

Minutes

September 12, 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 Weckbach recommended the board of trustees go into executive session in accordance with ORC section 121.22 (G)(1) to discuss the compensation and employment of public employees and also in accordance with ORC section 121.22 (G)(2) to consider the purchase of property for public purposes and also in accordance with ORC section 121.22 (G)(3) to discuss pending or eminent litigation.

Motion Mr Unger, Seconded Mr Wahlert

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

Executive session convened at 6:01pm

Ms Ulrich called the meeting to order at 7:02pm.

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 for approval of the minutes from the meeting of the board of trustees on August 22, 2023

Motion Mr Unger, Seconded Mr Wahlert

All voted Yes. Minutes approved.

Motion for approval of the minutes from the special meeting of the board of trustees on September 5, 2023

Motion Mr Unger, Seconded Mr Wahlert

All voted Yes. Minutes approved.

6. **Presentations**

- a. Presentation by Judge Zayas



Judge Marilyn Zayas reached out to the Township with a request to present at a Colerain Township trustee meeting to share the latest work of the court of appeals and explain programs available to students.

b. Presentation on MetroNow! and Other SORTA Information by Emi Randall
SORTA requested an opportunity to present updates to their system and to highlight the MetroNow! program which is available to various portions of Colerain Township.

c. Presentation on Sears Purchase

Staff will provide a presentation on the purchase of the Sears property. Several important documents related to this item are linked below for reference, in addition to the attached presentation: - Agreement with the Port:

[https://www.colerain.org/DocumentCenter/View/4349/Port-TownshipAgreement-8232023-KZF Corridor Plan \(Pages 84 to 87\):](https://www.colerain.org/DocumentCenter/View/4349/Port-TownshipAgreement-8232023-KZF-Corridor-Plan-(Pages-84-to-87))

<https://www.colerain.org/DocumentCenter/View/2283/ColerainTownship---Colerain-Ave-Corridor-Study-2019-12-18?bidId=> - Northgate Tomorrow (Plan by University of Miami):

<https://www.colerain.org/DocumentCenter/View/4362/Northgate-Tomorrow>

Discussion:

Mr Unger - One of the options you listed was to walk away from the sale. Yes, we would lose the \$325,000, but I think in the bigger picture of things, failure to perform on a contract would be a strike against us for a long time to come. So I'm not really interested in that. I know when you apply for bonds, that's one of the questions, if you've ever failed to perform on a contract. I don't know what's going on with the roof and I don't know if we'll have to push snow off the lot. I don't want to shut off the utilities until we're sure we're going to demolish it.

Ms Ulrich - The state is releasing some demo funds. Keeping with the port, we'll apply for all these grants. So that's one less cost.

Mr Weckbach - One option, which is on the agenda for later, is a holding agreement. As the state has changed how they distribute demolition funds, those grant funds are now awarded solely to the local port authorities.

Ms Ulrich - And they will be writing all the grant applications?

Mr Weckbach - Yes.

Mr Wahlert - When we're talking about the Sears site, it's a 12 acre site?

Mr Weckbach - Yes.

Mr Unger - You mentioned there was a bidder right behind us, somebody bid \$2,210,000, we bid \$2,220,000 and the other bidder did not respond. So somebody else was interested in it. I would encourage our development director to explore what their ideas were.

Mr Weckbach - That will be up to the auctioneer to disclose the other bidders.

Mr Wahlert - We have had, at this point, several developers put a toe in the water.

Mr Weckbach - So, I did receive a few different phone calls from developers shortly after the article went live, that they would be interested.



7. Public Hearings

a. Public Hearing - Pottinger TIF

In an effort to generate resources to build important township infrastructure and provide critical services, staff has brought forward an additional area which could support a Tax Increment Financing District. The Pottinger TIF is located at the former Bevis Elementary school site. Initial plans that have been forwarded by the developer to Hamilton County for approval suggest that 92 single family attached homes will be built on the property with an estimated total valuation of \$18,400,000. In the attached presentation are the plans received by the Township in July of 2023.

Motion to open the public hearing Mr Wahlert, Seconded Ms Ulrich.
All voted Yes. Public hearing opened.

Mr Sollmann swore in all those who wished to speak.

Carrie Davis - in relation to the Pottinger thing, I think you're doing a good job. I don't understand why we're giving TIF's and board (school board) is approving TIF's and asking for a levy. It just doesn't fly.

