



Minutes

October 22, 2024

1. **Opening of Meeting**

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

2. **Executive Session 6PM**

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 September 24th, 2024.
Motion Mr Wahlert, Seconded Mr Unger
All voted Yes. Minutes approved.

6. **Presentation**

- a. Proclamation - 60th Anniversary of The Coleraine Historical Society
Mr Wahlert read the proclamation into the record.

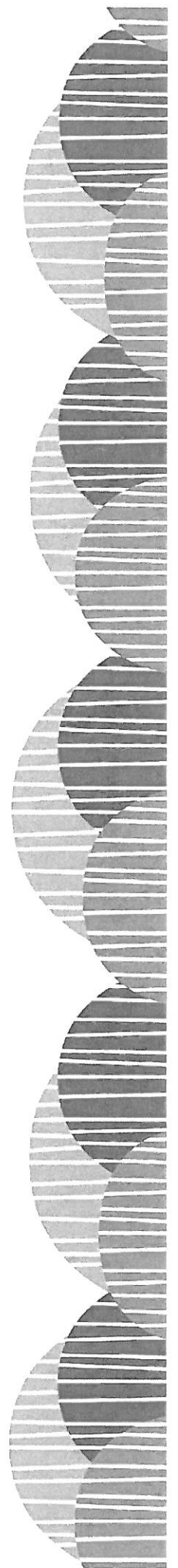
Motion to approve proclamation Mr Wahlert, Seconded Ms Ulrich
All voted Yes. Proclamation approved.

7. **Public Hearings**

- a. Public Hearing for Staverman Farm TIF
This public hearing is required prior to any action by the Trustees to establish a new TIF district. This project was previously approved with a zone change earlier this year.
Motion to open the public hearing Mr Wahlert, Seconded Mr Unger
All voted Yes. Hearing opened.

No one was present to speak

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





b. Public Hearing for Wyler KIA TIF

This public hearing is required prior to any action by the Trustees to establish a new TIF district. This project was previously approved with a zone change earlier this year.
Motion to open the public hearing Mr Wahlert, Seconded Mr Unger
All voted Yes. Public hearing opened.

Mr Sollmann swore in those who wished to speak
Carrie Davis - She is curious how the board accounts to the public for how they spend the TIF dollars. She understands the revenues must be invested back to that specific district.

Motion to close hearing Mr Unger, Seconded Ms Ulrich
All voted Yes. Public hearing closed.

c. Public Hearing for Wawa - Colerain Ave TIF

This public hearing is required prior to any action by the Trustees to establish a new TIF district. This project was previously approved with a zone change earlier this year.
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 - She wanted to express that with all three TIF's had opposition to them. She is hoping the revenues will address the concerns.
Motion to close the hearing Mr Wahlert, Seconded Mr Unger
All voted Yes. Public hearing closed.

d. Public Hearing for Wawa - Blue Rock Rd TIF

This public hearing is required prior to any action by the Trustees to establish a new TIF district. This project was previously approved with a zone change earlier this year.
Motion to open the public hearing Mr Wahlert, Seconded Mr Unger
All voted Yes. Hearing opened.
Mr Sollmann swore in those who wished to speak
Carrie Davis - She spoke about the statute regarding public hearings.
Motion to close the hearing Mr Wahlert, Seconded Mr Unger
All voted Yes. Public hearing closed.

8. **Citizens Address**

Andy McCarthy - Spoke on behalf of his father. He has an objection to passing a resolution to settlement amendments regarding PES.
He wants to know what the next steps are.



Dave Moravec - He wanted to share 5 things about The Colerain Chamber as they compare to other chambers of commerce.

He spoke about a ribbon cutting at the Kroger on Springdale for the grand re-opening. He spoke about the leadership conference coming up. He spoke about Colerain Hope.

Carrie Davis - She said she hates telling the truth. She spoke about the CIC meetings and how they're run. She spoke about the growth of the Chamber of Commerce. She likes the projects the Chamber is doing. She spoke about the McCarthy "dude" and the issues he has with his property.

9. **Administrative Reports**

Fire Chief Walls - For the month of September 825 ems incidents, 197 fire incidents, 36 responses into the Pleasant Run contract area, 3 responses into the West College Hill contract area. Average response time 5:18.

Police Chief Cordie - for the month of September we had 3727 calls for service, 124 per day. We will hit 46,000 calls for the year. We conducted 201 traffic stops, 156 crash reports, made 87 arrests, 8 OVI's and 2 uses of force.

Code enforcement - 313 inspections, 63 violations closed, 5 cases sent to housing court with a total of 5 abatements.

Assistant Administrator Mays - Park vehicle counts. Clippard Park was at 64,608 for the year so far, Heritage Park is at 54,041 and Colerain Park is at 52,457 for the year.

Development Director Miller - In September we issued 55 Permits. 46 were approved, 2 BZA cases, 0 Zoning Commission cases.

