order request in the amount of \$30,500.00 will extend the total cost of the project to \$430,500.00.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

All voted Yes. Motion approved.

- b. Motion to Authorize the Township Administrator to Execute a Contract with Urban Canopy Works for project oversight of the next Phase of the Street Tree Planting Plan

Ms Mays recommended ADOPTION of the Motion.

Rationale: Urban Canopy Works, LLC is a licensed arborist contractor that provided assistance during the Street Tree planting project in the Fall of 2022 with great success. In consideration of the Township's lack of having an arborist on staff, it is recommended that the Board extends the partnership with Urban Canopy Works, LLC to provide oversight and guidance during the next phase of the street planting project. The professional guidance will assist with selecting the appropriate species and location for the plantings.

Motion Mr Wahlert, Seconded Mr Unger



No discussion:

All voted Yes. Motion approved.

Motion Authorizing the Township Administrator to Execute a Right of Way

- c. Consulting Agreement with OR Colan for the HAM CR90-3.89 Pippin Road Sidewalk Project.

Ms Mays recommended ADOPTION of the Motion.

Rationale: It is necessary for the Township Administrator to execute a Right of Way consultant agreement with OR Colan for the HAM CO90-3.89 Pippin Road Sidewalk project. The scope of this project, in partnership with the Ohio Department of Transportation, involves temporary right of way acquisition to complete the installment of sidewalks along Pippin Road from the corner of Stout Road to the entrance of the Lake Gloria residential project. This agreement will not exceed \$32,300 and has been identified in the 2023 Capital Improvement Plan.

Motion Mr Wahlert, Seconded Mr Unger

Discussion:

Mr Wahlert - This will be an interesting case because we have other areas where this will work.

Mr Weckbach - That's what these folks specialize in is understanding all the different tools that are at our disposal from a legal standpoint.

Ms Mays - A lot of these "takes" are temporary.

Mr Unger - It looks like the total maximum compensation would be \$32,300.

All voted Yes. Motion approved.

- d. Motion to Issue Request for Proposals regarding Sidewalk Maintenance Program

Ms Mays recommended ADOPTION of the Motion.

Rationale: The Sidewalk Maintenance Program has been created to repair and maintain neighborhood sidewalks utilizing a portion of Community Development Block Grant (CDBG) Funds.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

Development

- a. Motion to Initiate Text Amendment - Recreational Marijuana

Trustee Wahlert recommended ADOPTION of the Motion.

Rationale: Trustee Wahlert indicated an interest in having our Zoning Commission review and provide draft language for a text amendment to contemplate the growing, sale, and distribution of recreational marijuana products. Our current zoning addresses

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medical marijuana and is silent on recreational marijuana. Recreational use of marijuana is currently illegal in the State of Ohio. However, there is a push by some to legalize its use. It could be beneficial to think proactively about zoning regulations to address this topic.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - I think it's a bad idea. There are enough stoned people running around. I look at states like Missouri and Kansas where insurance rates are doubled on the Missouri side. I do believe they bring along blight.

Ms Ulrich - I don't believe they bring a long blight.

Mr Wahlert - Statistics just don't bare that out.

Mr Unger - the other issue is that it's still federally illegal

Ms Ulrich - I think the feds will legalize it.

Mr Wahlert - The states are making the argument that they can do what they want.

All voted Yes. Motion approved.

- Resolution Approving or Denying Zoning Commission Case ZA2023-01: Major Amendment to ZA2005-003, 3711 Stone Creek Blvd., parcel 510-0111-0316-00, to permit the use of "Automotive Service" in a "PD-B" Planned Development - Business.

Mr Miller recommended ADOPTION of Resolution #35-23.

Rationale: The Colerain Township Zoning Commission on January 17, 2023 voted 4-0 to Recommend Approval of Case ZA2023-01 with Certain Conditions.

Motion to approve Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Wahlert - On what part of the rubric is my decision?

Mr Weckbach - It is density, intensity and use.

Mr Wahlert - Do we have some data on how many cars visit?

Mr Miller - They did not discuss traffic flow. It wasn't an issue the zoning board considered.

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

Resolution passed.

- c. Resolution Approving or Denying Text Amendments to the Colerain Township Zoning Resolution for Fireworks.

Mr Miller recommended ADOPTION of Resolution #36-23.

Rationale: After review of specific sections of the Zoning Resolution, it was recommended that the Board of Trustees consider amendments which would be in the interest of the public convenience, comfort, prosperity, or general welfare of Colerain Township, and which are in accordance with the Comprehensive Plan for nonresidential property.

Motion to approve Mr Unger, Seconded Ms Ulrich

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Discussion:

Mr Wahlert - We're talking about the Pep Boys building?

Mr Sollmann - No. This is just for fireworks sales.

Mr Miller - We're talking about fireworks sales in the zoning resolution.

Mr Wahlert - My issue is would this apply to some type of distance from neighborhoods.

Mr Miller - Generally it would not be butting in residential but commercial areas.

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

Resolution passed.

- d. Resolution Approving or Denying Text Amendments to the Colerain Township Zoning Resolution for Medical Marijuana.

Mr Miller recommended ADOPTION of Resolution #37-23.

Motion to approve Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

- e. Resolution Approving or Denying Text Amendments to the Colerain Township Zoning Resolution for Micro-Breweries / Micro-Distilleries.

Motion to approve Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Wahlert - One of the things that came up was. Is there a particular odor associated with micro-breweries?

Mr Miller - The micro part of the distilling and brewing is what will limit the odor.

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

Resolution passed.

- f. Motion to Withdraw Award of Contract for Demolition of Up to Three Properties from Battle Ax Construction

Mr Miller recommended ADOPTION of the Motion.

Rationale: Staff has worked with Battle Ax since the recommended award on February 14, 2023 to develop a contract that would be accepted by both parties. Unfortunately, staff and Battle Ax were unable to come to agreeable terms for a contract moving forward.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

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Motion to begin negotiations with Mr/Mrs Mendenhall regarding the Capstan Mr Wahlert, Seconded Mr Unger

Discussion:

Ms Ulrich - We had talked about you negotiating this?

Mr Weckbach - In terms of next steps. Questions for me would be timelines, requiring bid bonds and a possible next meeting.

Mr Unger - I spent time there and Raj got a dumpster sent over there. I went by today and its still a disaster. This needs immediate action.