Motion to close the public hearing Mr Wahlert, Seconded Mr Unger
All voted Yes. Public hearing closed.

b. Public Hearing - Consent Decree for 8300 Colerain Avenue - Phantom Fireworks
The owners of 8300 Colerain Avenue filed suit against the Township for zoning issues under Hamilton County case No. A-2301874. The Township has worked with the Property Owner and future business owner, Phantom Fireworks, to draft a Consent Agreement for consideration by the Board of Trustees. Prior to adopting a consent decree, the Trustees are required to hold a public hearing. Action is contemplated to be taken by the Trustees on September 26th. Of note, the attached document outlines the rights and responsibilities of all parties related to the zoning for this parcel. The Owner of the parcel is granting a one-way access easement for emergency medical and fire services from the soon to be constructed Station 26 heading Northbound on Colerain Avenue. This easement will reduce travel time by nearly 3 minutes for any Northbound issues on Colerain Avenue.

Motion to open the public hearing Mr Wahlert, Seconded Mr Unger
All voted Yes. Public hearing opened.

Mr Sollmann swore in all those who wished to speak

Stephanie Wright - I'm not sure how this plays out, but they're giving us \$10,000? She also questioned the easement for the fire department at the site.

COLERAIN

TOWNSHIP ~ OHIO

Carrie Davis - She talked about the lawsuit regarding the Phantom Fireworks. She thinks we need someone else (twp atty). Regarding the easement for a drive at Phantom Fireworks for the Fire Station. She thinks it should be "green space". She mentioned the zoning code and how she sees it as it pertains to the driveway to the park. She also talked about Sears and Biggs. She talked about the business she works at in Oakley being broken into and the only thing taken was her liquor. She said the \$10,000 Phantom is paying, looks like a bribe.

Motion to close the public hearing Mr Wahlert, Seconded Mr Unger
All voted Yes. Public Hearing closed.

Motion to approve consent decree for 8300 Colerain Ave. Mr Wahlert, Seconded Mr Unger

Discussion:

Mr Unger - Regarding the Sears property, we're buying it so we would want to have an EPA letter of clearance for that garage. This transaction here is between Hardert and Phantom. I don't believe that would involve us?

Mr Sollmann - No it wouldn't.

Mr Unger - No one in this room is taking bribes from anybody. I don't want anyone to leave here with the idea that we are. To sit there and accuse us of that sort of qualifies the rest of the comments.

All voted Yes
Motion approved.

8. Citizens Address

Chuck Klosterman - He said he's spoken to residents about the Sears debacle. He feels "it's putting lipstick on a pig". He is opposed to the purchase of the Sears building.

Bruce Peirano - He spoke about his opposition to the government buying property. He said the Port Authority is always going to get paid. He said he wished the information would have been out there sooner.

Susan Bennett - She is currently the board chair of the Colerain Chamber of Commerce. She is here to share that the Chamber of Commerce is 100% behind the purchase of Sears. She thanked the board for their leadership, vision and courage to take this on.

Robert Stevie - He spoke about the traffic issue at the bottom of Gaines Rd at Sheed Rd. He said the mirror that was there was gone. He'd like to have it replaced. He spoke about



using the port authority to acquire the land at the bottom of the hill to make it safer.

Linda Mikkelson - Spoke about trash in the area. Mentioned her concern for her property value regarding two group homes on her street that are run by Our Children Our Future LLC. She said the children are hanging out in the street and in a local vacant building.

Chris Swain - Spoke about possible zoning violations for Our Children Our Future LLC.

Jarrold Alig - He asked the board to do an investigation on the issues he brought up.

Kathy Mohr - She asked about corrections to approved minutes she brought up several times. She spoke about the Police Clerk's Union. She asked why does an employee receive 80 hours of vacation prior to 1 year of employment? She asked about expense pay to township employees.

Teresa Demint - She spoke about an issue she's had with a neighbor and her dogs. She said the neighbor is a very violent person. She said her pit bulls have killed and attacked other dogs. Her main concern is how violent the neighbor is with her. She said she has video of the neighbor mooning her. She has 5 pit bulls that constantly run loose. She has physically assaulted her in the past as well. It was reported to the police department. 7219 Memory Lane is the violent neighbor's address.

Jim Bennett - He also spoke about the issues from the neighbor at 7219 Memory Lane. He said he has had similar issues as Ms Demint has.

Kim Comer - He also spoke about the issues from the neighbor at 7219 Memory Lane. He has had the same issue with her that have been mentioned earlier.

Mitch Coleman - He asked about when repairs will be made to his street. He also spoke about the electric and gas aggregation. He said the aggregation rate is high. He asked if the township is stuck with that.

