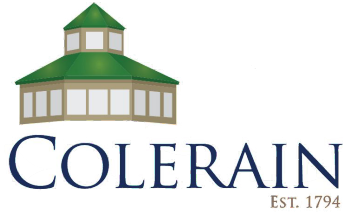


Regular Meeting of the Board of Trustees - February 11

February 11, 2020

- 1. Opening of Meeting**
 - 2. Executive Session 6:00 PM**
 - 3. Pledge of Allegiance 7:00 PM**
 - 4. Meditation (Moment of Silence)**
 - 5. Fiscal Office – Approval of Minutes from January 14, 2020**
 - 6. Presentations**
 - a. Proclamation Honoring Hamilton County Engineer Ted Hubbard for his Service to Colerain Township
 - b. Presentation: Swearing in of New Police Officers
 - c. Presentation: Monthly Crime Analysis by Brandon Kyle
 - d. Presentation: Economic Development Update 2020
 - 7. Public Hearing**
 - a. Public Hearing for Capstan Lighting District
 - b. Public Hearing for Zoning Case ZA2019-09 - Zoning Map Amendment For Woodside Workforce Flats
 - 8. Citizens Address**
 - 9. Administrative Reports**
 - 10. Trustees' Report**
 - 11. New Business**
 - a. Motion Directing Staff to Develop a Moratorium Limiting the Proliferation of Businesses Associated with Vaping for the Purpose of Protecting the Health, Safety and Welfare of the Public and to Bring the Draft Before the Board for Consideration at its March 10, 2020 Meeting.
 - b. Motion to Approve Part-Time Employee Change of Pay Status
- Public Safety**
- a. Recommend Adoption of a Motion to Amend Colerain Township Resolution 9-03 (Control of Noise).
 - b. Motion Authorizing the Purchase of Load-Bearing External Patrol Vests.
 - c. Motion Authorizing the Purchase of Ballistic Vests



- d. Motion Authorizing the Purchase of Uniform Coats
- e. Motion to Authorize Change of Pay Status for Part-Time Employee

Public Services

- a. Motion to Purchase Capital Equipment
- b. Resolution Declaring a Portion of the Fee Right-Of-Way of Blue Rock Road Vacated
- c. Motion to Issue a Request for Bids for Headwall Repair Near Commons Circle
- d. Motion to Accept Donation from Edward and Bernice Waltz for Dog Waste Bags.

Planning & Zoning

- a. Motion to Amend the Planning and Zoning Department 2020 Fee Schedule adding "Appeal" as an Application Type for Board of Zoning Appeals Applications and Assigning a Fee of 350 Dollars.
- b. Resolution to Approve Zoning Case ZA2019-09 - Woodside Workforce Lofts

Administration

- a. Approval of a Resolution to Establish Capstan Lighting District

12. Old Business

13. Consent Items

- a. Hiring of Finance Specialist for Payroll (Finance)

14. Fiscal Office Report

- a. Motion to Authorize the Transfer and Advance of Funds
- b. Motion to Approve Payroll, Purchase Orders, and Receipts

15. Executive Session – if needed

16. Adjournment

PRESENTATIONS

Department: Board of Trustees

Department Head: Trustee Raj Rajagopal

Proclamation Honoring Hamilton County Engineer Ted Hubbard for his Service to Colerain Township

Rationale:

**PROCLAMATION RECOGNIZING
COUNTY ENGINEER, THEODORE B. HUBBARD, P.E.-P.S.**

Hamilton
.....County, Ohio
Colerain

Be It Proclaimed *by the Township Trustees ofTownship, that*

WHEREAS, Theodore B. Hubbard, P.E.-P.S. has provided dedicated and outstanding service to the communities in Hamilton County for more than 38 years; and

WHEREAS, Theodore B. Hubbard, served as the Chief Deputy Engineer for 19 years and as the Hamilton County Engineer for eight years; and

WHEREAS, Theodore B. Hubbard has provided continuous maintenance of the Hamilton County roads in Colerain Township; and

WHEREAS, Theodore B. Hubbard has assisted Colerain Township with SCIP road grants and opportunities; and

WHEREAS, Theodore B. Hubbard will retire on February 29, 2020. We wish Mr. Hubbard and his family all the best and thank him for his tireless dedication to the community.

Be it Proclaimed that the Colerain Township Board of Trustees does hereby recognize County Engineer, Theodore J. Hubbard for his years of outstanding dedication and service to the residents of Hamilton County and Colerain Township.

11th February 2020
Adopted theday of

Attest
Fiscal Officer

.....
.....
Township Trustees

PRESENTATIONS

Department: Police

Department Head: Mark Denney, Police Chief

Presentation: Swearing in of New Police Officers

Rationale:

All approved in January meeting.

Jerimiah Fernbach

Benjamin Gifford

Alisha Werdman

Alexander Fantaci

PRESENTATIONS

Department: Police

Department Head: Mark Denney, Police Chief

Presentation: Monthly Crime Analysis by Brandon Kyle

Rationale:

Mr. Kyle will present the monthly crime analysis.

PRESENTATIONS

Department: Administration

Department Head: Geoff Milz, Administrator

Presentation: Economic Development Update 2020

Rationale:

Township Administrator and Director of Economic Development, Geoff Milz, will give an update on economic development activities in the township.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the ____ day of February 2020, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Mr. Raj Rajagopal, Mr. Daniel Unger, Mr. Matthew Wahlert

Mr. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____ - 20

RESOLUTION FOR STREETLIGHTING
CAPSTAN DISTRICT

WHEREAS, A hearing having been had upon a petition praying that the Colerain Township Board of Trustees take all lawful and proper proceedings to light artificially the streets and public ways in an unincorporated district in this Township, following notice and actual view taken, and the Township Trustees findings for Capstan:

1. That the petition was filed with the Township Fiscal Officer on October 25, 2019, and the Board of Trustees was duly notified by her of such filing and a copy of the petition was sent to it on December 10, 2019; and
2. That the petition was signed by owners of more than one half of the feet front of the lots and lands abutting on the street and public way of the aforesaid district, and that the petition complied with law in specifying the metes and bounds of the district but included no lands more than 660 feet from, nor any lands not abutting on, the street and public way in such district; and
3. That notice of a hearing before said Board of Trustees on said petition for January 2, 2020, was duly and timely served on all lot owners and corporation affected by said proposed improvement and was duly and timely published according to law and this public hearing was continued until February 11, 2020 to meet all legal notice requirements.

THEREFORE, BE IT RESOLVED BY THE COLERAIN TOWNSHIP BOARD OF TRUSTEES:

1. That the proposed improvement to light artificially the street and public way in the district is necessary, and accordingly grants the petition; that the number of lights necessary to light properly the said street and public way is five (5) and that the lights shall be of the nature and configuration as described within the attached contract and map.
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
4. That this Resolution shall be effective at the earliest date allowed by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Rajagopal _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this 11th day of February, 2020.

BOARD OF TRUSTEES:

Raj Rajagopal, Trustee

Daniel Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Heather E. Harlow,
Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Scott A. Sollmann (0081467)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal

Officer this ____ day of _____, 2020.

Heather E. Harlow
Colerain Township Fiscal Officer



5/6/2019

COLERAIN TOWNSHIP GENERAL STREETLIGHTING
4200 SPRINGDALE RD
CINCINNATI , OH 45251-1419

Subject: CAPSTAN DRIVE LIGHTING

Dear Valued Customer:

Thank you for the opportunity to provide you with new outdoor lighting. Enclosed are two copies of the Outdoor Lighting Service Agreement, (the "Agreement"), along with a site drawing showing the light pole locations for your review and approval. A detailed description of the lighting equipment is shown on page 2 of the Agreement.

This Agreement also indicates the different estimated monthly payment choices available for the lighting system. These monthly costs are divided into three components (Equipment, Maintenance and Energy Usage), and are based on the estimated work order costs of the Equipment described in the Agreement, which are unique to this installation. The equipment charges will no longer be reflected on your monthly bill at the end of Initial term you choose. This will be a one-third to one-half ($1/3 - 1/2$) decrease of the total bill, depending on the type of Equipment and the wattage of the lights. The estimated Energy and the Maintenance charges will continue for as long as the Equipment is in service. Please review pages 3 & 4 of the Agreement for more detailed information regarding terms.

Options A through F represent your choices for the monthly lighting system payment amount. You may choose to pay the total lump sum amount, upfront, or spread this cost over 1, 3, 5, 7, or 10 years. The Energy and Maintenance charges will remain the same no matter which Option is chosen. Please choose the Option you prefer and write the corresponding letter in the box near the bottom of page 1 of the Agreement.

At the bottom of page 2 is a disclaimer with regard to the amount of light output. This indicates that the lights to be installed are pursuant to your request and may or may not meet minimum Illuminating Engineering Society (IES) standards.

Please sign both copies of the document, return one copy to my attention at the address noted below and retain one for your records. Please note that this proposed Agreement and the dollar amounts quoted will expire ninety (90) days from the date of this letter. If we do not receive your signed Agreement within that time period, a new agreement and proposal will be issued only at your request.

If you require revisions, or there arise unforeseen circumstances which change the original estimated cost of this installation, we will review the situation with you and, if necessary, send you a new proposal. Your signature on this Agreement is your approval for us to order the materials, process the work order and proceed with the installation.

Sincerely,

Andrew Manning
andrew.manning@duke-energy.com

OUTDOOR LIGHTING SERVICE AGREEMENT

Agreement Information	Equipment, Energy and Maintenance			FRFOLCLM0000014149		5/6/2019
	Agreement Coverage			Agreement Number		Current Date
35002209	32519976	75025	S485	V462	FRFOL	UDES
Customer Account Number	Request Number	Corp.	CP Center	LOC	Work Code	Rate Code

OUTDOOR LIGHTING SERVICE AGREEMENT



Duke Energy Ohio, 139 East Fourth Street, Cincinnati, OH 45202

Business Name				This Agreement has an Initial Term selected by Customer.
Customer Name	COLERAIN TOWNSHIP GENERAL STREETLIGHTING			
Service Location or Subdivision	CAPSTAN DRIVE LIGHTING			The Initial Term begins when Service is in operation; after expiration thereof, Service continues with annual renewals, until either party terminates with written notice to the other party.
Service Address				
Service Address				
Service City, State, Zip code				
Mailing Name	COLERAIN TOWNSHIP GENERAL STREETLIGHTING			Notes:
Mailing Business Name				
Mailing Address	4200 SPRINGDALE RD			
Mailing Address				
Mailing City, State, Zip code	CINCINNATI	OH	45251-1419	

PROPOSALS BELOW ARE VALID FOR 90 DAYS FROM THE CURRENT DATE. PROPOSAL EXPIRATION IS 8/4/2019
AGREEMENT MUST BE SIGNED AND RETURNED BEFORE THE EXPIRATION DATE.

After the Initial Term expires, the monthly equipment charges will no longer be reflected on the monthly bill, though and energy and maintenance charges continue for the life of the lighting system covered by this agreement.

CHOOSE THE EQUIPMENT PAYMENT AMOUNT AND ASSOCIATED INITIAL TERM	EQUIPMENT Monthly Amount for System Per Option	MAINT. & Operating System Amount Per Month	ENERGY USE *Estimated Monthly Total	TOTAL NUMBER OF LIGHTS in Project	*ESTIMATED system charge total during initial term	**AVERAGED Estimated Monthly Charge PER LIGHT	
						DURING Initial Term	AFTER Initial Term
Option A - Onetime Lump Sum for Equipment	\$2,668.93	\$9.70	\$0.53	5	\$10.23	\$2.05	\$2.05
Option B - 1 Year Agreement Initial Term	\$232.43	\$9.70	\$0.53	5	\$242.66	\$48.53	\$2.05
Option C - 3 Year Agreement Initial Term	\$80.59	\$9.70	\$0.53	5	\$90.81	\$18.16	\$2.05
Option D - 5 Year Agreement Initial Term	\$55.26	\$9.70	\$0.53	5	\$65.49	\$13.10	\$2.05
Option E - 7 Year Agreement Initial Term	\$44.68	\$9.70	\$0.53	5	\$54.91	\$10.98	\$2.05
Option F - 10 Year Agreement Initial Term	\$37.13	\$9.70	\$0.53	5	\$47.36	\$9.47	\$2.05

* Estimated Energy is based on current charge per kWh and does not include taxes and energy rate tariff riders which will cause slight fluctuation in monthly costs.
 ** The ENERGY portion may cover more than one luminaire wattage size which results in estimated Averaged Monthly costs shown above. The ENERGY may also be METERED. If this option is chosen the Energy usage information above is superseded by the METERED usage and charges.

See Section I, page 2 for further lighting equipment and cost detail. Requests for changes in number of lights and poles, pole locations, equipment or other requests will result in a recalculation of the amounts above. Please see attached drawing or Exhibit 'A' for the proposed placement of lighting equipment.

PLEASE INDICATE INITIAL AGREEMENT TERM CHOICE FROM OPTIONS ABOVE (A,B,C,D,E,F) ☐ DECLINE ☐

IN WITNESS WHEREOF, the parties hereto have caused two copies of this Agreement to be executed by a duly authorized representative(s), effective the Current Date first written above. This Lighting Service Agreement ("Agreement") is made and entered into by the subsidiary of Duke Energy Corporation, a Delaware corporation, named above (hereafter, "Company"). Neither Duke Energy Corp. nor any of its other affiliated companies are parties to this Agreement.

Duke Energy Representative	AND	Customer / Representative
Signature _____		Signature _____
Printed Name Andrew Manning		Printed Name _____
Date 5/6/2019		Date _____

If more space is required for additional Customer signatures, please attach a dated letter with signatures on it and reference this Agreement

OUTDOOR LIGHTING SERVICE AGREEMENT

WITNESSETH:

WHEREAS, Customer desires to have: a Company-owned outdoor lighting system ("System"), on designated property; and

WHEREAS, Company has the ability to own, install, operate and maintain an outdoor lighting system.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION I. – EQUIPMENT AND INSTALLATION

- 1.1 In accordance with conditions set forth herein, Company agrees to install for Customer all necessary equipment to provide, operate and maintain an outdoor lighting system. The cost of any additional electrical distribution facilities required to provide energy to the System may or may not be included in the monthly terms of this Agreement according to Company discretion.
- 1.2 A detail of the locations of the equipment constituting said System is set forth in a drawing or print marked "EXHIBIT A", which is attached hereto, made a part hereof and incorporated herein by reference.
- 1.3 The System consists of the following:

A. LUMINAIRE DETAIL INFORMATION

	LUMINAIRE STYLE DESCRIPTION LED = Light Emitting Diode, HPS = High Pressure Sodium, MH = Metal Halide Lamp Source	INITIAL LUMENS	LAMP WATTS	IMPACT WATTS	EST ANNUAL KWH EA	MAINT/ OPERATION CHG EACH	*EST. ENERGY CHG	NUMBER OF LIGHTS	*ESTIMATED LINE TOTAL
1	Roadway LED 50W Gray (RAL7038) Type III	4,521	50	0.0500	208	\$1.94	\$0.11	5	\$10.23
SECTION I - A - TOTALS									*ESTIMATED MONTHLY TOTAL COST
									10.23

*Tariff riders and sales tax are not included therefore the total billing amount will be different than listed above.

B. ENERGY USAGE – BASED ON UTILITY REGULATORY COMMISSION APPROVED RATES

Current Rate per kWh 0.006117 Rate Effective Date 1/2/2018 Estimated Annual Burn Hours 4,160

**CALCULATION FOR ESTIMATING UNMETERED ENERGY USAGE	
Impact Watts = the energy used by the lamp watts plus ballast watts.	
a. Impact watts times estimated Annual Burn Hours as shown in lines above equal annual watt hours.	c. Annual kWh divided by twelve (12) months equals monthly kWh.
b. Annual watt hours divided by 1000 hours equals annual kilowatt hours (kWh).	d. Monthly kWh times current rate per Kwh equals the monthly dollar amount for each item.

C. POLE TYPE AND QUANTITY UTILIZED IN THIS PROJECT* (existing and new pole installation information)

ITEM #	POLE DESCRIPTION	POLE QUANTITY
1	Existing Pole	1
2	Existing Pole	1
3	Existing Pole	1
4	Existing Pole	1
5	Existing Pole	1

* Existing poles have no pole installation charges; new pole charges are included in Luminaire details.

