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Minutes

August 8, 2023

1. **Opening of Meeting**
   Ms Ulrich called the meeting to order at 6:00pm.
   All trustees and the fiscal officer were present.

2. **Executive Session** 6PM
   Mr McElravy recommended the board of trustees go into executive session in accordance with ORC section 121.22 (G)(2) to consider the purchase of property for public purposes and in accordance with ORC section 121.22 (G)(3) to discuss pending or imminent litigation with the township attorney
   Motion Mr Wahlert, Seconded Ms Ulrich
   Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
   Executive session convened at 6:01pm

   Ms Ulrich called the meeting back to order at 7:00pm.
   All trustees and the fiscal officer were present.
   Mr McElravy had nothing to report from execute 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 from the Special Meeting of the Board of Trustees on 7-25-23.
   Motion Mr Unger, Seconded Mr Wahlert
   No discussion
   All voted Yes. Minutes approved.

   Motion to approve the minutes from the Regular Meeting of the Board of Trustees on 7-25-23.
   Motion Mr Unger, Seconded Mr Wahlert
   No discussion
   All voted Yes. Minutes approved.

6. **Presentations**

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7. Public Hearings

a. Public Hearing: ZA2023-09 - Major Modification and Amendment to Case ZA2005-006 PDP/FDP and Zoning Map Amendment from R-3 to PD-B - 10345 & 10329 Colerain Ave.

The Colerain Township Zoning Commission held a Public Hearing on June 20, 2023 on a Major Modification and Amendment to Case ZA2005-006 PDP/FDP and Zoning Map Amendment from R-3 to PD-B at 10345 & 10329 Colerain Avenue. The Board of Trustees began a Public Hearing on July 11, 2023. Prior to the Board of Trustees' final vote on the Commission's recommendation, the Board must complete the Public Hearing on this proposal.
Motion to resume the public hearing Mr Wahlert, Seconded Mr Unger
All voted Yes. Public Hearing resumed.
Mr Sollmann swore in all those who wish to speak.
Mr Miller gave an overview of the proposed amendment.

Testimony
Jay Adams (Unicorp) He apologized on behalf of WaWa for missing the previous public hearing. He talked about the changes to the development plan based on public input.
Chuck Woodall, President of Unicorp, also made comments regarding the development of WaWa.
Patrick Warnement, the local representative for WaWa gave a presentation about the details of what customers would find at WaWa.
Bill Skebba, PE of Kimley-Horn gave a presentation of the changes to the preliminary development plan for WaWa.

Mandy Blackburn - She spoke about some of her concerns regarding potential traffic issues due to drivers not obeying the law. She also mentioned the possibility of increased litter. She is opposed to the zoning change.

Tony Blackburn - Spoke in opposition to the zoning change. He said it would bring chaos to the area. He feels property values will decrease.

Sherry Schneider - Expressed extreme opposition to the zoning change. She mentioned the concerns she felt were not addressed.
She feels the renderings are impressive but untrue. She asked the board to work with WaWa on finding another location in Colerain for them to develop.

Benjamin Miller - He said WaWa has no business opening in his backyard. He feels there will be more vehicle accidents if the zoning change is approved. He said the tree line and vegetation line won't prevent the noise issues. He opposes the zoning change.

Ben Brabender - He said at least WaWa and their engineers are listening. He feels a more noticeable "Dead End" sign should be placed at the top of Raeanne. He said the revisions are better, but they can be improved.

Jill Kiger - She said she is against the project. She mentioned 24-hour businesses are not a good idea smack up against a residential area. She said Speedway isn't busy so she doesn't understand why we need another gas station.

Paul Comb - He said this is not the spot for this. He said Old Colerain doesn't need to have a turning lane put in. He oppose the zoning change.

Connie Bernard - She said the"Old Colerain" neighbors don't want it. She is opposed to the zoning change.

Tom Lay - Spoke about the traffic issues that are present on Colerain at Raeanne. He thinks putting more traffic there is a mistake.

Jason Madsen - He'd like to know where they've been in the past meetings. He said the water runoff still shows water coming to his property.
Motion to close the public hearing Mr Wahlert, Seconded Ms Ulrich.
All voted Yes. Public hearing closed.