Stephanie Wright - She asked that speakers be called in order. She talked about the chamber of commerce supporting businesses. She thanked the residents that came to speak. She talked about the resolution book and minutes book. She mentioned duplicate numbers on resolutions. She spoke about the Code Enforcement Review Board. She gave the board her resume for the position.

Carrie Davis - She said she loves what we're doing with the mall. She said it took guts. She said shutting down the Sears building would be a mistake. She said we need to make Groesbeck the entertainment district of Colerain Township. She said public outreach has been done on the Sears purchase and that we couldn't expose ourselves before with the bid process.



Motion to increase her time 2 minutes Mr Unger.

9. Administrative Reports

Fire Chief Walls - For the month of August there 886 EMS incidents, 161 fire incidents, we made 28 responses into the Pleasant Run EMS contract area. We had 1 building fire with a \$40,000 loss. We had 1 technical response on Thompson Road. We had \$149,000 property saved. We had a 5:03 average response time.

Police Chief Cordie - For the month of August we responded to 3,778 calls for service, an average of 122 calls per day. We will break 44,000 calls for the year. We conducted 276 traffic stops, 7 OVI arrests, 102 arrests, 2 uses of force, 0 pursuits and we opened 1 internal investigation.

For code enforcement, we had 112 violations, 311 inspections, 88 closed violations and referred 2 incidents to housing court. There were 4 litter complaints and 32 abandoned vehicles.

Assistant Administrator Mays - We will be sure to address the issue at the corner of Sheed and Gaines to the county. Saturday September 23 will be our Recycle Day.

Mr Miller - 74 zoning certificates were issued. There were 9 new home builds were approved. There were 16 solar projects approved. 4 change of use and 4 sign permits.

Mr Weckbach - To address some of the comments that came up:
The question about Roberts Rules of Order. It is used as a general guide.
The mall does not have a formalized board.
Gas aggregation is something we are constantly looking at.

10. Trustees' Report

Mr Wahlert - He read a statement regarding Sears. The statement will be included in the minutes

Ms Ulrich - There has been excitement about the purchase of Sears at Northgate Mall. I want everyone to know that the administration has listened to the residents over the years. It is our "great white whale". It is our central business district. Our commitment is to revitalize our central business district. Once we start the revitalization, more businesses are going to come. Ms Ulrich read an emailed statement from former trustee Insko. The statement is included in the minutes. She thanked the chamber of commerce for their support.

Mr Unger - I think we all want to see redevelopment at Northgate Mall. My concerns are purely financial. There was a developer that was \$10,000 behind us on the bid. We certainly ought to talk to them and find out what their ideas are. We do have a seat at the table, we control the zoning on that property. He spoke about being awarded with a grant for the Joseph Road sidewalk. The issue on Memory Lane is something I will look into and make a special project of mine. He spoke about the 100th birthday of Sally Holthaus.



11. New Business

Public Safety

- a. Motion to Accept Grant Funding From the Ohio First Responder Recruitment, Retention, and Resilience Program (\$372,203.64)

Chief Walls recommended ADOPTION of the Motion.

Rationale: More than 10,000 law enforcement officers, firefighters, and EMS personnel from 309 agencies will receive a total of approximately \$35 million in retention incentives as part of the Ohio First Responder Recruitment, Retention, and Resilience Program, which was created to address first responder burnout caused by understaffing and overall job stress. The Department of Fire and EMS was awarded \$372,203.64.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Chief Walls - There is no matching portion of that for the township. We applied last year to the state of Ohio.

All voted Yes. Motion approved.

- b. Motion to Accept Grant Funding From the Ohio Ambulance Transportation Program (\$21,506.45)

Chief Walls recommended ADOPTION of the Motion.

Rationale: The State of Ohio has deemed ground ambulance transport providers as an industry impacted by the pandemic in accordance with the U.S. Treasury's State and Local Fiscal Recovery Final Rule. The pandemic imposed unprecedented demands on ambulance providers—from additional protective and sanitation measures to the surge in the need for response services. These increased demands created high stress, resulting in staff burnout and turnover. In addition, the overall health care workforce shortage has attracted EMS workers to other higherpaying positions within the health care industry. A 2022 national survey by the American Ambulance Association noted the following pandemic impacts: • 47% noted a higher than normal/projected call volume; • 60% noted staff hours lost due to the pandemic were higher than normal/projected; • 68% saw an impact on payroll costs that were higher than normal/projected; and • A mean of \$141,650 of estimated annual lost revenue in 2021 due to staff shortages. In addition to these impacts, the survey found the voluntary turnover rate for full-time EMT to be 31% in 2022, which is 22% higher than the rate surveyed in 2021. The same survey found the voluntary turnover rate for a full-time paramedic to be 26%, which is 6% higher than in 2021. In another 2022 survey conducted by the Paramedic Foundation, 62% of Ohio EMS agency administrators responding to the survey reported that they had unfilled positions for six months or more during the past year. Most significantly, the survey found staffing shortages are moving towards a critical level within the state. In addition to staffing shortages, increased costs to deal with the pandemic created an impact on providers that did not receive any or enough COVID-19 relief funding to cover those costs. Costs such as



