

Minutes

July 25, 2023

1. **Opening of Meeting**

Ms Ulrich called the meeting to order at 7:00pm.
All trustees and the fiscal officer were present.

2. **Pledge of Allegiance 7PM**

All recited the Pledge of Allegiance

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

4. **Approval of Minutes**

Approval of the minutes from the special meeting of the board of trustees on July 11, 2023.
Motion Mr Unger, Seconded Mr Wahlert
All voted Yes. Minutes approved.

Approval of the minutes from the regular meeting of the board of trustees on July 11, 2023.
Motion Mr Unger, Seconded Mr Wahlert
All voted Yes. Minutes approved

5. **Presentations**

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

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

Community Paramedic: • Chelsea Gehring

Career Firefighter: • Chris Simpson

Lieutenant: • Richard Witsken

Captain: • Craig Niehaus

Battalion Chief: • Ryan Frank

All were approved for hire or promotion during the June 13 and July 11, 2023 Board Meetings.

- b. Presentation by Chief Cordie Introducing and Swearing-In Newly Hired Noe Eriksen-Brottet

Chief Cordie introduced and administered the Oath-of-Office to Police Officer Noe Eriksen-Brottet.

- c. Presentation on Township's Aggregation Program Performance



Presentation on Township's Aggregation Program Performance by Assistant Administrator Mays.

Rationale: Electric The previous aggregation with Dynegy at 4.99¢ per kWh expired in May 2023. Energy Alliances went out to bid with multiple suppliers and Dynegy was able to retain the electric aggregation program at a rate of 6.89¢ per kWh through May 2025. Though this is a notable increase, Duke's "price to compare" jumped to 10.17¢ per kWh with the June bill. The aggregation is offering participants 30% savings compared to Duke's default generation rates. Natural Gas The aggregation program started in October 2022 with AEP Energy at a rate of \$0.839 per ccf through October 2024. Through March 2023, the average aggregation participant saved around 4% compared to Duke's monthly variable rate. The next performance report will be available in early September. As you are aware, Energy Alliances is in talks with AEP Energy to see if there is the potential to lower the rate ahead of this upcoming winter. They will keep us informed once they have a rate and if they feel its beneficial to lock in and extend the contract.

6. Citizens Address

Tim Crooker - He spoke about his address to the board two weeks ago regarding the opposition to the rezoning on Semloh. He said tonight he speaks on the attribute of integrity. He compared the zoning request on Semloh to the other one (WaWa) saying the other is a corporation who had the forethought to request the zoning change prior to ownership. He said that was a good and solid business decision. He said the other one (Semloh), in this case a small group of businessmen purchased a piece of property in a residential neighborhood and are taking steps to have the zoning changed to accommodate their business desires He is opposed to the zoning change on Semloh.

Randy Sexton - He talked about his neighborhood on Semloh that he's lived in since October of 1997. He said it's a quiet, peaceful neighborhood that we want to keep it at. He is opposed to the rezoning.

Kathy Hindery - She wanted to re-address her opposition to the zoning change on Semloh. She said the trustees are responsible to look after the best interests of the residents.

John Hindery - He said the proposed use for the site is not limited to elderly housing. So it could end up being an alcohol, drug or psychiatric rehab. The applicants said they were going to accept Medicaid and Medicare, which is federal money. That would bring along with it, federal regulations.

Karen Randolph - She said the buyer who bought the property on Semloh Ave knew the zoning restrictions when they purchased it. She asked what benefit would come to the community if the zoning was changed? She is opposed to the zoning changes.



Stephanie Wright - She thanked In Town Suites for coming to the meeting. I did share with them that I don't personally find their property a good steward to our community. She talked about there being 18 properties on the nuisance abatement resolution. She said there's a lot of error happening. She mentioned it's an election year.

Kathy Mohr - She asked if the board will take action regarding what she says are inaccurate minutes. She spoke about items in the June 13th minutes regarding abatements. She asked what the status of the mosaic pothole project is. She asked about Judge Dinkelacker approving \$90,000 for a property and how that process works.