1.4 LIGHTING LAYOUT DESIGN DISCLAIMER (CUSTOMER TO SIGN WHEN APPLICABLE)

<i>Company has installed the System in accordance with Customer's specifications concerning the design and layout (including pole locations, number and types of lights). Company has not designed the System. Customer is responsible for all aspects of the design and layout of the System. Customer understands that its design and layout of the System may not be in accordance with minimum footcandle and lighting uniformity standards. Therefore, Customer agrees to release, indemnify, hold harmless, and defend Company from and against any and all claims, demands, causes of action, liabilities, losses, damages, and/or expenses resulting from (or alleged to result from) the design and/or layout of the System, including damage to or destruction of personal property, personal injuries including death, and reasonable attorneys' fees.</i>	
Customer's Signature _____	Date _____

OUTDOOR LIGHTING SERVICE AGREEMENT

SECTION II – CUSTOMER OPTIONS FOR SYSTEM OPERATING HOURS

ALL HOURS OF OPERATION FOR ANY OPTION MUST BE BETWEEN THE HOURS OF DUSK-TO-DAWN (ONE HALF HOUR AFTER SUNSET TO ONE HALF HOUR BEFORE SUNRISE) TO QUALIFY FOR THIS ENERGY USAGE RATE

- 2.1 Option A is the typical dusk-to-dawn photoelectric cell automatically operated System. Lights turn on approximately 1/2 hour after sunset and shut-off 1/2 hour before sunrise. This may be a monthly estimated energy usage based on luminaire impact wattage and lamp source equally over twelve months (See Section I - B, above) or metered using actual energy usage plus a monthly meter charge.
- 2.2 Option B - AVAILABLE FOR ONLY MUNICIPAL OPERATED AREAS AND WITH COMPANY APPROVAL. This option is exclusively for seasonal lighted ornaments operated from 120 volt outlets which are mounted near the top of Company poles. Company reserves the right to approve the ornament weight, size, wattage and attachment arrangements before installation. The ornament weight limit is 25 pounds. Initial costs of wiring, outlets and other associated costs will be borne by the Customer on a time and material basis before being energized. Seasonal ornamental lighting will operate dusk to dawn during the months of November 15th through the following January 15th. The total days of operation are approximately 61.
- 2.2.1 After the initial permanent installation of outlets on the poles, the ornaments must be installed and removed seasonally on Company-owned poles between the hours of 8:00 a.m. and 5:00 p.m. by a qualified electrician. Once an outlet is installed any additional outlet maintenance will result in a Customer charge on a time and equipment use basis and billed on a separate invoice for each occasion.
- 2.2.2 Seasonal Ornamental Lighting estimated wattage for each ornament is limited to 350 watts. The estimated Annual usage is 320-333 Kwh for each outlet.

SECTION III – ENERGY USAGE COST CALCULATION - See Page 1

- 3.1 Except as otherwise provided in this Agreement, Customer shall pay Company the monthly energy charges. Monthly charges are based on estimated unmetered charges using the calculation methods shown on Page 1 of this Agreement and adding any energy tariff riders and applicable sales tax. Both unmetered and metered outdoor lighting energy usage charges are based on the per kilowatt hour amount approved by the appropriate State Utility Commission.
- 3.2 The "Schedule of Rates, Classifications, Rules and Regulations for Electric Service", and/or General Terms and Conditions of the Company, and all amendments thereto, are filed with and approved by the appropriate State regulatory entity, (the "Commission") and shall be deemed a part of this Agreement as if fully set forth herein.

SECTION IV – SYSTEM MAINTENANCE

- 4.1 Normal maintenance includes the replacement or repair of any item included in the System except seasonal outlets. Maintenance is performed after notification from the Customer that a problem exists and/or during a Company scheduled maintenance cycle. Company will stock only the most common equipment; acquisition of some repair parts could cause a delay in permanent repair.
- 4.2 Normal maintenance covers ordinary wear and tear with proper use of the System. Repairs or replacements requested as a result Customer caused damage will be performed on a time and material cost basis, in which instance an estimate of costs will be provided to the Customer before the work begins. Company reserves the right to charge Customer for repair costs incurred due to vandalism.

- 4.3 Maintenance does not include partial or full System replacement or major repairs due to System age. While many Systems last 15 to 25 years, different types of lighting equipment have different life spans. Lighting equipment suppliers may also discontinue manufacture of certain equipment. End of life for a System will be determined by the Company.
- 4.4 Company reserves the right to update or modify the monthly maintenance charges to reflect changes in Company costs for materials and labor no more often than every three years on a Company assigned schedule, which may not coincide with the term of this Agreement.
- 4.5 Company reserves the right to charge a fee equal to a minimum of one hour labor and transportation costs for trips to disconnect and reconnect lights in a Company-owned lighting System when requested to do so more times than the Company deems necessary.

SECTION V – PAYMENT

- 5.1 Customer hereby agrees to pay Company the monthly costs set forth in accordance with the applicable tariff rate for the energy provided for the term of this Agreement. The estimated monthly amount due are summarized on Page 1 of this agreement and are current at the time the Agreement is initiated. A monthly bill will be rendered and due each month in accordance with the applicable tariff rate and payment rules. Any Customer charge that is not paid in full on or before its due date, shall incur a late fee.
- 5.2 Should any change in the energy usage monthly charges be ordered by the Commission, then payments by Customer to Company for this service shall thereafter be made upon the basis of such new rates as changed and approved by the Commission.

SECTION VI – TERM OF AGREEMENT

- 6.1 Service under this Agreement shall commence as soon as practicable after the System is installed and operational. The Company shall notify Customer in writing as to the date on which service will begin.
- 6.2 The initial term of this Agreement, during which Customer shall take and Company shall render service hereunder, shall be in accordance with the Option indicated on page 1 of this Agreement ("Initial Term"). After the Initial Term, this Agreement shall continue in force and effective in successive automatic one-year extensions unless terminated by either party upon sixty (60) days written notice.

SECTION VI – OTHER TERMS AND CONDITIONS

- 7.1 Other Terms and Conditions set forth in Exhibit "B" hereof are incorporated herein by reference and made a part of this Agreement
- 7.2 This Agreement constitutes the final written expression between the parties. It is a complete and exclusive statement and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the System. However, nothing herein shall preclude either party from commencing an action for unpaid bills, other damages, or breach of prior agreements during the time they were in effect.
- 7.3 This Agreement, the construction of this Agreement, all rights and obligations between the parties to this Agreement, and any and all claims arising out of or related to the subject matter of this Agreement (including tort claims), shall be governed by the laws of the State in which the service is rendered without regard to its conflict of laws provisions.

OUTDOOR LIGHTING SERVICE AGREEMENT

EXHIBIT 'B' - OTHER TERMS AND CONDITIONS

- 1 All System facilities installed by Company under this Agreement are and shall remain the property of Company. The termination of this Agreement for any reason whatsoever shall not in any way affect such ownership by Company, deprive Company of the right either to remove any or all property comprising the System or any part thereof or to use the same in or in connection with the rendering of other service by Company.
- 2 If Customer requests part or all of the System's removal before the end of the System's useful life, including by reason of termination of this Agreement, Customer must pay Company's unrecovered costs of the System minus any salvage value, to be determined at the sole discretion Company, plus System removal costs.
- 3 The obligations of Customer to pay the monthly invoice and any applicable late fees or any amount due and owing to Company as a result of this Agreement or in connection with the rights and privileges granted hereby, are independent of the liabilities or obligations of Company hereunder. Customer shall make all such payments due to Company without any deductions, setoffs or counterclaims against such payments on account of any alleged breach or default by, or claims against, the Company pursuant to this Agreement or otherwise or on account of any claims against or default by any third party.
- 4 Company's installation of the System is contingent upon obtaining adequate easements and rights-of-way, if necessary, and Customer agrees to assist the Company when necessary in obtaining easements or rights-of-way which shall include permission to install and maintain service lines and facilities required for serving and providing the System.
- 5 Company is an independent contractor and not an agent or employee of Customer and nothing contained in this Agreement shall be so construed as to justify a finding of the existence of any relationship between Company and Customer inconsistent with that status. Company shall have exclusive control of and responsibility for its labor relations.
- 6 Company does not warrant nor guarantee the safety of Customer or any third party, nor does it warrant or guarantee the security of Customer's property or any third party property, lighting levels, or uniformity of lighting as a result of Customer's use of the System. Company is not liable for any injury to Customer, or any persons or property arising out of the System use other than that arising from the sole negligence of the company. COMPANY EXPLICITLY DISCLAIMS WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, EITHER EXPRESSED OR IMPLIED, OR ARISING FROM COURSE OF DEALING OR USAGE OF TRADE.
- 7 If a breach or default occurs, the non-breaching party shall provide the breaching party with a thirty (30) day written notice to cure such default or breach, or if the defect cannot be cured within thirty (30) days, the breaching party shall nonetheless commence to cure such defect and shall, in good faith, complete such cure in as timely and expeditious manner as is feasible in the circumstances. If the breaching party fails to cure or to commence the cure of the defect within the prescribed time frame set forth herein, the non-breaching party, at its sole discretion, shall provide notice to the breaching party of the immediate termination of this Agreement. Events beyond Company's control, including but not limited to acts of nature, electricity outages, and inability to obtain needed replacement parts, shall not constitute breaches of this Agreement.
- 8 Customer desiring a Company-installed System on a public rights-of-way or on other property not under customer's jurisdiction must provide the Company with written permission from the entity with legal jurisdiction over that right-of-way or property before installation will begin. Customer must reimburse Company for costs associated with obtaining easements.
- 9 Company reserves the right to refuse to install Company equipment on another's property, however, any Company agreement to install System luminaires or other Company facilities on poles or structures owned by a third entity is contingent upon receiving written consent for such installation from that entity. Customer will be required to reimburse the Company for monthly fees charged for pole contacts for System attachments on poles or structures not owned by the Company, (i.e., owned by other utilities or entities). This fee will be imposed only when contacting or modifying existing poles to allow for clearances required for the System equipment.
- 10 Company shall not be liable for any claims, demands, cause of action, liabilities, loss, damage or expense of whatever kind or nature, including attorney fees, incurred by Customer for actions involving a structure not Company-owned on which the Company has placed Company-owned equipment at Customer request. Additionally, the Company will not be responsible for any repairs needed by the structure that is not owned by Company. If the structure becomes unsuitable, or unsafe to support Company-owned equipment the Company retains the right to remove the equipment from the structure. If Company equipment is removed under these conditions Customer will owe Company a pro-rated amount for the removed equipment plus removal costs minus salvage value.
- 11 When changes are requested by Customer at any time after the System is installed and before the normal end of System life, Company will evaluate and estimate the costs of the changes. The changes will be made after the Customer pays the agreed upon amount if any to make changes. Changes include such matters as relocating poles, changing luminaire styles (post top, cobrahead, floodlight), their locations, wattage, and lamp source (e.g., metal halide, high pressure sodium). Any such agreed upon changes will be documented either by a new or an amended Agreement. New equipment added to the System will require a new Agreement.
- 12 If any part, term, or provision of this Agreement is adjudged by a court of competent jurisdiction to be contrary to the law governing this Agreement, the validity of the remaining parts, terms, and provisions shall not be affected thereby.
- 13 This Agreement, and all the terms and provisions hereof, shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, personal representatives, and/or permitted assigns.
- 14 Each party to this Agreement represents that it is sophisticated and capable of understanding all of the terms of this Agreement, that it has had an opportunity to review this Agreement with its counsel, and that it enters this Agreement with full knowledge of the terms of the Agreement.
- 15 No delay of or omission in the exercise of any right, power or remedy accruing to any party under this Agreement shall impair any such right, power or remedy, nor shall it be construed as a waiver of any future exercise of any right, power or remedy.
- 16 Neither party shall assign this Agreement without the prior written consent of the other party, which consent, if given shall not relieve the party of making such assignment from full responsibility for the fulfillment of its obligations under this Agreement. PROVIDED, THAT the Company may assign this Agreement to its parent or any subsidiary entity or to an affiliate.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 11th day of February, 2020, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Dan Unger, Raj Rajagopal, Matthew Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-20

Case No. ZA2019-09

Approval of a Re-Zoning Request
R-6 (Urban Residential) to PD-R (Planned District Residential)
Parcel No. 510-0112-0015-00

WHEREAS, the Applicant, Pete Schwiegeraut with MVAH Partners representing property owner Reorganized Church of Jesus Christ of Latter Day Saints, has submitted an application for a Zoning Map Amendment for the re-zoning of the site in question from B-2 (General Business) to PD-R (Planned District Residential); and

WHEREAS, the Colerain Township Zoning Commission conducted its public hearing on the case on January 22, 2020, and after consideration of all public comments, exhibits, and other materials submitted, voted to recommend approval of the zoning request; and

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the case on February 11, 2020, and after consideration of the recommendation of the Zoning Commission, and all public comments, exhibits, and other materials submitted, voted _____ to approve the application for the Zoning Map Amendment request from R-6 (Urban Residential) to PD-R (Planned District Residential).

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of Colerain Township, Hamilton County, Ohio accepts the recommendation of the Colerain Township Zoning Commission for a Zoning Map Amendment, and that the Board of Trustees does hereby approve the request for Parcel No. 510-0112-0015-00 subject to the following conditions:

1. That the Final Development Plan shall include an assessment of the quality of the existing vegetation to remain on the property. Following the assessment, a plan shall be made for supplemental planting of evergreens for screening from adjacent areas where appropriate, the elimination and removal of poor quality vegetation or invasive species, and any other treatment of this area in order to make it a desirable screening amenity for the residents of and adjacent to the development.
2. That the final building elevations shall be in keeping with the designs and materials contained within the submitted application of the Preliminary Development Plan.

3. That the Final Development Plan shall meet the parking requirements of Section 13.3.2 of the Zoning Resolution.
4. That the Final Development Plan shall be submitted and reviewed in accordance with the provisions of Section 4.5.2(I) of the Zoning Resolution.
5. That additional right-of-way be dedicated on Springdale Road and that the Traffic Impact Study be conducted per the Hamilton County Engineer recommendation.
6. That a fence or barrier be provided that is acceptable to the neighborhood and developer between the adjacent residential properties and the rear portion of the property to be developed.
7. That the area noted on the plan as “open space- preserve” be cleaned of trash and that dead or undesirable vegetation be removed.
8. That the total number of units for the development be capped at 62 units.

The Board of Trustees of Colerain Township, Hamilton County, Ohio approve the change in zoning on the site in question for the reason that the Zoning Map Amendment would be in the best interest of the Township and the health, safety, morals and welfare of the public, is consistent with the Colerain Township Comprehensive Plan previously adopted by the Township, and is in keeping with good land use planning; and,

BE IT FURTHER RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That a certified copy of this Resolution be directed by the Fiscal Officer of Colerain Township to the Hamilton County Recorder and the Colerain Township Zoning Inspector; and
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and
4. That this Resolution shall be effective at the earliest date allowed by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Wahlert _____, Mr. Rajagopal _____, Mr. Unger _____

ADOPTED this 11th day of February, 2020.

BOARD OF TRUSTEES:

Matthew Wahlert, Trustee

Raj Rajagopal, Trustee

Dan Unger, Trustee

ATTEST:

Heather E. Harlow,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 11th day of February, 2020.

Heather E. Harlow
Colerain Township Fiscal Officer



4200 Springdale Road
Colerain Township, OH 45251

STAFF REPORT: Zoning Map Amendment
 Case ZA2019-09
 Preliminary Development Plan
 Woodside Village Multi-Family
 February 11, 2020

PREPARED BY: Marty Kohler
 Senior Planner

Request: To re-zone approximately 8.6 acres from R-6 Urban Residential District to PD-R Planned Development Residential District

Purpose: To develop three (3) multi-family dwelling structures containing up to 62 residential dwelling units.

Applicant: Pete Schwiegeraut with MVAH Partners representing property owner Reorganized Church of Jesus Christ of Latter Day Saints

Location: On the south side of Springdale Road between Niagara Street and Loralinda Drive.

Site Description:

The property is partially wooded and contains no structures. A small stream bisects the southern portion of the property. The property has two “stub” streets that end at the property lines on the east and south sides of the site. There is no public sidewalk on the Springdale Road frontage or on the frontage of the properties to the west on Springdale. There are public sidewalks to the east along Springdale and along the north side of Springdale.

Surrounding Conditions:

	<u>ZONE</u>	<u>LAND USE</u>
North:	“PD-R” Planned Residential	Nursing Home
South:	“R-6” Urban Residential	Single Family Residences
East:	“PD-R” Planned Residential	Single Family Residences
West:	“R-6” Urban Residential	Single Family Residences

Case History:

The property appears to have contained two single-family homes which were demolished prior to 1996. The property was purchased by the Reorganized Church of Jesus Christ of Latter Day Saints in 2008 (now known as the Community of Christ Church). Churches are a Conditional Use in the R-6 Urban Residential District. There are no zoning permit records associated with this property.

The Arborwood Planned Development bordering the subject property to the east was approved by the Rural Zoning Commission in 1970. This development contained 273 multi-family and 115 single-family residential units, a day care center and small strip commercial center. The Taylor’s Point nursing home located on the north side of Springdale Road

across from the subject property was approved as a Planned Development-Residential by the Zoning Commission and Trustees in 2004. The approval was for a 92-bed facility with a combination one-floor and two-floor building.

Proposed Use:

The applicant proposes to construct a 3-story multi-family building containing an area of 60,000 square feet. The building would contain 54 dwelling units and would be used for workforce housing. Workforce housing is an affordable financing program funded through the Ohio Housing Finance Agency. The proposal also includes the construction of two (2), townhome buildings. Each townhome building would be two-stories in height and contains six (6) units each. In total, the applicant is proposing to construct 62 units within all three (3) proposed buildings.

It should be noted that the submitted application letter states that the total number of can be “up to 70 units”. The applicant amended this request at the Zoning Commission hearing to develop up to 62 units. The applicant has stated that the unit mix will be a combination of one (1), two (2), three (3), and four (4) bedroom units. The 12 units within the townhome structure will each contain three (3) and four (4) bedroom units. The remainder of the units located within the larger, three (3) story multi-family structure will be one (1) and two (2) bedroom units.