Mr Weckbach - He mentioned the promotion of Renetta Edwards, and he wished her well in her new position with the City of Springdale. He mentioned Glenna Carter being selected as Administration Support Professional of the Year.

10. **Trustees' Report**

Ms Ulrich - She spoke about our Police and Fire and the work they do. She spoke about the administration staff and their positivity. She spoke about the veterans' dinner coming up.

Mr Unger - He spoke about his time in the Boy Scouts and the appreciation he has for them. He spoke about the construction of the new shooting range. He spoke about the issue on Memory Lane and that seems to have remedied itself. He thanked Dave Moravec for the work he does with the Chamber of Commerce.

Mr Wahlert - He thanked the Boy Scouts for coming out. He spoke about the importance of local government. He spoke about the training center's grand opening later this week. He spoke about the upcoming election and the importance of voting.



11. New Business

Public Safety

- a. Motion to Authorize Township Administrator to Execute Agreement with
Medicount for the Ambulance Supplemental Payment Program for \$0.00

Chief Walls recommended ADOPTION of the Motion.

Rationale: The supplemental contract to be signed with Medicount is for the Ambulance Supplemental Payment Program (ASPP) that Colerain Fire and EMS has entered into. This will allow Colerain Fire and EMS to receive supplemental Medicaid payments from our Medicaid-eligible customers. Currently, we collect only 28% of what we bill Ohio Medicaid due to their allowables. The ASPP passed into Ohio's legislation in 2023, will help Colerain Fire and EMS bridge this payment gap and recover additional costs. Our Medicaid payer mix is relatively low, but we have an approximate \$400,000 gap within a calendar year.

The contract is required for the supplemental service even though we have a contract with Medicount. This is a no-additional cost contract. Medicount will still receive 6.5% of our payments per our existing contract.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

All voted Ycs. Motion approved.

- b. Discussion and Potential Action - Rental Registration Resolution

Attached to this item is a memorandum providing an update on the rental registration program and some recommendations for consideration by the Trustees. The original resolution can be found at the below link:

<https://www.colerain.org/DocumentCenter/View/3896/RES-126-22---Resolution-for-Rental-RegistrationProgram?bidId=>

Should the Board desire to modify the resolution, a motion to bring forward an updated resolution would provide staff with the direction to draft an updated resolution to bring forward at the next meeting for adoption.

Discussion:

Mr Wahlert - When we went through the numbers, I feel like we're adding a cost to rentals, and it's kind of revenue neutral, which I guess is our goal.

Ms Ulrich - I disagree, it's a cost of doing business. Rents are extremely high and they're making so much money. We're a bargain for what ours are.

Mr Unger - I noticed in the Hamilton County Court Index that one of the companies that owns numerous properties, they deeded over \$1.8 million.

Ms Ulrich - They sell it to an LLC and they lower the tax base on the house.

Mr Unger - I would say, because it becomes a new owner they should pay to re-register them



Mr Weckbach - The one difficulty that I see is, if there's not an annual touchpoint, you'll probably find that you have property managers turn over things of that nature, you may not be able to contact them.

c. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #116-24.

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

7881 Althaus Rd 510-0360-0136-00

8248 Brownsway Ln 510-0063-0201-00

2689 Haverknoll Dr 510-0011-0249-00

3507 Niagara St 510-0111-0072-00

3672 Ripplegrove Dr 510-0101-0158-00

2681 Royal Glen Dr 510-0071-0315-00

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.

d. Resolution Declaring a Junk Motor Vehicle - 2473 Banning Rd. - 1 of 8

Chief Cordie recommended ADOPTION of Resolution #117-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

2473 Banning Rd. Cincinnati, OH 45239 1. (IN), NGX764, UNKNOWN YEAR, Red, Pontiac, Grand Prix 2. (OHIO), GTW6465, 2014, Tan, Chevrolet, Silverado.

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

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

Resolution passed.

e. Resolution Declaring a Junk Motor Vehicle - 3202 Deshler Dr. - 2 of 8

Chief Cordie recommended ADOPTION of Resolution #118-24

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

3202 Deshler Dr. Cincinnati, OH 45251 (OHIO), HTP2057, 2001, Gray, Ford, Freestar.

Motion Mr Unger, Seconded Mr Wahlert

No discussion,

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



Resolution passed.

f. Resolution Declaring a Junk Motor Vehicle - 3252 Deshler Dr. - 3 of 8

Chief Cordie recommended ADOPTION of Resolution #119-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

3252 Deshler Dr. Cincinnati, OH 45251 1. (OHIO), JVS9544, 2001, Green, GMC, Sierra.

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

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

Resolution passed.

g. Resolution Declaring a Junk Motor Vehicle - 7881 Althaus Rd. - 4 of 8

Chief Cordie recommended ADOPTION of Resolution #120-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

7881 Althaus Rd. Cincinnati, OH 45247 1. (NO TAG), 2002, Silver, Hyundai, Santa Fe 2. (OHIO), JCW7837, 2005, Blue, Jeep, Liberty 3. (OHIO), JCB1141, 1999, Black, Chevrolet, S10 4. (OHIO), HDZ9374, 2003, Tan, Chevrolet, Avalanche.