7. Administrative Reports

Ms Mays - I encourage everyone to visit Colerain Park this Friday for the Movie in the Park. She addressed some citizens address questions from the previous meeting:
Why is Groesbeck Park chained off? Parks are open from dawn to dusk. If they get chained off it's because they're closed. This is done to limit overnight parking.
Who pays for the litter laborers? All of Hamilton County pays them through a grant from tipping fees.
The status of the mosaic pothole program? We have received one application.

Police Chief Cordie - Answering the question of "why can't the Sheriffs Office patrol the parks"? Colerain Township has a stand-alone police department. Hamilton County does not patrol Colerain Township unless we request them to.
Were the assessments sent to the auditor for 2022 and 2023 to date? Yes.
Why do we have over 200 nuisance properties with only a few dozen assessments? If the owner addresses the issue, we do not have to abate the property.

Mr Miller - He gave an update on the Business Facade Improvement Program.

Fire Chief Walls - He mentioned Assistant Chief Shane Packer was recognized as a "Fellow" by the Ohio Fire and Emergency Services Foundation. He also mentioned that State Representative Cindy Abrams was recognized by the Ohio Fire Chiefs Assoc. as the Ohio Legislator of the Year.

Mr Weckbach - October 7th is "Give Back Day in Colerain Township. This is coordinated by the Fire Dept. August 1st is the start of sign ups. He answered a question from a previous meeting:

Did Plattenburg do more than print and send the UAN reports? Yes. Annual financial statements include a variety of narrative responses. There are a lot of rules and regulations out there that are set by GASB that have a whole series of rules that dictate some things we have to report on and some of which are completely outside of the scope of what we do.

8. Trustees' Report

Mr Wahlert - He touched base with the Auditors Office to address his concerns with people using different credits and to talk about our rental registration. He spoke about the Solid Waste Board meeting the previous week. He mentioned Bio Char which helps "Green



Areas" which comes from compost. He spoke about the process for zoning requests. He mentions, "it's supposed to be long".

Mr Unger - He talked about approving money for abatements, which was brought up by someone early who had already left the meeting before a response could be given. He mentioned tall grass at a BP station on Beechmont in Union Township. He talked about people on off ramps being addressed by the Township. He said he would rather have our own police department as opposed to the Hamilton County Sheriffs Office. He mentioned road work being done on Hanley.

Ms Ulrich - She said to call or email the board with property issues and they will get it to the proper channels. She talked about her conversation with our previous game warden regarding the coyote situation. He said the only thing we can do is scare them away.

9. **New Business**

Public Safety

- a. Motion Authorizing Pay Increase for Department of Fire and EMS Non-represented Part-time Employees

Chief Walls recommended ADOPTION of the Motion.

Rationale: I respectfully request the Board of Trustees consider the approval of a pay increase for non-represented parttime Department of Fire and EMS employees. The current pay rate for non-represented part-time employees is \$12.36 per hour - \$16.90 per hour. Following successful approval of a collective bargaining agreement with represented part-time employees, pay is in need of adjustment. If approved, the pay increase would be effective August 6, 2023.

- Pat Sauerwein \$19.50
- Roger Sauerwein \$19.50
- Doug Eikens \$19.50
- Richard Koeniger \$19.50
- Bob Rielage \$19.50
- Fleet Mechanic Co-op \$16.00

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - I think this is entirely within what we should be doing.

All voted Yes. Motion approved.

- b. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #102-23.

