

Minutes

April 9, 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)(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 6:00pm.

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 recommended a motion for the approval of the minutes from the board of trustees meeting on March 26th, 2024.

Motion Mr Unger, Seconded Mr Wahlert

All voted Yes. Minutes approved.

6. **Presentations**

a. **Proclamation Recognizing Side by Side**

This proclamation will recognize Side by Side, a local non-profit, for the work they have done in Colerain Township.

Mr Unger read the proclamation into the record.

Motion to approve Proclamation Mr Wahlert, Seconded Mr Unger.

All voted Yes

Proclamation approved.

b. **Proclamation Recognizing T & C Alterations**

T & C Alterations has been a valued small business that has served many aspects of the Colerain Township community for 40 years and very worthy of special recognition.



Moved to next meeting.

7. Public Hearings

a. Community Development Block Grant Public Hearing

This is the second of two required public hearings in order to be able to apply for funding for Community Development Block Grant (CDBG) projects. The first public hearing was held on March 26, 2024. 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

Based on feedback from CDBG staff, Colerain is also proposing to consider a request for funding to cover the cost of the speed cushions for Sovereign at \$30,000.

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.

Carrie Davis - She spoke about Greater Northbrook asking for a gazebo and that it was taken off the block grant. She mentioned that Northbrook is the poorest community and they should at least get a table with an umbrella. She spoke about the Blanchetta basketball courts and the YMCA and said she doesn't know what the \$60,000 is for. She mentioned the sidewalk on Breezy Way and she doesn't feel it's necessary. She talked about the studies for Groesbeck. She doesn't think \$100,000 on a study for the park is reasonable.

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

All voted Yes. Public hearing closed.

b. Public Hearing - Case ZCZ-24-1 - Zoning Text Amendment on on Article 7.4.13: Group Homes for Children

This public hearing is required before the Trustees can take action on this zoning item. This case was heard before the Zoning Commission on February 20, 2024. The Zoning Commission voted unanimously to approve the proposed changes in the Zoning Resolution.

This is a Text Amendment to Article 7, 13, and 16 of the Colerain Township Zoning Resolution that would combine the conditions for Group Homes for Children, Adult Family Homes, and Adult Group Homes and redesignate any future applications of such to the R-7 (Multi-Family Residential) Zoning District.

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Motion to open the public hearing Mr Wahlert, Seconded Ms Ulrich
All voted Yes. Public hearing opened.
Mr Miller gave an overview of the text amendment.
Mr Sollmann swore in all those who wished to speak.

Donna Hohenstatt- She asked about the number of group homes in the township. She also asked what profit the township was receiving from the group homes. She said she doesn't feel safe in her home because of the group homes. She said the people who are monitoring the homes are not doing a good job.

Annette Tensing - She is in favor of the zoning change. She said it's a good start. She believes they should be moved from residential neighborhoods. She said the young men go unsupervised. She is not comfortable in her own yard. She mentioned the police were called to the group home 5 times in 4 days.

Jim Tensing - He also spoke in favor of the zoning change. He said the neighborhood has been turned upside down since the group home opened. He said they are concerned for their safety. They have been in their home for 42 years, but now what do they do?

Carrie Davis - She wants to applaud the board for the action being taken. She said the county is blaming the state but the county has the custody of the kids. She said they should be required to pay for a police officer 24 hours a day.

Motion to continue the public hearing to 4-23-24 at 7:00pm Mr Wahlert, Seconded Mr Unger

All voted Yes. Public hearing continued.

8. Citizens Address

Bob Peters - He spoke about Quaker Steak & Lube. He spoke about the Thursday Night Bike Night that is held there. He mentioned the changes that are being made with the noise from the bands who will perform. He talked about the financial importance of Bike Night. He said there is a \$500,000 difference in having a Bike Night or not.

Mike Leedy - He said he frequents Quaker Steak & Lube's Bike Night's. He feels they do a good job of keeping everything under control. He thinks it would be detrimental to Colerain to deny the noise permit.

Dave Moravec - He spoke about the work that is being done with the Chamber of Commerce. He talked about a new student intern from Butler Tech. He mentioned the third Thursday event coming up at the Germania Society. The Hometown event will be held on June 13th. He spoke about the 4th of July baseball game.

Carrie Davis - She spoke about Quaker Steak and the steps they've taken. She said we should encourage the Yacht Club people to buy some pine trees to help with the noise. She spoke about the eclipse event at Heritage Park.