personal protective equipment (PPE), additional ventilators, and decontamination equipment and supplies increased costs for these providers. The Department of Fire and EMS was awarded \$21,506.45.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

c. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #122-23.

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

6850 Acre Dr. 510-0074-0278-00

2972 Aires Ct. 510-0054-0091-00

3143 Blueacres Dr. 510-0070-0135-00

5978 Bluerock Rd 510-0230-0196-00

6401 Colerain Ave. 510-0070-0213-00

11525 Colerain Ave. 510-0270-0140-00

2595 Cornwall Dr. 510-0053-0339-00

10876 Gosling Rd. 510-0260-0081-00

9636 Pippin Rd. 510-0051-0260-00

9750 Pippin Rd. 510-0051-0166-00

7909 Thompson Rd. 510-0450-0012-00

2545 Roosevelt Ave. 510-0031-0743-00

5971 Sheits Rd. 510-0241-0031-00

5999 Sheits Rd. 510-0241-0028-00

12092 Westerly Dr. 510-0011-0327-00

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

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resoluiton passed.

d. Resolution Declaring a Junk Motor Vehicle - 8729 Moonlight Ln. - 1 of 2

Chief Cordie recommended ADOPTION of Resolution #123-23.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 8729 Moonlight Ln. Cincinnati, OH 45231 1. (OH) 946ZIL, 1988, BLUE, OLDSMOBILE, DELTA 88

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion:



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

e. Resolution Declaring a Junk Motor Vehicle - 10260 Storm Dr - 2 of 2

Chief Cordie recommended ADOPTION of Resolution #124-23.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 10260 Storm Dr. Cincinnati, OH 45251 1. (OH) HKE1911, 2005, BLACK, JEEP, LIBERTY

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed

f. Motion to Issue a Noise Resolution Permit to William Ware for Skyline Acres
Annual Cookout - Groesbeck Park - 8296 Clara Ave.

Chief Cordie recommended ADOPTION of the Motion.

Rationale: This is the first request for a permit in 2023 for Mr. William Ware. The request for the permit is from September 16, 2023 between the hours of 1500 (3pm) and 2030 (830pm). This event will take place at Groesbeck Park - 8296 Clara Ave.

Motion Mr Wahlert, Seconded Mr Unger

No discussion:

All voted Yes. Motion approved.

g. First Reading - Code Enforcement Review Board (CERB)

This Board, once established, would provide due process to any entity or home owner that is found to be violator of the Township's Vacant Building Resolution, or Rental Registration Resolution. This Board will take testimony from the owners and evaluate the facts surrounding the case before making a final determination and recommendation. If the recommendation is to enforce the existing resolution against the property, then a resolution will be prepared to be adopted by the Trustees to directly assess the property tax bill for the violation.

Public Services

a. Resolution Approving ODOT Project PID113713 - Pippin Road Sidewalks

Ms Mays recommended ADOPTION of Resolution #125-23.

Rationale: The Township received a grant from ODOT in 2019 for the construction of sidewalks on Pippin Road from Stout to Merriway. This piece of legislation is required by ODOT before formal bidding can occur. The state is anticipating issuing bids in October and will likely award a contract for construction to be completed in 2024 or



2025.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - There is one typo that is "en" instead of "in".

Ms Ulrich - This is costing us zero dollars?

Mr Weckbach - We did receive ODOT safety funds. There is some minimal charges to us for things like right of way acquisition.

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

Resolution passed.

Development

Motion to set a Public Hearing for September 26, 2023 at 7:00pm for Zoning

- a. Commission Case ZA2023-11, Zoning Map Amendment for 7679 East Miami River Road from R-2 to PD-M

Mr Miller recommended ADOPTION of the Motion.