8. **Citizens Address**

Brian Swaffort - Owner of Big Bear BBQ. He's looking forward to his new location on Galbraith.

9. **Administrative Reports**

Fire Chief Walls - For the month of July we had 897 EMS incidents, 246 Fire incidents. We had 27 responses into the Pleasant Run EMS contract area. We had 3 significant building fires. We had a technical rescue event on July 22. Property value lost was $260,000, but we saved $6.2 Million in property. 5:26 average response time for first units.

Police Chief Cordie - For the month of July we had 4040 calls for service, which is a 3% reduction from last year. That is 130 calls for service per day. We had 213 traffic stops, made 3 OVI arrests. We had 74 arrests and 3 uses of force. We had 1 pursuit and 2 open internal investigations. For code enforcement we 110 violations, 284 inspections. We closed 53 violations with 9 sent to hosing court.

Ms Mays - Invited everyone to Colerain Park this Friday for the movie in the park. She thanked the fire department for helping water the pollinator garden.

Mr Miller - The 2 new staff additions to the planning and zoning department continue to

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crush it. The turnaround time is significantly lower.

10. Trustees' Report

Mr Unger - Passed on his report due to the number of people waiting to get to the rest of the meeting.

Ms Ulrich - Talked about the Pickle Ball Tournament. She discussed the lithium battery pilot recycling program with Rumpke Recycling. She asked that residents be respectful with the fire trucks on the road.

Mr Wahlert - Talked about the lithium battery program. He spoke about the program with the Solid Waste Board t try to get rid of these batteries. He mentioned the damage and risk they have. Thanked everyone for voting.

11. New Business

Development

a. Resolution Approving or Denying Zoning Commission Case No. ZA2023-09, Major Amendment to PDP/FDP and Map Amendment from R-3 to PD-B - 10345 & 10329 Colerain Avenue

Mr Miller recommended ADOPTION of Resolution #111-23.
Rationale: The Zoning Commission held a public hearing on Case ZA2023-009 on June 20, 2023 and recommended by a 4- 1 vote denial of the application for a Major Modification and Zoning Map Amendment. The applicant has subsequently modified its project to substantially address concerns raised at public hearings and neighborhood engagement sessions. The final approval or denial of the application lies with the Board of Trustees after holding its own public hearings and consideration of all documents.
Motion for Resolution approving zoning commission case no. ZA2023-09 Mr Unger, Seconded Ms Ulrich
Discussion:
Mr Unger - Everybody has had a chance to discuss this. The board has not had a chance to discuss it, because the way we're set up, we cannot talk outside of meetings. I heard a lot of things here, and one of the compelling things I heard was that there are a lot of other issues at the intersection of Raeanne and Colerain Ave. If we approve this, is that the final decision or does it go back to zoning?
Mr Sollmann - It's just another step in the process. It would go back to development.
Mr Unger - So it would be handled by the zoning board?
Mr Sollmann - They would address more specific details.
Mr Unger - Looking at the drawings, I don't know if that's going to be included in the zoning to correct those issues. My question for WaWa is, are you replacing more trees than you are cutting down? I'm trying to look 10 years down the road. If this is denied, what happens to the Klei property? Regarding the signage at Raeanne, WaWa would be

more than willing to pay for any new signage that would help.
Mr Wahlert - Will the fence cover the whole "U"?
Mr Warnement - We're running straight across from the retention pond.
Mr Wahlert - The retention pond looks to be large enough.
Mr Warnement - It is, it meets Hamilton County's limits for storm water quantity regulations.
Mr Wahlert - We can limit the lighting restrictions if we want to correct?
Mr Miller - The lighting plan is not submitted until the FDP is. They have submitted what does show a .1 foot candles at the property line. So the pictures are not doctored or photoshopped.
Ms Ulrich - With the expanse of the retention pond, do you have a plan of action of chemicals you treat with?
Mr Warnement - It's a dry retention basin. It draws down within 72 hours.
Ms Ulrich - With litter, do you offer bonuses to employees to maintain the building from trash or the "broken window syndrome"?
Mr Warnement - We do have an annual bonus plan tied to performance. Specific to that, we have hourly checklists that the employees are required to do.
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

b. Motion to Approve a Revised Colerain Township Planning & Zoning Fee Schedule

Mr Miller recommended ADOPTION of the Motion.
Rationale: Due to periodic changes to the Zoning Resolution, the Fee Schedule needs to be adjusted to reflect such changes. This update would eliminate two fees from the schedule: lot consolidation fees and high-rise interstate sign fees.
Motion Mr Wahlert, Seconded Ms Ulrich
No discussion:
All voted Yes. Motion approved.