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

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

Resolution passed.

h. Resolution Declaring a Junk Motor Vehicle - 9828 Loralinda Dr. - 5 of 8

Chief Cordie recommended ADOPTION of Resolution #121-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

9828 Loralinda Dr. Cincinnati, OH 45251 1. (OHIO), FBV2967, 2007, Blue, Chevrolet, Venture.

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

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

Resolution passed.

i. Resolution Declaring a Junk Motor Vehicle - 9941 Dunraven Dr. - 6 of 8

Chief Cordie recommended ADOPTION of Resolution #122-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

9941 Dunraven Dr. Cincinnati, OH 45251 1. (OHIO), HOB1853, 1994, White, Cadillac, Deville 2. (OHIO), FTM6512, 1978, Gray, Dodge, Ram.

Motion Mr Unger, Seconded Mr Wahlert

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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 - 10154 Windswept Ln. - 7 of 8

Chief Cordie recommended ADOPTION of Resolution #123-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 10154 Windswept Ln. Cincinnati, OH 45251 1. (OHIO), HUK3858, 2005, Green, Mercedes, ML350.

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 - 10703 Pottinger Rd. - 8 of 8

Chief Cordie recommended ADOPTION of Resolution #124-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 10703 Pottinger Rd. Cincinnati, OH 45251 1. (OHIO), JFZ 3091, 1994, Black/Grey, Chevrolet, S10 2. (OHIO), JKB 3459, 1994, Blue, Mercury, Grand Marquis 3. (OHIO), HVC 5701, 1995, Blue, Mercury, Grand Marquis.

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

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

Resolution passed.

l. Resolution Declaring Property as a Vacant Registrable Property - 2459 Bluelark Dr. - 1 of 3

Chief Cordie recommended ADOPTION of Resolution #125-24.

Rationale: The Code Enforcement Review Board (CERB) held a case and hearing on the below property to consider it as vacant. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare this property vacant and to resolve that it be registered and fees assessed against the property at the below address: 2459 BLUELARK DR COLERAIN TOWNSHIP, OH 45231.

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

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

Resolution passed.

m. Resolution Declaring Property as a Vacant Registrable Property - 2856 Sheldon Ave. - 2 of 3

Chief Cordie recommended ADOPTION of Resolution #126-24.

Rationale: The Code Enforcement Review Board (CERB) held a case and hearing on the below property to consider it as vacant. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare this property vacant and to resolve that it be registered and fees assessed against the property at the below address:

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2856 SHELDON AVE. COLERAIN TOWNSHIP, OH 45239.

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

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

Resolution passed.

n. Resolution Declaring Property as a Vacant Registrable Property - 3013 Niagara St.
- 3 of 3

Chief Cordie recommended ADOPTION of Resolution #127-24.

Rationale: The Code Enforcement Review Board (CERB) held a case and hearing on the below property to consider it as vacant. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare this property vacant and to resolve that it be registered and fees assessed against the property at the below address: 3013 NIAGARA ST. COLERAIN TOWNSHIP, OH 45251.

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

o. Motion to Direct the Administrator to Pay Off All Existing Police Cruiser Lease Agreements and Execute All Associated Documents

Chief Cordie recommended ADOPTION of the Motion.

Rationale: The Police Department did an analysis of the current police cruiser purchasing model. Since 2017, the Police Department has utilized a leasing model for all police cruiser purchases. In this model, police cruisers, the vehicle outfitting, and exterior markings are funded by Huntington Bank, and the Police Department has a five-year obligation of payments. Due to this model being utilized every year, the department has five lease payments and four interest payments annually. Currently, the combined yearly lease payments are approximately \$40,000. By 2030, the projected lease payments are almost \$79,000 and by 2037, the projected payments are \$111,000. The long term impact of continuing this lease model is seen through the cumulative lease payments over the model's projected timeline. The cumulative lease payments from 2024 to 2030 are projected at \$419,748 and from 2024 to 2037 are projected at \$1,093,074.

The analysis resulted in the recommendation not to purchase police cruisers in 2024. Instead, the best course of action would be to pay off our existing lease schedules now, and move to a direct purchase model starting in 2025. This new model will allow the department to make purchase decisions based on available funds each year and will not commit the township to being locked into lease agreements for the following four years.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

Public Services



Motion Authorizing Township Administrator to Execute a Contract with Choice

- a. One Engineering for the Construction Engineering of the Parking Lot at 4160 Springdale Road

Ms Mays recommended ADOPTION of the Motion.

Rationale: A parking lot study and conceptual design process was conducted in July with Choice One Engineering which included staff from the Fire, Public Services, Administration and Police Departments. Through this process, staff identified the need to complete portions A, B and C of the parking study that will expand the number of spaces needed for the new Training Center, address storm water issues and aging infrastructure, and to secure parking areas for the protection of Township assets. This contract is for the complete design and engineering of these areas in order to go to complete construction bid documents and not to exceed \$39,200.00.

