

Minutes

July 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 convene to executive session in accordance with ORC section 121.22 (G)(1) to discuss employment and dismissal of public employees and also in accordance with ORC section 121.22 (G)(3) to discuss pending or imminent litigation.

Motion Mr Unger, Seconded Ms Ulrich

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

Executive session convened at 6:01pm

Ms Ulrich called the meeting back to order at 7:00pm.

All trustees and the fiscal officer were present.

Mr 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 special meeting of the board of trustees on June 25, 2024.

Motion Mr Unger, Seconded Ms Ulrich

All voted Yes. Minutes approved.

Mr Baker recommended a motion for the approval of the minutes from the regular meeting of the board of trustees on June 25, 2024.

Motion Mr Unger, Seconded Ms Ulrich

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 newest Career Firefighter:

- Meghan Ungar

7. Public Hearings

a. Public Hearing - 2025 Tax Budget

Staff provided a presentation on the 2025 Tax Budget at the June 25, 2024 meeting. This public hearing is an opportunity for residents to provide input into the tax budget process as the adoption of the tax budget is the kick off for the budget season for 2025. The full tax budget is considered for adoption later in the agenda. Motion to open the public hearing Mr Wahlert, Seconded Mr Unger All voted Yes. Public hearing opened. Mr Byrnes was to swear in all those who wished to speak. No one was present to speak.

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

8. Citizens Address *NO ONE SIGNED UP TO SPEAK D.U.*

9. Administrative Reports

Police Chief Cordie - For the Month of June we responded to 3,949 calls, an average of 132 calls per day, a 12% increase from June of last year. We conducted 374 traffic stops, handled 139 crash reports and made 144 arrests. We had 11 OVI's, 2 uses of force, 3 pursuits and 1 internal investigation.

Code Enforcement - We had 312 violations, 338 inspections, closed 46 violations, referred 2 cases to housing court and had 7 abatements.

Assistant Admin Mays - Vehicle counts for the parks year to date are Clippard Park 40,943, Heritage Park 38,940 and Colerain Park 35,740. We've surpassed 2023 and 2022. The litter program has collected 1,035 bags of litter. We have been awarded a state capital grant for a really fun project at Heritage Park. It will be the construction of a bouldering element.

Development Dir Miller - We have a new high water mark for planning & zoning. We had 96 permits that we processed in one month. Our Senior Planner David Peters processed all of them. Along with running to zoning board meetings. We had 15 new single family homes.

Fire Chief Walls - For the month of June we had 778 EMS incidents, 180 Fire incidents, we made 37 responses into the Springfield Twp/ Pleasant Run EMS contract area. We had



one significant fire in the 2600 block of Impala with a \$40,000 loss. We had a water rescue/recovery at Heritage Park.

10. Trustees' Report

Mr Unger - He congratulated the folks that put the fireworks on. He spoke about the issues on Memory Lane. He mentioned the progress at the new Fire Stations. He spoke about the dumping issue and mentioned the ease to properly dispose of those items at Rumpke.

Ms Ulrich - She talked about the 2nd Annual Pickleball Tournament. She mentioned phase 2 of the display in the rotunda. She talked about the success of the fireworks.

Mr Wahlert - He thanked everyone for their help with the events on July 3rd and 4th. He spoke about the need for residents to safely blow their grass clippings.

11. New Business

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution # 74-24.

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

2723 Barthas Place 510-0061-0179-00

4419 Day Rd 510-0170-0054-00

9871 Marino Dr 510-0041-0035-00

3289 Sienna Dr 510-0123-0116-00

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

Resolution passed.

Public Services

Development

Administration

a. Motion to Adopt the 2025 Tax Budget

COLERAIN

TOWNSHIP ~ OHIO

Mr McElravy recommended ADOPTION of the Motion.

Rationale: The first step in the 2025 budget process is the adoption of a tax budget. This document shows the forecasted receipts for 2025, the fund balance for each fund as of January 1, 2024, the 2025 expenses in the long-term financial forecast, and the projected fund balance at the end of 2025. It is due to the Hamilton County Auditor on July 20, 2024.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - Line 2904 is the Duke Energy development. Our total investment there was about \$80,000 and just this past budget cycle, has recovered \$143,000 and that's going to go on for another 28 years.

Mr Weckbach - Yes, and the existing balance is after we paid the school district their cut.

Mr McElravy - The duke TIF is one of the more mature TIF's along with the Kroger TIF.

Mr Unger - In addition we have a great service facility to provide really good service for electric.

Mr Wahlert - Where's the capital reserve account?

Mr McElravy - So the capital reserve is a calculation that we do as part of the budget process. It is not presented as part of the tax budget.

All voted Yes. Motion approved.

12. Old Business

13. Consent Items

- a. New Hire - Part-Time Firefighter/EMT - Department of Fire and EMS - \$17.46 per hour

The position of Part-Time Firefighter/EMT was posted, applications were received, and interviews were conducted. A conditional offer of employment was extended to the following individuals:

1. Jeremy Amend
2. Gaven Callentine
3. Noah Curtner
4. Ryan Dalton
5. Miranda Jones
6. Gavin Pozy
7. Nevan Segrism-Bellamah
8. Joshua Spears
9. Alexander Stenski

The wage for this job is \$17.46 per hour for 29 hours per week. Contingent upon Board approval, they would be eligible to begin work on July 21, 2024.

COLERAIN

TOWNSHIP - OHIO

- b. Engagement Letter- Frost Brown Todd- Continuing Disclosure 2022 Fire Bonds- \$4,000

The Township is required to provide an annual financial information statement to the Securities and Exchange Commission for the bonds it issued in 2022 to build two new fire stations. Frost Brown Todd will assist with the preparation of the statement.