Rationale: The Board of Trustees is required to hold a public hearing for zoning text amendments received from the Zoning Commission before such amendments can be approved.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

Administration

- a. Resolution Authorizing the Adoption of Amended Appropriations

Mr McElravy recommended ADOPTION of Resolution #126-23.

Rationale: At its 8/22 meeting, the Board authorized the Administrator to work with the Port Authority to attempt to acquire the former Sears parcel at Northgate Mall at auction. The Port, representing the Township, was the winning bidder. This resolution would increase appropriations in the General Fund by \$2,508,600 in order to close on the sale.

Motion Mr Wahlert, Seconded Mr Unger

No discussion:

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

Resolution passed

- b. Motion to Assign Purchase of Sears to the Colerain Township Community Improvement Corporation (CIC)

Mr McElravy recommended ADOPTION of the Motion.

Rationale: At its August 22, 2023 meeting, the Board of Trustees approved an agreement with the Port of Greater Cincinnati Development Authority (the Port), to

COLERAIN

TOWNSHIP ~ OHIO

bid on behalf of the Township to acquire the former Sears at Northgate Mall. The Port was the successful bidder. The Township created a Community Improvement Corporation (CIC) to facilitate economic development in the township, including holding real estate on behalf of the Township. There are advantages to having the CIC take title to property, most notably that it shields the Township from any environmental liability that may be discovered with a property. Adoption of the motion would allow for the transfer from the Port to the CIC.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

c. Discussion and Potential Action - Holding Agreement for Sears with Port of Greater Cincinnati Development Authority

As part of the Sears purchase, staff has engaged the Port of Greater Cincinnati Development Authority to explore the option to have the Port or Hamilton County Landbank manage and hold the property in the short term, as staff seeks grants for demolition of the property. The agreement would cost \$1,000 per month plus utilities. The Port and Landbank have more experience in holding and managing properties than the Township and all grant funding for demolitions is required, per the Ohio Department of Development, to flow directly to and through the local Port Authority. Executing this agreement or one in substantially the same form would be advantageous to the Township in grant applications. Ultimately, if the Trustees vote to assign the purchase to the CIC, then the Board should not take action on this item. Rather, it would make sense to consider this item more fully at a future CIC meeting. However, staff still seeks direction on this item as it will provide the Port with the intended direction as this sale nears closing.

Discussion:

Mr Weckbach - No action is needed from the board specifically at this moment, but any direction you all are willing to provide would assist as the CIC prepares to draft an agenda for next week.

Ms Ulrich - We've discussed why the port authority would be the best. Can you tell the public why?

Mr McElravy - Sure. They have extensive experience in managing properties that are in some phase of redevelopment. They also are the conduit for receiving funding should the CIC decide to pursue the demolition.

Mr Wahlert - The punch that they hold for lobbying is going to be a harder of a punch than we have?

Mr McElravy - That's fair.

d. Motion Authorizing Township Administrator to Execute Collective Bargaining Agreement with FOP Clerks



Mr Weckbach recommended ADOPTION of the Motion.

Rationale: In late 2022, the Clerks division of the Police Department voted to unionize as an FOP unit. Over the past several months, staff has negotiated with the FOP and Clerks to develop the attached contract that would govern their operations and pay. This contract is effective as of January 1, 2023 and would extend through December 31, 2025.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - One of the things we discussed was our impoundment lot. This gives the Chief the ability to maybe give some Saturday hours. Does this give us that option?

Mr Weckbach - It does give us some options around hours.

All voted Yes. Motion approved.

12. Old Business

a. Compensation Review of the Township Administrator

At the January 10, 2023 Board of Trustees meeting, the Board provided an evaluation of Administrator Weckbach. In their discussion, the Board indicated a desire to revisit Mr. Weckbach's compensation near his anniversary date of September 5, 2023. This item was tabled at the August 22, 2023 Board meeting.

Motion to extend Mr Weckbach's contract to December 31st, 2025.

Also, to make him eligible for merit pool bonuses. His current salary is \$150,020. To increase that salary by 2% to \$153,020.40 in 2023 and in 2024 to increase to \$157,611.01, which is a 3% increase.

Motion Mr Wahlert, Seconded Mr Unger -

Discussion:

Mr Weckbach - If I could clarify something, I am personally uncomfortable being included in the merit pool, mainly because I award the merit pool increases.

Mr Wahlert - The discussion that we had is that you wouldn't award yourself, but I understand the broader point.

So let me amend that to

Motion to extend Mr Weckbach's contract to December 31st, 2025.