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

All voted Yes. Motion approved.

Motion Authorizing Assistant Township Administrator to Execute a Contract with

- b. Municipal and Contractors Sealing Products for the Repair to the Storm Sewer Pipe System at Commons Circle

Ms Mays recommended ADOPTION of the Motion.

Rationale: The proposed project consists of a major repair to the storm sewer system at the intersection of Commons Circle and Mall Drive. The area of damage overlaps between public (Colerain Township) and private (The YMCA Play Time Early Learning Center) property. This project will be equally funded by both entities in a joint effort to repair the damaged system. This motion is requesting the Board to delegate the signatory authority to the Assistant Administrator due to a potential conflict of interest with the Administrator sitting on the Board for the YMCA. The project was prepared for formal competitive bidding through September 30, 2024, with three (3) bids received. - Municipal and Contractors Sealing Products: \$122,075.00 - Inliner Solutions, LLC: \$221,000.00 - Insituform Technologies, LLC: \$454,500.00 Staff recommends that the bid be awarded to Municipal and Contractors Sealing Products, which was the lowest and best bidder. Bid tabulations are summarized on the attached sheet. A contractual appropriation that is requested for Municipal and Contractors Sealing Products is in the amount of \$122,075.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Wahlert - Did we do work back there 4 years ago?

Mr Weckbach - There's a head wall there that's massive. We did a major project there, behind one of the buildings.

All voted Yes, Motion approved.

- c. Motion Authorizing Township Administrator to Execute Contract with Clarke Contractors for Arson Damage Repairs at Clippard Park in the amount of



\$13,064.15

Ms Mays recommended ADOPTION of the Motion.

Rationale: There was an arson in the restrooms at Clippard Park. This contract will allow for those repairs to be made to the restroom. All repairs will be submitted to the Township's insurance carrier for reimbursement. The total cost of this repair is \$13,064.15.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

Development

- a. Motion to Authorize the Township Administrator to Execute an Agreement with the Chamber of Commerce for the Construction of a Mural on Colerain Avenue

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The Colerain Chamber of Commerce desires to install a mural on the retaining wall on Colerain Avenue near the Northgate Mall. The Chamber initially reached out to ODOT who stated that they would require the Township to serve as the applicant for any mural projects on ODOT infrastructure. In order to facilitate this request, the Township is requiring an agreement with the Chamber that would require the Chamber to fully cover all costs associated with the project, including ongoing maintenance and future removal of the mural. The Chamber is working directly with a mural artist and, as of the release of this agenda, a final design has not been shared with the Township. Any design would have to be approved by ODOT. It is not recommended that the design be approved by the Township, since the Chamber is fully funding the project.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - It looks very neutral and I think it will brighten up their street

Mr Weckbach - ODOT will make the final say

All voted Yes. Motion approved.

Administration

- a. Resolution Authorizing the Adoption of Amended Appropriations

Mr Weckbach recommended ADOPTION of Resolution #128-24.

Rationale: As we enter the fourth quarter of the year, it is necessary to align the 2024 Strategic Plan and Budget with anticipated expenses for the rest of the year. Adoption of this resolution would increase appropriations in four funds:

2081 (Police) - \$1,327,000

- \$615,000 increase in salaries, primarily due to overtime to cover for training and staffing shortages.
- \$19,000 increase in expenses for the impound lot, due to the number of tows



exceeding what was forecast.

- \$125,000 increase to replace the computers that officers use in their cruisers. This was planned to be a 2025 expense, but the department has the opportunity to realize significant savings by moving that expense to 2024.
- \$568,000 to pay off the leases on cruisers, resulting in a savings on interest expense in the out years.

2261 (Law Enforcement Trust) - \$19,000

- The copier needs to be replaced.

2905 (TIF- Northridge) - \$153

- The project is to the point where it can begin to reimburse the developer for infrastructure improvements, consistent with the development agreement for the project.

6001 (Self-insurance) - \$264,230

- Year to date claims have exceeded what was forecast. This increase should be sufficient to cover expenses for the rest of the year.

Motion Mr Wahlert, Seconded Mr Unger

No discussion:

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

Resolution passed.

- b. Motion Authorizing the Administrator to Enter into a Service Agreement with ZixCorp Systems, Inc.

Mr McElravy recommended ADOPTION of the Motion.

Rationale: At the September 24, 2024 meeting, the Board of Trustees approved a Service Agreement with Zix to provide Microsoft Office licenses through October 2025. Unfortunately, Zix misquoted the number of Business Basic and Backup Bundle licenses. This Service Agreement corrects the error. Zix has agreed to continue to honor the prior Service Agreement, in spite of its expiration, so there has been no disruption to Township operations. The total for the new Service Agreement is \$33,426.37, which is an increase of \$108.37 over the prior agreement.

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

All voted Yes. Motion approved.

- c. Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Levies and Certifying them to the County Auditor

Mr McElravy recommended ADOPTION of Resolution 129-24.