All voted Yes. Motion approved.

g. Motion to Accept Bid by Rock Solid Construction for the Demolition of Three (3) buildings that have become unsafe, insecure and unfit for human habitation

Motion to amend the motion to remove the Capstan address Mr Wahlert, seconded Ms Ulrich.

All voted Yes. Motion amended.

Mr Miller recommended ADOPTION of the Motion.

Rationale: Several residential buildings in Colerain Township's neighborhoods have become unsafe, insecure and unfit for human habitation and need to be demolished. The Township will receive matching funds through the State of Ohio and the Hamilton County Port Authority to assist with the demolition projects. The properties to be demolished are:

- 9929 Capstan Drive, Colerain Township, OH 45251 (Hamilton County Auditor Parcel ID# 510-0111-0156-00)
- 2864 Houston Road, Colerain Township, OH 45251 (Hamilton County Auditor Parcel ID# 510-0024-0288- 00)
- 8806 Nabida Drive, Colerain Township, OH 45247 (Hamilton County Auditor Parcel ID# 510-0342-0013-00)

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

Administration

- a. Motion to Authorize the Administrator to Accept a Quote for Service- Secure Cyber Defense- FortiSwitch Refresh Project

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: Network switches connect the IT devices of the township, which enables them to "talk." The existing switches are due for replacement. Over the last several years, our IT Director has worked to upgrade the performance and security of our systems. Last year, he implemented a new firewall. The next step in the plan is to upgrade and replace the network switches, which will improve the performance, speed, and security of the overall network. The total cost of the project is \$57,000. Implementation would begin in the second quarter of 2023.



Motion Mr Wahlert, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

b. Resolution Adopting Permanent Appropriations

Mr McElravy recommended ADOPTION of Resolution #39-23.

Rationale: The final step in the 2023 strategic planning and budgeting process is the adoption of permanent appropriations. Adoption of this resolution would increase appropriations across all funds by a net amount of \$1,022,225, to a total of \$61,641,884.

The significant changes are:

- An increase in appropriations in the General Fund by \$376,269, primarily due to increased costs for sidewalk projects and the reallocation of payroll related expenses that may not be eligible for the American Rescue Plan.
- An increase in appropriations in the Police Fund by \$227,441, primarily due to the academy recruitment initiative, the replacement of two cruisers.
- An increase in appropriations in the Fire Fund by \$250,941, primarily due to an increase in costs for an engine and an increase in matching grant requirements for a grant through the Assistance to Firefighters Grant program.
- An increase in appropriations in the Zoning Fund by \$72,320, due to increased expenses for sidewalk projects.
- An increase in appropriations in the Law Enforcement Trust Fund by \$55,000 due to the reallocation of expenses from the Police Fund for increases in the Axon contract for tasers and body cameras.
- An increase in appropriations in the Ambulance and EMS Fund by \$110,000 due to equipment for community paramedicine and the purchase of a chassis.
- A decrease in appropriations in the Recycling Incentive Fund by \$82,964, primarily due to a reduction in salaries.
- An increase in appropriations in the Parks Fund by \$25,717, due to the reallocation of payroll related expenses that may not be eligible for the American Rescue Plan and an increase in maintenance expenses.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

c. Resolution to Amend Telecommunications Policy

Mr McElravy recommended ADOPTION of Resolution #40-23.

Rationale: At its 2/14/23 meeting, the Board of Trustees amended the organizational chart. This amendment to the Policy Book would align the list of positions eligible to receive a cell stipend with the organizational chart. The positions of EMS Coordinator, Part-time Public Educator, and Community Paramedic would receive a \$35/month stipend, and the Assistant Director of Public Services would receive a \$60/month stipend. The rationale for offering the stipend is that it is a more cost effective method



to ensure connectivity among employees than providing a separate phone and service for each employee.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

d. Motion to Modify Rules of Procedure and Conduct for Board of Trustee Meetings

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: At the February 14, 2023 Work Session, the Trustees directed staff to draft an update to the current Rules of Procedure and Conduct for Board of Trustee Meetings to include a requirement for an Annual Work session on Capital Reserves. The attached document contains section VI which outlines the requirements for this meeting and provides a general overview of the procedure for evaluating capital requests and distribution of any capital reserve funding.

Motion determined as first reading.

e. Motion to Amend Capital Project - Colerain Avenue Sidewalks - Jonrose to Shadycrest to \$2,100,000

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The Township adopts a list of capital projects each year with a set dollar amount. As costs come in, these rates may need to be amended to reflect increases in pricing. Attached is an updated Engineer's estimate of costs for the Colerain Avenue sidewalk and streetscape project from Jonrose to Shadycrest. To date, the Township has received the below grants to help offset these costs: - \$746,288: OKI TA Grant - \$76,000: OKI TA Grant - \$1,000,000: SORTA TIF Grant - \$130,000: SORTA TIF Grant - \$150,000: Community Development Grant - \$150,000: Community Development Funds - Loan at 0% interest The recommendation to increase to \$2,100,000 will provide flexibility should additional utilities need to be relocated once in the field. Further, ODOT is estimating that this project will cost \$2,068,083.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

f. Motion to Approve Change Order - KZF - Design Services for Colerain Avenue Streetscape Project - \$70,989

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: This project was originally approved in 2019 as part of the federal Transportation Alternatives grant. KZF was selected as the design and engineering firm for the project. Due to unanticipated additional plan submissions and revisions at the



request of the Ohio Department of Transportation, as well as delays in receipt of necessary design requirements to accommodate existing underground utilities and get necessary approvals by utility owners, KZF was required to perform additional work outside of the original scope of the agreement. This change order request will cover that additional work as we continue to work toward construction of the project in 2023 and 2024. There are two facets to this request, a change order for the work needed to get the project ready for ODOT's competitive bidding process and a change order for potential additional changes that may have to occur as part of the construction process (this would be to cover changes that are a result of unknowns that are discovered while in the field).

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Wahlert - Are you familiar with amendment #2? Who delayed in the utilities

Mr Weckbach - Some utilities were not very responsive.

All voted Yes. Motion approved.