His current salary is \$150,020. To increase that salary by 2% to \$153,020.40 in 2023 and in 2024 to increase to \$157,611.01, which is a 3% increase.

Motion Mr Wahlert, Seconded Mr Unger

All voted Yes. Motion approved.

13. Consent Items

COLERAIN

TOWNSHIP - OHIO

- a. Donation Acceptance - Police Department - Cincinnati Moose Lodge #2 - \$2,179.32

Colerain Township Police Department is grateful for a donation of \$2,179.32 from Cincinnati Moose Lodge No. 2.

- b. Donation Acceptance - Department of Fire and EMS - Cincinnati Moose Lodge #2 - \$2,179.32

Colerain Township Department of Fire and EMS is grateful for a \$2,179.32 donation from Cincinnati Moose Lodge #2.

- c. Contract - Council on Aging - Senior Center Support

The attached contract indicates the Township's intent to receive grant dollars from the Council on Aging as support of congregate meals and transportation. The estimated grant award is \$32,266 with a local match of \$4,089.

- d. Contract - Jezerinac Geers - Station 26 Storm Shelter Review/Testing - \$6,000

The attached agreement is for the required independent review and testing of the storm shelter required at the newly construction Station 26. This contract costs \$6,000.

- e. Contract - Jezerinac Geers - Station 102 Storm Shelter Review/Testing - \$6,000

The attached agreement is for the required independent review and testing of the storm shelter required at the newly construction Station 102. This contract costs \$6,000.

- f. Contract - Settlement Agreement for Case 2023-0584 - \$5,500

The attached agreement was reached in mediation on case Ohio Supreme Court Case #2023-0584. The settlement includes payment by our Ohio plan insurance pool of \$5,500 and is occurring due to the cost and uncertainty of litigation. The settlement agreement further states that it does not constitute any admission by or indicate any correctness to any of the claims asserted in the case. Part of this settlement agreement requires communication between the relators Mohr & Wright and our Township attorney prior to the filing any future public records litigation. This will provide the Township with an opportunity to correct any issues prior to having to incur unnecessary litigation costs and expenses. Under Ohio law, this is not a requirement and individuals can file suit without providing the Township an opportunity to correct any issues or disagreements that may exist. Given the Township's commitment to transparency, this process is in alignment with the Township's overall goals and interests.

- g. Contract - PowerDMS - Police Software - \$6,376.04 - One Year

The attached contract is for police training software and costs \$6,376.04 for a one year subscription.

- h. Promotion - Full-Time Firefighter/EMT - Department of Fire and EMS - Aaron Dewald - \$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:



- Aaron Dewald

The wage for this job is \$20.86 per hour. Contingent upon Board approval, Aaron Dewald would be eligible to begin work September 17, 2023.

- i. Wage Adjustment - Kelley Hopewell - Civilian Supervisor - \$28.60/hour
Should the Board approve the Collective Bargaining Agreement for the Clerks Division, it is important that their Supervisor's pay be adjusted to ensure that it is more than members of the unit will earn. As such, this item recommends changing Kelley Hopewell's compensation to \$28.60/hour which is 10% more than the maximum amount eligible for a clerk to earn in the contract. This change would be effective at the start of the next payroll (September 18, 2023).

- j. New Role - Records Clerk - Police Department - Brandon Ellis - TBD contingent on contract approval/denial

Brandon Ellis will be transitioning from Police Officer to Police Clerk.

- k. New Hire - Management Analyst Intern - Administration - Kara Wright - \$15/hour
The position of Management Analyst Intern was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Kara Wright. The wage for this job is \$15 per hour for up to 30 hours per week. Contingent upon Board approval, she would be eligible to begin work on September 13, 2023.

- l. New Hire - Police Cadet - Police Department - Trent Estes - \$15/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: Trent Estes. Trent comes to the Police Department as a new hire who is scheduled to attend Scarlet Oaks Police Academy starting in November. Trent will start with the Police Department as a Police Cadet. He will hold this role of Police Cadet until completion of the required OPOTA courses and the final state test. The wage for this job is \$15.00 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on September 13, 2023. Upon passing the state of Ohio OPOTA test, Trent will assume the role of a Police Officer. The wage for this job is currently \$33.65 per hour.

