

Minutes

March 26, 2024

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 dismissal of employees and also in accordance with ORC section 121.22 (G)(4) to discuss collective bargaining sessions and also in accordance with ORC section 121.22 (G)(3) to discuss pending or eminent litigation and also in accordance with ORC section 121.22 (G)(8) to discuss 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

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 7:02pm.

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**

Mr Baker requested a motion for the approval of the minutes from the board of trustees meeting on 2-13-24.

Motion Mr Unger, Seconded Mr Wahlert

All voted Yes. Minutes approved.

6. **Presentations**

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

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

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newest Career Firefighter:

- Cody Wright

b. Presentation on Speed Study on Sovereign Road

Administrator Weckbach and Police Chief Cordie provided an update on the speed study conducted in the Sovereign neighborhood.

The full presentation is available in the agenda packet on-line.

Discussion:

Mr Unger - He mentioned speed cushions on Colerain Ave near the water tower.

Mr Weckbach - We received some feedback from the city of Cincinnati about concrete vs asphalt.

Ms Ulrich - I know the averages are contained, but when you see 70mph, something should be done.

Mr Wahlert - The concrete speed cushions the city uses is about \$20,000 a piece.

They're up and down Glenway and they're up and down Harrison. I think the study shows speed but not the end number of cars going through there.

Chief Cordie - It is interesting that the slowest times of the day were 10:00am - 5:00pm.

Mr Unger - He spoke about the speed table locations.

c. Presentation and Discussion: Police Long Term Funding and Alternatives

The top two goals in the strategic plan are to:

1: Chart a Pathway to Long-Term Financial Stability

2: Continue to Provide High Quality Safety Services With the failure of the police levy last week, the Township is now faced with an operating deficit in the Police Department's multi-year forecast in excess of \$4M per year.

Staff will facilitate a conversation with the Trustees about potential solutions to solve this gap for FY25 and beyond. The 2024 budget for the Police Department includes a transfer of \$2M from the General Fund, the holding of positions vacant, and several cuts to programs in the Police Department. These decisions were included with temporary appropriations and will ensure that there is adequate funding through December 31, 2024 for police operations. However, many of these changes were temporary in nature. The larger conversation around next steps for the department and service levels will help to inform residents and employees on changes that they can expect over the next year.

Discussion:

Ms Ulrich - I will do anything I can to keep as many of you as I can (police). I will work very hard to do that. My heart hurts for you guys.

Mr Unger - We are a police, fire and roads organization and it's always been my commitment to maintain our basic services. We should stay focused on those three.

Mr Wahlert - I also prefer a blended model. It was a dagger. I'm embarrassed. I've never been around a more quality group as our fire, EMS and police.

Mr Weckbach - A few recommendations are to make a commitment to not have any

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layoffs in 2024, to hold any vacancies and to continue to fully fund roads and summer camp.

Mr Wahlert - I don't want a single layoff for now. The township will figure it out.

7. Public Hearings

a. Community Development Block Grant Public Hearing

Mr Weckbach recommended opening the public hearing.

Rationale: The federal guidelines for the Community Development Block Grant program (CDBG) require that the Trustees hold two public hearings prior to application for funding for the next cycle of funds which are available from 2024 to 2026. Historically, Colerain Township has been awarded \$300,000 over the three-year period, or \$100,000 per year. The CDBG program is currently operated by Hamilton County.

This year, Colerain Township is recommending to apply for funding for the following projects:

60,000.00 Blanchetta Basketball Courts

40,000.00 Sidewalks – Breezy Way

100,000.00 Groesbeck Park Study and Improvements

100,000.00 Home Rehab Project

100,000.00 Sidewalks on Springdale Road from Colerain to Loralinda.

Motion to open the public hearing Mr Unger, Seconded Mr Wahlert

All voted Yes. Public hearing opened.

Mr Sollmann swore in all those who wished to speak.

Lori McMullin - Thank you for adding the Springdale sidewalks. We love the idea of the Blanchetta basketball courts

Lora Dakin - It would be nice to have a gazebo in the pollinator garden. She spoke about making a pathway from the pollinator garden to Adams Rd.

Matt Tietzsort - He prioritized things in the agenda. He mentioned the sidewalks on Springdale and basketball courts on Blanchetta.

Motion to close the public hearing Mr Wahlert, Seconded Mr Unger

All voted Yes. Public hearing closed.