12. Old Business

13. Consent Items

a. Contract - Arcoro - EDI Feed - \$675

This contract will allow Arcoro to update our EDI feed with the Standard to cover the Part-Time Firefighters that will now receive life and AD&D coverage.

b. Contract - Buckeye Power - Generator Maintenance - \$4,925

The attached agreement is with Buckeye Power for maintenance on the generators at our five fire houses. The total cost is \$4,925.

c. Contract - Vistra - Electric Aggregation

At the February 14, 2023 Board of Trustee meeting, the Township authorized the Township Administrator to enter into an agreement for electric aggregation at a rate not to exceed 7.5 cents per kWh for a period of two years. The attached agreement is for two years and at a rate of 6.89 cents per kWh.

d. Contract - Grant Award from YWCA

The attached is a grant award from the YWCA for our assistance with investigative services. This agreement will expire on September 30, 2025 and will reimburse Colerain up to \$28,569.46 per year.

e. Promotion - Training Captain - Department of Fire and EMS - Lieutenant Matt Vangen - \$44.86 per hour

The recommendation to promote Lieutenant Matt Vangen to the position of Training Captain in the Administrative Bureau is to fill a current vacancy. Contingent upon the adoption of the motion to promote Lieutenant Matt Vangen, he would assume the role



of Training Captain at an hourly rate of \$44.86 effective March 19, 2023.

- f. Promotion - Full-Time Firefighter/EMT - Department of Fire and EMS - Samuel Greenlee - \$20.86 per hour

The position of Firefighter/Paramedic was posted, applications were received, and interviews conducted. A conditional offer of employment was extended to the following individual:

- Samuel Greenlee

The wage for this job is \$20.86 per hour. Contingent upon Board approval, Samuel Greenlee would be eligible to begin work on March 19, 2023.

- g. New Hire - Part-time Firefighter/EMT - Department of Fire and EMS - Joshua Ritzenthaler - \$16.99 per hour

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 individual:

- Joshua Ritzenthaler

The wage for this job is \$16.99 per hour and the applicant will work less than 30 hours per week. Contingent upon Board approval, he would be eligible to begin work on March 19, 2023

- h. New Hire - Police Officer - Police Department - Jessica Meyer - \$40.38

The position of Police Officer was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Jessica Meyer. The wage for this job is \$40.38 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on March 19, 2023. Jess Meyer comes to us from Green Township Police Department with over 7 years of full-time law enforcement experience and 3 years experience as a corrections officer. She has a Master's Degree in Criminal Justice and is a certified traffic reconstructionist with fatal auto accident experience.

- i. New Hire - Seasonal Maintenance Workers - Public Services - Nolan Worley, Matthew Moore, Jaden Chappelle, Mikayla Baldwin - \$14/hour

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: Nolan Worley, Matthew Moore, Jaden Chappelle, and Mikayla Baldwin. The wage for this job is \$14 per hour for up to 40 hours per week.

- j. Donation Acceptance - Department of Fire and EMS- Anonymous - \$213.00 (Cash)
Colerain Township Department of Fire and EMS is grateful for a \$213.00 donation from an anonymous resident.

- k. Donation Acceptance - Department of Fire and EMS - Cincinnati Moose Lodge

COLERAIN

TOWNSHIP ~ OHIO

#2 - \$2,329.86 (Check)

Colerain Township Department of Fire and EMS is grateful for a \$2,329.86 donation from Cincinnati Moose Lodge #2.

- l. Donation Acceptance - Public Services Department - Heister Insurance Agency, Inc - \$500 (Check - Single Event Sponsor)

Colerain Township Public Services Department is grateful for a \$500 sponsorship from the Heister Insurance Agency, Inc. which will help support a 2023 summer event.

- m. Donation Acceptance - Public Services Department - Darcie R. Bradley DMD - \$1,500 (Check - Movie Sponsor)

Colerain Township Public Services Department is grateful for a \$1,500 sponsorship from Darcie R. Bradley DMD which will help support the production of a 2023 summer movie.

Motion to approve all consent items Mr Unger, Seconded Mr Wahlert

No discussion:

All voted Yes. All consent items approved.

14. Fiscal Office Report

The January financials are completed and should be posted shortly.

We have fulfilled 80 public records requests with 9 still to fill so far this year.

15. Executive Session – if needed

Not needed.

16. Adjournment

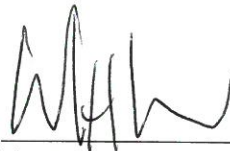
Motion Mr Unger, Seconded Ms Ulrich

All voted Yes.

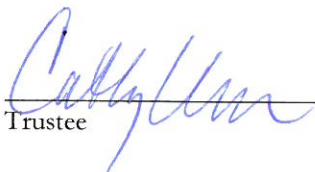
Meeting adjourned at 10:36pm



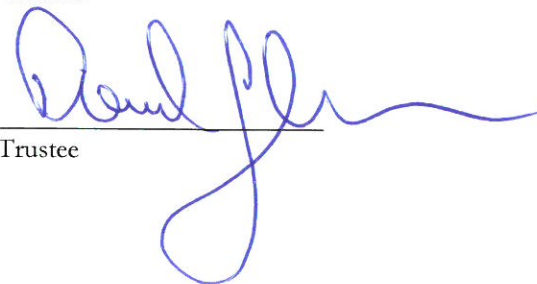
Fiscal Officer



Trustee



Trustee



Trustee

	2023				*DO NOT DELETE FORMULAS FROM CELLS														
Code Enforcement					JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL	Monthly Avg.	
Total Inspections					227	195											422	35	
Total violations					137	100											237	20	
Trash					156	133											289	24	
Tall grass					3	3											6	1	
Vacant house					2	4											6	1	
Zoning violations*					11	11											22	2	
Property Maint. Violations*					25	43											68	6	
Other violations					3	1											4	0	
Total violations closed					75	64											139	12	
Total violations referred to housing court					3	16											19	2	
Grass Abateements					4	2											6	1	
Trash Abateements					18	15											33	3	
Junk Vehicle Abateements					5	7											12	1	
																	0	0	
																	0	0	
Property Maintenance Violations					JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL	Monthly Avg.	
Junk Vehicles					11	2											13	1	
Building / Structural					16	2											18	2	
Sidewalk / Driveway					0	6											6	1	
Swimming Pools					0	0											0	0	
Total					27	10	0	0	0	0	0	0	0	0	0	0	37	3	
																	0	0	
																	0	0	
Zoning Violations					JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL	Monthly Avg.	
Unpermitted Home Business					1	6											7	1	
RV					0	0											0	0	
Lawn Parking					1	1											2	0	
Total					2	7	0	0	0	0	0	0	0	0	0	0	9	1	
Notes																			

Sold 05/29/20 Accept Backup Offers **CD** 07/17/20
S1662872p+ W10CW **8265 Georgianna Dr**
TaxDist/Municip Colerain Twp **Cnty** Hamilton
Subd Colerain West **Twp**
Single Family **Rooms** 5 **Bedrms** 3 **Baths** 1-0



Colerain Ave to West on Galbraith Rd, Georgianna 1st street on right,
house on left close to end.