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

14. Fiscal Office Report

We reached a milestone this week of 500 public records requests for the year. We have 5 outstanding, so we're doing a great job with those. I do want to remind everyone that all of our resolutions and minutes are posted on line as well. So you don't have to come in and go through a book. You can simply view those on line. Lastly I wanted to commend the board, with the amount of time you had to think about the decision with Sears, I know it wasn't an

COLERAIN

TOWNSHIP - OHIO

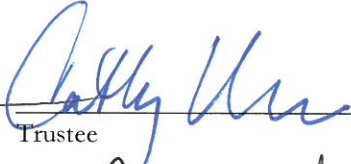
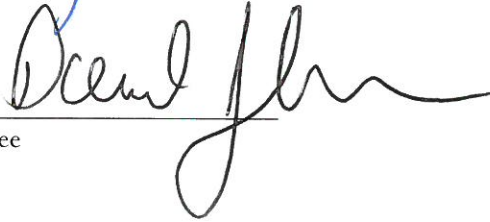
easy decision, I commend you on having the courage to take the step and make the decision for what was best for the township.

15. **Executive Session** – if needed

Not needed.

16. **Adjournment**

Motion to adjourn Mr Wahlert, Seconded Mr Unger
All voted yes. Meeting adjourned at 10:13pm

 _____ Fiscal Officer	 _____ Trustee
 _____ Trustee	 _____ Trustee

The future for most malls is very clear. In the 1980s, the US had over 2500 malls. Now only about 700 remain. And, predictions are in 10-15 years only the highest performing 150-200 malls will continue to operate.

The day I was elected to office – it was obvious to me that the biggest economic issue facing Colerain Township for the next several decades was Northgate Mall. At last count, Ohio alone had 31 abandoned malls. These are community killers.

The property we call the “mall” consists of three different sections – the physical mall property, the theatre, and the Sears property – and that includes nearly 13 acres.

Colerain Township does not and never has owned the mall, does not control the mall, and does not even have input into the future of the mall. If Colerain wants to redevelop the Mall – and control what goes into that space – we must own it.

For example, one interested auction bidder was a major tire distributor. It's obvious that they would have used the front of the Sears as a retail outlet and – due to its sheer size – the rest as a warehouse. That would have meant more semi-traffic on Colerain Avenue – at all hours of the night. More noise pollution and the sound of a semi's airbrakes at 1am. Township ownership prevented that scenario.

Besides that specific example, we have a bigger issue – the likelihood the mall will eventually close.

When closed, most of these malls become abandoned. They sit and decay. Local crime increases. Building vacancies near the mall skyrocket. Residential property values drop. And, the abandoned mall brings blight, illegal dumping, dangerous conditions, and other nuisances. Moreover, the owners of these malls often use every legal loophole in order to avoid addressing these issues. The resulting legal fees in order to gain compliance and force the owner to make the property safe are enormous – and the legal system is slow to provide relief. We would end up spending just as much taxpayer money in crime prevention and legal fees.

That creates a grim picture for Colerain Township. Northgate is a mall that fits many of the prerequisites of the failed and abandoned malls we see nationwide.

Understanding that background, the Township had two very distinct paths. First, we could do nothing, wait things out, hope decades-long national trends of mall failures would reverse, and that Northgate Mall would prosper. Somehow this miracle would occur despite the lack of financial commitment by the ownership group and the mall's ever-dwindling occupancy rate.

As I said earlier, the Township does not own the Mall, control the Mall, or have any input into the Mall's operation.

That said, the Township could pursue a second strategy – a long-term strategy to put the pieces in place necessary to have input into the future of the Mall property.

Since taking office, each week I have a meeting with our administrator to discuss issues and the Township. And from the first week I took office until now – I consistently ask for a mall update. When Jeff Weckbach took over as administrator – I requested that he hold weekly leadership meetings focusing strictly on the Mall.

As Colerain Township hired new senior level staff, I insisted that each candidate have development experience. I wanted the Township to create a development team deep with experience. At some point, the right opportunity would emerge. Colerain Township could use that opportunity to become more proactive, fill a seat at the table, and gain leverage in the search for solutions to the biggest economic problem facing Colerain Township over the next several decades.

The staff we have put together of Jeff Weckbach, Jeff McElravy, Tiphonie Mays, and David Miller – before working for Colerain Township – were central figures in \$3.7 billion in development. These projects included Oakley Station, Union Terminal Restoration, the Banks, Montgomery Gateway Corridor, Sharonville Convention Center, Campus Center at Purdue University, and the Blue Ash Airport.

When Colerain's development team unanimously determined that the Sears auction was the opportunity, we were waiting for

to take control of the Township's economic destiny – I agreed 100%.

I have heard many people reference “spending” \$2.2 million on Sears. Our action not only provides the Township the opportunity to take the initiative. But, this is also an investment and not simply unfettered spending.