The off-street parking area on the proposed development contains 116 parking spaces which equals 1.6 spaces per residential unit. A large portion of the site is identified on the Development Plan for open space which is proposed to be left undeveloped and undisturbed. The applicant proposes to buffer the site from the surrounding residential areas to the east, south and west utilizing existing vegetation. The applicant proposed to keep a buffer of forty (40) feet of vegetation.

The proposed development standards of the Woodside Village compared to the existing zoning is as follows:

	<u>Current R-6 Standard</u>	<u>Proposed Standard</u>
Minimum lot size	0.172 acre	8.6 acres
Minimum lot width	65 ft.	300 ft.
Minimum front setback	30 ft.	40 ft.
Minimum side yard	10 ft.	55 ft.
Minimum rear yard	35	55 ft.
Maximum building height	3 floors	3 floors
Maximum number of units per building	4 units	54 units

Review Criteria (Zoning Resolution Section 4.5.3)

- (1) The PD District and preliminary development plan are consistent with the adopted Colerain Township Land Use Plan and Colerain Township Comprehensive Plan;**

The proposed development falls within the Colerain Avenue Character Area near the border to the Northbrook/Groesbeck Character Area. The Colerain Area contains a land use guideline of “Encourage the development of a mixed-use development or town center along the Colerain Avenue corridor that will incorporate a pedestrian scale environment with a mixture of commercial, office and high-density residential uses. Such a development should be designed to create a focal point for the Township” and under the “Appropriate Land Uses” there is a statement “Mixed Use development including residential, office, and commercial uses.”

- (2) The proposed uses will have a beneficial effect on the community;**

About 76 percent of Colerain’s housing is single-family detached units. Of the occupied housing in Colerain, 74 percent is owner occupied. A market study prepared by Dinn Focused Marketing in 2018 for the potential redevelopment of Northgate Mall indicated a “strong first-ring suburb market depth for new rental housing choices”. (see excerpt attached)

- (3) The internal streets and primary and secondary roads that are proposed properly interconnect with the surrounding existing road network;**

There are no internal streets proposed in this development. The parking access driveway is designed to meet Colerain zoning requirements. The access drive to Springdale Road shall be approved by the Hamilton County Engineer.

- (4) The site will be accessible from public roads that are generally adequate to carry the traffic that will be imposed upon them by the proposed development and the streets and driveways on the site will be adequate to serve the residents or occupants of the proposed development;**

The proposed development has direct access to Springdale Road which is a County thoroughfare of sufficient capacity to serve the development. The proposal was forwarded to the Hamilton County Engineer for comment and the response is attached.

- (5) The minimum common open space areas have been designated and shall be duly transferred to a legally established Homeowners Association, where applicable, or have been dedicated to, and accepted by, Colerain Township or another public or quasi-public agency as provided in Subsection 9.3.7 (Common Open Space);**

Since the project is on one (1) parcel, the ownership of the open space is the same as the residential units. Over half of the site is proposed to remain undisturbed and the impervious lot coverage is about 25 percent.

- (6) **The preliminary development plan is consistent with the intent and purpose of this Resolution and, in particular, the furtherance of the purpose of the PD District as set forth in Section 9.3.1;**

The proposed project calls for the preservation of over half of the site as wooded open space in exchange for higher density in the developed portion of the site in keeping with the goal of preserving natural features. The proposed multi-family housing would not be permitted within any of the existing residential zones in Colerain due to the proposed density of the Development. If the property were zoned for the R-7 Multi-family Residential District, the maximum number of units that could be developed on the property would be 62. The Planned District is needed to allow for more flexible zoning requirements.

- (7) **The preliminary development plan has been transmitted to all other agencies and departments charged with responsibility of review.**

The plan has been distributed to other applicable agencies with the following responses:

Hamilton County Regional Planning Commission:

- This case was not presented before the Hamilton County Regional Planning Commission.

Hamilton County Storm Water & Infrastructure

- No Response

Colerain Township Fire Department

- Comments Attached

Hamilton County GIS

- No response

Hamilton County Soil & Water Conservation District

- Comments Attached

ODOT

- No response

Hamilton County Engineer

- Comments Attached.

Metropolitan Sewer District

- No Response

General Design Staff Comments:

- (1) The proposal has been submitted as a Preliminary Development Plan in accordance with Section 4.5 of the Zoning Resolution. The intent of the preliminary plan is to establish general use, density, circulation, and intensity of use information in order to prove the viability of a project. The submission of a Final Development Plan after approval of the Preliminary Development Plan is intended to demonstrate that the proposed development is in compliance with the details of the Zoning Resolution or requires flexibility with design standards. The Final Development Plan will also reflect any conditions placed on the approval of the Preliminary Development Plan.

- (2) The building elevation drawings submitted with the application are intended to reflect the proposed character of the proposed building and is not a drawing of the actual building to be constructed. While there are no architectural zoning requirements for residential buildings, the proposed style is in keeping with the commercial standards in Section 12.11 of the Zoning Resolution.
- (3) The proposed project location is within the Colerain Avenue Character Area of the Colerain Comprehensive Plan and adjacent to the Northbrook Character Area. The Comprehensive Plan encourages mixed use development that allows for household services without the need for driving. Within 900 feet of the proposed development there is a food market, barber and beauty shop, restaurants, and a convenience store.
- (4) The proposed plan calls for the construction of a public sidewalk along the Springdale Road frontage of the property meeting the requirements in Section 13.4.2(A) and (B). There is no connecting sidewalk to the east but there is a connecting sidewalk to the west on this portion of Springdale Road. This section of Springdale Road is a high priority to fill the sidewalk gap according to a recently prepared sidewalk study for Colerain Township. The property is just over one-half mile from Taylor Elementary school and bus service will not be provided for the development. Efforts should be made to provide additional sidewalks on the south side of Springdale Road in this vicinity.
- (5) While Planned Districts require 20 percent of the property to be set aside for common open space, the proposed development has well over 50 percent of the land area that is proposed to be undeveloped. The impervious surface ratio is about 25 percent which is allowable in the current B-2 zone but not regulated in residential zones.
- (6) The Preliminary Plan shows parking for 116 spaces. The parking regulations in section 13.3.2 calls for 1.5 spaces for a one-bedroom apartment and 2 spaces for a two (2) or more bedroom apartment. Since the plan calls for an unspecified mix of one, two and three bedroom apartments it is difficult to determine exact compliance with the zoning regulations. The Final Development Plan will specify the exact mix of units which will determine compliance with the parking regulations.
- (7) The provisions for landscape and buffering in section 14.5.2 does not specify a buffering requirement for the PD-R zone (it is the only zone classification that does not appear in the table). If this development were a multi-family in the R-7 zone abutting to a single-family zone, the buffering requirement would be a 25-foot wide strip with evergreen planting and a privacy fence. The proposal is to leave a 40-foot wide strip of natural vegetation undisturbed. The Final Development Plan should contain an assessment of the quality of the existing vegetation to serve the purpose of providing an adequate screen to the adjacent neighbors. It is possible that the existing vegetation should be supplemented with additional evergreen trees to provide a solid screen.

STAFF RECOMMENDATION:

Staff recommended for APPROVAL of the Preliminary Development Plan and zone change from R-6 Urban Residential District to PD-R Planned Development-Residential subject to the following conditions:

1. That the Final Development Plan shall include an assessment of the quality of the existing vegetation to remain on the property. Following the assessment, a plan shall be made for supplemental planting of evergreens for screening from adjacent areas where appropriate, the elimination and removal of poor quality vegetation or invasive species, and any other treatment of this area in order to make it a desirable screening amenity for the residents of and adjacent to the development.
2. That the final building elevations shall be in keeping with the designs and materials contained within the submitted application of the Preliminary Development Plan.
3. That the Final Development Plan shall meet the parking requirements of Section 13.3.2 of the Zoning Resolution.
4. That the Final Development Plan shall be submitted and reviewed in accordance with the provisions of Section 4.5.2(I) of the Zoning Resolution.
5. That additional right-of-way be dedicated on Springdale Road and that the Traffic Impact Study be conducted per the Hamilton County Engineer recommendation.

ZONING COMMISSION RECOMMENDATION:

At their January 22, 2020 meeting the Zoning Commission held a public hearing and after deliberation made a motion and seconded to approve the Preliminary Development Plan and zone change from R-6 Urban Residential District to PD-R Planned Development-Residential subject to staff's recommended conditions with the addition of the following conditions:

6. That a fence or barrier be provided that is acceptable to the neighborhood and developer between the adjacent residential properties and the rear portion of the property to be developed.
7. That the area noted on the plan as "open space- preserve" be cleaned of trash and that dead or undesirable vegetation be removed.
8. That the total number of units for the development be capped at 62 units.



REZONING APPLICATION

WOODSIDE VILLAGE

COLERAIN TOWNSHIP, OHIO



APPLICATION & CHECKLIST



**Submission Requirements
for Amendment to the Colerain Township Zone Map
and Preliminary Development Plan
or Major Amendment to a Final Development Plan**

For office use only:

Case #:

See Zoning Resolution Section 4.3 for full description of the Amendment process. For questions, clarification, and confirmation of meeting times, please call the Colerain Township Planning & Zoning Department at (513) 385-7505.

All required items must be submitted by the published deadline for the desired Zoning Commission meeting.

- ☐ Application letter signed by the property owner, describing the proposed zone change and project. (15 copies)
- ☐ Completed application form.
- ☐ Application fee.
- ☐ Legal description of the property.
- ☐ Names and addresses of property owners adjacent to the subject property.
- ☐ Hamilton County Public Works and SDS applications. (2 copies)
- ☐ Letter confirming conceptual approval of sewer from MSD or OEPA as applicable.

Drawing Copies required:

Eight (8) full size copies of the drawings listed below, signed and stamped by registered professional preparer. These should be folded to 8.5" x 11", with title block visible.

Digital version **REQUIRED** for each of the drawings listed below, in JPEG or PDF format (use colors readable on white background), on CD or USB / Flash drive. To email, contact the Planning & Zoning Dept. for contact: 513-385-7505.

Site Drawing(s) shall include:

- ☐ Vicinity map.
- ☐ Existing property lines, dimensions, and orientations.
- ☐ Parcel IDs and names of property owners adjacent to the subject property.
- ☐ Adjacent streets and rights-of-way.
- ☐ Existing and proposed zoning district boundaries.
- ☐ Existing buildings and structures on property and on adjacent property within 50 feet of property line.
- ☐ Proposed new construction and site work.
- ☐ Equipment, outbuildings, dumpster locations, etc. that will be visible on the site.
- ☐ Proposed demolition of existing buildings, pavement, fencing, etc.
- ☐ Total gross and net acreage of the site and square footage of existing and proposed buildings.
- ☐ Existing flood plain elevation.
- ☐ Proposed flood plain drainage and control measures.
- ☐ Dimensions for setbacks, rights-of-way, easements, and other site restrictions.
- ☐ Parking and loading configuration, including calculation of total spaces, criteria used to determine total needed, pavement detail, curb location, curb detail, and aisle and stall dimensions.
- ☐ Watershed details for site and within 200 feet around site. Include GPM calculations for expected runoff for 5, 10, and 50 year storms.
- ☐ Proposed site drainage, including water retention/detention and sedimentation control measures.
- ☐ Building downspouts and storm sewer sizes and locations.
- ☐ Existing site contours (5' minimum) and proposed grading plan.
- ☐ Impervious surface ratio (for non-single family projects).
- ☐ Location(s) of any existing and proposed ground signage.

Building Drawing(s) shall include:

- ☐ A building plan for each building, showing the interior layout of the building and overall dimensions.
- ☐ Exterior elevations shall show all major mechanical equipment, satellite dishes, etc. that will be located on the exterior of the building and the method(s) of screening these items.

(over)

- ☐ Exterior elevations of all sides of proposed new construction (including significant renovation). Building materials should be noted. (For additions to existing buildings, sufficient portions of the existing building shall be shown in elevation to convey an understanding of the relationship between new construction and existing.)

- ☐ A roof plan shall be submitted if any major items of equipment are to be located on the roof. (Drawings, photographs, and/or manufacturer's literature may be required to convey the size and character of these items.)

Landscape Drawing(s) shall include:

- ☐ Clearing limits and existing plant material that is to remain, including an indication of the size of all major trees, shrubs, etc. Existing trees of four-inch caliper and greater must be shown if subject to removal. (Size and extent may be conveyed by photograph.)
- ☐ Proposed new landscaping including notation indicating size and species of all new plants.
- ☐ Existing landscaping on adjacent properties must be indicated if it influences the landscape planning for the site under construction (may be conveyed by photograph).

Lighting and Signage Drawing(s) shall include:

- ☐ Text, color, dimensions, character, and location of all existing and proposed signage. (Building mounted signage may be shown on the building elevations.)
- ☐ Location, dimensions, details and specifications for exterior lights, including type of standards and radius of lights.
- ☐ Photometric chart showing intensity in footcandles across the site and at property lines.

Checklist completed by: Pete Schwiegeraht
(print or type name)

Signature: 

Phone/email: 513-259-7657 Pete.S@MVANPartners.com

All required items must be submitted by the published deadline for the desired Zoning Commission meeting.

For Office Use Only:
Preapplication Conference:
Fees Paid:
RPC meeting:
Zoning Commission:
Trustees Hearing:

(over)



OWNER & APPLICANT LETTERS

Community of Christ

WESTERN OHIO MISSION CENTER

December 4, 2019

Michael Ionna, AICP
Director of Planning, Zoning Administration & Code Enforcement
Colerain Township
4200 Springdale Road
Colerain Township OH 45251

RE: Request for Rezoning of 3431 Springdale Road in Colerain Township, OH

Colerain Township Planning Commission:

This is to confirm MVAH Partners is authorized to act as applicant in the rezoning of 3431 Springdale Road (Parcel #051001120015 – 8.6 acres +/-) owned by the Reorganized Church of Jesus Christ of Latter Day Saints.

Please feel free to contact me at (513) 608-7851 or vfoster@cofchrist.org if you have any questions.

Sincerely,



Vernon Foster, President
Western Ohio Mission Center
Reorganized Church of Jesus Christ of Latter Day Saints
Now also known as Community of Christ

Now located at 3417 Woodlake Ct, Loveland OH 45140

2862 Johnstown Road - Suite III Columbus, OH 43219-1794



December 8, 2019

Michael Ionna, AICP
Director of Planning, Zoning Administration & Code Enforcement
Colerain Township
4200 Springdale Road
Colerain Township, OH 45251

Re: Request for Rezoning of the 3431 Springdale Rd in Colerain Township, Ohio

Colerain Township Planning Commission,

Please consider this a formal request to rezoning 3431 Springdale Road owned by the Reorganized Church of Jesus Chris of Later Day. This rezoning request includes Parcel # 051001120015 (8.6 Acres). We request this property be rezoned from R-6 to PD-R.

This will allow for the development of a workforce housing community that could include up to 70 units. The development will include a mix of 1, 2, and 3-bedroom units. Units will be offered in a 3-stories multi-family building as well as a townhome product offer a variety of housing options. All units will contain the full spectrum of modern amenities. The building will also include community amenities such as on-site management offices, a community room, fitness center, and theater area. Residents will also have access to supportive services that include transportation, childcare, continued education access, and social activities. The development will also adhere to Enterprise Green building standards and will be 100% accessible. In total the development will represent approximately \$12,500,000 in new investment. See attached site plan and elevations for further detail.

The workforce represents the largest household demographic in Colerain Township. Working families in your community are in need of new high-quality housing options. This development will fill this void. Thank you for the opportunity to submit this proposal. We greatly appreciate your time and considerations.