8. Citizens Address

Matt Tietzsort - Spoke about speed cushions on Sovereign, and he thanked the board for their efforts. He mentioned he supports the efforts of the board purchasing Sears for future development.

Lori McMullin/Lora Dakin - They shared info on the Northbrook clean up day. They talked about the new rules for the event. The date is May 4th. Sovereign needs traffic calming. They talked about starting lot 5 of the pollinator garden. Lori mentioned that she is pissed off about the police levy failing.

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Annette Tensing - She spoke about the juvenile home at 10269 Hawkhurst Drive. She spoke about parking problems and behavioral problems with the residents.

Jim Tensing - He spoke about the problems that are growing everyday at the juvenile home on Hawkhurst Drive. He spoke about not being safe due to the proximity of the juvenile home to their home. He said the homes need to be removed from Colerain Township.

Linda Mikkelsen - She spoke about the issues with the juvenile homes in Colerain. She said the homes are not safe. She asked if there's a way for Colerain to monitor the number of police calls.

Tina McFarland - She is here to support her neighbors in regards to the issues with the juvenile homes here in Colerain. She mentioned that it is scary. She mentioned the number of police calls to the home.

Therese Demint - She spoke about continuing issues with a resident at 7219 Memory Lane. She mentioned an eviction notice was supposed to be served but it wasn't. She said as a taxpayer she should not have to deal with this.

James Bennett - He also spoke about the issue with the neighbor at 7219 Memory Lane. He talked about the pit bulls she has. He said they always find a way to get out. He said he now has to carry a sidearm for his safety. He said she is very violent.

Donna Ashton - She talked about speed cushions on Sovereign. She thanked the township for their help and she hopes they will install the speed cushions.

Ralph Gubser - He spoke about the speeding issue on Sovereign. He said that technically they could have up to 4 speed cushions. He appreciates the support.

Robert Johnson - He spoke about issues renovating his house at 2864 Houston Road. He did get most of the things done on the house. He presented a list for the board. He thought it would be about \$20,000. He says its now roughly \$50,000.

9. **Administrative Reports**

Chief Walls - For the month of February we had 733 EMS incidents, 159 fire incidents, we had 30 responses Pleasant Run EMS contract area. We had one significant fire at the 2900 block of Banning Rd with an \$8,000 loss. Average response time for the arrival of the first unit was 4:46.

Chief Cordie - For the month of February we had 3753 calls for service. That's 129 calls per day. An 11% increase from February of last year. We conducted 513 traffic stops. We made 5 OVI arrests, 99 over all arrests. No traffic pursuits and one internal investigation. Impact conducted 109 traffic stops. That unit signed 7 felony charges, 12 misdemeanor charges.



They seized 226 grams of Marijuana, 3035 grams of methamphetamine, 43.6 grams of Fentanyl and seized 5 fire arms.

Asst Admin Mays - For February visitors to the parks were 19,391 with Heritage park being the busiest. The numbers represent vehicles entering the park. 58 bags of trash were collected. May 14th will be a ribbon cutting for Skyline Park and May 28th will be the ribbon cutting for Colerain Park.

David Miller - February is traditionally slow. 4 BZA cases and 2 cases in Zoning Commission

Administrator Weckbach - We'll have a public hearing next month for some zoning changes on Group Homes. We have continued to work with the state regarding these issues. April 8th will be the solar eclipse. Heritage Park is the line of totality.

10. **Trustees' Report**

Mr Unger - Thank you to the residents that showed up to discuss the Group Homes. We have spoken to the Dept of Youth Services. The state kind of waves this stuff off. Please know the township is fighting this. They are destroying neighborhoods. He spoke about the issues on Hawkhurst. He spoke about the resident issue on Memory Lane. He also talked about the speed tables.

Mr Wahlert - I also visited the Tensing home and viewed the video referring to the issues with the Group Home. He also spoke about the Memory Lane resident issue and said we will address that.

Ms Ulrich - She spoke about dealing with the issues on the Group Homes and mentioned the public hearing next month. She talked about the speed cushions. She talked about the savings the township has received from Ebergy Alliance.

11. **New Business**

Public Safety

- a. Motion to Authorize the Township Administrator to Execute an Agreement with Stryker for Lucas Device ProCare Service, Maintenance, and Repair for \$10,584.00

Chief Walls recommended ADOPTION of the Motion.

Rationale: The Department of Fire and EMS maintains maintenance service contracts on all Stryker and Lifepak products to assure they function consistently when needed.