Rationale: This resolution allows for the removal of uncontrolled vegetation and/or

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refuse at the following properties:

9568 Amarillo Ct 510-0051-0287-00
2721 Cranbrook Dr 510-0014-0050-00
3251 Deshler Dr 510-0102-0217-00
3261 Donnybrook Ln 510-0104-0060-00
9651 Dunraven Dr 510-0041-0239-00
10376 East Miami River 510-0320-0057-00
2704 Houston Rd 510-0023-0014-00
7054 Memory Ln 510-0074-0234-00
8071 Peacock Dr 510-0071-0390-00
11992 Pippin Rd 510-0011-0413-00
11996 Pippin Rd 510-0011-0242-00
8863 Planet Dr 510-0062-0079-00
3684 Poole Rd 510-0101-0059-00
3104 Sovereign Dr 510-0064-0182-00
2527 Westpoint Dr 510-0032-0420-00
11833 Wincanton Dr 510-0012-0208-00
10220 Windswept Ln 510-0042-0039-00
3350 West Galbraith Rd 510-0090-0056-00

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.

c. Resolution Declaring a Junk Motor Vehicle - 2768 Grosvenor Dr. - 1 of 5

Chief Cordie recommended ADOPTION of Resolution #103-23.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2768 Grosvenor Dr. Cincinnati, OH 45251 1. (OH) JIM3313, 1998, BLUE, FORD, EXPLORER

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

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

Resolution passed.

d. Resolution Declaring a Junk Motor Vehicle - 7209 Longwood Ct. - 2 of 5

Chief Cordie recommended ADOPTION of Resolution #104-23.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 7209 Longwood Ct. Cincinnati, OH 45239 1. (OH) CP22BY, 1998, BLUE, FORD, EXPLORER.



Motion Mr Unger, Seconded Mr Wahlert

No discussion:

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

Resolution passed.

e. Resolution Declaring a Junk Motor Vehicle - 8359 Coghill Ln - 3 of 5

Chief Cordie recommended ADOPTION of Resolution #105-23.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 8359 Coghill Ln. Cincinnati, OH 45239 1. (OH) ADR2508, 1995, BLACK, FORD, EXPLORER.

Motion Mr Wahlert, Seconded Mr Unger

No discussion:

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

Resolution passed.

f. Resolution Declaring a Junk Motor Vehicle - 10293 Crestland Ct - 4 of 5

Chief Cordie recommended ADOPTION of Resolution #106-23.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 10293 Crestland Ct. Cincinnati, OH 45251 1. (OH) FXB5843, 2001, GOLD, FORD, TAURUS 2. (N/A) N/A, 2002, SILVER/BLACK, FORD, F150.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

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

Resolution passed.

g. Resolution Declaring a Junk Motor Vehicle - 10242 Springknob Ct - 5 of 5

Chief Cordie recommended ADOPTION of Resolution #107-23.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 10242 Springknob Ct. Cincinnati, OH 45251 1. (N/A) N/A, 2004, BLUE, HYUNDAI, ELANTRA.

Motion Mr Wahlert, Seconded Mr Unger

No discussion:

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

Resolution passed.

h. Motion Authorizing the Township Administrator to execute a contract with Berger Chevrolet Inc. for the Purchase of 8 Police Cruisers

Chief Cordie recommended ADOPTION of the Motion.

Rationale: The project was prepared for formal competitive bidding from June 16, 2023 through July 14, 2023 with a total of two (2) submissions. During the review of the two submissions, it was determined that Berger Chevrolet's submission provided all RFP requirements while McCandless Ford failed to complete various aspects of the RFP. Due to this, the RFP for cruisers received one bid. Moving forward with this purchase will allow for the immediate acquisition of cruisers for the police department. Our current purchase plan has the department waiting for the 2024 vehicle ordering cycle to



be opened by Ford and Chevrolet. At this time, this timeline for this is unknown, vehicles will not be built until after the first of the year, and we will not know if our order will be honored until late 2023. Staff recommends that the contract be awarded to Berger Chevrolet, LLC which provided a bid of \$375,968.00 for 8 Chevrolet Tahoe Police Pursuit Vehicles. Bid tabulations are summarized on the attached sheet.

Motion Mr Wahlert, Seconded Mr Unger

Discussion:

Chief Cordie - Effectively, what we're doing is, we're buying time.