Sincerely,

MV Residential Land LLC

Pete Schwiegeraht

Pete Schwiegeraht
Developer



APPLICATION FEE



Fee Calculation

$$\$1,300 + (8.6 \text{ ac} * \$150) + \$60 = \$2,650$$



LEGAL DESCRIPTIONS

Dusty Rhodes, Hamilton County Auditor

generated on 12/8/2019 11:47:41 AM EST

Property Report**Parcel ID**

510-0112-0015-00

Address

3431 SPRINGDALE RD

Index Order

Parcel Number

Tax Year

2018 Payable 2019

Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		500 - RESIDENTIAL VACANT LAND
Owner Name and Address	REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY 1001 W WALNUT ST INDEPENDENCE MO 64050 (call 946-4015 if incorrect)	Mailing Name and Address
		REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY 1001 W WALNUT ST INDEPENDENCE MO 64050 (call 946-4800 if incorrect)
Assessed Value	107,390	Effective Tax Rate
		71.562544
Property Description	SPRINGDALE RD 8.6382 ACS R1-T2-S10	

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	9/1/2009
Last Sale Amount	\$0
Conveyance Number	
Deed Type	BS - Boundary Survey (EX)
Deed Number	191618
# of Parcels Sold	1
Acreage	8.638

Tax/Credit/Value Summary

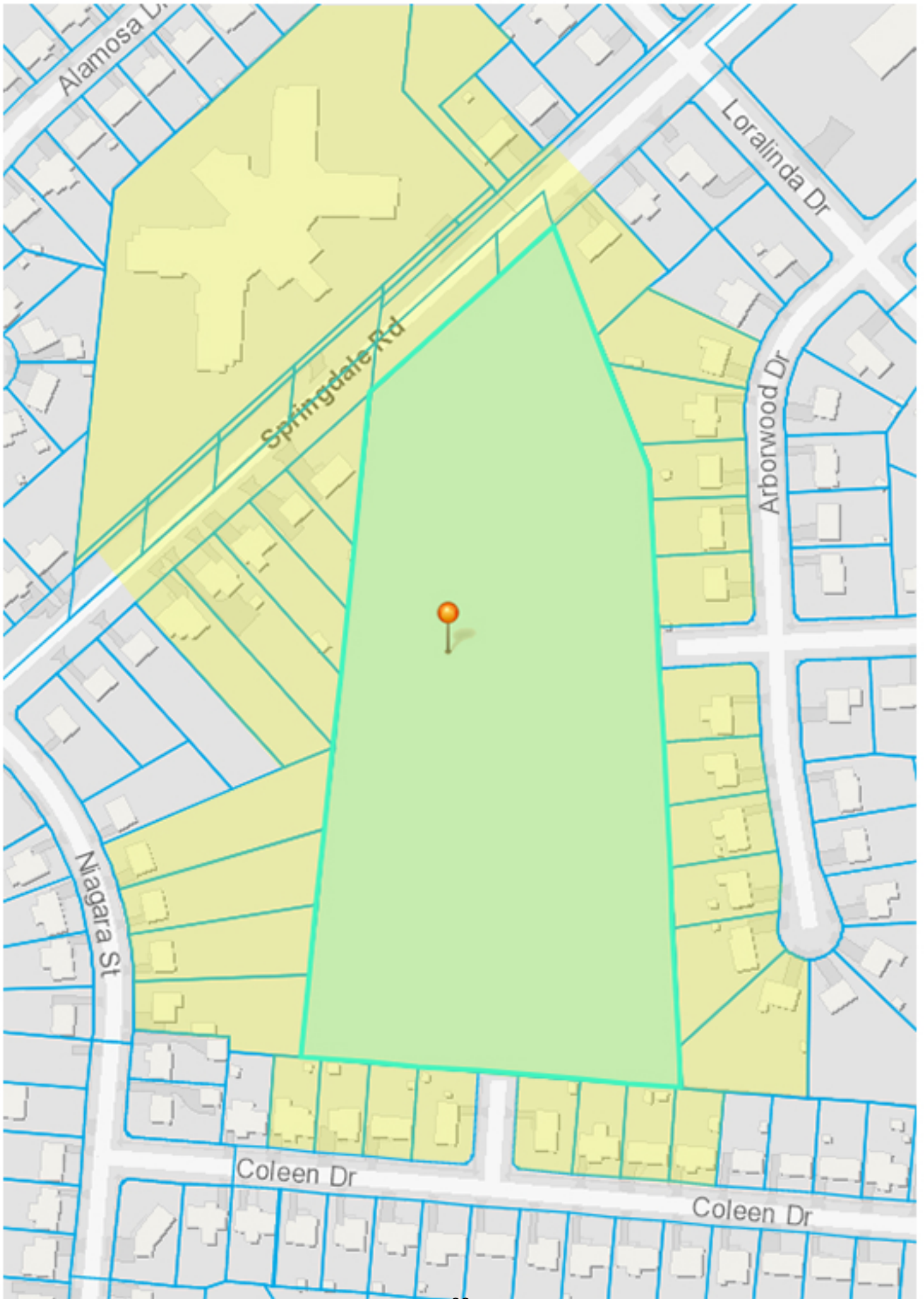
Board of Revision	YES(97)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	306,830
CAUV Value	0
Market Improvement Value	0
Market Total Value	306,830
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$7,019.58
Tax as % of Total Value	2.209%

Notes

1) 12-4-09 BOUNDARY SURVEY VOIDING/16 FOR 2010-NAV 1) 12/17/97 BOR#96-11378 NO REDUCTION



ADJACENT OWNERS



Dusty Rhodes, Hamilton County Auditor

generated on 12/8/2019 12:00:30 PM EST

Property Report**Parcel ID**

510-0112-0092-00

Address

3419 SPRINGDALE RD

Index Order

Parcel Number

Tax Year

2018 Payable 2019

Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	LEISGANG DENNIS R @4 10325 NEW HAVEN RD HARRISON OH 45030 (call 946-4015 if incorrect)	Mailing Name and Address
		LEISGANG DENNIS & GAIL 214 SOLARAMA CT CINCINNATI OH 45238 (call 946-4800 if incorrect)
Assessed Value	29,690	Effective Tax Rate
		71.562544
Total Tax		\$1,949.34
Property Description	SPRINGDALE RD 65.17 X 149.74 IRR - LOT 1 SPRINGWOOD VILLAGE SUB BLK A	

Appraisal/Sales Summary

Year Built	1972
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	7/22/2005
Last Sale Amount	\$0
Conveyance Number	
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	61982
# of Parcels Sold	1
Acreage	0.298

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	21,880
CAUV Value	0
Market Improvement Value	62,940
Market Total Value	84,820
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,949.34
Tax as % of Total Value	2.209%

Notes

Dusty Rhodes, Hamilton County Auditor

generated on 12/8/2019 12:03:11 PM EST

Property Report**Parcel ID**

510-0112-0097-00

Address

9933 ARBORWOOD DR

Index Order

Parcel Number

Tax Year

2018 Payable 2019

Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	MALEY ASHLEY M & CLINTON L 9933 ARBORWOOD DR CINCINNATI OH 45251 (call 946-4015 if incorrect)	Mailing Name and Address
		CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124 (call 946-4800 if incorrect)
Assessed Value	28,240	Effective Tax Rate
		71.562544
Property Description	Total Tax \$1,798.97	
	ARBORWOOD DR 60.21 X 172.72 IRR LOT 6 SPRINGWOOD VILLAGE SUB BLK A	

Appraisal/Sales Summary

Year Built	1971
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	10/17/2012
Last Sale Amount	\$86,000
Conveyance Number	41516
Deed Type	FD - Fiduciary Deed (Conv)
Deed Number	270719
# of Parcels Sold	1
Acreage	0.343

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	20,700
CAUV Value	0
Market Improvement Value	59,980
Market Total Value	80,680
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,798.97
Tax as % of Total Value	2.209%

Notes

Dusty Rhodes, Hamilton County Auditor

generated on 12/8/2019 12:04:12 PM EST

Property Report**Parcel ID**

510-0112-0098-00

Address

9925 ARBORWOOD DR

Index Order

Parcel Number

Tax Year

2018 Payable 2019

Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	
Land Use	510 - SINGLE FAMILY DWLG	
Owner Name and Address	STAYTON ROBERT K & MARGIE L 9925 ARBORWOOD DR CINCINNATI OH 452511509 (call 946-4015 if incorrect)	Mailing Name and Address STAYTON ROBERT K & MARGIE L 9925 ARBORWOOD DR CINCINNATI OH 452511509 (call 946-4800 if incorrect)
Assessed Value	32,910	Effective Tax Rate 71.562544
Property Description	ARBORWOOD DR 61.61 X 172.72 IR LOT 7 SPRINGWOOD VILLAGE SUB BLK A	
Total Tax	\$2,093.73	

Appraisal/Sales Summary

Year Built	1971
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	1/1/1990
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.273

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	20,960
CAUV Value	0
Market Improvement Value	73,060
Market Total Value	94,020
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,093.73
Tax as % of Total Value	2.209%

Notes



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Parcel ID

510-0112-0099-00

Address

9917 ARBORWOOD DR

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Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	Mailing Name and Address	
NYE RAYMOND A & ROZANA L	CORELOGIC	
9917 ARBORWOOD DR	2500 WESTFIELD DR STE 102	
CINCINNATI OH 452511509	HOFFMAN ESTATES IL 60124	
(call 946-4015 if incorrect)	(call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
31,850	71.562544	\$2,019.26
Property Description		
ARBORWOOD DR 70 X 130.23 IRR LOT 8 SPRINGWOOD VILLAGE SUB BLK A		

Appraisal/Sales Summary

Year Built	1971
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	10/21/2002
Last Sale Amount	\$120,000
Conveyance Number	16374
Deed Type	WE - Warranty Deed (EX)
Deed Number	984832
# of Parcels Sold	1
Acreage	0.198

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	19,140
CAUV Value	0
Market Improvement Value	71,860
Market Total Value	91,000
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,019.26
Tax as % of Total Value	2.209%

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9909 ARBORWOOD DR

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Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	SAND FRANK S & THECIA R 9909 ARBORWOOD DR CINCINNATI OH 452511509 (call 946-4015 if incorrect)	Mailing Name and Address
		SAND FRANK S & THECLA 9909 ARBORWOOD DR CINCINNATI OH 45251 (call 946-4800 if incorrect)
Assessed Value	31,330	Effective Tax Rate
		71.562544
Total Tax		\$1,435.79
Property Description ARBORWOOD DR 70 X 120 LOT 9 SPRINGWOOD VILLAGE SUB BLK A		

Appraisal/Sales Summary

Year Built	1971
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	1/1/1990
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.195

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	18,720
CAUV Value	0
Market Improvement Value	70,810
Market Total Value	89,530
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,435.79
Tax as % of Total Value	2.209%

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9901 ARBORWOOD DR

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	Mailing Name and Address	
LE TUNG V 9901 ARBORWOOD DR CINCINNATI OH 45251 (call 946-4015 if incorrect)	LE TUNG V 9901 ARBORWOOD DR CINCINNATI OH 45251 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
33,730	71.562544	\$2,146.95
Property Description		
COR ARBORWOOD DR-GROVEWOOD DR 90 X 120 IRR - LOT 10 SPRINGWOOD VILLAGE SUB BLK A		

Appraisal/Sales Summary

Year Built	1971
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	2/2/2010
Last Sale Amount	\$105,000
Conveyance Number	904
Deed Type	WD - Warranty Deed (Conv)
Deed Number	202171
# of Parcels Sold	1
Acreage	0.245

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	21,600
CAUV Value	0
Market Improvement Value	74,770
Market Total Value	96,370
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,146.95
Tax as % of Total Value	2.209%

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9895 ARBORWOOD DR

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	Land Use	
51002 - COLERAIN 02	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Mailing Name and Address	
NREA VB III LLC 300 CRESCE3NT CT STE 700 DALLAS TX 75201 (call 946-4015 if incorrect)	NREA VB III LLC 3500 PARK CENTER SUITE 100 DAYTON OH 45414 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
19,600	71.562544	\$1,289.94
Property Description COR ARBORWOOD DR-GROVEWOOD DR 92.08 X 120.26 IRR - LOT 11 SPRINGWOOD VILLAGE SUB BLK A		

Appraisal/Sales Summary

Year Built	1971
Total Rooms	5
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	1/30/2019
Last Sale Amount	\$0
Conveyance Number	193771
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	466
Acreage	0.251

Tax/Credit/Value Summary

Board of Revision	YES(18)
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	21,600
CAUV Value	0
Market Improvement Value	34,400
Market Total Value	56,000
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,289.94
Tax as % of Total Value	2.209%

Notes

** 7/27/18 BOR #17-021694 DECREASE TO 56,000 TH

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9887 ARBORWOOD DR

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	Mailing Name and Address	
DESJARDINS JOEL R	GUARDIAN SAVINGS BANK ATTN ESCROW DEPARTMENT	
9887 ARBORWOOD DR	2774 BLUE ROCK RD	
CINCINNATI OH 452511507	CINCINNATI OH 452396333	
(call 946-4015 if incorrect)	(call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
29,960	71.562544	\$1,907.57
Property Description		
ARBORWOOD DR 70.07 X 125.59 IR LOT 12 SPRINGWOOD VILLAGE SUB BLK A		

Appraisal/Sales Summary

Year Built	1971
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	6/10/2013
Last Sale Amount	\$76,000
Conveyance Number	52045
Deed Type	EXD - Executors Deed (Conv)
Deed Number	288301
# of Parcels Sold	1
Acreage	0.213

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	19,360
CAUV Value	0
Market Improvement Value	66,230
Market Total Value	85,590
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,907.57
Tax as % of Total Value	2.209%

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510-0112-0104-00

Address

9881 ARBORWOOD DR

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	Land Use	
51002 - COLERAIN 02	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Mailing Name and Address	
COUSETT GEORGE W & SONDRAL LANE 9881 ARBORWOOD DR CINCINNATI OH 452511507 (call 946-4015 if incorrect)	COUSETT GEORGE W & SONDRAL LANE 9881 ARBORWOOD DR CINCINNATI OH 452511507 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
33,030	71.562544	\$2,101.33
Property Description ARBORWOOD DR 74.85 X 134.13 IR LOT 13 SPRINGWOOD VILLAGE SUB BLK A		

Appraisal/Sales Summary

Year Built	1971
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	5/9/1990
Last Sale Amount	\$70,900
Conveyance Number	6020
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.226

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	20,300
CAUV Value	0
Market Improvement Value	74,050
Market Total Value	94,350
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,101.33
Tax as % of Total Value	2.209%

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9873 ARBORWOOD DR

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Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	GARD PATRICIA A & VIRGINIA GARD - LESTER 9873 ARBORWOOD DR CINCINNATI OH 452511507 (call 946-4015 if incorrect)	Mailing Name and Address
		CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124 (call 946-4800 if incorrect)
Assessed Value	34,540	Effective Tax Rate
		71.562544
		Total Tax
		\$1,638.37
Property Description ARBORWOOD DR 76.08 X 134.13 IR LOT 14 SPRINGWOOD VILLAGE SUB BLK A		

Appraisal/Sales Summary

Year Built	1971
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	0
Last Sale Date	8/25/2014
Last Sale Amount	\$0
Conveyance Number	
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	324386
# of Parcels Sold	1
Acreage	0.234

Tax/Credit/Value Summary

Board of Revision	YES(14)
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	20,520
CAUV Value	0
Market Improvement Value	78,170
Market Total Value	98,690
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,638.37
Tax as % of Total Value	2.209%

Notes

1) BOR #13-703942 DECREASE TO 98,000

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9867 ARBORWOOD DR

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Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	THOMPSON BOBBIE J 9867 ARBORWOOD DR CINCINNATI OH 45251 (call 946-4015 if incorrect)	Mailing Name and Address
		CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124 (call 946-4800 if incorrect)
Assessed Value	31,190	Effective Tax Rate
		71.562544
		Total Tax
		\$1,426.93
Property Description ARBORWOOD DR 50.07 X 180.97 IR LOT 15 SPRINGWOOD VILLAGE SUB BLK A		

Appraisal/Sales Summary

Year Built	1971
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	9/26/2017
Last Sale Amount	\$0
Conveyance Number	152733
Deed Type	AF - Affidavit (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.308

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	20,700
CAUV Value	0
Market Improvement Value	68,390
Market Total Value	89,090
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,426.93
Tax as % of Total Value	2.209%

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Address

9859 ARBORWOOD DR

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2018 Payable 2019

Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	Mailing Name and Address	
ROGAKOS CHRISTOS	ROGAKOS CHRISTOS	
2755 SECTION RD	2755 SECTION RD	
CINCINNATI OH 45237	CINCINNATI OH 45237	
(call 946-4015 if incorrect)	(call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
34,410	71.562544	\$2,188.39
Property Description		
ARBORWOOD DR 32.50 X 180.97 IR LOT 16 SPRINGWO OD VILLAGE SUB BLK A		

Appraisal/Sales Summary

Year Built	1971
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	1
Last Sale Date	8/20/2018
Last Sale Amount	\$76,052
Conveyance Number	180721
Deed Type	SH - Sheriff Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.454

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	20,700
CAUV Value	0
Market Improvement Value	77,590
Market Total Value	98,290
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,188.39
Tax as % of Total Value	2.209%

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3360 COLEEN DR

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Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	Mailing Name and Address	
BMLL LLC	WALTERS FRANK	
10869 GOSLING RD	10869 GOSLING RD	
CINCINNATI OH 45252	CINCINNATI OH 45252	
(call 946-4015 if incorrect)	(call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
21,370	71.562544	\$1,405.62
Property Description		
COLEEN DR 60 X 120.67 IRR LOT 1266 NORTHBROOK 2ND BLK DD		

Appraisal/Sales Summary

Year Built	1960
Total Rooms	5
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	2/28/2012
Last Sale Amount	\$0
Conveyance Number	
Deed Type	WE - Warranty Deed (EX)
Deed Number	253700
# of Parcels Sold	1
Acreage	0.167

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	17,280
CAUV Value	0
Market Improvement Value	43,760
Market Total Value	61,040
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,405.62
Tax as % of Total Value	2.209%

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Parcel ID

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Address

3370 COLEEN DR

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Tax Year

2018 Payable 2019

Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	LOVITT EFFIE 3370 COLEEN DR CINCINNATI OH 452512114 (call 946-4015 if incorrect)	Mailing Name and Address
		EFFIE LOVITT 3370 COLEEN DR CINCINNATI OH 452512114 (call 946-4800 if incorrect)
Assessed Value	22,280	Effective Tax Rate
		71.562544
Total Tax		\$864.59
Property Description		
COLEEN DR 60 X 120.57 IRR LOT 1265 NORTHBROOK 2ND BLK DD		

Appraisal/Sales Summary

Year Built	1960
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	9/12/2001
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	AF - Affidavit (EX)
Deed Number	947990
# of Parcels Sold	1
Acreage	0.167

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	17,280
CAUV Value	0
Market Improvement Value	46,380
Market Total Value	63,660
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$864.59
Tax as % of Total Value	2.209%