Lucas Device: The Department of Fire and EMS owns six Lucas Devices.

Each Lucas Device costs approximately \$20,000.00.

The cost per device per year for annual maintenance is \$441.00.

The cost per year for all 6 devices is \$2,646.00.

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The cost of the 4-year contract is \$10,584.00.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

All voted Yes. Motion approved.

- Motion to Authorize the Township Administrator to Execute an Agreement with
- b. Stryker for Cardiac Monitor and AED ProCare Service, Maintenance, and Repair for \$35,648.00

Chief Walls recommended ADOPTION of the Motion.

Rationale: Lifepak 15 Cardiac Monitors and Automated External Defibrillators (AED's) are on a combined maintenance contract due to their similarity:

The Department of Fire and EMS owns eight Lifepak 15 Cardiac Monitors.

Each Lifepak 15 Cardiac Monitor costs approximately \$20,000.00.

The cost per device per year for annual maintenance is \$544.00.

The cost per year for all eight devices is \$4,352.00.

The cost over the four-year contract is \$17,408.00.

The Department of Fire and EMS owns nine Lifepak 1000 AED's and 1 Lifepak CR2 AED. These are on all front-line quick response vehicles in place of Lifepak 15 Cardiac Monitors, so first responders can assess the cardiac rhythm and, if necessary, deliver defibrillation for cardiac arrest patients.

Each Lifepak 1000 AED Cardiac Monitor costs approximately \$4,000.00.

The cost per device per year for annual maintenance is \$544.00.

The cost per year for all 10 devices is \$5,440.00.

The cost of the four-year contract is \$21,760.00

The cost of the four-year contract for all Lifepak 15 and Lifepak 1000 AED's combined is \$39,168.00.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved.

- Motion Authorizing Township Administrator to Utilize \$33,845.22 of Owner's
- c. Construction Contingency and to Execute Change Order

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: Change order 2 funds the design changes that were made in bulletin 4 updates to the plans that were required to correct issues from the permit submittal process. This should address all but very minimal changes included in bulletin 5 and there should be minimal remaining design changes.

The existing owner's contingency is \$300,000.

For history, the original GMP was set for just the Pre-Engineered Metal Building at a

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cost of \$1,899,647 with Change Order 1 representing the full original GMP bringing the original hard costs of the project to \$14,206,389.22. This figure does include contingencies for the construction company that are held separate from the owner's contingency.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Ms Ulrich - We're still on our budget for this?

Mr Weckbach - Yes. There will likely be dollars coming back to the township.

All voted Yes. Motion approved.

d. Motion to Issue Noise Resolution Permit to Club Trio Lounge

Chief Cordie recommended ADOPTION of the Motion.

Rationale: This is the first request for a permit in 2024 for this business. The request for the permit is from May1, 2024 through October 31, 2024.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved.

e. Motion to Issue Noise Resolution Permit to Quaker Steak and Lube

Chief Cordie recommended ADOPTION of the Motion.

Rationale: This is the first request for a permit in 2024 for this business. The request for the permit is for every Thursday from April 11, 2024 through October 10, 2024 for their Bike Night events. This permit would be in place between the hours of 5pm and 10pm.

Motion to table Mr Wahlert, No second

Motion to approve Mr Unger, No second

Discussion:

Chief Cordie - We've never found the noise to be over the limit.

Ms Ulrich - It's a Thursday night and people go to bed.

Motion dies.

f. Motion to Issue Noise Resolution Permit to Quaker Steak and Lube

Chief Cordie rStrategic Goal #2: Continue to Provide High Quality Safety Services

Rationale: This is the second request for a permit in 2024 for this business. The request for the permit is for every Friday from April 5, 2024 through October 25, 2024 for their 'Friday Night Acoustic' events. This permit would be in place between the hours of 5pm and 10pm.

Motion Mr Unger to approve, Seconded Ms Ulrich

Discussion:

Mr Unger - They're a good business that relies on customers and it's a great place for people to be entertained in Colerain Township.

All voted Yes. Motion approved.

g. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #22-24.