- c. PNC- Treasury Management Services Agreement- No EXP

Staff is working with PNC to update the services the Township receives from the bank. As part of that process, the bank would like to update the treasury management services agreement that it has with the Township. Either party can terminate the agreement with 30 days notice.

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

All voted Yes.

All consent items approved.

14. **Fiscal Office Report**

We have received 312 public records requests and we have 5 active.

The June bank reconciliation has been completed with a balance of \$44,979,413.85.

15. **Executive Session** – if needed

not needed.

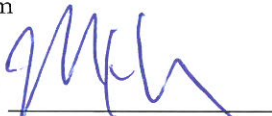
16. **Adjournment**

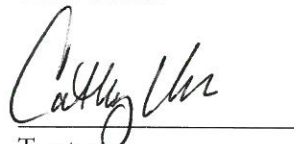
Motion to adjourn Mr Unger, Seconded Mr Wahlert

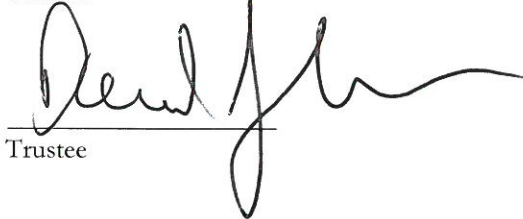
All voted Yes.

Meeting adjourned at 7:50pm



Fiscal Officer

Trustee

Trustee

Trustee

Total Monthly Zoning Certificates

96

Residential Certificates

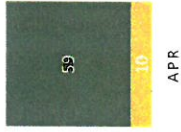
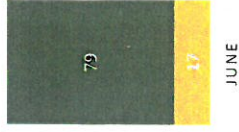
79

Non-Residential Certificates

17

RESIDENTIAL V. NON-RESIDENTIAL

■ Non-Residential Certificates ■ Residential Certificates



Zoning Commission

0

BZA Cases

2

Subdivisions

0

RESIDENTIAL

- Above Ground Swimming Pool 6
- Addition to Residential Dwelling 2
- Alteration or Repair of Residential Dwelling 5
- In-Ground Swimming Pool 1
- Lot Split or Combination 1
- New Detached Single Family Dwelling 15
- Non-Residential Driveway or Parking Lot 1
- Other Residential Accessory Structure 1
- Residential Deck 7
- Residential Detached Garage 2
- Residential Driveway 5
- Residential Fence 19
- Residential Shed 6
- Residential Solar Tech 7
- Residential Wall 1
- Temporary Residential Use or Structure 1

NON-RESIDENTIAL

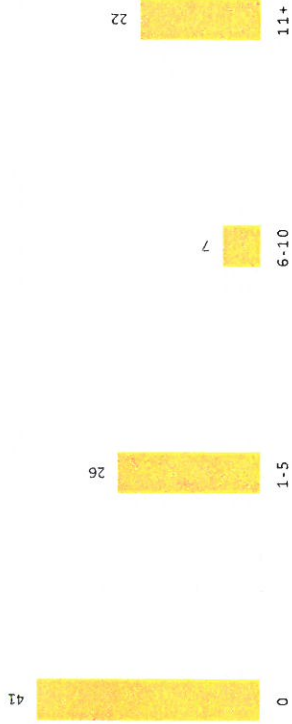
- Cellular Tech 1
- Change of Use 2
- New Ground or Pole Sign 1
- New Non-Residential Building 1
- Non-Residential Accessory Structure 1
- Non-Residential Driveway or Parking Lot 1
- Non-Residential Interior Alteration 2
- Sign 7
- Temporary Non-Residential Use or Structure 1

Count of APP-

Zone Activity: June 2024



DAYS OPEN: JUNE 2024



TRUSTEES

Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER

Jeffrey D. Baker

ADMINISTRATOR

Jeff Weckbach

Development Dashboards – June, 2024

Total of 96 zoning certificates – new high water mark!

79 various residential permits, 17 various commercial

Noteworthy

Approved 15 new single family homes

Another 99 landominiums by DR Horton coming soon

Other Projects Under Development in Colerain Township

LensCrafters – moving out of Northgate Mall to new building at Stone Creek Towne Center (grass parcel between Best Buy & Bob Sumerel Tire)

Ashley Furniture – moving out of Northgate Mall to former Service Merchandise/LA Fitness space next to Aldi's/behind Chipotle

Jeff Wyler Kia – former Colerain Bowl on 9189 Colerain Ave @ Roundtop Rd

Jeff Wyler Car Wash – 8640 Colerain Avenue at Sovereign Drive

New service center under construction - Northgate Ford at 8940 Colerain Ave

Jeff Wyler Nissan – undergoing total remodel at 8680 Colerain Avenue

Jeff Wyler Hyundai – 8820 Colerain Avenue in front of Furniture Fair

Just Love Coffee – 9890 Colerain Avenue next to Outback Steakhouse

Valvoline Oil Change – former McCluskie Chevrolet on 9024 Colerain Avenue

Bank of America – former Half Price Books on 9720 Colerain Avenue

2 new Colerain Township firehouses – (1) Generation Drive behind Rumpke HQ on Colerain Avenue @ Struble Road, (2) Clara Road @ Galbraith Road

Wawa convenience store – 10345 Colerain Avenue & 3590 Blue Rock Road

Cinfed Credit Union – 3688 Springdale Road, opened in June

Phantom Fireworks – 8300 Colerain Avenue, opened in June

15 new homes approved in June

New construction beginning on 99 landominiums by DR Horton (Bevis Elem)

Vivera Northbrook – 118 units of senior assisted living (\$49M project)

Rumpke – new scale house and customer convenience drop off center

Joseph Toyota car wash building on Colerain Avenue