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Address
3382 COLEEN DR

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Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	Land Use	
51002 - COLERAIN 02	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Mailing Name and Address	
INSCO GREG 8853 CARROUSEL PARK CIRCLE CINCINNATI OH 45251 (call 946-4015 if incorrect)	INSCO GREG 8853 CARROUSEL PARK CIRCLE CINCINNATI OH 45251 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
17,290	71.562544	\$1,146.55
Property Description COLEEN DR 60 X 120.47 IRR LOT 1264 NORTHBROOK 2ND		

Appraisal/Sales Summary

Year Built	1960
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	10/8/2012
Last Sale Amount	\$0
Conveyance Number	
Deed Type	WE - Warranty Deed (EX)
Deed Number	270111
# of Parcels Sold	1
Acreage	0.167

Tax/Credit/Value Summary

Board of Revision	YES(14)
Rental Registration	Yes
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	17,280
CAUV Value	0
Market Improvement Value	32,100
Market Total Value	49,380
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,146.55
Tax as % of Total Value	2.209%

Notes

1) bor #13-703163 decrease to 17,500

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Online Property Access

Parcel ID

510-0102-0250-00

Address

9802 MELCARL DR

Index Order

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Tax Year

2018 Payable 2019

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	Land Use	
51002 - COLERAIN 02	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Mailing Name and Address	
KING SHAREN 9802 MEL CARL DR CINCINNATI OH 452512120 (call 946-4015 if incorrect)	KING SHAREN 9802 MEL CARL DR CINCINNATI OH 452512120 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
21,750	71.562544	\$2,116.22
Property Description COLEEN DR 75 X 120.37 IRR LOT 1263 NORTHBROOK 2ND BL DD		

Appraisal/Sales Summary

Year Built	1960
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	5/24/2010
Last Sale Amount	\$0
Conveyance Number	
Deed Type	WE - Warranty Deed (EX)
Deed Number	210421
# of Parcels Sold	1
Acreage	0.208

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	19,440
CAUV Value	0
Market Improvement Value	42,720
Market Total Value	62,160
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,516.11
Tax as % of Total Value	2.209%

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Parcel ID
510-0102-0249-00

Address
9801 MELCARL DR

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	Land Use	
51002 - COLERAIN 02	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Mailing Name and Address	
AGEE JAMES P & SANDRA L 9801 MEL CARL DR CINCINNATI OH 452512119 (call 946-4015 if incorrect)	JAMES P AGEE SANDRA L AGEE 9801 MEL CARL DR CINCINNATI OH 452512119 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
22,870	71.562544	\$901.81
Property Description COLEEN DR 75 X 120.05 IRR LOT 1262 NORTHBROOK 2ND BLK DD		

Appraisal/Sales Summary

Year Built	1960
Total Rooms	5
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	1/1/1990
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.208

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	19,440
CAUV Value	0
Market Improvement Value	45,900
Market Total Value	65,340
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$901.81
Tax as % of Total Value	2.209%

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3412 COLEEN DR

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	Land Use	
51002 - COLERAIN 02	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Mailing Name and Address	
WOOD SETH PHILIP 3412 COLEEN DR CINCINNATI OH 452512116 (call 946-4015 if incorrect)	WOOD SETH PHILIP 3412 COLEEN DR CINCINNATI OH 452512116 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
20,470	71.562544	\$1,301.02
Property Description COLEEN DR 60 X 120.05 IRR LOT 1261 NORTHBROOK 2ND BLK DD		

Appraisal/Sales Summary

Year Built	1960
Total Rooms	5
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	10/24/2013
Last Sale Amount	\$41,500
Conveyance Number	59900
Deed Type	WD - Warranty Deed (Conv)
Deed Number	300821
# of Parcels Sold	1
Acreage	0.167

Tax/Credit/Value Summary

Board of Revision	YES(14)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	17,280
CAUV Value	0
Market Improvement Value	41,190
Market Total Value	58,470
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,301.02
Tax as % of Total Value	2.209%

Notes

1) bor #13-702671 decrease to 44,000

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510-0102-0247-00

Address

3420 COLEEN DR

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Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	Mailing Name and Address	
RILA HOMES LLC P O BOX 62584 CINCINNATI OH 45262 (call 946-4015 if incorrect)	UNION SAVINGS BANK 8534 E KEMPER RD CINCINNATI OH 45249 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
20,590	71.562544	\$1,362.23
Property Description		
COLEEN DR 60 X 119.95 IRR LOT 1260 NORTHBROOK 2ND BLK DD		

Appraisal/Sales Summary

Year Built	1960
Total Rooms	5
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	12/15/2017
Last Sale Amount	\$60,000
Conveyance Number	159474
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.167

Tax/Credit/Value Summary

Board of Revision	YES(08)
<u>Rental Registration</u>	<u>Yes</u>
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	17,280
CAUV Value	0
Market Improvement Value	41,530
Market Total Value	58,810
TIF Value	0
Abated Value	0
Exempt Value	0
<u>Taxes Paid</u>	\$1,362.23
Tax as % of Total Value	2.209%

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3430 COLEEN DR

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	Land Use	
51002 - COLERAIN 02	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Mailing Name and Address	
MCKEEHAN DEBORAH M 3430 COLEEN DR CINCINNATI OH 452512116 (call 946-4015 if incorrect)	MCKEEHAN DEBORAH M 3430 COLEEN DR CINCINNATI OH 452512116 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
23,420	71.562544	\$1,494.79
Property Description COLEEN DR 60 X 119.85 IRR LOT 1259 NORTHBROOK 2ND BLK DD		

Appraisal/Sales Summary

Year Built	1960
Total Rooms	5
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	1/2/1996
Last Sale Amount	\$66,900
Conveyance Number	16146
Deed Type	WE - Warranty Deed (EX)
Deed Number	770660
# of Parcels Sold	1
Acreage	0.167

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	17,280
CAUV Value	0
Market Improvement Value	49,630
Market Total Value	66,910
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,494.79
Tax as % of Total Value	2.209%

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3482 NIAGARA ST

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	
Land Use	510 - SINGLE FAMILY DWLG	
Owner Name and Address	STEPHANY JOHN H JR 3482 NIAGARA ST CINCINNATI OH 452512139 (call 946-4015 if incorrect)	
Mailing Name and Address	STEPHANY JOHN H JR 3482 NIAGARA ST CINCINNATI OH 452512139 (call 946-4800 if incorrect)	
Assessed Value	30,090	Total Tax
		\$1,357.51
Property Description NIAGARA ST 58.69 X 219.26 IRR LOT 1236 NORTHBROOK 2ND BLK CC		

Appraisal/Sales Summary

Year Built	1972
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	0
Last Sale Date	1/1/1990
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.383

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	23,830
CAUV Value	0
Market Improvement Value	62,140
Market Total Value	85,970
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,357.51
Tax as % of Total Value	2.209%

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	Land Use	
51002 - COLERAIN 02	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Mailing Name and Address	
MARTIN CHARLES D 3484 NIAGARA ST CINCINNATI OH 45251 (call 946-4015 if incorrect)	CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
29,500	71.562544	\$2,334.44
Property Description NIAGARA ST 58.69 X 237.41 IRR LOT 1235 NORTHBROOK 2ND BLK CC		

Appraisal/Sales Summary

Year Built	1972
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	11/17/2008
Last Sale Amount	\$55,000
Conveyance Number	
Deed Type	WE - Warranty Deed (EX)
Deed Number	171425
# of Parcels Sold	1
Acreage	0.381

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	23,140
CAUV Value	0
Market Improvement Value	61,140
Market Total Value	84,280
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,334.44
Tax as % of Total Value	2.209%

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	Mailing Name and Address	
SOUDERS LEIGH GRANT	CORELOGIC	
3488 NIAGARA ST	2500 WESTFIELD DR STE 102	
CINCINNATI OH 45251	HOFFMAN ESTATES IL 60124	
(call 946-4015 if incorrect)	(call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
31,170	71.562544	\$2,046.06
Property Description		
NIAGARA ST 58.69 X 267.82 IRR LOT 1234 NORTHBROOK 2ND BLK CC		

Appraisal/Sales Summary

Year Built	1972
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	1/29/2019
Last Sale Amount	\$118,900
Conveyance Number	193674
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.430

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	23,350
CAUV Value	0
Market Improvement Value	65,710
Market Total Value	89,060
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,046.06
Tax as % of Total Value	2.209%

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Online Property Access

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Address

3492 NIAGARA ST

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Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	Land Use	
51002 - COLERAIN 02	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Mailing Name and Address	
BISHOP BARRY W & HELEN M 10822 INVICTA CT CINCINNATI OH 45231 (call 946-4015 if incorrect)	CORELOGIC 2500 WESTFIELD DR STE 102 HOFFMAN ESTATES IL 60124 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
29,690	71.562544	\$1,949.34
Property Description NIAGARA ST 58.69 X 313.08 IRR LOT 1233 NORTHBROOK 2ND BLK CC		

Appraisal/Sales Summary

Year Built	1972
Total Rooms	5
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	5/2/2003
Last Sale Amount	\$99,400
Conveyance Number	6115
Deed Type	WE - Warranty Deed (EX)
Deed Number	2028
# of Parcels Sold	1
Acreage	0.510

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	24,150
CAUV Value	0
Market Improvement Value	60,680
Market Total Value	84,830
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,949.34
Tax as % of Total Value	2.209%

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	Mailing Name and Address	
TAYLOR CLARA	TAYLOR CLARA	
8639 LAWRENCEBURG RD	8639 LAWRENCEBURG RD	
HARRISON OH 45030	HARRISON OH 45030	
(call 946-4015 if incorrect)	(call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
37,600	71.562544	\$5,708.91
Property Description		
SPRINGDALE RD 65 X 296.88 IRR LOT 1227 NORTHBROOK 2ND BLK CC		

Appraisal/Sales Summary

Year Built	1961
Total Rooms	5
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	0
Last Sale Date	12/31/2008
Last Sale Amount	\$42,000
Conveyance Number	17263
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	174140
# of Parcels Sold	1
Acreage	0.430

Tax/Credit/Value Summary

Board of Revision	YES(10)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	23,200
CAUV Value	0
Market Improvement Value	84,220
Market Total Value	107,420
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,228.61
Tax as % of Total Value	2.209%

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3471 SPRINGDALE RD

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Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	MATTAN JOSEPH F SR TR & EVELYN M TR 3471 SPRINGDALE RD CINCINNATI OH 452511302 (call 946-4015 if incorrect)	Mailing Name and Address
		MATTAN JOSEPH F SR TR & EVELYN M TR 3471 SPRINGDALE RD CINCINNATI OH 452511302 (call 946-4800 if incorrect)
Assessed Value	27,860	Effective Tax Rate
		71.562544
		Total Tax
		\$1,216.77
Property Description		
SPRINGDALE RD 65 X 296.88 IRR LOT 1228 NORTHBROOK 2ND BLK CC		

Appraisal/Sales Summary

Year Built	1962
Total Rooms	6
# Bedrooms	4
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	8/26/2002
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	979725
# of Parcels Sold	1
Acreage	0.404

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	22,800
CAUV Value	0
Market Improvement Value	56,790
Market Total Value	79,590
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,216.77
Tax as % of Total Value	2.209%

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Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	Mailing Name and Address	
HAYASHI INC 1258 MAUE RD MIAMISBURG OH 45342 (call 946-4015 if incorrect)	HAYASHI INC 1258 MAUE RD MIAMISBURG OH 45342 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
52,510	71.562544	\$3,448.21
Property Description		
SPRINGDALE RD 60 X 239.26 IRR LOT 1229 NORTHBROOK 2ND BL CC		

Appraisal/Sales Summary

Year Built	1961
Total Rooms	6
# Bedrooms	4
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	1/16/2015
Last Sale Amount	\$150,000
Conveyance Number	80158
Deed Type	WD - Warranty Deed (Conv)
Deed Number	335493
# of Parcels Sold	1
Acreage	0.294

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	21,500
CAUV Value	0
Market Improvement Value	128,500
Market Total Value	150,000
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$3,448.21
Tax as % of Total Value	2.209%

Notes

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Online Property Access

Parcel ID
510-0112-0030-00

Address
3459 SPRINGDALE RD

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Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	Land Use	
51002 - COLERAIN 02	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Mailing Name and Address	
REYES PLACIDO SAMANO & MARIA L JIMENEZ LORENZO 2046 ROOSEVELT AVE CINCINNATI OH 45240 (call 946-4015 if incorrect)	REYES PLACIDO SAMANO & MARIA L JIMENEZ LORENZO 2046 ROOSEVELT AVE CINCINNATI OH 45240 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
19,050	71.562544	\$1,218.97
Property Description SPRINGDALE RD 60 X 185.05 IRR LOT 1230 NORTHBROOK 2ND BLK CC		

Appraisal/Sales Summary

Year Built	1961
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	5/31/2018
Last Sale Amount	\$0
Conveyance Number	172773
Deed Type	WE - Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.219

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	19,580
CAUV Value	0
Market Improvement Value	34,850
Market Total Value	54,430
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,218.97
Tax as % of Total Value	2.209%

Notes

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Property Summary
Appraisal Information
Levy Information
Transfer
Value History
Board of Revision
Payment Detail
Tax Distributions
Images
Special Assessment/Payoff
Tax Lien Certificates
CAGIS Online Maps
Aerial Imagery
Owner Names

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Online Property Access

Parcel ID
510-0112-0031-00

Address
3451 SPRINGDALE RD

Index Order
Parcel Number

Tax Year
2018 Payable 2019

Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		499 - OTHER COMM STRUCTURE
Owner Name and Address	Mailing Name and Address	
TIME WARNER CABLE MIDWEST LLC	TIME WARNER CABLE MIDWEST LLC ATTN REAL ESTATE DEPT	
7820 CRESCENT EXECUTIVE DR	7820 CRESCENT EXECUTIVE DR	
CHARLOTTE NC 28212	CHARLOTTE NC 28212	
(call 946-4015 if incorrect)	(call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
24,440	81.048808	\$1,996.10

Property Description
SPRINGDALE RD 144.80 X 195.17 IR-LOT 1231 NORTHBROOK 2ND SUB BLK CC

Appraisal/Sales Summary

Year Built	1960
Total Rooms	5
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Sale Date	3/7/2013
Last Sale Amount	\$0
Conveyance Number	
Deed Type	QE - Quit Claim Deed (EX)
Deed Number	280437
# of Parcels Sold	11
Acreage	0.219

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	40,610
CAUV Value	0
Market Improvement Value	29,230
Market Total Value	69,840
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,996.10
Tax as % of Total Value	0.000%

Notes

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Aerial Imagery
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Property Report



Online Property Access

Parcel ID
510-0112-0011-00

Address
3480 SPRINGDALE RD

Index Order
Parcel Number

Tax Year
2018 Payable 2019

Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		412 - NURSING HOME/PRIVATE HOS
Owner Name and Address	LDO NURSING HOME LLC 5710 WOOSTER PIKE STE 122 CINCINNATI OH 45227 (call 946-4015 if incorrect)	Mailing Name and Address
		National Tax Search (call 946-4800 if incorrect)
Assessed Value	1,184,290	Effective Tax Rate
		81.048808
Total Tax		\$96,425.02
Property Description	SPRINGDALE RD 4.9220 ACS R1-T2-S10	

Appraisal/Sales Summary

Year Built	2005
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	2/10/2012
Last Sale Amount	\$0
Conveyance Number	
Deed Type	WE - Warranty Deed (EX)
Deed Number	252802
# of Parcels Sold	1
Acreage	4.922

Tax/Credit/Value Summary

Board of Revision	YES(05)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	296,910
CAUV Value	0
Market Improvement Value	3,086,760
Market Total Value	3,383,670
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$96,425.02
Tax as % of Total Value	0.000%

Notes

1) 8-2-2013 BOUNDARY SURVEY VOIDING/261&262 FOR 2013 1) 9-25-06 CONSOLIDATION PER AUDITORS OFFICE-VOIDING 12 THRU 14. NC MOVED F/12 @ 25% FOR 2006

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Tax Distributions
Images
Special Assessment/Payoff
Tax Lien Certificates
CAGIS Online Maps
Aerial Imagery
Owner Names

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Online Property Access

Parcel ID
510-0112-0264-00

Address
3418 SPRINGDALE RD

Index Order
Parcel Number

Tax Year
2018 Payable 2019

Property Information

Tax District	141 - COLERAIN-NORTHWEST LSD	Images/Sketches 
School District	NORTHWEST LSD (HAMILTON CO.)	
Appraisal Area	51002 - COLERAIN 02	Land Use
		510 - SINGLE FAMILY DWLG
Owner Name and Address	Mailing Name and Address	
BISHOP BRADLEY MICHAEL	BISHOP BRADLEY MICHAEL	
3418 SPRINGDALE RD	3418 SPRINGDALE RD	
CINCINNATI OH 45251	CINCINNATI OH 45251	
(call 946-4015 if incorrect)	(call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
39,080	71.562544	\$2,570.55
Property Description		
SPRINGDALE RD 60 X 125 LOT 4 HOMESTEAD ACRES SUB BL A PT V		

Appraisal/Sales Summary

Year Built	1989
Total Rooms	7
# Bedrooms	3
# Full Bathrooms	2
# Half Bathrooms	0
Last Sale Date	5/20/2015
Last Sale Amount	\$120,500
Conveyance Number	85782
Deed Type	WD - Warranty Deed (Conv)
Deed Number	345238
# of Parcels Sold	2
Acreage	0.173

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	17,660
CAUV Value	0
Market Improvement Value	94,010
Market Total Value	111,670
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$2,570.55
Tax as % of Total Value	2.209%

Notes

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Owner Names

Print:

Current Page
Property Report



PUBLIC WORKS & SDS APPLICATIONS

Public Works & SDS Applications are in process. Requesting approval conditioned upon Public Works & SDS Application approval prior to Final Site Plan Approval.