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

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refuse at the following properties:

Brownsway Ln (2825 Woodhill Dr) 510-0062-0200-00
Brownsway Ln (2823 Windy Way Dr) 510-0062-0200-00
2505 Byrneside Dr 510-0073-0157-00
2870 Byrneside Dr 510-0074-0035-00
10242 Crestland Ct 510-0042-0124-00
8232 Georgianna Dr 510-0090-0066-00
10876 Gosling Rd 510-0260-0081-00
7511 Harrison Av 510-0440-0020-00
3372 Harry Lee Ln 510-0083-0224-00
9929 Loralinda Dr 510-0112-0140-00
3220 March Ter 510-0081-0666-00
2665 Ontario St 510-0051-0170-00
9109 Pippin Rd (2826 Lookover Dr) 510-0054-0203-00
7175 Sheed Rd 510-0222-0037-00
3289 Sienna Dr 510-0123-0116-00
3563 Springdale Rd 510-0103-0186-00
7127 Thompson Rd 510-0380-0052-00

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 Ms Ulrich

No discussion.

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

Resolution passed.

h. Resolution Declaring a Junk Motor Vehicle - 2746 Houston Rd. - 1 of 7

Chief Cordie recommended ADOPTION of Resolution #23-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 1. 2746 Houston Rd. Cincinnati, OH 45251 o (NO PLATE), 1984, BLACK, CHEVY, CAMARO.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

i. Resolution Declaring a Junk Motor Vehicle - 3561 Kemper Rd - 2 of 7

Chief Cordie recommended ADOPTION of Resolution #24-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 1. 3561 W. Kemper Rd. Cincinnati, OH 45251 1. (NO PLATE), 2015, GREY, NISSAN, ALTIMA 2. (NO PLATE), 2011, GREY, TOYOTA, COROLLA 3. (NO PLATE), 2011, BLACK, HYUNDAI, SONATA 4. (NO PLATE), 2015, BLACK, KIA, OPTIMA.

Motion Mr Wahlert, Seconded Ms Ulrich

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No discussion.

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

Resolution passed.

j. Resolution Declaring a Junk Motor Vehicle - 8264 Georgianna Dr - 3 of 7

Chief Cordie recommended ADOPTION of Resolution #25-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 1. 8264 Georgianna Dr. Cincinnati, OH 45239 1. (OH) HBC3822, 2006, GREY, ACURA, TL.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

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

Resolution passed.

k. Resolution Declaring a Junk Motor Vehicle - 8884 Pippin Rd. - 4 of 7

Chief Cordie recommended ADOPTION of Resolution #26-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 1. 8884 Pippin Rd. Cincinnati, OH 45231 1. (NO PLATE), 2005, ORANGE, INFINITI, G35 2. (NO PLATE), 2007, BLUE, CHEVY, COLBALT 3. (NO PLATE), 2006, BLACK, MITSUBISHI, OUTLANDER.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

l. Resolution Declaring a Junk Motor Vehicle - 8944 Pippin Rd. - 5 of 7

Chief Cordie recommended ADOPTION of Resolution #27-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 1. 8944 Pippin Rd. Cincinnati, OH 45251 1. (NO PLATE), 1993, PINK, HONDA, DEL SOL 2. (NO PLATE), 2004, BLACK, ACURA, TSX.

Motion Mr Unger, Seconded Mr Wahlert

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

m. Resolution Declaring a Junk Motor Vehicle - 9391 Jericho Dr. - 6 of 7

Chief Cordie recommended ADOPTION of Resolution #28-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 1. 9391 Jericho Dr. Cincinnati, OH 45231 1. (OH) JCE1930, 2009, GREY, CHEVY, TRAVERSE.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

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

Resolution passed.

n. Resolution Declaring a Junk Motor Vehicle - 2539 Adams - 7 of 7

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Chief Cordie recommended ADOPTION of Resolution #29-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 1. 2539 Adams Rd. Cincinnati, OH 45231 1. (OH) JTL4983, 2008, GREY, CHEVY, IMPALA.

Motion Mr Unger, Seconded Mr Wahlert

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 J.K. Meurer Corp. for the Construction of the Blanchetta Outdoor Basketball Courts

Ms Mays recommended ADOPTION of the Motion.

Rationale: The proposed project is the installation of brand-new outdoor basketball courts, to include one full-scale court with four side-rims to enable small area games, a 6-space parking lot and property upgrades to enhance the site, at 8128 Blanchetta Drive. This area is currently an open green space that the Township acquired in December 2021 as a FEMA (Federal Emergency Management Agency) flood buy-out. Once completed, staff will be partnering with the YMCA of Greater Cincinnati to program this space for the public.