Cross Street Galbraith

Open House

Date **Time**
TaxID 510-0090-0079-00 **Other**

DOM 0/0 **SO** SHEL17 **FHA** **S/L%** 102.17 **SP\$** 122,500
Unit# **Subu** Colerain Twp. West **LP\$** 119,900
State OH **Zip** 45239 **OP\$** 119,900
Family Rm **BedRm Lev1** Yes
Formal Din **BthRm Lev1** Yes Full
Type Single Family **Bsmt** None
Levels One **Garage** 2 Garage Detached
Arch Ranch **Parking** Driveway
Const Block, Vinyl Siding **Firepl**
Found Slab **Gas** Natural
Roof Shingle **Water** Public
Windows Double Hung **Sewer** Public Sewer
Heating Forced Air, Gas **Zoning**
Cooling Central Air **Sa-Tax** 734.78
Year Built 1951 **Realist2 Census Tract**
New No **Asmnt** Of Record
Lot 50 x 138 **Occupy** At Closing
Acreage **Transp** Metro
HOA Fee No **School** Northwest Local SD
HOA Amt\$ **District** Call SD 513-825-4600
Mgt Comp **Available for Lease** No
Mgt Phn **Access/Disability Features**
Auction No **Energy/Green Features**
Spec Fin No
Realist2 SqFt TotFin **AbvGrd** **Bsmt** **Lot**

Marketing Remarks and Agent Remarks

Adorable Ranch! Totally Renovated! Many Upgrades! All new wiring, plumbing, HVAC. New 100% waterproof vinyl flooring and new carpet in all bedrooms. New kitchen cabinets, counter tops/ fixtures. New bath fixtures, tile and vanity. New blacktop double width driveway leading to detached 2 car garage in the rear, freshly painted with new gutters, gara

(Agent) 925 square footage

	Dim	Lev	Features
Entry			Laminate Floor
Living/Great	17 X 12	1	Laminate Floor
Dining	8 X 7	1	Laminate Floor
Kitchen	15 X 7	1	Galley, Laminate Floor
BreakfstRm			
FamRm			
Study			Walkout
PrimaryBd	12 X 10	1	WW Carpet
BedRm2	12 X 9	1	
BedRm3	12 X 9	1	
BedRm4			
BedRm5			
Bath #1	Full	1	
Bath #2			
Bath #3			
Bath #4			
LaundryRm	11 X 5	1	
RecRm			
Flex Rooms			
Appliances	Dishwasher, Microwave		
Misc	220 Volt, Attic Storage, Smoke Alarm		
Inside			
Outside	Patio, Porch		

Basement

Views
Land Desc Less than .5 Acre
Builds
Farm
Struc
Fence Metal, Wood
Docs
Trees
Topog
Access County Road

This Listing is Sold

Use Sched Show Link

LO COMY01 **Comey & Shepherd** 513-561-5800

LAgt 218288 **Pamela D Mendenhall**

Co-LO

Co-LAgt

List Date 05/29/20 **Exp Date** 11/29/20 **Est Close Date** 07/09/20

SO SHEL17 **Coldwell Banker Realty** 513-677-9777

Selling A 256352 **Joycelyn Leathers** 513-616-5226

ShowingTime

FAX
pamozz50@gmail.com

Internet Y

Property Owner

ER **Lmtd Srvc** No

Coop Comm 3%

Agt Hits 286 **Pub Hits** 281

Builder/Developer

Seller Pd Clo Costs Yes

\$ Amount or % \$4500.00

Short Sale No

3rd Party Approval Req No



Sold 02/07/19 Contingency Pending **CD** 03/18/19
\$1609163p+ W10CE **9644 Pippin Rd**
TaxDist/Municip Colerain Twp **Cnty** Hamilton
Subd Northbrook **Twp** Colerain Township
Single Family **Rooms** 5 **Bedrms** 3 **Baths** 1-0

DOM 7/7
Unit#
State OH
Family Rm
Formal Din

SO COMY04 **FHA**
Subu Colerain Twp.East
Zip 45231

S/L% 101.21 **SP\$** 83,500
LP\$ 82,500
OP\$ 82,500



Type Single Family
Levels One
Arch Ranch
Const Vinyl Siding
Found Slab
Roof Shingle
Windows Double Hung, Double Pa
Heating Gas
Cooling Central Air
Year Built 1957
New No
Lot 60 X 130
Acreage 0.1790
HOA Fee No
HOA Amt\$
Mgt Comp
Mgt Phn
Auction No
Spec Fin No

BedRm Lev1 Yes
BthRm Lev1 Yes Full
Bsmt None
Garage None
Parking Driveway
Firepl
Gas Natural
Water Public
Sewer Public Sewer
Zoning Residential
Sa-Tax \$272.51
Realist2 Census Tract 216.03
Asmnt Of Record
Occupy At Closing
Transp
School Mount Healthy City S
District Call SD 513-729-0077

Colerain Ave to East on Springdale to South on Pippin. House on left past stop sign at Niagara St.

Cross Street Springdale

Open House

Date **Time**
TaxID 510-0051-0261-00 **Other**

Realist2 SqFt TotFin 960 **AbvGrd** 960 **Bsmt** **Lot** 7,797

Marketing Remarks and Agent Remarks

Just move in and enjoy! Upgrades Galore! Entire Electric, Plumbing, HVAC, Roof, Siding, Windows, Gutters, Downspouts, Flooring, Kitchen Cabinets and Countertops, Bath, Interior Doors, and fresh paint throughout!

(Agent) This is a Limited Service Listing. Please contact Mark/owner at 513-602-0619 for questions and offers. Mark will be available at showings. Agent is related to Owner. AC unit & stove to be installed prior to close.