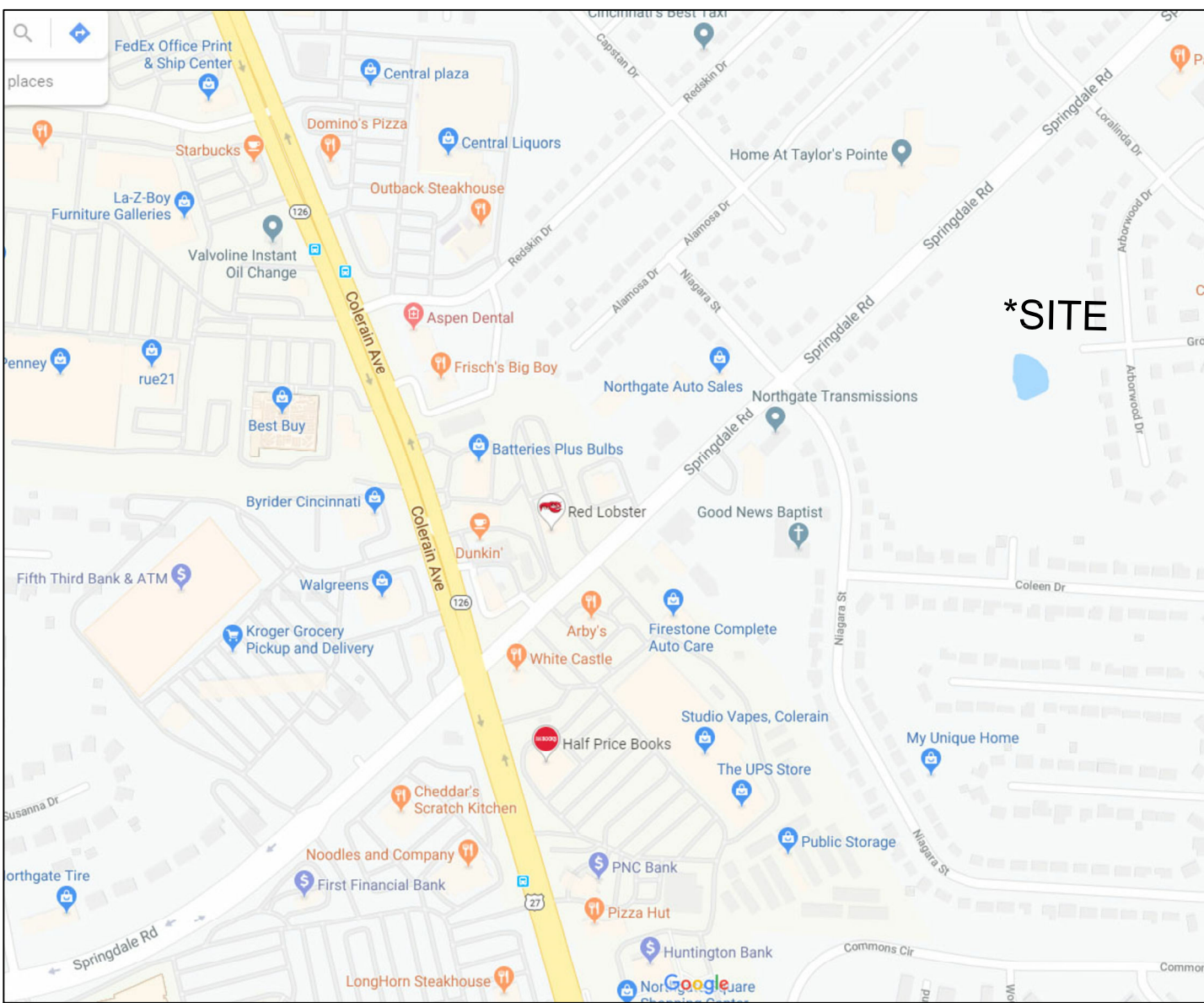
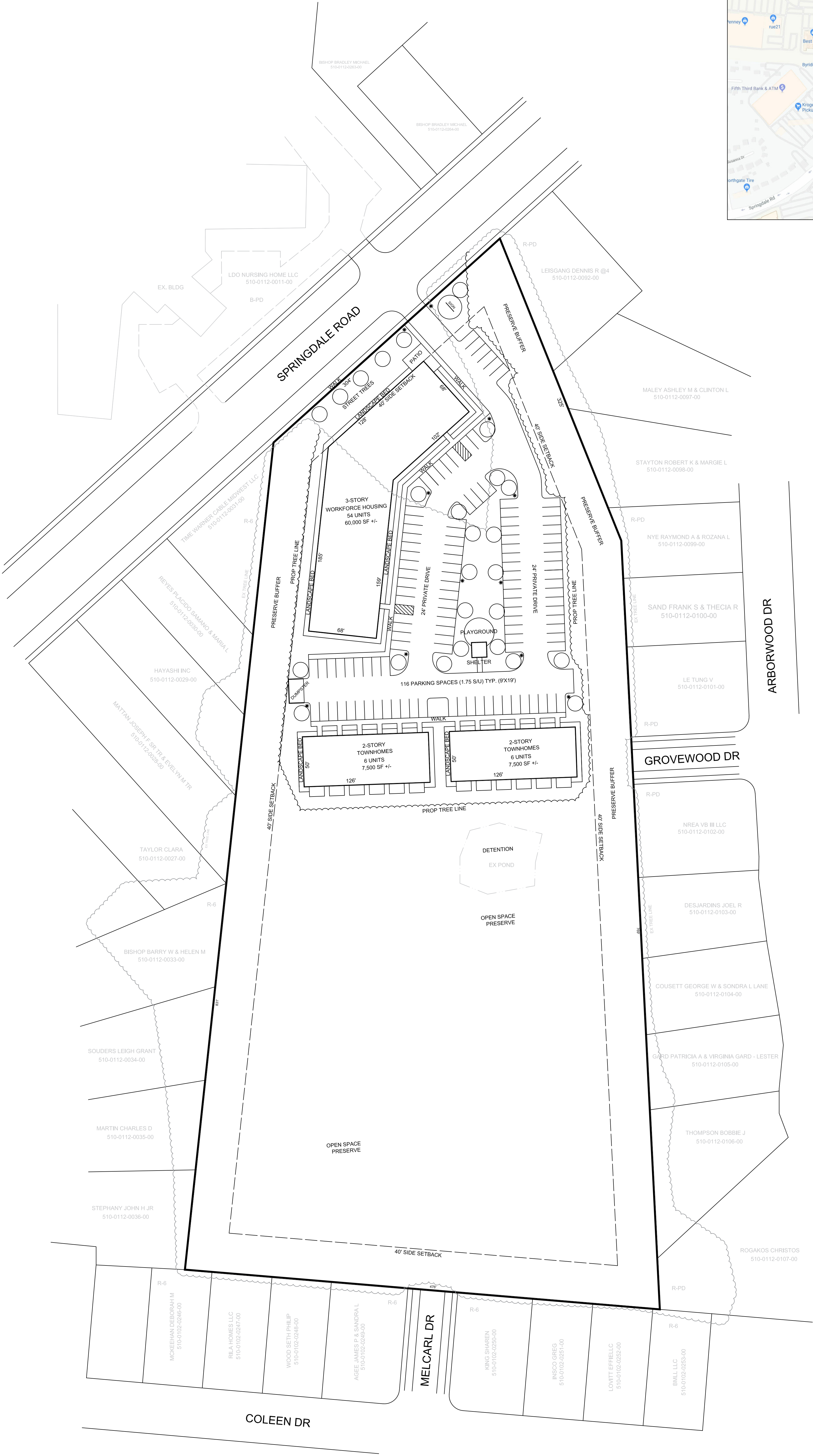


MSD SEWER APPROVAL

MSD Conceptual Sewer Approval is in process. Requesting approval conditioned upon Final MSD approvals prior to Final Site Plan Approval.



SITE PLAN



VICINITY MAP:

LOCATION:
3431 SPRINGDALE ROAD
PARCEL # 051001120015

SIZE:
8.6 TOTAL ACRES +/-

OWNER:
REORGANIZED CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS
1001 W WALNUT ST
INDEPENDENCE, MO 64050

DEVELOPER:
MVAH PARTNERS
9349 WATERSTONE BLVD
CINCINNATI, OH 45249

CONTACT:
PETE SCHWIEGERAHT
513-964-1157

REQUEST:
REZONING

PROPOSED USE:
66 UNITS SENIOR
WORKFORCE HOUSING

ZONING:
ADJACENT = R-6, PD-R, & PD-B
EXISTING ZONING = R-6
PROPOSED ZONING = PD-R

PARKING:
116 SPACES PROVIDED (1.75 S/U)
TYPICAL WORKFORCE DEMAND (1.5 S/U)

LANDSCAPING:
FINAL LANDSCAPE PLAN TO ADHERE TO
TOWNSHIP CODE.

LIGHTING:
FINAL LIGHTING PLAN TO ADHERE TO
TOWNSHIP CODE.

STORM CALCULATIONS
FINAL STORM CALCULATIONS, DETENTION
DESIGN, & SEDIMENTATION CONTROLS TO
ADHERE TO TOWNSHIP CODE.

IMPERVIOUS SURFACE:
25% IMPERVIOUS
75% GREEN SPACE

WOODSIDE VILLAGE
COLERAIN TWP., HAMILTON COUNTY, OH

NORTH
1"=50'
DATE
12/09/19



BUILDING EXHIBIT

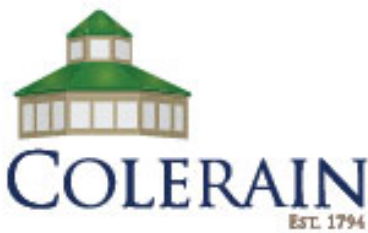




VISIONS
ARCHITECTURE

WHITEHOUSE SQUARE TOWNHOMES





**NOTICE OF PUBLIC HEARING
TO ADJACENT PROPERTY OWNER
COLERAIN TOWNSHIP ZONING COMMISSION**

January 16, 2020

This notice is to inform you that the Colerain Township Board of Trustees will hold a public hearing on **Tuesday, February 11 at 7:00 PM** at the Colerain Township Government Complex, 4200 Springdale Rd., Cincinnati, Ohio for the following case.

Case No.: ZA2019-09
Project Name: Woodside Village
Location: 3431 Springdale Road (parcel 510-0112-0015)
Request: Zone Map Amendment from R-6 Urban Residential District to PD-R Planned Development Residential to develop 70 apartment units.
Applicant: MV Residential Land LLC
Owner: Reorganized Church of Jesus Christ of Latter Day Saints

The application and plans may be examined at the Colerain Township Planning & Zoning office located at 4200 Springdale Rd., Cincinnati, Ohio, Monday-Friday between 8:00 a.m. and 4:30 p.m. For additional information, please contact Marty Kohler, Senior Planner at 513-923-5010.

Please be advised that your attendance at the hearing is not required.

Colerain Township • 4200 Springdale Road • Colerain Township, Ohio 45251
gmilz@colerain.org • www.colerain.org
Phone (513) 385-7500 • Fax (513) 245-6503

Trustees: Raj Rajagopal, Daniel Unger, Matt Wahlert
Fiscal Officer: Heather E. Harlow
Administrator: Geoff Milz

LEISGANG DENNIS & GAIL
214 SOLARAMA CT
CINCINNATI OH 45238

ROGAKOS CHRISTOS
2755 SECTION RD
CINCINNATI OH 45237

MALEY ASHLEY M & CLINTON L
9933 ARBORWOOD DR
CINCINNATI OH 45251

WALTERS FRANK
10869 GOSLING RD
CINCINNATI OH 45252

STAYTON ROBERT K & MARGIE L
9925 ARBORWOOD DR
CINCINNATI OH 45251 1509

LOVITT EFFIE
3370 COLEEN DR
CINCINNATI OH 45251 2114

NYE RAYMOND A & ROZANA L
9917 ARBORWOOD DR
CINCINNATI OH 45251 1509

INSCO GREG
8853 CARROUSEL PARK CIRCLE
CINCINNATI OH 45251

SAND FRANK S & THECIA R
9909 ARBORWOOD DR
CINCINNATI OH 45251 1509

KING SHAREN
9802 MEL CARL DR
CINCINNATI OH 45251 2120

LE TUNG V
9901 ARBORWOOD DR
CINCINNATI OH 45251

AGEE JAMES P & SANDRA L
9801 MEL CARL DR
CINCINNATI OH 45251 2119

NREA VB III LLC
3500 PARK CENTER SUITE 100
DAYTON OH 45414

WOOD SETH PHILIP
3412 COLEEN DR
CINCINNATI OH 45251 2116

DESJARDINS JOEL R
9887 ARBORWOOD DR
CINCINNATI OH 45251 1507

RILA HOMES LLC
P O BOX 62584
CINCINNATI OH 45262

COUSETT GEORGE W & SONDRAL LANE
9881 ARBORWOOD DR
CINCINNATI OH 45251 1507

MCKEEHAN DEBORAH M
3430 COLEEN DR
CINCINNATI OH 45251 2116

GARD PATRICIA A & VIRGINIA GARD - LESTER
9873 ARBORWOOD DR
CINCINNATI OH 45251 1507

STEPHANY JOHN H JR
3482 NIAGARA ST
CINCINNATI OH 45251 2139

THOMPSON BOBBIE J
9867 ARBORWOOD DR
CINCINNATI OH 45251

MARTIN CHARLES D
3484 NIAGARA ST
CINCINNATI OH 45251

SOUDERS LEIGH GRANT
3488 NIAGARA ST
CINCINNATI OH 45251

LATHROP SHELLEY M
3411 SPRINGDALE RD
CINCINNATI OH 45251 1302

BISHOP BARRY W & HELEN M
10822 INVICTA CT
CINCINNATI OH 45231

HEITZMAN DELBERT L
9941 ARBORWOOD DR
CINCINNATI OH 452511509

BUL PROPERTY LLC
301 WILMINGTON DR
LOVELAND OH 45140

TAYLOR CLARA
8639 LAWRENCEBURG RD
HARRISON OH 45030

MATTAN JOSEPH F SR TR & EVELYN M TR
3471 SPRINGDALE RD
CINCINNATI OH 45251 1302

HAYASHI INC
1258 MAUE RD
MIAMISBURG OH 45342

REYES PLACIDO SAMANO & MARIA L JIMENEZ
LORENZO
2046 ROOSEVELT AVE
CINCINNATI OH 45240

TIME WARNER CABLE MIDWEST LLC
7820 CRESCENT EXECUTIVE DR
CHARLOTTE NC 28212

LDO NURSING HOME LLC
5710 WOOSTER PIKE STE 122
CINCINNATI OH 45227

BISHOP BRADLEY MICHAEL
3418 SPRINGDALE RD
CINCINNATI OH 45251

MONTESCLAROS HERMINIA R & MANUEL Q
3410 SPRINGDALE RD
CINCINNATI OH 45251

Martin Kohler

From: Mark Walsh
Sent: Thursday, January 9, 2020 10:03 AM
To: Martin Kohler
Subject: RE: new developments

Marty,

I reviewed the purposed developments.

The fire department has no issues at this time with the purposed developments projects. However, all three projects will be required to meet the Ohio Building Code, Ohio Fire Code and Township resolutions related to fire protection, department access and water flow for firefighting operations.

If you have any questions please contact me.

Mark

Respectfully,

M. Walsh

Mark Walsh, Captain
Colerain Township Fire Department
4160 Springdale Road
Cincinnati, Ohio 45251

mwalsh@colerain.org

Office 513-245-6505

Fax 513-245-6507



From: Martin Kohler
Sent: Thursday, January 9, 2020 8:40 AM
To: Mark Walsh <mwalsh@colerain.org>
Subject: new developments

Attached are the plans for two new proposed development. Let me know if you have any concerns.

Marty Kohler
Senior Planner

Martin Kohler

From: Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>
Sent: Tuesday, December 31, 2019 9:48 AM
To: Martin Kohler
Cc: James Gleason; Aaron Habig; Olivia Maltry
Subject: Colerain New Development
Attachments: Woodside Village - rezoning application.pdf

Mr. Kohler,

Thanks for allowing us to comment on the proposed Woodside Village.

Hamilton County SWCD administers the Earthwork Regulations and offers no position regarding the request for zone change.

However, the earthwork for the proposed development will need to comply with the Hamilton County Earthwork Regulations.