The project was prepared for formal competitive bidding from January 31 through March 6, 2024, with three (3) bids received, however, one packet was incomplete and therefore was removed from consideration*. Staff recommends that the bid be awarded to J.K. Meurer Corp, which was the lowest and best bidder. Bid tabulations are summarized on the attached sheet. A contractual appropriation is requested for J.K. Meurer Corp in the amount of \$104,630.

J.K. Meurer Corp.: \$93,145, alternate \$11,485 (total \$104,630)

Alpha Construction: \$99,980, alternate \$13,277 (total \$113,257)

Loveland Excavating (incomplete packet): \$86,590, alternate \$11,345 (total \$97,935)

This project is outlined in the 2024 budget at an amount of \$100,000 and will be funded by a LISC reimbursement in the amount of \$50,000.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Ms Ulrich - We got a grant for that?

Ms Mays - Correct, we have a grant for \$50,000 and we're seeking an additional grant for \$60,000.

All voted Yes. Motion approved.

- b. Motion Authorizing Township Administrator to Execute a Contract with Adleta Construction for the 2024 Road Program for \$2,080,060.61

Ms Mays recommended ADOPTION of the Motion.

Rationale: Each year, staff recommends to the Board of Trustees an updated 5-year

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Road Improvement Program. At the December 12, 2023 Board of Trustees Meeting, the new 5-year plan, including years 2024 through 2028, was approved. The 2024 project was prepared for formal competitive bidding between March 6 through March 20, 2024, with five (5) bids received. Staff recommends that the bid be awarded to Adleta Construction, which was the lowest and best bidder. Bid tabulations are summarized on the attached sheet. A contractual appropriation is requested for Adleta Construction in the amount of \$2,080,060.61. This project is outlined in the 2024 budget at an amount of \$2,215,839.00. Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - It's under budget, and it could be one of the contractors that you reach out to to get pricing on the speed humps.

All voted Yes. Motion approved.

- c. Motion Directing Township Administrator to Sign the 2025 Storm Water District Level of Service and Estimated Service Fee Form

Staff seeks guidance on whether or not to sign the 2025 Storm Water District Level of Service and Estimated Service Fee Form

Rationale: Each year the Hamilton County Storm Water District provides the township with Minimum Control Measures to keep us in compliance with state and federal laws related to storm water. Each household in Colerain Township pays \$15.14 per year to the Hamilton County Storm Water District for this service. It is estimated that Township Residents as a whole will pay \$513,246 for these services in 2025. Townships in Hamilton County are not permitted by law to establish their own Storm Water District as nearly every other city in the county has done. There is a sense that the minimum control measures could be provided at a lower cost to Township residents under a different model. There is also a concern that none of the dollars paid by Colerain Township residents result in projects that decrease the quantity of storm water runoff or increase the water quality of storm water. The Township has very real storm water needs and is spending half of a million dollars to be a part of a storm water district that may be able to provide more value for the money spent under a different model. While it does not appear to matter whether or not the Level of Service Form is signed, not signing it would raise awareness of the issues associated with the District and the need to reevaluate the services the District provides.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - Did we not sign this in a previous year also?

Mr Weckbach - On and off. I think last year we decided to sign it.

Mr Unger - So on my property tax bill, I'm paying it either way.

Mr Weckbach - Essentially yes.

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

Motion failed.

Development

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- a. Motion to Set Public Hearing on April 9, 2024 at 7PM for Text Amendment for Group Homes

Mr Miller recommended ADOPTION of the Motion.

Rationale: This text amendment will consider changes to the existing language in the zoning code related to group homes.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Ms Ulrich - When we approve these, we approve these businesses in residential areas.

Mr Miller - It's considered a change of use. Based on the text in the zoning resolution, it requires us to read the text and see if they fit within that.

All voted Yes. Motion approved.

Administration

- a. Resolution Authorizing the Adoption of Permanent Appropriations

Mr McElravy recommended ADOPTION of Resolution # 30-24.

Rationale: The final step in the 2024 Strategic Plan and Budget process is the adoption of permanent appropriations. Adoption of the resolution would increase appropriations by \$2,349,781 over temporary appropriations. Most of this increase- \$1,576,875- is in two TIF funds, the Kroger TIF and the Rumpke TIF. These increases would align resources with appropriations, so that the Township can comply with the terms of the bond indentures for each project.