	Dim	Lev	Features
Entry			
Living/Great	12 X 17	1	Laminate Floor, WW Carpet
Dining			
Kitchen	12 X 17	1	Eat-In, Laminate Floor
BreakfstRm			
FamRm			
Study			
PrimaryBd	12 X 13	1	WW Carpet
BedRm2	12 X 10	1	
BedRm3	10 X 9	1	
BedRm4			
BedRm5			
Bath #1	Full	1	
Bath #2			
Bath #3			
Bath #4			
LaundryRm			
RecRm			
Flex Rooms			
Appliances	Dishwasher, Garbage Disposal, Microwave, Oven/Range, Refrigerator		
Misc	220 Volt		
Inside			
Outside			

Views
Land Desc Less than .5 Acre
Builds
Farm
Struc
Fence Metal
Docs
Trees
Topog Level
Access County Road

Basement

This Listing is Sold

Use Sched Show Link

Comb Lockbox Code Av

LO HIHR01 **Hand In Hand Realty, LLC** **513-832-8998**

LAgt 218288 **Pamela D Mendenhall**

Co-LO

Co-LAgt

List Date 01/31/19 **Exp Date** **Est Close Date** 03/24/19

SO COMY04 **Comey & Shepherd** **513-321-4343**

Selling A 216688 **Sharon L Kerschner** **513-280-3519**

FAX
pamozz50@gmail.com

ER **Lmtd Srvc** Yes
Coop Comm 3%
Agt Hits **Pub Hits**
Builder/Developer

Seller Pd Clo Costs
\$ Amount or %

Short Sale No
3rd Party Approval Req No



Sold 04/11/21 Accept Backup Offers **CD** 05/14/21
S1695862p+ W10CE 9927 Marino Dr
TaxDist/Municip Colerain Twp **Cnty** Hamilton
Subd Twp
Single Family **Rooms** 5 **Bedrms** 3 **Baths** 1-0



DOM 2/2 **SO** SHIL01 **OTHR** S/L% 118.74 **SP\$** 140,000
Unit# **Subu** Colerain Twp.East **LP\$** 117,900
State OH **Zip** 45251 **OP\$** 117,900
Family Rm No **BedRm Lev1** Yes
Formal Din No **BthRm Lev1** Yes Full
Type Single Family **Bsmt** None
Levels One **Garage** None
Arch Ranch **Parking** Driveway
Const Aluminum Siding **Firepl**
Found Slab **Gas** Natural
Roof Shingle **Water** Public
Windows Double Hung,Double Pa **Sewer** Public Sewer
Heating ENERGY STAR,Forced **Zoning** Residential
Cooling Central Air,ENERGY ST **Sa-Tax** 670.38
Year Built 1961 **Realist2 Census Tract** 207.42
New No **Asmnt** of record
Lot 60x125 **Occupy** At Closing
Acreage **Transp**
HOA Fee No **School** Northwest Local SD
HOA Amt\$ **District** Call SD 513-825-4600
Mgt Comp
Mgt Phn **Available for Lease** No
Auction No **Access/Disability Features**
Spec Fin No **Energy/Green Features**
Realist2 SqFt TotFin 864 **AbvGrd** 864 **Bsmt** **Lot** 7,536

Colerain Avenue to E on Springdale to S on Marino
Cross Street Springdale

Open House
Date **Time**
TaxID 510-0041-0042-00 **Other**

Marketing Remarks and Agent Remarks

Complete Renovation! This is the one! Move in & Enjoy! Many updates with lots of charm! New Roof, gutters & downspouts, driveway, doors, flooring, cabinets, HVAC, Electric, Plumbing, HWH and so many more. KTCH has butcher block counter bar. New LVF in main area, carpet in BRs! New SS appliances! Recessed lighting! 3-way switches in main area and hall. New blinds in all windows & so much more. Can walk to Elementary! Offers due by noon 4/12. Seller can accept an offer anytime.

(Agent) Agent related to owner. Highest & Best due prior to noon on Monday, April 12. Seller reserves the right to accept any offer at any time.

	Dim	Lev	Features
Entry			Laminate Floor,Vinyl Floor
Living/Great	14 X 13		Laminate Floor,Window Treatment
Dining			
Kitchen	15 X 11		Counter Bar,Eat-In,Laminate Floor,Vinyl Floor,Walkout
BreakfstRm			
FamRm			
Study			
PrimaryBd	11 X 11	1	Window Treatment,WW Carpet
BedRm2	11 X 10	1	
BedRm3	12 X 8	1	
BedRm4			
BedRm5			
Bath #1	Full	1	
Bath #2			
Bath #3			
Bath #4			
LaundryRm			
RecRm			
Flex Rooms			
Basement			
Appliances	Dishwasher,Garbage Disposal,Microwave,Oven/Range,Refrigerator		
Misc	Attic Storage,CO Detector,Recessed Lights,Smoke Alarm		
Inside			
Outside			

Views
Land Desc Less than .5 Acre
Builds
Farm
Struc
Fence Metal,Privacy
Docs
Trees
Topog
Access County Road

This Listing is Sold

Use Sched Show Link
LO COMY01 **Comey & Shepherd** **513-561-5800** **FAX** **Call Center (513)979-2600**
LAgt 218288 **Pamela D Mendenhall** **pamozz50@gmail.com** **ER** **Lmtd Srvc** No
Co-LO **Internet** Y **Coop Comm** 3%
Co-LAgt **Property Owner** **Agt Hits** 361 **Pub Hits** 126
List Date 04/09/21 **Exp Date** 10/09/21 **Est Close Date** 05/21/21
SO SHIL01 **Keller Williams Seven Hills Re** **513-371-5070** **Seller Pd Clo Costs** No
Selling A 226363 **Ryan M Del Monte** **513-824-9967** **\$ Amount or %** 0.00 **Short Sale** No
3rd Party Approval Req No



From: **Stone, Tucker** <Tucker.Stone@hamilton-co.org>
Date: Tue, Mar 14, 2023, 8:00 AM
Subject: Hamilton County Public Health; Re - 9929 Capstan Dr
To: mmenden1@gmail.com <mmenden1@gmail.com>

To Whom it May Concern,

A follow-up inspection was conducted with the new owner of 9929 Capstan Dr. The home was condemned August 26, 2020. We discussed the existing housing violations and the requirements for lifting the condemnation. The requirements are as follows:

- Ensure that all garbage and debris is removed.
- Ensure that all plumbing is installed and working correctly.
- Ensure that all utilities are on and working correctly.
 - Hot water
 - Furnace
- Ensure that all refuse outside is cleaned and disposed of properly.
- Ensure that all pests (mice) are properly exterminated.
- Ensure that any necessary permits are obtained.