c. Motion to set a Public Hearing for August 22, 2023 for Zoning Commission Case ZA2023-10, Text Amendment to Article 5 of the Zoning Resolution re: Violations and Penalties

Mr Miller recommended ADOPTION of the Motion.
Rationale: The Board of Trustees is required to hold a public hearing for text amendments received from the Zoning Commission before such amendments can be approved.
Motion Mr Unger, Seconded Ms Ulrich
No discussion:
All voted Yes. Motion approved.

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement
Chief Cordie recommended ADOPTION of Resolution #112-23.
Rationale: This resolution allows for the removal of uncontrolled vegetation and/or refuse at the following properties:
10292 Hawkhurst Dr 510-0043-0370-00
10293 Hawkhurst Dr 510-0043-0334-00
2560 Houston Rd 510-0021-0129-00
8258 Jackies Dr 510-0061-0063-00
11992 Pippin Rd 510-0011-0413-00
8863 Planet Dr 510-0062-0079-00
12120 Stonemill Rd 510-0280-0054-00
2532 Topeka St 510-0051-0328-00
11926 Wincanton Dr 510-0011-0046-00
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 Mr Wahlert
No discussion:
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

b. Resolution Declaring a Junk Motor Vehicle - 2590 Altura Dr.
Chief Cordie recommended ADOPTION of Resolution #113-23.
Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2590 Altura Dr. Cincinnati, OH 45239 1. (N/A) N/A, 2005, GREEN, CHEVY, TRAILBLAZER 2. (OH) HBU2579, 2011, SILVER, CHEVY, TRAVERSE.
Motion Mr Unger, Seconded Ms Ulrich
No discussion:
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

Public Services

a. Motion Authorizing Township Administrator to Execute a Contract with Snider Recreation for the Skyline Park Playground installation.
Ms Mays recommended ADOPTION of the Motion.
Rationale: The Township advertised the bid package for the installation of a playground at Skyline Park and received four (4) responses. Due to the project being funded 100%

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by a Community Development Block Grant (CDBG) the contract is being awarded to the bid that meets the highest scoring tabulation based on the creativity of the design features for the best possible playground created for a total cost of $73,600.00. The Township advertised the bid and received four (4) responses: Snider Recreation: 121.4 Points PES: 103.4 Points DWA: 93.4 Points Recreations Outlet: 80.0 Points Out of a possible 130 points to earn through the scoring, Snider Recreation earned the most with a total of 121.4 points for the highest score. Scoring tabulations can be reviewed on the attached sheet. Hamilton County Community Development was present for the bid openings and participated in the scoring of the bid responses.
Motion Mr Unger, Seconded Mr Wahlert
No discussion:
All voted Yes. Motion approved.

b. Motion Authorizing Township Administrator to Execute an Agreement with Choice One Engineering for Poole Road Sidewalks for $105,753

Mr McElravy recommended ADOPTION of the Motion.
Rationale: The Township was awarded a grant through OKI (Ohio Kentucky Indiana Regional Council of Governments) for the installation of sidewalks on Poole Road. This agreement with Choice One Engineering would provide for all site plans and engineering for this project. The total cost of this agreement is $105,753. When the project is one year away from construction, the Township will apply for grant funding from SORTA/METRO to cover any remaining costs not covered by the OKI grant. The project is expected to begin in 2025.
Motion Mr Unger, Seconded Mr Wahlert
No discussion:
All voted Yes. Motion approved.