Some of the other major changes in appropriations:

- Increase in Fund 1000 (General Fund) of \$150,868 for a variety of purposes, including the repayment of the deposit for 9929 Capstan, improvements to the Township parking lot, and software for TIF District monitoring.
- Increase in Fund 2011 (Motor Vehicle License Tax) of \$100,0000 for the road program.
- Increase in Fund 2111 of \$83,088 for the installation of geothermal at the new fire stations (the Township will be reimbursed for this expense through a federal tax credit).
- Increase in Fund 2231 (Permissive Motor Vehicle License Tax) of \$284,401, primarily for the road program.
- Increase in Fund 2911 (Parks) of \$70,245 for safety repairs and other improvements at Township parks.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

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

Resolution passed.

- b. Resolution Requesting the Auditor's Approval to Create Tax Increment Financing Funds - Pottinger, Zillig, Dunlap Grove



Mr McElravy recommended ADOPTION of Resolution #31-24.

Rationale: The Board of Trustees previously created three tax increment financing districts to capture the economic benefit of three development projects in the Township. The Pottinger and Dunlap Grove TIFs were placed over two residential developments, and the Zillig TIF was placed over a commercial development on Blue Rock Road. This Resolution would authorize staff to seek approval from the Auditor of State to create Funds to account for the financial activity of each TIF.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

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

Resolution passed.

c. Discussion and Potential Action - Capital Reserve Allocation

Staff does not recommend adding to the capital reserve in 2024.

Rationale: Based on the final review of General Fund performance in 2023 compared to budgeted revenues and expenses, the General Fund operated with a net surplus of approximately \$212,000. For historical perspective, the Capital Reserve was first established in 2023 and has a balance of \$1,175,633. The Trustees adopted a change to their rules of meeting procedures that requires a review of the Capital Reserve with the adoption of Permanent Appropriations each year. Given the failure of the police levy and the potential need for liquidity in the future, staff is not recommending that any dollars be allocated to the capital reserve in 2024.

Discussion:

Mr Wahlert - I'm a person of habit and I think we should continue to deposit into the reserve account.

Mr Unger - Is there a percentage of the TIF funds we could take?

Mr Weckbach - We can't take TIF funds.

Motion to deposit \$12,000 into reserve account Mr Wahlert, Seconded Mr Unger

All voted Yes. \$12,000 to be deposited into reserve account.

d. Motion to Approve a Product Support Agreement with Secure Cyber Defense

Mr McElravy recommended ADOPTION of the Motion.

Rationale: This agreement would allow the Township to continue to receive product support for its firewall, which is critical for network security. The agreement would expire in June of 2027 and the total cost is \$18,400.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

e. Motion Authorizing Township Administrator to Execute Agreement with Kleingers for \$28,000 for Utility Plans for Demolition of Sears

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The next step in the redevelopment of the Sears property will be to have a full set of utility plans drawn by a certified engineer that show where the existing connections are, joint utilities, and vehicular movement easements. This work will cost

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\$28,000 and provide the Township with the necessary plans to demolish the building. The Township will subsequently apply for a grant to cover these costs, if the proposal is accepted.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - I would really like to know the status of the grant to demolish is. The least cost might be to let it stand for now.

Mr Weckbach - There is tremendous value in having this done.

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

Motion approved.

- f. Motion Authorizing Township Administrator to Execute Agreement with Dinsmore for Additional Sears Legal Analysis

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The first phase in the redevelopment of the Northgate Mall and Sears properties will require legal review and negotiations with all owners that are party to the original and amended operating agreements that currently exist. Dinsmore was one of three firms that Colerain Township received quotes from for legal work associated with this redevelopment effort (the other firms were Taft Law and Thompson Hine LLC). Given Dinsmore's existing portfolio and demonstrated success in this nuanced area of law, staff engaged with Dinsmore for an initial analysis of the operating agreement. This contract is found on the consent agenda. The final cost of this work was under budget at \$6,510.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

- g. Motion to Release Deposit of \$15,000 for 9929 Capstan Demolition to Mark and Pam Mendenhall

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The Township entered into an agreement with the Mendenhall's to allow the Mendenhall's to rehab and renovate 9929 Capstan in lieu of demolition of the property. That agreement was extended to require completion of the project by March 5, 2024. Staff has reviewed the property and the requirements set forth in the agreement and has determined that all provisions of the agreement have been completed.

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

- h. Discussion and Potential Action - 2864 Houston

Staff seeks direction on this issue.

Rationale: This project was set to be completed on March 10th, per the original agreement and the extension previously granted by the Trustees. Based on staff conversations with the owners, the project is nearing completion but is not 100% done, per the contract.