Rationale: In July, the Board adopted the 2025 Tax Budget, which has been reviewed and approved by the County Budget Commission. The last step in the tax budget



process is for the Board to accept the amounts and rates as determined by the Commission.

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

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

Resolution passed.

d. Resolution to Modify Organizational Chart and Job Descriptions

Mr McElravy recommended ADOPTION of Resolution #130-24.

Rationale: As vacancies occur in our departments, staff will reassess the position to see if realignment is necessary and if realignment can create a more effective and efficient operation. After reviewing a vacancy in the Management Analyst position, staff is recommending a reorganization in the Administration Department that will result in: - Reclassification of the Finance Specialist into the role of a Finance Manager Position that will oversee day-to-day finance staff; and - Creation of a new role known as an Administrative Clerk that will be responsible for day-to-day payroll activities and serve as a backup on key office functions; and - Elimination of the Management Analyst role; and - Replacement of Part Time Management Analyst role with Part Time Receptionist role Overall, this change in structure will not result in any additional positions for the organization. It will allow the organization to continue to make necessary changes to enhance the separation of duties in the finance office and allow for better succession planning in the department, increasing the overall resiliency of the financial functions of the township.

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

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

Resolution passed.

- e. Motion to Appoint Trustee Unger as the representative to the Board of Directors of the Ohio-Kentucky-Indiana Regional Council of Governments and Assistant Administrator Mays as the alternate.

Ms Mays recommended ADOPTION of the Motion.

Rationale: OKI provides critical funding for many of the Township's infrastructure projects. OKI is the Metropolitan Planning Organization that federal grants flow through. By having representation on this board, the Township is better positioned to be aware of grants and to be able to draft grant responses that will be more likely to be awarded. Trustee Unger has been the representative on behalf of Colerain since January 2018. Ms. Mays has been the alternate since 2023.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - This is a volunteer position.

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

Motion approved

f. Resolution Establishing a TIF District - Staverman

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Mr Weckbach recommended ADOPTION of Resolution #131-24.

Rationale: The establishment of the TIF area will provide the resources necessary to aid in the construction of public infrastructure associated with the TIF District. This district is anticipated to generate a valuation of \$20M which could lead to new revenues of \$387,000 once fully constructed. The Northwest Local School District Board has adopted a companion resolution demonstrating their support for the project. This resolution and TIF district would make the Northwest Local School District whole on any potential lost property tax revenue over the thirty year period. This means that the Township would like pay \$206,000 per year to the district, leaving a net new revenue to the Township for projects of \$181,000.

Motion Mr Wahlert, Seconded Unger

No discussion.

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

Resolution passed.

g. Resolution to Create a TIF Fund - Staverman

Mr Weckbach recommended ADOPTION of Resolution #132-24.

Rationale: The state of Ohio requires the Township to request approval for the creation of any new funds. If the Trustees establish a new TIF District via separate resolution earlier in this agenda, then the Board would need to adopt this resolution in order to be able to receive and collect the TIF District funds and make associated payments.

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

h. Resolution Establishing a TIF District - Colerain Road Wawa

Mr Weckbach recommended ADOPTION of Resolution #133-24.

Rationale: The establishment of the TIF area will provide the resources necessary to aid in the construction of public infrastructure associated with the TIF District. This district is anticipated to generate a valuation of \$2M which could lead to new revenues of \$54,000 once fully constructed. The Northwest Local School District Board has adopted a companion resolution demonstrating their support for the project. This resolution and TIF district would make the Northwest Local School District whole on any potential lost property tax revenue over the thirty year period. This means that the Township would like pay \$26,000 per year to the district, leaving a net new revenue to the Township for projects of \$18,000.

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

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

Resolution passed.

i. Resolution to Create a TIF Fund - Wawa Colerain Road

Mr Weckbach recommended ADOPTION of Resolution #134-24.

Rationale: The state of Ohio requires the Township to request approval for the creation



of any new funds. If the Trustees establish a new TIF District via separate resolution earlier in this agenda, then the Board would need to adopt this resolution in order to be able to receive and collect the TIF District funds and make associated payments.

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

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

Resolution passed.

j. Resolution Establishing a TIF District - Wyler Kia

Mr Weckbach recommended ADOPTION of Resolution #135-24.

Rationale: The establishment of the TIF area will provide the resources necessary to aid in the construction of public infrastructure associated with the TIF District. This district is anticipated to generate a valuation of \$3M which could lead to new revenues of \$80,000 once fully constructed. The Northwest Local School District Board has adopted a companion resolution demonstrating their support for the project. This resolution and TIF district would make the Northwest Local School District whole on any potential lost property tax revenue over the thirty year period. This means that the Township would like pay \$40,000 per year to the district, leaving a net new revenue to the Township for projects of \$40,000.

Motion Mr Unger, Seconded Mr Wahlert

No discussion

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

Resolution passed.

k. Resolution to Create a TIF Fund - Wyler Kia

Mr Weckbach recommended ADOPTION of Resolution #136-24.