In order to issue an Earthwork Permit, the final development plans must address the following:

1. Sites disturbing more than 1 acre of ground for construction activities must file a notice of intent (NOI) to the Ohio EPA for Storm Water discharge associated with construction. The 2018 Construction General Permit (CGP) requires the approval of the Storm Water Pollution Prevention Plan first be obtained from Hamilton County prior to filing the NOI. In Hamilton County, the SWPPP is both reviewed by the Hamilton County Soil & Water Conservation District for erosion and sediment control and the Hamilton County Planning and Development for water quality.
 - A) The Storm Water Pollution Prevention Plan (SWPPP) must include the Erosion Prevention and Sediment Control Plan (EP&SC Plan) compliant with the requirements under the Revised Rules and Regulations of the Hamilton County Soil & Water Conservation District and the Hamilton County Storm Water District Governing Earthwork. The regulations can be downloaded from <http://www.hcswcd.org/documents.html> or <https://www.hcswcd.org/earthwork-earth-movement.html>
 - a. The Erosion Prevention and Sediment Control Plan must use best management practices (BMPs) approved under the most current State of Ohio Rainwater and Land Development Manual. The Rainwater and Land Development Manual can be downloaded from the Ohio Environmental Protection Agency website at: http://epa.ohio.gov/dsw/storm/technical_guidance
 - b. Other Controls addressing non-sediment pollution such as waste disposal, construction chemical compounds, equipment fueling and maintenance and spill reporting requirements compliant with Part III.G.2.g on page 28 of the 2018 OEPA Construction General Permit must be included on the plans.
 - B) The Storm Water Pollution Prevention Plan (SWPPP) must be compliant with the Post Construction Water Quality Management Requirements under Part III.G.2.e of the 2018 Ohio EPA Construction General Permit. Information compliant with the Post Construction Storm Water Management Requirements must be provided on the plans and submitted to and approved by the Hamilton County Planning & Development Stormwater & Infrastructure Department. Please Contact Ben Poole at (513) 946-4753 for these requirements.
2. The grading plan will be reviewed for compliance with Section 311 "Geotechnical Performance Standards". Depending on the review, the earthwork for the project may be required to be monitored by a State of Ohio Registered Professional Geotechnical Engineer and certified upon completion.

a. The geotechnical report for the project must be provided.

3. The site is subject to the Earthwork Fees approved by the Board of County Commissioners for Hamilton County effective March 1, 2019. The Earthwork Fees must be paid prior to the issuance of the Earthwork Permit.

Please contact the District if you have questions or comments regarding this email.

Sincerely,

Chey Alberto

HCSWCD

From: Martin Kohler <mkohler@colerain.org>

Sent: Monday, December 30, 2019 1:59 PM

To: Christopher.Bass@dot.ohio.gov; Cassiere, Greg <Greg.Cassiere@hamilton-co.org>; Newby, Jeff <Jeff.Newby@hamilton-co.org>; Alberto, Marcelo <Marcelo.Alberto@hamilton-co.org>; Mark Walsh <mwalsh@colerain.org>; Islam, Mohammad <Mohammad.Islam@hamilton-co.org>; Schmidt, Penny <Penny.Schmidt@cincinnati-oh.gov>; Parker, Steven <Steven.Parker@cincinnati-oh.gov>

Subject: Colerain New Development

Attached is information pertaining to a proposed new development at 3423 Springdale Road. If you wish to comment on this Preliminary Development Plan, please reply by January 14, 2020.

Marty Kohler

Senior Planner

[Colerain Township](#)

4200 Springdale Road | Colerain Township, OH 45251

(513) 385-7500 Office | (513) 923-5010 Direct | (513) 245-6503 Fax



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PRIVACY/CONFIDENTIALITY NOTICE REGARDING PROTECTED HEALTH INFORMATION

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County of Hamilton

THEODORE B. HUBBARD P.E. - P.S. COUNTY ENGINEER

700 COUNTY ADMINISTRATION BUILDING

138 EAST COURT STREET

CINCINNATI, OHIO 45202-1232

PHONE (513)946-4250 FAX (513)946-4288

January 8, 2020

Colerain Township
4200 Springdale Road
Colerain Township, OH 45251

Attn: Martin Kohler

RE: Rezoning of 3431 Springdale Road

Dear Mr. Kohler:

This office has reviewed the proposed rezoning application for the above referenced case. The following comments are submitted as a result of this review:

- 1) Grading within the right-of-way must conform to the most appropriate Hamilton County typical section. Any grading plan having an effect on the public right-of-way must be reviewed and approved by the Hamilton County Engineer's Office. Right-of-way clearing and grading must occur during the initial phase of construction to facilitate utility relocation operations.
- 2) No landscaping, screening or obstructions shall be permitted in the public right-of-way.
- 3) All roadway improvements in the public right of way to be performed by the developer need to be reviewed and approved by this office. A right of way use permit must be obtained prior to the commencement of any work.
- 4) The sight distance for the proposed access point shall meet the requirements of *Rules and Regulations of the Office of the County Engineer governing driveway regulations and pavement and/or right-of-way opening provisions for the unincorporated area of Hamilton County*.
- 5) Locations of driveways and movements from said locations shall be consistent with the *Hamilton County Access Management Regulations*.
- 6) The proposed development will generate additional traffic and congestion. The developer must therefore have a traffic impact study prepared by a qualified traffic engineer. The final report must make recommendations as to how an adequate level of service can be provided through geometric alterations, signalization alterations and/or turning movement restrictions. Any impact created by the development would have to be mitigated by the owner.

- 7) The owner must dedicate enough property to create a right-of-way in fee which shall have a minimum width of fifty feet (50') from the centerline of right-of-way to the adjacent proposed right-of-way line along the Springdale Road frontage in accordance with the Hamilton County Thoroughfare Plan.

This office reserves the right to add, delete or make modifications to the above stated comments.

Any questions on this matter may be addressed to the undersigned at 946-8421.

Respectfully,

THEODORE B. HUBBARD, P.E.-P.S.
HAMILTON COUNTY ENGINEER



Jeffery T. Newby, P.E.
Traffic Engineer

TBH\jtn
C: TBH, DJ, EJB, Case File

NEW BUSINESS

Department: Board of Trustees

Department Head: Trustee Matt Wahlert

Motion Directing Staff to Develop a Moratorium Limiting the Proliferation of Businesses Associated with Vaping for the Purpose of Protecting the Health, Safety and Welfare of the Public and to Bring the Draft Before the Board for Consideration at its March 10, 2020 Meeting.

Rationale:

NEW BUSINESS

Department: Administration

Department Head: Trustee Dan Unger

Motion to Approve Part-Time Employee Change of Pay Status

Recommend approval of a motion to approve the change of pay status.

Rationale:

This motion would authorize a change of pay status for Lora Dakin, Part-Time Code Enforcement Specialist, at a new pay rate of \$14.00 per hour effective 2/23/20.

PUBLIC SAFETY

Department: Police

Department Head: Mark Denney, Police Chief

Recommend Adoption of a Motion to Amend Colerain Township Resolution 9-03 (Control of Noise).

Recommend adoption of a motion to amend the Control of Noise Resolution to add the following provision:

5. Businesses to which a D permit has been issued by the Division of Liquor Control may obtain a "blanket" permit that suspends this resolution between the dates of May 1 and October 1. Any business to which a D permit has been issued by the Division of Liquor Control issued this permit would also be permitted to have an additional (3) permits in the calendar year.
6. All permits are (8) hour permits and expire at 11:59pm on the date of the permit. All "blanket" permits expire at 11:59pm on each day during the period covered by the permit. No permit will allow violation of the resolution after 12:00am on any day.

Rationale:

After conversation with businesses in Colerain Township who were negatively impacted by the former version of the resolution, it was suggested the Township explore a revision that permits a provision that covers the time period set forth above. It reduces the business permits from 12 to 4 (including the blanket permit).

it also addresses concerns raised by residents that the permit allowed noise into the early morning hours.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 11th day of February, 2020, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Raj Rajagopal, Dan Unger, Matt Wahlert

Mr. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-20

AMENDMENT TO RESOLUTION NO. 9-03 FOR CONTROL OF NOISE

WHEREAS, the Board of Trustees of Colerain Township, Hamilton County, Ohio, passed Resolution No. 9-03: Resolution for Control of Noise, on January 28, 2003, controlling various noise and sound amplification devices within Colerain Township; and

WHEREAS, the Board of Trustees of Colerain Township has determined that excessively loud noise in areas within Colerain Township constitutes a nuisance and is detrimental to the public health, welfare, safety, and quality of life within Colerain Township; and

WHEREAS, the Board of Trustees of Colerain Township desires to expand the current types of noise regulated; and

WHEREAS, the Board of Trustees of Colerain Township desires to provide to its residents a mechanism to obtain a permit to temporarily suspend the enforcement of this resolution in very limited circumstances; and

WHEREAS, Ohio Revised Code §504.04 provides for the exercise of all powers of local self-government within the unincorporated area of the township ; and

WHEREAS, Ohio Revised Code §505.172 authorizes Boards of Township Trustees to adopt regulations and orders that are necessary to control noise within the unincorporated territory of the township that is generated at any premises to which a D permit has been issued by the Division of Liquor Control or that is generated within any areas zoned for residential use; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. The Board specifically finds and hereby determines noise and sound levels occurring between 11:00pm and 7:00am from construction equipment, lawn/landscaping equipment, vehicle repair equipment and general noise generated from gatherings or parties are detrimental to the public health, welfare, safety and quality of life within Colerain Township.

2. That the Colerain Township Board of Trustees also finds that the issuance of permits, to temporarily suspend the enforcement of the Colerain Township Noise Resolution is necessary to allow the citizens of Colerain Township to engage in certain activities.
3. Residents or businesses wishing to obtain an eight (8) hour permit may petition the Colerain Township Board of Trustees by completing a permit application. The application will include the date, time, location and types of noise involved as well as the petitioner's name and address. Should a majority of the board approve of the permit, an eight (8) hour permit shall be issued by the Police Department.
4. No address in an area zoned residential shall be issued more than 4 permits in one calendar year. Establishments that have been issued a D permit by the Division of Liquor Control may have no more than 4 permits within any calendar year.
5. Businesses to which a D permit has been issued by the Division of Liquor Control may obtain a "blanket" permit that suspends this resolution between the dates of May 1 and October 1. Any business to which a D permit has been issued by the Division of Liquor Control issued this permit would also be permitted to have an additional (3) permits in the calendar year.
6. All permits are (8) hour permits and expire at 11:59pm on the date of the permit. All "blanket" permits expire at 11:59pm on each day during the period covered by the permit. No permit will allow violation of the resolution after 12:00am on any day.
7. That Resolution No. 9-03 is hereby readopted in its entirety with the addition of the standards set forth herein.
8. Whoever violates this Resolution shall be subject to a fine of \$500.00.
9. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
10. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
11. That this Resolution shall be effective at the earliest date allowed by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Rajagopal_____, Mr. Unger_____, Ms. Wahlert_____

ADOPTED this **11th** day of February, 2020.

BOARD OF TRUSTEES:

Raj Rajagopal, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Heather E. Harlow,
Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 11th day of February, 2020.

Heather E. Harlow,
Colerain Township Fiscal Officer
Page **3** of **3**

PUBLIC SAFETY

Department: Police

Department Head: Mark Denney, Police Chief

Motion Authorizing the Purchase of Load-Bearing External Patrol Vests.

Recommend adoption of a motion to allow the purchase of external vests for all officers.

Rationale:

We have researched this for well over a year and there is scientific evidence that these vests decrease back, hip and knee injuries, on top of the fact they are considerably more comfortable for the officers. A survey was conducted internally and the result was 48-2 in favor of this change. We would be one of many local departments who have made this change in the past few years.

The total cost of the purchase will not exceed \$60,000. The Board of Trustees has appropriated the funds for this purchase in the 2020 temporary appropriations.

PUBLIC SAFETY

Department: Police

Department Head: Mark Denney, Police Chief

Motion Authorizing the Purchase of Ballistic Vests

Recommend adoption of a motion to purchase (15) ballistic vests for police officers. The price for each vest is \$840.00, total purchase amount is \$12,600

Rationale:

The Police Department has two grants to assist with this purchase. One is a federal grant for 50% and the second is a state grant for 75%. The total purchase price, after the grant reimbursement, will range from \$3,150 and \$6,300. This purchase was budgeted in the 2020 0temporary appropriations.

PUBLIC SAFETY

Department: Police

Department Head: Mark Denney, Police Chief

Motion Authorizing the Purchase of Uniform Coats

Recommend adoption of a motion to allow the purchase of uniform coats for the patrol officers in the amount of \$8,050.00

Rationale:

This was budgeted in the 2020 temporary appropriations approved by the Board.

PUBLIC SAFETY

Department: Fire

Department Head: Frank Cook, Fire Chief

Motion to Authorize Change of Pay Status for Part-Time Employee

Request authorization for a change of pay status for Jeff Wolfe from Firefighter Emergency Medical Technician (EMT) - Basic to the Firefighter EMT Fire Apparatus Operator classification at a new pay rate of \$15.01 per hour effective Wednesday, February 12th, 2020.

Rationale:

Firefighter Wolfe has successfully completed all Department of Fire and EMS training requirements to function as a fire apparatus operator.

PUBLIC SERVICES

Department: Public Services

Department Head: Jackie O'Connell, Director - Public Services

Motion to Purchase Capital Equipment

Recommend adoption of a motion to allow the Township Administrator to purchase the following items at a price not to exceed the below amounts:

- \$9,549.90 - Hammer Excavator attachment
- \$11,839.00 - Mower for the Parks Division
- \$42,047.55 - Tractor for the Parks Division
- \$54,170.00 - Compact Track Loader for the Parks Division

Rationale:

The total cost of all of these purchases is \$117,606.45. All of these items were evaluated as part of the 2020 Budget process and have been included in the 2020 temporary appropriations. The pricing associated with these items is aligned with or below the State bid.

A detailed memorandum for each item, provided by the Township Fleet Maintenance Division of the Fire Department is attached.

Memo



To: Jackie O'Connell, Director of Public Service
From: Mike Adler, Fleet Manager
Date: January 31, 2020
Re: Proposal – Caterpillar Model #WT-MHE Hammer

This is a proposal and recommendation for the purchase a Caterpillar Model #WT-MHE Hammer for the Public Works Department.

I am proposing to purchase a 2020 Caterpillar Model #WT-MHE Hammer to attach to our Caterpillar 308E2 Mini Excavator that was purchased in 2017. This Hammer is needed to assist the Public Works in replacing catch basins within the Township. In the past a machine was rented to perform this work. With the purchase of the Caterpillar 308E2 Mini Excavator in 2017 we are able to purchase this attachment.

I am recommending to purchase this Caterpillar Model #WT-MHE Hammer from Ohio Cat for the following reasons:

- Pricing for this trailer meets the State of Ohio Procurement
- Ohio Cat is our local dealer.

The total for this purchase through Ohio Cat is \$9,549.90

Should you have any questions regarding this matter please do not hesitate to contact me.

Memo



To: Jackie O'Connell, Director of Public Service
From: Mike Adler, Fleet Manager
Date: January 31, 2020
Re: Proposal – Replacement of Unit #4-M5

This is a proposal and recommendation for the replacement of Unit #4-M5 a 2006 Exmark with a 72" mowing deck, Model#LXS35BU725.

I am proposing to purchase a 2020 Exmark Lazer X Series with a Kawasaki Engine and 72 inch mowing deck to replace a 2006 Exmark that is 14 year old and has over 3000 hours. The 2006 Exmark mower is in need of a new engine, the cost for this repair will exceed \$4,000.00 and we are not aware of any other existing problems. With the age and the condition of this unit it is my recommendation not to do this repair. I would like to use the cost of the repair and put it towards the price of a new unit.

I am recommending to purchase this unit through Bud Herbert Motors Inc. for the following reasons:

- Pricing through the State of Ohio Procurement
- Local Dealer for Exmark

The total for this unit is \$11,839.00 through Bud Herbert Motors Inc.

Should you have any questions regarding this matter please do not hesitate to contact me.

Memo



To: Jackie O'Connell, Director of Public Service
From: Mike Adler, Fleet Manager
Date: January 31, 2020
Re: Proposal – 2020 Ventrac 4500Z Tractor

This is a proposal and recommendation for the purchase of a 2020 Ventrac 4500Z Tractor for the Parks Department.

I am proposing to purchase a 2020 Ventrac 4500Z Tractor with a MS720 Finish Mower deck and a MA900 Boom Mower. This is a specialized mower designed to handle large and steep hills in a safe manner. Our current mowers do not offer these options to perform those tasks in our Township. The MA900 Boom Mower is an attachment to maintain the tree lines in the Townships Parks walking trails. The Parks Department does not have equipment to perform this task.

I am recommending to purchase a 2020 Ventrac 4500Z Tractor through Zimmer Tractor Sales for the following reason:

- Pricing for this trailer meets the State of Ohio Procurement.
- Zimmer Tractor Sales is our local Ventrac Dealer.

The total for this Ventrac 4500Z Tractor is \$42,047.55 through Zimmer Tractor Sales.

Should you have any questions regarding this matter please do not hesitate to contact me.

Memo



To: Jackie O'Connell, Director of Public Service
From: Mike Adler, Fleet Manager
Date: January 31, 2020
Re: Proposal – Bobcat T650 Compact Track Loader

This is a proposal and recommendation for the purchase of a 2020 Bobcat T650 Compact Track Loader for the Parks Department.