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Discussion:

Ms Ulrich - We issued this bond a month ago? There is a problem with Houston

Mr Unger - Mr Johnson, do you live there?

Mr Johnson - No, not while we're working on it. We're trying to get it in shape to move in.

Mr Unger - What is your timeline? By June 1st?

Mr Johnson - Yes.

i. Resolution to Participate in OH-250 Communities to Celebrate the 250th Anniversary of America

Ms Mays recommended ADOPTION of Resolution #32-24.

Rationale: Townships across the state are invited to apply to be an official AM 250-Ohio Community. This special designation from the AM 250-OH Commission provides an opportunity for local leaders to network, partner, and exchange information with the Ohio 250 Commission. The Ohio 250 Commission would like to have at least 250 communities designated as an official America 250-Ohio Community to celebrate and commemorate the 250th anniversary of the U.S. in 2026.

Designated communities will receive access to resources like digital toolkits, an online community platform, and regular check-ins with other AM 250-OH Communities, recognition of your participation in AM 250-Ohio celebrations and commemorations as well as the opportunity to develop and grow professionally and personally.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

j. Motion Authorizing Township Administrator to Execute Agreement with Communications Counsel, Inc.

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: In evaluating our emergency management infrastructure and internal staffing resources, staff has identified value in partnering with a professional crisis communication firm for situations that are beyond typical. While there is currently no imminent need for engagement on any specific matter, this is a service that staff would call on for unique situations that are unpredictable. In the past, the Township has used various crisis communication firms on an ad hoc basis which a large portion of the work and, subsequent billable hours, was spent in getting the crisis communicator up to speed with the nuances of Colerain Township. By approving this contract, the Township would spend some time getting one communicator up to speed that would then be more able to respond in an emergency situation. The value added through this contract is to have a distinctive skill set added to our communications team that focuses solely on crisis communications for public agencies.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Ms Ulrich - I think it's nice to have if we need it. We would just be generating a



relationship right now.

Mr Weckbach - Yes.

Mr Unger - What would be the barometer?

Mr Weckbach - I would bring it to the board.

All voted Yes. Motion approved.

- Motion to Authorize the Township Administrator to Execute Master Services Agreements with several firms for the Provision of Professional Services related to
- k. Architecture, Engineering, Surveying, Planning, Landscape Architecture, Urban Design and Related Services.

Ms Mays recommended ADOPTION of the Motion.

Rationale: On February 13, 2024, the Board of Trustees unanimously adopted a motion to release an Request for Qualifications for Engineering Services. The Township received 9 responses and staff determined that all responsive firms were qualified.

Master Services Agreements will be presented to the following firms:

- Abercrombie & Associates, Inc.
- American Structurepoint, Inc.
- Arcadis - Choice One Engineering
- Geotechnology, LLC (dba UES)
- Kimley-Horn - TEC Engineering, Inc.
- R. E. Warner
- Woolpert, Inc.

With the execution of Master Services Agreements (MSAs) the Township will have these additional firms to choose from for Engineering, Planning, Architecture, Landscape Architecture, Criterion Architecture, Urban Design, Grant Writing, Surveying and other Engineering Services related work for a total of 21 firms that are pre-qualified. When the Township desires to use such services to complete a project, they will select one of the qualified firms with whom we have a MSA and develop a Service Order which details the project and the tasks needed to be accomplished by the firm. The Service Order will be approved by the Board of Trustees and the work can begin.

Motion Mr Unger, Seconded Ms Ulrich

No discusison:

All voted Yes. Motion approved.

12. Old Business

13. Consent Items

- a. Contract - Dinsmore - Sears Operating Agreement Legal Work - up to \$10,000
The attached agreement would provide the initial legal research on the Operating Agreement between the various parties to the Northgate Mall site to determine next



steps in the development process. The next phase of this process would require a review of all existing utilities to determine which utilities can be disconnected and where those disconnections can occur.

b. Contract - Springbuk - Healthcare Reporting - No Cost

The attached agreement with Springbuk is no cost to the Township and allows our Health Insurance broker to gain additional information on plan performance that can aid the Township in its annual health care renewals.

c. Contract - NWLSD - Minor Modification to Existing Agreement for School Resource Officers

The attached agreement memorializes terms that were agreed to by the Township and Northwest Local School District when this agreement was originally renewed. The Township has already been compensated for these items.