Rationale: The state of Ohio requires the Township to request approval for the creation of any new funds. If the Trustees establish a new TIF District via separate resolution earlier in this agenda, then the Board would need to adopt this resolution in order to be able to receive and collect the TIF District funds and make associated payments.

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

l. Resolution Establishing a TIF District - Wawa Blue Rock

Mr Weckbach recommended ADOPTION of Resolution #137-24.

Rationale: The establishment of the TIF area will provide the resources necessary to aid in the construction of public infrastructure associated with the TIF District. This district is anticipated to generate a valuation of \$2M which could lead to new revenues of \$54,000 once fully constructed. The Northwest Local School District Board has adopted a companion resolution demonstrating their support for the project. This resolution and TIF district would make the Northwest Local School District whole on any potential lost property tax revenue over the thirty year period. This means that the Township would like pay \$26,000 per year to the district, leaving a net new revenue to

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the Township for projects of \$18,000.

Motion Mr Wahlert, Seconded Ms Ulrich

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

Resolution passed.

m. Resolution to Create a TIF Fund - Wawa Blue Rock

Mr Weckbach recommended ADOPTION of Resolution #138-24.

Rationale: The state of Ohio requires the Township to request approval for the creation of any new funds. If the Trustees establish a new TIF District via separate resolution earlier in this agenda, then the Board would need to adopt this resolution in order to be able to receive and collect the TIF District funds and make associated payments.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

n. Motion to Approve Memorandum of Understanding with IAFF 3915 - Vacation

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The IAFF union and Administration met recently to discuss vacation accruals and processes. As a part of that conversation, it was determined that there was a mutual desire to update the language in the IAFF Collective Bargaining Agreement to change the process for vacation earning to be accrued with each payroll, consistent with the remainder of the Township.

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

All voted Yes, Motion approved.

o. Motion Authorizing Township Administrator to Enter into Agreement with Law Director

Staff seeks direction on this issue.

Rationale: Scott Sollmann currently serves as the Law Director for Colerain Township.

The existing agreement with Scott Sollmann is set to expire on December 31, 2024.

The Township issued a formal RFP for potential Law Directors. Attached are potential contracts for the five responses received. Staff seeks direction from the Trustees on a motion to select an individual as the potential Law Director for Colerain in addition to the term/length of contract.

Motion to appoint Brody Conever as Law Director Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Wahlert - I wanted to thank Mr Sollmann for everything. We've worked together going back to North College Hill.

Mr Sollmann - On behalf of the firm, I wanted to thank Colerain for the opportunity for the 12 years we've been here.

All voted Yes. Motion approved.

12. Old Business



13. Consent Items

- a. Promotion - Full-Time Firefighter/EMT - Department of Fire and EMS - Nathan Schaerer - \$22.43 per hour

The position of Firefighter/Paramedic was posted, applications were received, and interviews were conducted. A conditional offer of employment was extended to the following individual:

- Nathan Schaerer

The wage for this job is \$22.43 per hour. Contingent upon Board approval, Nathan Schaerer would be eligible to begin work on October 29, 2024.

Motion to approve item A Mr Unger, Seconded Ms Ulrich
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Abstain
Item A approved

- b. Promotion - Finance Manager - Cindy Miller - \$41.00/hour

This item is contingent on Board approval of the modification to the organizational chart. Should that occur, it is recommend that Cindy Miller be promoted into the role of Finance Manager at a rate of \$41.00 per hour, effective at the start of the next pay period.

- c. Contract - Playground Equipment Services - Update to Former Agreement - \$0

This is an update to an original settlement agreement from a zoning violation from 2016. This agreement makes a number of changes to reflect changes that better align with the goals and objectives of the Township and Playground Equipment Services. As part of this update, the Township will receive a Payment in Lieu of Taxes each year in the amount of \$5,000 rather than having a JEDD established on the property. Playground Equipment Services will also install playground materials in Dravo Park as opposed to Wert Park as there is a greater need to replace the aging playground equipment in Dravo.

- d. Contract - Health Works - Employee Flu Shot and Biometric Screening - \$150 - NOEXP

Annually, the Township hosts an opportunity for staff to receive flu shots and biometric screenings to promote and support wellness within the workplace.

Motion to approve all consent items B, C, D Mr Wahlert, Seconded Mr Unger
All voted Yes. Items B, C & D are approved.

14. Fiscal Office Report

COLERAIN

TOWNSHIP - OHIO

The September bank reconciliation was completed with an ending balance of \$50,095,112.44

He mentioned the acknowledgment for Glenna Carter as the Administrator of the year. She deserves the recognition.

Records requests are 430 for the year with 0 outstanding.

15. Executive Session – if needed

Mr Weckbach recommended the board of trustees convene into executive session in accordance with ORC section 121.22.(G)(1) to discuss the compensation of public employees and also in accordance with ORC section 121.22 (G)(2) to discuss the sale of township property.