The new owner of the home understood the steps necessary for lifting the condemnation. He indicated that he intends on starting the process as soon as possible and that he has experience with this type of work.

Prior to the home being used for occupancy an additional inspection will have to be conducted.

Respectfully,

Tucker Stone R.E.H.S.
Supervisor Environmental Health
Hamilton County Public Health
p: 513.946.7833 **f:** 513.946.7891
a: 250 William Howard Taft Rd.
Cincinnati, OH 45219



Joseph Beyke

Mar 10, 2023, 2:48 PM (4
days ago)

to Ryan, me

Mark, I'm willing to literally drop what I am doing and get this confirmation entry through in record time. I ordered the tax proration from the Treasurer yesterday. As soon as I receive that, I can prepare all the docs and we can walk this through. So, it is not out of the question that we can get this confirmed in a few days. No guarantees because I cannot control how quickly the Treasurer, Judge and Sheriff all proceed, but I promise you that I will do my best and we will even let the Court and Sheriff know that we need this expedited (they may not drop what their doing, but I think they will give it quicker attention if we ask them to do so since we do hundreds of foreclosures with this Court and I've never called on a favor until now...)

Thanks,

Joe

Joseph L. Beyke
Beyke Law, LLC / Standard Title Co.
8561 S. Mason-Montgomery Road, Suite 28
Mason, Ohio 45040
[\(513\) 346-2836](tel:5133462836) – Direct Line
[\(513\) 204-7900](tel:5132047900) – Fax

WARNING: Beyke Law, LLC is a debt collector and any information obtained will be used for that purpose. Confidentiality Notice: The information contained in this e-mail and any attachments accompanying this transmission are confidential and may also be subject to the attorney-client privilege, the attorney work product doctrine, or may be otherwise legally privileged. The information contained in this e-mail is protected under the Electronic Communication Privacy Act, 18 U.S.C. §2510-2521 and is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are notified that any use, dissemination, distribution, copying, or any action taken in reliance on the content of this e-mail, is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender by telephone and/or e-mail and destroy and permanently delete the original e-mail and all copies thereof. Thank you for your cooperation.



Mr. Mendenhall I looked at the property at 9929 Capstan drive and we can definitely take care of your roofing needs. Our schedule is open and we can do the job as soon as you receive the title to the property and are ready to began.
Thanks Jennifer

Letter to Colerain Township Administration

During all the recent conversations I've had with Colerain Township officials over the last week. The question was asked what happens if the promises we are making don't happen and Colerain Township loses its Demo Grant and the property sits there for years. We have a suggestion for a solution.

We have worked with the City of Cincinnati on many situations where the buildings were condemned, on the demo list, etc. They have a program which could work here. The purchaser would put up cash as a security bond in the amount equal to what it would cost to demo the property. The owner has 1 (one) year to make the property habitable. If that doesn't happen the money is forfeited, and the city uses it to demo the building. We would be willing to do that in some form.

Thank you for your consideration,

Mark and Pam Mendenhall

To be recorded in the minutes as received by Kathy Mohr: 

- 1). 2 copies notices I received for notification of special meetings, via email.
- 2). A job description for Management analyst. It states minimum education HS Diploma or GED. The job description states a Bachelor's degree in Public administration of a similar field plus 2 yrs of general office experience.
- 3). Job description for Planner. No dates of effect.
- 4). State Auditor press release regarding invoice scheme.
- 5). From the Sunshine Law book, Duties of a Public Body regarding The Ohio Open Meetings Act.





PHANTOM FIREWORKS OF MONTROSE (Akron, Ohio)



PHANTOM FIREWORKS OF ORLANDO (Orlando, Florida)



Product Aisles



Cash Register Area



Product Aisles



Customer Registration Area

ARTICLE 11: NONCONFORMING USES

11.1 Purpose

Within the districts established by this Resolution, some lots, uses of lands or structures, or combinations thereof may exist which were lawful prior to the effective date or amendment of this Resolution, but that are prohibited, regulated, or restricted under the terms of this Resolution. The legitimate interest of those who lawfully established these nonconformities are herein recognized by providing for the continuance of such uses, subject to regulations limiting their completion, restoration, reconstruction, extension, and/or substitution. Nevertheless, while it is the intent of this Resolution that such nonconforming uses be allowed to continue until removed, they should not be encouraged to survive. Therefore, nonconformities shall not be moved, extended, altered, expanded, or used as grounds for any other use(s) or structure(s) prohibited elsewhere in the applicable district without the approval of the Board of Zoning Appeals, except where otherwise specifically provided for in this Resolution.

11.2 Existing Buildings and Uses

11.2.1 Any nonconforming building, structure, or use existing at the time of the enactment of this Resolution may be continued, even though such building, structure or use does not conform to the provisions of this Resolution. However, if any such nonconforming use is voluntarily discontinued for 2 years or more, any future use of said land or structure shall be in conformity with the standards of the applicable zoning district in which the land and/or structure is located. This two-year time limit shall not apply to a use of a structure that complies with the use provisions of the applicable zoning district but where the structure does not meet all the applicable site development standards.

11.2.2 The lot on which there is located a nonconforming use shall not be reduced in area or width to a lot area or lot width smaller than that required within the applicable zoning district, nor shall any existing yard be reduced so as to be smaller than the minimum yard requirements thereof.

11.3 New Construction on Single Nonconforming Lots of Record

11.3.1 In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any vacant single lot of record at the effective date of this Resolution or amendment thereto.

(A) The width of the side yard of any such lot need not exceed 10 percent of the width of the lot, provided, however, that the minimum side yard setback shall not be less than 5 feet.

(B) The rear yard setback of any such lot need not exceed 20 percent of the depth of the lot, provided, however, that the minimum rear yard setback shall not be less than 10 feet.