9. Administrative Reports

Assistant Administrator Mays - Vehicle counts for the parks for March were: Clippard Park- 8,520, Heritage Park 7,738 and Colerain Park at 7623. Those numbers will go higher in the warmer months. 164 bags of trash were picked up through the litter program. She spoke about a new initiative called Art in the rotunda as well as the Colerain Historical Society open house. The road paving program will start this week.

Mr Miller - January and February were slow. We had 13 solar permits and 4 new home starts. There were no BZA or zoning commission cases.

Chief Cordie - For the month of March the PD responded to 3678 calls, which is 119 per day. There is a 6% increase for the year so far. We conducted 280 traffic stops, handles 103 crash reports, made 6 OVI arrests and 77 other arrests. There were 2 uses of force. For code enforcement, there were 339 violations, 323 inspections, one violation closed and one sent to housing court. There were 163 rental registrations. Impact stats were 20 traffic stops, signed two felony charges, two misdemeanor charges. 593 grams of marijuana were seized and 11 grams of Meth. Current staffing is we're down to 60 officers.

Chief Walls - For the month of March we had 799 EMS incidents, 154 fire incidents. We made 31 responses into the Pleasant Run contract area in Springfield Township. There were 2 significant fires. One with a 2,000 loss and one with an \$80,000 loss. Property saved was \$443,000. Our average response time was 5:17.

Mr Weckbach - He mentioned 2 items. He wanted to see if it was okay to cancel the October 8th board meeting due to a conflict with one trustee. He said he was excited about the work that went into the Cincy Magazine series of articles about Colerain Township.

10. Trustees' Report

Mr Unger - He spoke about the storm water district. He mentioned that the township doesn't get anything for the group homes.

Ms Urich - She talked about the Hometown Hero event the Chamber puts together. She mentioned calling to have a mattress being removed from Dry Ridge Rd.

Mr Wahlert - He said the money from the community block grant is described as assisting seniors, veterans and those properties currently in the Land Bank. He mentioned the money for Groesbeck Park is not for just strictly a plan. It also includes improvements to property. He mentioned the comments made about a displaced football team. I don't think at this point they've actually signed the agreement they were offered.

11. New Business

Public Safety

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a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #33-24.

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

2505 Byrneside Dr 510-0073-0157-00

8465 Colerain Ave 510-0090-0018-00

6834 Thompson Rd 510-0370-0036-00

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

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

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

Resolution passed.

b. Resolution Declaring a Junk Motor Vehicle - 11525 Colerain Rd. - 1 of 4

Chief Cordie recommended ADOPTION of Resolution #34-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 11525 Colerain Rd. Cincinnati, OH 45251 1. (OH) HGS1501, 2011, Red, Mazda, 2 2. (No Plate) Grey, 1995, Lincoln, Continental.

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 - 11611 Hamilton Ave. - 2 of 4

Chief Cordie recommended ADOPTION of Resolution #35-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 11611 Hamilton Av. Cincinnati, OH 45231 1. (No Plate), 2006, Maroon, Ford, Expedition.

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

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

Resolution passed.

d. Resolution Declaring a Junk Motor Vehicle - 10876 Gosling Rd. - 3 of 4

Chief Cordie recommended ADOPTION of Resolution #36-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 10876 Gosling Rd. Cincinnati, OH 45252 1. (OH) HDY5015, 1998, White, Dodge, Grand Caravan.

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

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

e. Resolution Declaring a Junk Motor Vehicle - 9854 Loralinda Dr. - 4 of 4
Chief Cordie recommended ADOPTION of Resolution #37-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 9854 Loralinda Dr. Cincinnati, OH 45251 1. (OH) HVS3162, 2007, Grey, Nissan, Altima 2. (OH) GVG3622, 1999, Maroon, Dodge, Dakota.

Motion Mr Unger, Seconded Mr Wahlert
No discussion.

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

Motion Authorizing Township Administrator to Execute Change Orders on Fire
f. Station Construction Project under \$25,000 from Owner's Contingency through December 31, 2024

Chief Walls recommended ADOPTION of the Motion.

Rationale: The Fire Station construction projects will start to gain complexity as the project ramps up over the coming months. As such, it is likely that there will be change orders that will require use of owner's construction contingency. Delays due to signature authority can create additional costs as the timing on these jobs and orders for materials will change daily. The ability to execute these change orders will prevent delays in the project and subsequent additional costs as a result of the delays. Given the size of the first true change order to utilize owner's contingency that was adopted at the previous Trustee meeting, (\$33,845.22) staff is recommending authority to execute change orders up to \$25,000 between Trustees meetings. All change orders that utilize owner's contingency will be added to the consent agenda for future meetings. These consent items will contain a dollar for dollar accounting of the owner's contingency remaining. Any change order in excess of the \$25,000 figure will be brought before the Trustees for full consideration.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - I appreciate you putting the end date on it.