Ms Ulrich - What's the approximate time for them to be equipped with what you need?

Chief Cordie - Roughly 4 months.

Mr Unger - We're debating on whether or not to give Mr Weckbach the authority to purchase those.

Mr Weckbach - The RFP basically lists how many they can offer and at what price.

All voted Yes. Motion approved.

Public Services

Development

- a. Resolution Approving or Denying Zoning Commission Case ZA2023-08, Zoning Map Amendment and Creation of PD-M at 3636 Semloh Avenue

Staff seeks direction from the Board of Trustees on the adoption of Resolution #108-23 to either approve or deny ZA2023- 08.

Rationale: The Colerain Township Zoning Commission recommended by a vote of 5-0 for the APPROVAL of a zoning change and creation of the PD-M to provide for an assisted living facility at 3636 Semloh Avenue.

Motion to deny resolution Mr Wahlert, Seconded Mr Unger

Discussion:

Mr Unger - We've really received a lot of public input on this. I've gone down there and that is a narrow street. I don't think that's the best use of the property.

Mr Wahlert - I've received a lot of calls and emails on this from both sides. It is a narrow street and there are some issues on some use and future use.

Ms Ulrich - I heard all your voicemails and emails and I understand where you're all coming from.

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

Resolution to deny zoning change passed.

- b. Motion Authorizing Township Administrator to Execute an Agreement with Brandstetter Carroll for Joseph Road Sidewalks for \$19,500

Mr Miller recommended ADOPTION of the Motion.

Rationale: Currently, no sidewalks exist along Joseph Road, which was identified in the

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Connect Colerain Plan as one of the highest priorities for pedestrian connectivity. Adding sidewalks to the northern side of the street will provide for safe pedestrian traffic to/from Colerain High School between Cheviot Road and Colerain Avenue.

Motion Mr Wahlert, Seconded Mr Unger

Discussion:

Mr Weckbach - I would like to commend David and Aerelynn Gross, who was a coop of ours on their yeomen's level work here.

Mr Wahlert - I appreciate the diligence on this. This has taken my entire term in office. The importance of this is a lot of people cut through there to get to Colerain Ave.

Mr Unger - Item 5 mentions the right of way easements. Those may very well exist..

All voted Yes. Motion approved.

Administration

a. First Reading - Resolution Adopting Legislative Priorities for 2024-2026

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 with a Focus on Alternative Service Delivery • Make Progress on Deferred Maintenance and Reposition Existing Assets.

First reading

b. Motion Authorizing Township Administrator to Execute an Agreement with In Town Suites

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: Several months ago, our Zoning team issued a denial of a zoning certificate for In Town for several issues. Since then, In Town has submitted an appeal to the BZA. During the intervening months between the appeal and now, the Township has engaged in a back and forth process with In Town about their property and issues. Since that time, In Town has: - Corrected all exterior code enforcement violations - Changed their building licenses with the state of Ohio to comply with the initial zoning approval - Invested around \$2-2.5M in room renovations The last issue for resolution for In Town dealt with the permanent vs. transient residency status of their guests. From this conversation, and what is found in the attached drafted agreement is: - A requirement that no resident stays at In Town for a period of 52 consecutive weeks. There is an appeal process to provide those who have been actively seeking housing an opportunity to meet with the Township to be granted an extension. - A commitment

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by In Town to pay hotel taxes for every guest and to not exempt any guest from collection or payment. This is significant, as In Town were previously exempting around 95% of their guests each month.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - I appreciate the representatives of In Town Suites and their participation tonight

Ms Ulrich - The pedophiles being there was brought up earlier tonight. I realize you can't discriminate against renting to them.

Mr Weckbach - I'm not as well versed with that law.

Me Wahlert - I know the number of police calls have gone down. I encourage the people at In Town to keep up their work.

Kristina Dahmann (Ice Miller Legal Counsel) spoke on behalf of their client In Town Suites regarding the on going improvements and communication with Colerain Township.