11.3.2 Such lots shall be in separate ownership and not of continuous frontage with other lots in the same ownership.

- 11.3.3** This provision shall apply even though the lot fails to meet the requirements for lot areas, lot depth, lot width, or any combination thereof that are generally applicable in the zoning district provided that yard and setback requirements other than those applying to lot area, lot width, or lot depth, shall conform to the to the district where the property is located. Any variance of yard or setback requirements shall be obtained through a variance approved by the Board of Zoning Appeals pursuant to Section 4.4 (Appeals, Variances, and Conditional Uses).

11.4 Nonconforming Lots of Record in Combination

If 2 or more lots, or a combination of lots and portions of lots with continuous frontage in a single ownership are of record at the time this Resolution becomes effective, and if all or part of the lots with no buildings do not meet the requirements established for lot area, lot width, or lot depth, the lands involved shall be considered to be an undivided parcel for the purposes of this Resolution, and no portion of such parcel shall be used or sold in a manner which diminishes compliance with lot area, lot width, or lot depth requirements established by this Resolution, nor shall any division of any parcel be made which creates a lot that does not meet the minimum requirements established in this Resolution.

11.5 Nonconforming Uses and Variances

- 11.5.1** The granting of a variance for a use that otherwise complies with this Resolution, when the variance is granted, shall not create a nonconforming use.
- 11.5.2** When a property owner or authorized agent is granted a variance for a nonconforming use that addresses the nonconformity, the use shall no longer be considered nonconforming.
- 11.5.3** If a property owner or authorized agent is granted a variance for a nonconforming use that addresses some nonconformities but additional nonconformities continue, the use shall still be considered a legal nonconforming use.

11.6 Nonconforming Uses of Land

Where, at the time of adoption of this Resolution, lawful uses of land exist that would not be permitted by the regulations of this Resolution, the uses may be continued so long as they remain otherwise lawful and provided:

- 11.6.1** No such nonconforming uses shall be enlarged or increased, nor extended to occupy a greater area of land that was occupied at the effective date of adoption or amendment of this Zoning Resolution unless it complies with the provision of Section 11.8 (Expansion of Nonconforming Uses).

- 11.6.2** No such nonconforming use shall be moved, in whole or in part, to any portion of the lot or parcel other than that occupied by such uses at the effective date of adoption or amendment if this Zoning Resolution.

- 11.6.3** If any such nonconforming uses of land are discontinued, abandoned, or vacated for more than 2 years, any subsequent use of such land shall conform to the regulations specified by this Zoning Resolution for the district in which such land is located.

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- 11.6.4** No additional structure not conforming to the requirements of this Zoning Resolution shall be erected in connection with such nonconforming use of land.

11.7 Nonconforming Uses of Structures

Where, at the time of adoption of this Zoning Resolution, lawful uses of a structure exist which would not be permitted by the regulations of this Resolution, the uses may be continued so long as they remain otherwise lawful, provided:

- 11.7.1** No existing structure devoted to a use not permitted by this Resolution in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located;
- 11.7.2** Any nonconforming use may be extended throughout any parts of a building that were manifestly arranged or designed for such use at the time of adoption or amendment of this Zoning Resolution, but no such use shall be extended to occupy any land outside such building.
- 11.7.3** If no structural alterations are made, any nonconforming use of a structure or the structure and land in combination, may, upon appeal to the Board of Zoning Appeals, be changed to another nonconforming use provided that the Board shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such changes, the Board of Zoning Appeals may require appropriate conditions and safeguards in accord with other provisions of this Zoning Resolution.
- 11.7.4** Any structure or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed.

11.8 Expansion of a Nonconforming Use

- 11.8.1** Notwithstanding the foregoing provisions to the contrary, the usable area of a nonconforming use, subject to a previously issued nonconforming use permit, may be increased or improved where the owner of such use can demonstrate through application to the Board of Zoning Appeals that the manner in which the useable area of the nonconforming use will be increased or improved will have minimal adverse impact upon adjacent properties and other permitted land uses in the surrounding neighborhood or can be made compatible with the adjacent properties and the uses in the surrounding neighborhood upon compliance with specified conditions.
- 11.8.2** The Board of Zoning Appeals shall have the power to grant the extension of a legal nonconforming use or building upon a lot or tract of land occupied by such use or building, where such extension is

necessarily incident to the existing use, provided, however, that the floor area of such extension or extensions shall not exceed in all 50 percent of the total floor area of the original existing building or buildings devoted to a legal nonconforming use on the effective date of this Resolution.

11.8.3 The nonconforming use shall be required to meet the setbacks of the zoning district where the use is otherwise permitted.

11.8.4 Such review and approval of the expansion of a nonconforming use shall not be a variance but shall be a separate review of the individual nonconforming use.

(Amended 12/11/07)

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11.9 Termination of Nonconforming Uses

11.9.1 Termination of Use through Discontinuance

When any nonconforming use is discontinued or abandoned for more than 2 years, any new use shall not thereafter be used except in conformity with the regulations of the district in which it is located, and the nonconforming use may not thereafter be resumed. The intent to continue a nonconforming use shall not be evidence of its continuance.

11.9.2 Termination of Use by Damage or Destruction

- (A) Nothing in this Zoning Resolution shall prevent the restoration of a nonconforming use, building, or structure destroyed or damaged, or to prevent the continuance of such nonconforming use, provided:
- (B) That the extent of the damage or destruction is less than 60 percent of the reproduction value;
- (C) That the owners of the property in question shall file with the Zoning Administrator a notice of intention to continue the nonconforming use within 6 months of such destruction or damage; and
- (D) Provided that such restoration or construction is commenced within 1 year of the date that such notice is given to the Zoning Administrator.
- (E) In the event that such notice is not filed, then the nonconforming use in question shall be deemed to be abandoned. Such restoration shall not cause any new nonconformity, nor shall it increase the degree of nonconformance or noncompliance prior to such damage or destruction.
- (F) The Board of Zoning Appeals may review and decide upon the restoration of a nonconforming use damaged by fire, explosion, act of God, or the public enemy to the extent of more than 60 percent of its reproduction value.

11.10 Repair and Maintenance

11.10.1 On any nonconforming structure or portion of a structure containing a nonconforming use, work



Important Document: Keep with Permanent Property Records.

NUMBER _____

COUNTY OF HAMILTON
DEPARTMENT OF BUILDING INSPECTOR
ZONING CERTIFICATE

This is to certify that the Building Inspector of Hamilton County, Ohio, on this 24th day of Feb., 1962

issued a Zoning Certificate to Parkinson & Company

for the Govern & Fishing Lake

located at 3611 Revis Lane

Columbus

Township, Hamilton County, Ohio.