Mr Weckbach - I am aware of one change order so far that is pending and it's only a couple hundred dollars.

All voted Yes. Motion approved.

Public Services

a. Resolution for Disposal By Sale Of Equipment And Vehicles Which Are Obsolete, Unfit, Or Unneeded For Public Use

Ms Mays recommended ADOPTION of Resolution #38-24.

Rationale: The following equipment is beyond its useful life and set for auction. It was replaced with a purchase in 2023. 1995 Caterpillar 100 Forklift Vin #AT13D-35338.



Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - This is just for that forklift?

Ms Mays - Yes

Mr Wahlert - Is there a reserve on it?

Mr Weckbach - No I don't think we typically do. We do have the right to not sell it if we don't get what we want.

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

Resolution passed.

Development

- a. Motion to Modify Fees for Zoning Permits Effective May 1, 2024

Mr Miller recommended ADOPTION of the Motion.

Rationale: Fees for zoning permits have not been adjusted in several years. In fact, many of these fees have not been increased since they were originally adopted in the 1990s. For example, if inflationary increases were applied, many of our fees would have doubled over the past three decades. Staff costs, technology costs, and other increases in the cost of doing business are reflected in these proposed changes. Staff reviewed zoning permit fees from the other townships in Hamilton County. The proposed fees, while higher than before, will not be the highest fees in Hamilton County. Many of these changes are also consistent with the charges applied by other townships.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved.

Administration

Motion Authorizing the Township Administrator to Execute a Contract with

- a. Briggs Creative Services, LLC (dba Environmental Design Group, LLC) for ROW Consulting Services for the Springdale Road sidewalk project.

Ms Mays recommended ADOPTION of the Motion.

Rationale: As the Springdale Road sidewalk project moves closer to its expected construction date, it is time to begin to acquire the necessary right-of-way to construct the project. The process of negotiating the acquisition of temporary and permanent right-of-way is a specialized skill. The Township solicited proposals for professional services and received proposals from three firms: Dunrobin Associates, LLC, Briggs Creative Services, LLC (dba Environmental Design Group, LLC) and O.R. Colan. XYZ represents the best proposal as an ODOT qualified firm.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.



- Motion Authorizing the Township Administrator to Execute a Contract with
- b. Dunrobin Associates, LLC for ROW Consulting Services for the Joseph Road sidewalk project.

Ms Mays recommended ADOPTION of the Motion.

Rationale: As the Joseph Road sidewalk project moves forward, it is time to begin to acquire the necessary right-of-way for construction. The process of negotiating the acquisition of temporary and permanent right-of-way is a specialized skill. The Township solicited a proposal for professional services from Dunrobin Associates, LLC, which is a pre-qualified firm with ODOT. This contract will not exceed \$50,000 and is an anticipated cost for this project.

Motion Ms Ulrich, Seconded Mr Wahlert

No discussion:

All voted Yes. Motion approved.

12. Old Business

- a. Motion to Issue Noise Resolution Permit to Quaker Steak and Lube

Motion to move to sections 7c, No second

Motion to move to section 8a Mr Unger, Seconded Ms Ulrich

All voted Yes. moved to section 8a

Chief Cordie recommended ADOPTION of the Motion.

Rationale: 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. This item was first contemplated at the March 26, 2024 Board of Trustees meeting.

Motion to approve Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - Thanked Mr Lee for the investment he made in the business and in Colerain.

Mr Wahlert - He said the noise complaints were due to the band and not the motorcycles.

Mr Unger - Mentioned that the Chief did not find the noise to be above the restriction.

All voted Yes. Motion approved.

13. Consent Items

- a. 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 for EMS services rendered.

- b. New Hire - Part-time Firefighter/EMT - Department of Fire and EMS - Albert Freytag - \$20.26

The position of Part-time Firefighter/EMT was posted, applications were received and

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interviews were conducted. A conditional offer of employment was extended to the following individual:

- Albert Freytag

The wage for this job is \$20.26 per hour for 29 hours per week. Contingent upon Board approval, he would be eligible to begin work on April 14, 2024.

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

14. Fiscal Office Report

The financials for March have been completed and are on the website. There was an adjusted bank balance of \$41,077,828.08.

15. Executive Session – if needed

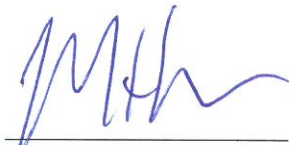
Not needed.

16. Adjournment

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich

All voted Yes.

Meeting adjourned at 9:06pm.


Fiscal Officer
Trustee
Trustee
Trustee