All voted Yes. Motion approved.

c. Resolution to Adopt Policy Change - 1.7 Colerain Township Insurance Policy

Ms Mays recommended ADOPTION of Resolution #109-23.

Rationale: This policy does not specifically outline a situation where a dependent child and/or spouse who is eligible for health care coverage is also employed by the Township. The spirit, or intent, of the policy is to reduce the burden of healthcare costs on the Township. In these two scenarios, where the dependent child and/or spouse both work for the Township, the policy should specifically state that Township employees should not be receiving the waiver benefit and should only apply to spouse coverage for plans outside of the Township.

Motion Mr Wahlert, Seconded Mr Unger

No discussion:

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

Resolution passed.

d. Resolution to Adopt Policy Change - 1.8 Colerain Township MERP Policy

Ms Mays recommended ADOPTION of Resolution #110-23.

Rationale: This policy does not specifically outline a situation where a dependent child and/or spouse who is eligible for health care coverage is also employed by the Township. The spirit, or intent, of the policy is to reduce the burden of healthcare costs on the Township. In these two scenarios, where the dependent child and/or spouse both work for the Township, the policy should specifically state that Township employees should not be receiving the MERP benefit and should only apply for spouse coverage for plans outside of the Township.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

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



Resolution passed.

10. Old Business

11. Consent Items

- a. Contract - HealthWorks - Biometric Screening - \$300

This contract will cost a maximum of \$300 and is dependent on employee participation. For example, if more than 12 employees participate, the cost drops to \$150. This contract is to provide biometric screenings for employees as part of the employee wellness program.

- b. Contract - Clarke Contractors - Groesbeck Park Restroom Restoration - \$7,424.22
Contract to restore the Groesbeck Park restrooms from vandalism.

- c. Donation Acceptance - Department of Fire and EMS - From Kevin and Barb Keegan - \$50.00 (Kroger Gift Card)

Colerain Township Department of Fire and EMS is grateful for a \$50.00 donation from residents Kevin and Barb Keegan in appreciation of service and aid rendered.

- d. Donation Acceptance - Police Department - \$100.00

Colerain Township Police Department is grateful for a \$100.00 donation from Mr. William Ostmann in appreciation of the department's service.

- e. New Hire - Police Officer - Police Department - Melissa Abell - \$40.38/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:

Melissa Abell.

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 July 26, 2023.

- f. New Hire - Police Officer - Police Department - Kellen Lyons - \$37.50/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:

Kellen Lyons.

The wage for this job is \$37.50 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on July 26, 2023.

- g. New Hire - School Safety Officer - Police Department - Andrew Davis - \$35.00/hour

The position of School Safety Officer was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the

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following individual:

Andrew Davis.

The wage for this job is \$35.00 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on July 26, 2023.

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

No discussion:

All consent items approved.

12. Fiscal Office Report

I would encourage everyone to vote on August 8th.

13. Executive Session – if needed

Mr Weckbach recommended the board of trustees go into executive session 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 Wahlert, Seconded Mr Unger

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

Executive session convened.

Ms Ulrich called the meeting back to order at 9:51pm.

All trustees and the fiscal officer were present.

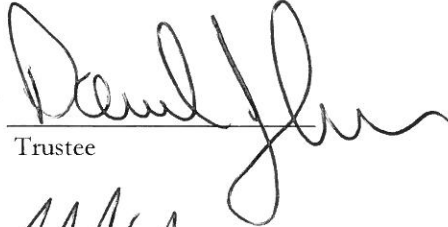
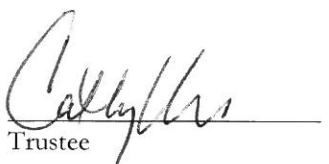
Mr Weckbach had nothing to report from executive session.

14. Adjournment

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich

All voted Yes.

Meeting adjourned at 9:52pm.

 _____ Fiscal Officer	 _____ Trustee
 _____ Trustee	 _____ Trustee