Such use is a NON-CONFORMING use of the premises according to the Zoning Resolution for the Unincorporated Territory of Hamilton County, Ohio. Stated use is permitted within Article XV, Sec. 151, 152, 153, 154 and 155 of the Resolution, if such shall also conform in other respects to the Resolutions of Hamilton County and the laws of the State of Ohio.

This Certificate must be presented to the Building Inspector if changes in the use or structure are desired as within Article XV, Sec. 154 and/or Sec. 155.

Date

Ralph P. Ealsly

Building Inspector,
Hamilton County, Ohio.

NUMBER 2465

DEPARTMENT OF THE BUILDING COMMISSIONER
HAMILTON COUNTY, OHIO

ZONING CERTIFICATE

This is to certify that the Building Commissioner of Hamilton County, Ohio, on this 11 day
of July 19 77

issued this Certificate to _____
for the _____
located at _____

_____ Township, Hamilton County, Ohio.
Stated use is a NON-CONFORMING use of the premises according to the Zoning Resolution for the
Unincorporated Territory of Hamilton County, Ohio. Such use is permitted within Article XV, Sec. 151,
152, 153, 154 and 155 of the Resolution, if such use conforms in all other respects to the Resolutions of
Hamilton County, and the laws of the State of Ohio.

This Certificate must be presented to the Building Commissioner if changes in the use or structure are
desired as provided in Article XV, Sec. 154 and/or Sec. 155, of the Zoning Resolution.

Building Commissioner, Hamilton County, Ohio

Important Document: Keep with Permanent Property Records.

Certificate of Non-Conformance

COLERAIN TOWNSHIP
PLANNING & ZONING
4200 SPRINGDALE RD
CINCINNATI, OH 45251

(513) 385-7505

Certificate Number: NC004-97A

ADDRESS: 3611 BEVIS LN

PARCEL NO.: 5100111001100

ZONING: R-4

ISSUED TO: EDWARD HERZNER
3611 BEVIS LANE CINCINNATI
OH 45251

PERMIT DATE: 02/14/1997

FEE: \$35.00

This is to certify that, on the above date, the Zoning Administrator of Colerain Township issued this certificate to the applicant for the subject property and the non-conformity listed below:

TAVERN AND FISHING LAKE

The above described condition is not in conformance with the Zoning Resolution of Colerain Township.

Such non-conformity is permitted within the Zoning Resolution if such non-conformity does in all other respects conform to the Resolutions of Colerain Township and the laws of the State of .

This permit must be presented to the Zoning Administrator if changes in the non-conformity are desired as provided in the Zoning Resolution.

APPROVED BY:

DATE:

07/12/2018

Zoning Inspector

Online Property Access

Parcel ID
510-0111-0011-00

Address
3611 BEVIS LN

Index Order
Parcel Number

Tax Year
2017 Payable 2018

Images

Image Imported on 08/02/2018



117051.jpg

Online Property Access

Parcel ID
510-0111-0011-00

Address
3611 BEVIS LN

Index Order
Parcel Number

Tax Year
2017 Payable 2018

Images

Image Photo-3/21/2015



5100111001100 03/21/2015

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Online Property Access

Parcel ID
510-0111-0011-00

Address
3611 BEVIS LN

Index Order
Parcel Number

Tax Year
2017 Payable 2018

Images

Image Photo 11/7/2008



5100111001100 11/07/2008

Online Property Access

Parcel ID
510-0111-0011-00

Address
3611 BEVIS LN

Index Order
Parcel Number

Tax Year
2017 Payable 2018

Images

Image Photo 4/13/2003



510-000124.jpg

Online Property Access

Parcel ID
510-0111-0011-00

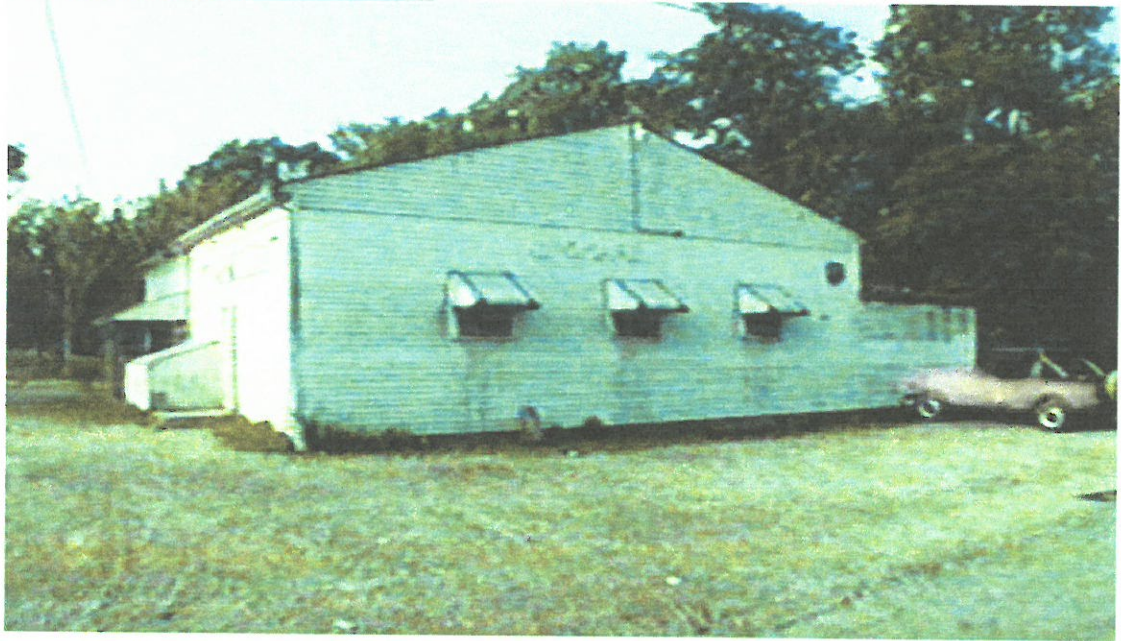
Address
3611 BEVIS LN

Index Order
Parcel Number

Tax Year
2017 Payable 2018

Images

Image Photo 1/20/1994



3611/12012/64.jpg