Motion Mr Unger, Seconded Ms Ulrich

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

Executive session convened at 9:35pm

Ms Ulrich called the meeting back to order at 10:09pm.

All trustees and the fiscal officer were present

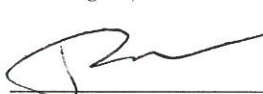
Mr Weckbach had nothing to report from executive session.

16. Adjournment

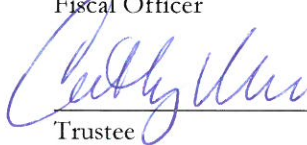
Motion to adjourn Mr Wahlert, Seconded Ms Ulrich

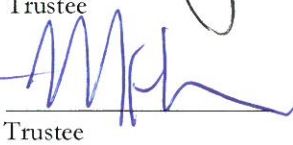
All voted Yes.

Meeting adjourned at 10:10pm


Fiscal Officer


Trustee


Trustee


Trustee

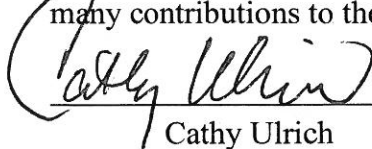
PROCLAMATION FOR
THE 60TH ANNIVERSARY OF
THE COLERAINE HISTORICAL SOCIETY
IN COLERAIN TOWNSHIP, OHIO

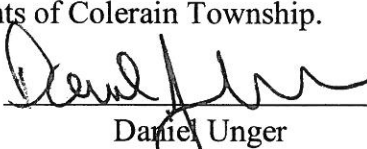
COLERAIN

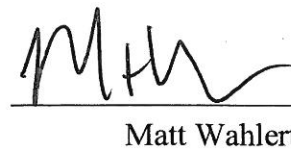
TOWNSHIP - OHIO

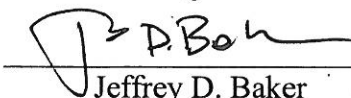
- Whereas** The Coleraine Historical Society was founded in 1964 by Ruth Wells and other members determined to preserve Colerain Township history; and
- Whereas** The Coleraine Historical Society originated the Memorial Day ceremony at the Dunlap Station Cemetery. The remembrance continues today with Colerain Township, the Historical Society and others; and
- Whereas** The Coleraine Historical Society has actively preserved Colerain Township history by obtaining important historical items, family history, stories and photographs. They partner with Colerain Township to preserve historical cemeteries in the Township; and
- Whereas** The Coleraine Historical Society has made available to the public their collection items, family history, and other information while seeking opportunities to increase awareness of the Society's mission. They partner with community groups to gain and/or give information to preserve Colerain Township's history; and
- Whereas** On their 60th Anniversary, The Coleraine Historical Society looks forward to the future so that they "Learn from the past to live in the present and build for the future."

Be it resolved that in recognition of The Coleraine Historical Society, the Colerain Township Board of Trustees hereby proclaim Wednesday, November 20, 2024, as a special day of recognition for The Coleraine Historical Society to acknowledge their 60th anniversary and their many contributions to the residents of Colerain Township.


Cathy Ulrich
Trustee


Daniel Unger
Trustee


Matt Wahlert
Trustee


Jeffrey D. Baker
Fiscal Officer

Date: October 22, 2024

Development Progress for September 2024

PERMIT TOTAL	BZA CASES	ZC CASES	SUBDIVISIONS
<u>55</u> Permits were requested in September. <u>46</u> were approved, <u>6</u> were withdrawn, and <u>3</u> were refused permits.	<u>2</u> Board of Zoning Appeals cases were heard at the September meeting.	<u>0</u> Zoning Commission cases were heard at the September meeting.	<u>0</u> permits were recorded for a new subdivision.