Administration

a. Motion Authorizing Township Administrator to Enter into Grant Agreement with Hamilton County for Joseph Road Sidewalk Project for $250,000

Mr McElravy recommended ADOPTION of the Motion.
Rationale: Colerain Township applied for a grant from Hamilton County through their Community Revitalization Grant for the Joseph Road sidewalk installation project. The project is anticipated to cost $500,000 and the grant award is for 50% of the cost, $250,000.
Motion Mr Unger, Seconded Mr Wahlert
No discussion:
All voted Yes. Motion approved.

b. Resolution Modifying the Organizational Chart

Ms Mays recommended ADOPTION of Resolution #114-23.
Rationale: This resolution contemplates the following changes in the organizational

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chart: - Transition a part-time Code Enforcement Officer to a full-time Code Enforcement Specialist. With the bankruptcy of ProChamps, staff thoroughly reviewed the feasibility of moving the current Part-Time Code Enforcement Officer into a full-time capacity to monitor and manage vacant property inventory. It was determined that this individual would be taking on this additional task and, therefore, the Township would be able to continue the monitoring of vacant properties internally without disrupting operations and without the need for continuing a third-party agreement with another vendor.
Motion Mr Unger, Seconded Ms Ulrich
Discussion:
Mr Unger - One of the things I talked about with Chief, was what is the matrix we're going to determine if this is successful or not?
Ms Mays - There's been some internal communications with Mr Weckbach and Chief Cordie to look at inventory and how we're keeping track of that and the cost savings.
Mr Unger - I don't want that employee to get dragged away to other duties when there needs to be a focus on vacant properties.
Mr McElravy - We have a good set of baseline data that we'll be able to do comparisons going forward.

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

12. Old Business

a. Resolution Adopting Legislative Priorities for 2024-2026
Mr McElravy recommended ADOPTION of Resolution #115-23.
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 2024-2026 Strategic Plan, it is important that the Trustees establish their legislative priorities. On July 11, 2023, the Board of Trustees hosted a Special Meeting to discuss legislative priorities. Based on the feedback from that meeting, staff has drafted the below recommended legislative priorities for consideration: • Chart a Pathway to Long Term Financial Stability • Continue to Provide High Quality Safety Services, with an Emphasis on Crime Deterrence and Enhanced Response Times • Revitalization of the Community through Economic Development, Beautification, and Code Enforcement • Expand Opportunities for Recreation for all Ages • Continue to Improve Operations and Operational Efficiency with a Focus on Alternative Service Delivery • Make Progress on Deferred Maintenance and Reposition Existing Assets, including both Township Buildings and Roads.
Motion Mr Unger, Seconded Mr Wahlert
Discussion:
Mr Unger - This is a great coming together with the three of us. We did talk about item

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6. I would ask the other trustees to consider that. We made great progress on our street rehabilitation by doing our 2023 and 2024 streets and if there's funding available, I'd like to increase the road budget for next year also.

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

13. Consent Items

a. Contract - The Standard - Supplemental Insurance Grace Period - $0

This no cost contract provides an extension of the typical grace period for coverage from 30 days to 60 days. It takes longer to apply the premium for supplemental coverages, since supplemental is processed by a different team.

b. New Hire - Code Enforcement Specialist - Police Department - Nick Hopewell - $21.65

This is an internal change of personnel from a part-time role to a full-time role. With the loss of a company to handle vacant registries, staff determined that there was a need for additional available hours to handle the workload. Part-time Code Enforcement Specialist Nick Hopewell was determined to be that person to fulfill this need. The wage for this job is $21.65 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work in his new role on August 9, 2023.

Motion to approve all consent items Mr Wahlert, Seconded Mr Unger
All voted Yes. All consent items approved.

14. Fiscal Office Report

I also came to the National Night Out and was really impressed with the turnout and the organization of it. In terms of public records requests, we have 10 active and have closed 473 records this year. Lastly, the June and July financials have been balanced and posted. To get those balanced and posted in such a timely manner is quite an accomplishment. Mr McElravy and his entire staff do a great job.

15. Executive Session – if needed

Not needed.

16. Adjournment

Motion to adjourn Mr Wahlert, Seconded Mr UngerAll voted Yes. Meeting adjourned at 9:18pm

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Fiscal Officer

Trustee

Trustee

Trustee