d. Contract - Hamilton County EMA - Rave Alert System - \$4,000

The attached contract continues our existing partnership with Hamilton County EMA to host the Rave mass alert communication system. This partnership was started in 2019 and the cost for the system remains the same at \$4,000.

e. Contract - Zix - Microsoft Office Licenses - \$52.44

The attached contract provides for office 365 licenses for an additional user for a total cost of \$52.44.

f. Settlement Agreement - Colerain Township vs. Gary Byrd

Colerain Township initially responded to and investigated various code enforcement complaints against the owners of 10295 Season Drive. This case subsequently went to Housing Court and was then the Court of Common Pleas. The property has been cleaned up by the owners and this settlement would award \$4,000 to Colerain Township.

g. Promotion - Mechanic 2 - Department of Fire and EMS - Corbin Ralston - \$26.44

Corbin Ralston embarked on his full-time journey with the Department of Fire and EMS in 2021, assuming the role of Mechanic 1. Over his initial three years, he diligently acquired his ASE Master Medium/Heavy Truck certification, a prerequisite for the position of Mechanic 2. Presently, Corbin holds all requisite certifications and has demonstrated proficiency in fulfilling the responsibilities associated with the Mechanic 2 position.

The wage for this job is \$26.44 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on April 1, 2024.

New Hire - Seasonal Maintenance Worker - Public Services - \$15:

- h.
- Cameron Schmale
 - Cody Brown
 - Mikayla Baldwin



- Justin Matevia

New Hire - Seasonal Maintenance Worker - Public Services - \$15:

- Cameron Schmale
- Cody Brown
- Mikayla Baldwin
- Justin Matevia

Recommend approval of all consent items.

Rationale: 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:

- Cameron Schmale
- Cody Brown
- Mikayla Baldwin
- Justin Matevia

The wage for this job is \$15.00 per hour for up to 40 hours per week. Seasonal staff are eligible to begin work on March 18, 2024.

- i. New Hire - PT Facility Maintenance Worker - Timothy Keyes - Public Services - \$17/hour

The position of PT Facility Maintenance Worker was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals:

- Timothy Keyes

The wage for this job is \$17.00 per hour for up to 40 hours per week. Contingent upon Board approval, they would be eligible to begin work on March 27, 2024.

- j. New Hire - Summer Camp Director - Greg Insko - Public Services - \$17/hour

The position of Summer Camp Director was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals:

- Greg Insko

The wage for this job is \$17.00 per hour for up to 40 hours per week. Contingent upon Board approval, they would be eligible to begin work on March 27, 2024.

- k. New Hire - Assistant Summer Camp Director - Brady Bowden - Public Services - \$15/hour

The position of Assistant Summer Camp Director was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals:

- Brady Bowden

The wage for this job is \$15.00 per hour for up to 40 hours per week. Contingent upon Board approval, they would be eligible to begin work on March 27, 2024.

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New Hire - Summer Camp Counselor - Public Services - \$12.50/hour

1. Elaina Ward
Olivia Howland

The position of Summer Camp Counselor was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals:

- Elaina Ward
- Olivia Howland

The wage for this job is \$12.50 per hour for up to 40 hours per week. Contingent upon Board approval, they would be eligible to begin work on March 27, 2024.

- m. Donation Acceptance - Police Department - \$2,000.34

Colerain Township Police Department is grateful for \$2,000.34 donation from Cincinnati Moose Lodge.

- n. Donation Acceptance - \$2,000.34 - Fire & EMS - Cincinnati Moose Lodge #2.

Colerain Township Department of Fire and EMS is grateful for a \$2,000.34 donation from Cincinnati Moose Lodge #2.

Motion to approve all consent items Mr Unger, Seconded Ms Ulrich

All voted Yes. All consent items approved.

14. Fiscal Office Report

The February financials have been completed and are on the website.

There have been 142 public records requests so far this year with 10 outstanding.

15. Executive Session – if needed

Not needed.

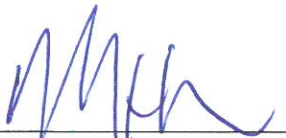
16. Adjournment

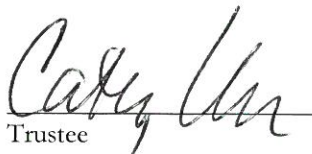
Motion to adjourn Mr Wahlert, Seconded Ms Ulrich

All voted Yes

Meeting adjourned at 10:11pm


Fiscal Officer


Trustee


Trustee


Trustee