Colerain Township has two choices – invest now in the purchase of Sears with an eye toward redevelopment so that future projects can create more tax receipts and lower the overall tax burden. This choice is about moving toward a more self-sufficient future Colerain Township.

Or, the Township can wait – and one day when Northgate Mall is closed and abandoned taxpayers will have to subsidize lost property taxes from a bankrupt mall, watch other retail property values fall, see residential values drop, and be forced to spend more on police and legal fees addressing nuisance issues related to an abandoned mall.

Undoubtedly, many folks have seen the homemade yard sign asking the question – “Trustee Wahlert, what the Hell were you thinking?”

Well, to answer that, I need to transition to present tense. I am thinking Northgate Mall is the biggest economic question facing Colerain now and over the next several decades. I am thinking that I do not want Colerain to join the roster of communities that have been ravaged and wrecked because of a failed and

abandoned mall. I am thinking that Colerain Township should fight every step to gain input into the process of the future and not leave it up to investment bankers in New York City. And, I am thinking about the future of Colerain Township.

Jeffrey Baker

From: Greg Insko <thereverendgreg@gmail.com>
Sent: Monday, September 11, 2023 9:15 PM
To: Jeffrey Baker
Subject: Sears

Here's what I came up with:

To the residents of Colerain,

It's important to see both sides of one of the biggest decisions our elected officials have ever made.

The downside to buying the Sears property is the initial commercial tax revenue loss, maintenance expenses, and lost interest payments on the cash we're spending to buy it. But what about fixing our roads instead? Our leaders are capable of doing more than one thing at a time. Time is the most valuable thing any of us have and this project will take lots of it. But I'd like to explain why the upside is significantly greater than the aforementioned downside.

Perception has, and always will be our communities biggest obstacle. From my time in office our residents would beg us to do something about the mall. It's one of the biggest things our community is known for and whether we like it or not, its perception is crucial to our identity.

When I served on the board we responsibly did plenty of renderings and housing studies with grant money to encourage the mall to reinvest. Unfortunately it is hard to make a private, out of town owner run their business the way our community deserves. Buying a seat at the table ensures that.

It's disheartening to see any of my former constituents complaining about this purchase when they were begging for something to be done just a few years prior. You can't have it both ways.

As a local business owner I was privy to who some of the potential bidders were. I can assure you the same residents upset about this purchase would beg the township to have bought Sears if they were privy to the other bidders. I'm confident our community and its leaders have our best interest more than any of the other potential buyers would have.

From our fixed income homestead seniors to our out of town business owners, not a single Colerain tax payer will negatively feel the impact of this purchase. The purchase of Sears is the first of many steps to finally change the perception of our community.

We all have two choices moving forward:

1. You can hope that it fails so that you can say you were right.
2. Or we can hope it succeeds for the greater good of our community.

I know which one I'm choosing. Stay positive, everyone!

Sent from my iPhone

HR23000753

HR23002174

To: Kathy MOHR

Jeffrey Baker <jbaker@coleain.org>
3/25/2023 9:32 AM



Coleain, Township-Community-
1.53 MB

In response to your public records request below:
Your requested records are attached. HR23000753 will be closed.

Jeff Baker

Coleain, Township Fiscal Officer

jbaker@coleain.org

Service Request #: HR23000753

Type of Request: Public records request

Address: 4200 SPRINGDALE RD

Location: 4200 SPRINGDALE RD, COLETP - GJ0623246737

Municipality / Township: COLE

Description: Request entered through the Web. Refer to Intake Questions for further description.

INTAKE QUESTIONS

1. Please describe in detail the public record you would like to request - Pursuant to Ohio Revised Code 149.43, I request that you, as the custodian of public records produce the following public record. Please confirm that this public record request has been received within the time allowed by ORC 149.43. If the request is denied, please state the reason for denial and the ORC to justify denial. See below

2. Please provide any additional information that may help us serve you - Pursuant to Ohio Revised Code 149.43, I request that you, as the custodian of public records produce the following public record. Please confirm that this public record request has been received within the time allowed by ORC 149.43. If the request is denied, please state the reason for denial and the ORC to justify denial. Please email financial reports for the township and CRC submitted for 2022 performed by Pleasantburg.

Date of Request: 3/22/2023

Time of request: 1:49 PM

Customer: MOHR KATHY

Customer phone1: 5133829662

Customer phone2:

Customer address:

Customer e-mail address: mohr.k@icloud.com

Nearest Parcel ID: 051001910070

Township

gphB