Application Types for September 2024

NEW SINGLE FAMILY	3 APPLICATIONS
SOLAR TECH	4 APPLICATIONS
COMMERCIAL	18 APPLICATIONS
RESIDENTIAL	37 APPLICATIONS

ISSUES for PUBLIC COMMENTS

- 1) In July - public records request was made for the number of cars at Heritage Park on the eclipse. I reiterated my request in August. I still have not received these records.
- 2) I made a request for all records related to the Colerain Summer Events Committee, the work done by resident-paid employees, the meeting minutes, agenda and by laws for a committee on which we have 1-3 employees attending as representatives of the township, yet those records have not yet been provided.
- 3) I timely requested the application for use of the public parks, just like I did for the Yappy Hour, for 2 events a Halloween Hike and a Christmas walk. The township has refused for 2 months provide me with the application.
 - a. I FOUND a copy of the application in my records from an earlier event and submit it almost 2 months ago
 - b. STILL, the township refuses to acknowledge receipt nor respond to my request for who to pay the application fee to
- 4) The township claimed they were pausing all events at the parks until the policy is re-written (presumably to stop residents and nonprofits they don't like from using the parks on an equal basis as their friends, family, political parties, and nonprofits who haul water for them.) This is done to impede the Freedom of Speech of certain residents and deny equal access to all on the same terms and conditions.
- 5) The "new rules" for use of the parks, facilities, etc. is not in the agenda packet at all.
- 6) Since then, another nonprofit was granted use of the parks, premises, facilities for their own programs (veterans party, etc.)
- 7) Colerain township is the ONLY political jurisdiction in the county that is NOT helping to promote or to hold any holiday events for our residents.
- 8) These are the reasons why the township needs new legal counsel – we are walked right into these legal liabilities time and time again.
- 9) Thank you to Chief Cordie for going through our budget with a fine toothed comb and disproving the years of gluttony under Denney and an ambivalent BoTs that failed to exercise the principles of fiscal conservatism. I and other repeatedly expressed what Cordie found under thorough review, that the policy regarding police cruisers: from the leasing arrangements, to the SUV style, to the 5 year service life, and the need for 20 – 20 extra vehicles has been exposed. We told you so. You did not listen.
- 10) Likewise, the rental registration program is a farse created to harass rental property owners instead of creating realistic and effective policies. We have wasted money and gained NOTHING.
- 11) There is NO REASON to have zoning duties placed under policing when that kicks in the union contract and costs us TWICE AS MUCH. **Thank you Chief Cordie** for your honest release of this information. I applaud him and his staff for bringing fiscal issues to the forefront.
- 12) The CIC members are not voting residents of Colerain.

OBJECTION TO PASSING RESOLUTION TO SETTLEMENT AMENDMENTS

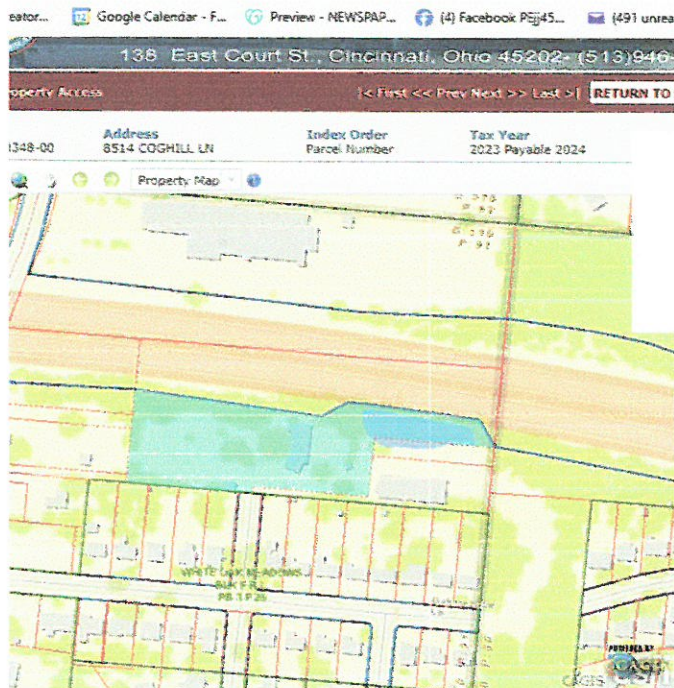
The township must not amend and re-ratify this contract when it has knowledge that the township's contract terms are being violated by both the township and the other party to the detriment of a named third party.

Notice. The township was informed on no less than 2 occasions prior that land movement and improvements are being made by a third party who does not own this property. (See Cagis Map depicting the county's legal record of ownership, below, per the county auditor)

- 1) Such improvements are being made based upon **reliance on the terms of this contract**, of which McCarthy is a third party beneficiary of interest.
- 2) Regardless of any claims of payments, other agreements, boundary disputes, or easement issues, protected in the contract and outstanding, the township intends to ratify and amend this contract today, **it is unequivocal that the property has not yet been transferred to Willow / PES.**
- 3) The township is **failing in its duty to act** on the repeated complaints of the property owner, McCarthy, relying on the terms of this contract.
- 4) **The township waived the permit process or issued a permit to a third party**, under the terms of this contract. The third party is relying on this Settlement as cover for their actions.
- 5) The township has **a duty to perform their due diligence** regarding the terms of this contract and confirm that such terms have been met.
- 6) The provisions of the contract stipulate **a 2-year time frame** for the purchase and conveyance of the property that has not been fulfilled.
- 7) The township, by amending this contract, is permitting **themselves** and the other party to receive benefits under the contract **to the detriment of a third party, McCarthy.**

Respectfully submitted,

Michael McCarthy & Andy McCarthy



Additionally, there is a lot between the 3460 Oakmeadow Lane parcel and the Cross County Highway known as the "McCarthy Panhandle". If purchased by Willow Creek within the next two years from the execution of this Addendum, the Township agrees that PES may expand its paved parking area into the purchased the McCarthy Panhandle in conformance with Township Zoning Resolution and Property Maintenance Code to be completed no later than July 1, 2027.

BOTTOM LINE

**THE TOWNSHIP IS
ALLOWING PES TO BUILD ON
PROPERTY IT DOES NOT
OWN!**