I am proposing to purchase a 2020 Bobcat T650 Compact Track Loader for the Parks Department. This unit will be a replacement for the current unit that is over 20 years old but will be reassigned with in the Township. The new unit is needed for the Parks Departments daily operations. It is equipped with rubber track instead of tires.

I am recommending to purchase this 2020 Bobcat T650 Compact Track Loader from Bobcat Company for the following reasons:

- Pricing for this unit is through the State of Ohio Procurement.
- Bobcat Company is our local dealer.

The total for this unit is \$54,170.00

Should you have any questions regarding this matter please do not hesitate to contact me.

PUBLIC SERVICES

Department: Administration

Department Head: Jackie O'Connell, Director - Public Services

Resolution Declaring a Portion of the Fee Right-Of-Way of Blue Rock Road Vacated

Recommend approval of a Resolution Declaring a Portion of the Fee Right-Of-Way of Blue Rock Road Vacated.

Rationale:

At the November 12 Board of Trustee meeting, the Board of Trustees approved a resolution to begin the process to vacate a portion of right-of-way along Blue Rock Road. At the December 19, 2019 Board of County Commissioners meeting, the Commissioners passed a resolution vacating the fee simple right-of-way along a portion of Blue Rock Road.

This resolution represents the final step in this process and will officially transfer the property to the adjacent property owner.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio,
met in regular session at _____ p.m., on the 11th day of February, 2020, at the Colerain
Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the
following members present:

Matthew Wallert, Raj Rajagopal, Dan Unger

Mr. _____ introduced the following resolution and moved its
adoption:

RESOLUTION NO. _____-20

**RESOLUTION DECLARING THE FEE RIGHT-OF-WAY OF THE PORTION OF
BLUE ROCK ROAD IN SECTION 7 TOWN 2 ENTIRE RANGE 1,
COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO,
AS SET FORTH IN EXHIBIT "A" VACATED**

WHEREAS, at the regular meeting of the Board of County Commissioners of Hamilton
County, Ohio on September 19, 2019, the Board of County Commissioners of Hamilton County
transferred the fee simple right-of-way for Blue Rock Road, as described in "Exhibit A" attached
hereto to the Board of Township Trustees of Colerain; and

WHEREAS, the County Engineer has determined that the fee simple right-of-way as
described in "Exhibit A" attached hereto was not required by Hamilton County; and

WHEREAS, the Colerain Township Board of Trustees are desirous of vacating the fee
simple right-of-way along a portion of Blue Rock Road as described in "Exhibit A" attached hereto
as such action is believed by the Trustees to be necessary and in the best interests of the Township
with respect to public peace, health, and economic interests; and

WHEREAS, pursuant to Ohio Revised Code §5553.045, the Colerain Township Board of
Trustees passed a resolution at its November 12, 2019 Trustees Meeting which petitioned the
Hamilton County Board of County Commissioners to vacate a portion of a township road by that
requests such vacation; and

WHEREAS, pursuant to Ohio Revised Code §5553.045, the Colerain Township Board of
Trustees passed a resolution at its November 12, 2019 Trustees Meeting which petitioned the
Hamilton County Board of County Commissioners voted at its December 19, 2019
Commissioners' Meeting and passed a resolution vacating the fee simple right-of-way along a
portion of Blue Rock Road as described in "Exhibit A" attached hereto; and

WHEREAS, pursuant to Ohio Revised Code §5553.045(E), the Colerain Township Board
of Trustees shall now order the fee simple right-of-way along a portion of Blue Rock Road as
described in "Exhibit A" attached hereto vacated with the vacated portion of such road to pass, in
fee, to the abutting landowner(s) subject to the exceptions set forth in Ohio Revised Code
§5553.045(E)(1)(2)& (3).

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain
Township, Hamilton County, Ohio, as follows:

1. The Board orders the fee simple right-of-way along a portion of Blue Rock Road as described in "Exhibit A" attached hereto vacated with the vacated portion of such road to pass, in fee, to the abutting landowner(s) subject to the exceptions set forth in Ohio Revised Code §5553.045(E)(1)(2)& (3).

2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days, pursuant to Section 504.10 of the Ohio Revised Code, and hereby authorizes the adoption of the Resolution upon its first reading.

4. This Resolution shall take effect on the earliest date permitted by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Wallert_____, Mr. Rajagopal_____, Mr. Unger_____

ADOPTED this 11th day of February, 2020.

BOARD OF TRUSTEES:

Matthew Wallert, Trustee

Raj Rajagopal, Trustee

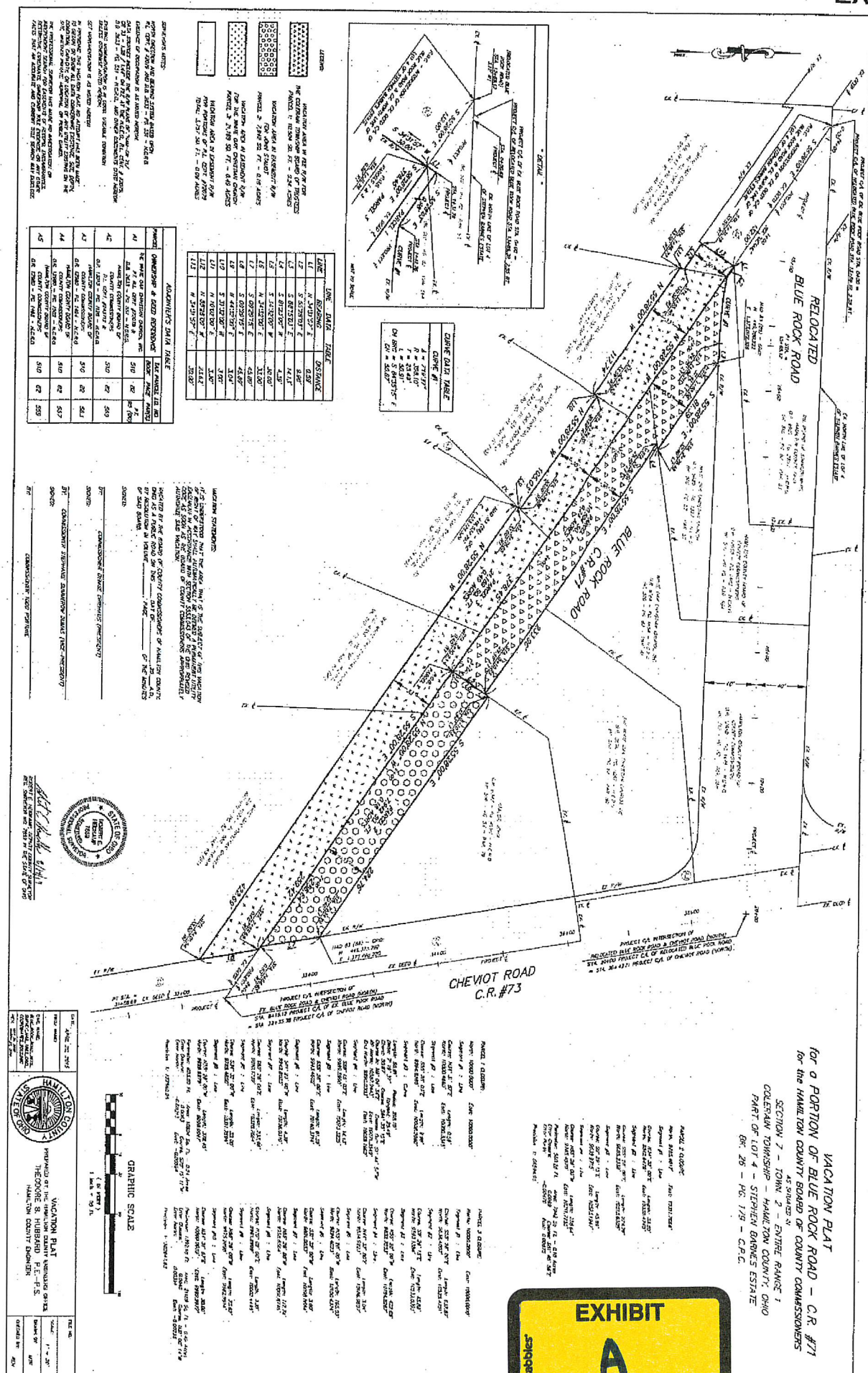
Dan Unger, Trustee

ATTEST:

Heather E. Harlow,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott A. Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200



LEGAL DESCRIPTION
PARCEL 1
FEE RIGHT OF WAY TO BE VACATED
0.24 ACRES

Situate in Section 7, Town 2, Entire Range 1, Colerain Township, County of Hamilton, State of Ohio and being part of lot 4 of Stephen Barnes Estate as recorded in Book 26, Page 179, Common Pleas Court, Hamilton County, and being more particularly described as follows:

Commencing at the intersection of the North line of Lot 4 of the Stephen Barnes Estate and the deed center line of Blue Rock Road; thence South 55° 28' 00" East along the deed centerline of Blue Rock Road a distance of 132.00 feet and the Real Point of Beginning; thence leaving said deed centerline North 34° 31' 57" East, 0.59 feet to a point on the project centerline of Blue Rock Road; thence along said project centerline South 55° 28' 03" East, 9.98 feet to a point on the south line of Relocated Blue Rock Road; thence along said south line on a curve deflecting to the left with a radius of 398.10 feet, a distance of 50.91 feet (chord of said curve bears S 84° 35' 15" E, a distance of 50.87 feet) to a point on said south line; thence continuing on said south line South 88° 15' 03" East, 14.13 feet to a point on said south line; thence leaving said south line and along the north fee right-of-way line of Blue Rock Road the following three (3) courses: South 55° 28' 00" East 81.39 feet to a point on the north fee right-of-way line of Blue Rock Road; thence continuing along said north line South 81° 23' 00" West, 4.39 feet to a point on said north line; thence South 55° 28' 00" East, 233.96 feet to a point; thence leaving said north fee right-of-way line of Blue Rock Road South 34° 32' 00" West 30.00 feet to a point on the deed centerline of Blue Rock Road; thence along said deed centerline North 55° 28' 00" West, 378.45 feet to the place of beginning.

Containing 10,504 square feet or 0.24 acres, more or less.

Being part of the same premises conveyed to the grantors herein as recorded in Official Record 9620, Page 1327; Official Record 8164, Page 1654; Official Record 8676, Page 1687 of the Hamilton County Recorder's Office.

The above description is in accordance with the vacation plat survey made by Robert E. Heidkamp P.S., of the Hamilton County Engineer's Office, Registered Surveyor Number 7859, dated March 27, 2019.



**LEGAL DESCRIPTION
PARCEL 2
RIGHT OF WAY EASEMENT TO BE VACATED
0.18 ACRES**

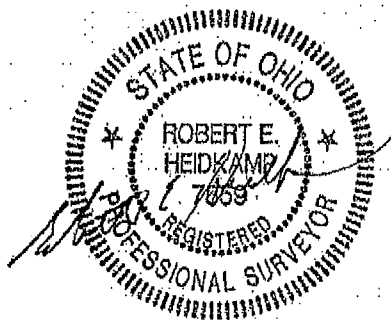
Situate in Section 7, Town 2, Entire Range 1, Colerain Township, County of Hamilton, State of Ohio and being part of lot 4 of Stephen Barnes Estate as recorded in Book 26, Page 179, Common Pleas Court, Hamilton County, and being more particularly described as follows:

Commencing at the intersection of the North line of Lot 4 of the Stephen Barnes Estate and the Deed center line of Blue Rock Road; thence South 55° 28' 00" East along the deed centerline of Blue Rock Road a distance of 510.45 feet and the Real Point of Beginning; thence leaving said centerline North 34° 32' 00" East, 33.00 feet to a point on said north easement right-of-way of Blue Rock Road; thence along said right-of-way South 55° 28' 00" East, 224.76 feet to a point on the existing west right-of-way line of Cheviot Road; thence along said right-of-way line South 09° 29' 15" East, 45.89 feet to a point on the deed centerline of Blue Rock Road; thence leaving said existing west Cheviot Road right-of-way North 55° 28' 00" East, 256.64 feet along said deed center line of Blue Rock Road to the place of beginning.

Containing 7,942 square feet or 0.18 acres, more or less.

Being part of the same premises conveyed to the grantors herein as recorded in Official Record 6347, Page 4098 of the Hamilton County Recorder's Office.

The above description is in accordance with the vacation plat survey made by Robert E. Heidkamp P.S., of the Hamilton County Engineer's Office, Registered Surveyor Number 7859, dated March 27, 2019.



LEGAL DESCRIPTION
PARCEL 3
RIGHT OF WAY EASEMENT TO BE VACATED
0.49 ACRES

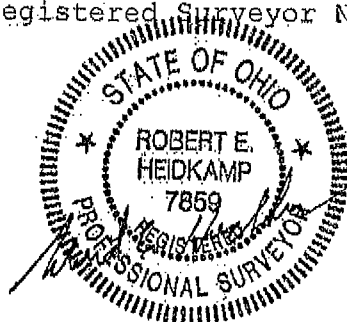
Situate in Section 7, Town 2, Entire Range 1, Colerain Township, County of Hamilton, State of Ohio and being part of lot 4 of Stephen Barnes Estate as recorded in Book 26, Page 179, Common Pleas Court, Hamilton County, and being more particularly described as follows:

Commencing at the intersection of the North line of Lot 4 of the Stephen Barnes Estate and the Deed center line of Blue Rock Road; thence South 55° 28' 00" East along the deed centerline of Blue Rock Road a distance of 132.00 feet and the Real Point of Beginning; thence continuing along said deed center line South 55° 28' 00" East, 637.87 feet to a point on the existing west right-of-way line of Cheviot Road; thence along said right-of-way line, South 09° 29' 15" East, 45.89 feet to a point on said existing west right-of-way and the south right-of-way easement line of Blue Rock Road; thence along said right-of-way easement line the following seven (7) calls: North 55° 28' 00" West, 422.69 feet to a point; thence North 44° 32' 00" East, 3.04 feet to a point; thence North 55° 28' 00" West, 105.03 feet to a point; thence South 31° 32' 00" West, 3.00 feet to a point; thence North 55° 28' 00" West, 117.74 feet to a point; thence North 10° 02' 00" East 3.30 feet to a point; thence North 55° 28' 00" West, 23.62 feet to a point; thence leaving said south right-of-way easement line of Blue Rock Road North 34° 31' 57" East 30.00 feet to the place of beginning.

Containing 21,189 square feet or 0.49 acres, more or less.

Being part of the same premises conveyed to the grantors herein as recorded in Deed Book 2633, Page 551; Deed Book 3617, Page 350; Deed Book 4328, Page 164; Deed Book 4022, Page 580; Registered Land Certificate Number 72079 of the Hamilton County Recorder's Office.

The above description is in accordance with the vacation plat survey made by Robert E. Heidkamp P.S., of the Hamilton County Engineer's Office, Registered Surveyor Number 7859, dated March 27, 2019.



PUBLIC SERVICES

Department: Public Services

Department Head: Jackie O'Connell, Director - Public Services

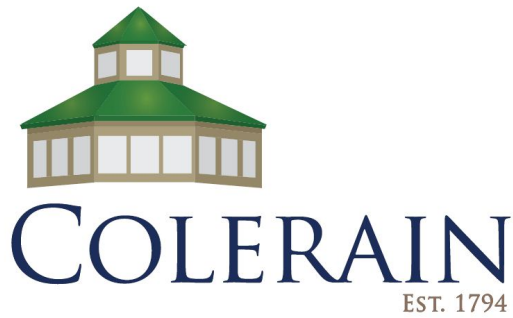
Motion to Issue a Request for Bids for Headwall Repair Near Commons Circle

Recommend adoption of a motion to issue a request for bids for the repair of the Commons Circle Headwall.

Rationale:

The headwall at Commons Circle is failing, causing major road slippage issues. It will need to be repaired to avoid major failure of Common Circle. The concrete at the base of this headwall is in major disrepair and has been sinking over time. Eventually, this will cause the storm pipe that flows from Colerain Avenue to the outfall to sink and degrade even further, creating the potential for a major sink hole somewhere along the storm line.

For perspective, this headwall is large enough for a person to walk into.



REQUEST FOR PROPOSALS (RFP)

COMMONS CIRCLE HEADWALL REPAIR

**for
Colerain Township**

Release Date: 02/12/2020

Response Deadline: 03/18/2020

4160 Springdale Road
Colerain Township, OH 45251

513-385-7502

**GUIDELINES AND INSTRUCTIONS
FOR REQUEST FOR PROPOSAL (RFP) FOR COMMONS CIRCLE HEADWALL REPAIR**

Colerain Township
4160 Springdale Road
Cincinnati, Ohio 45251
Phone: 513-385-7502

NOTICE TO RESPONDENTS

Colerain Township is soliciting proposals for repairs to the headwall located off of Commons Circle in Colerain Township until, March 18, 2020.

All clarifying questions for this proposal should be direct to Jackie O'Connell, Public Services Director, via email at joconnell@colerain.org. All questions should be submitted by February 28, 2020.

Six hard copy, signed proposals should be submitted to the Township to the attention of Jackie O'Connell, Director of Public Services, Re: Commons Circle Headwall Repair, at the address listed above not later than 4:00 p.m., March 18, 2020.

Respondents should be aware that any records they submit to the Township, or that are used by the Township may be public records. The Township will promptly disclose public records upon request unless a statute exempts them from disclosure. Respondents should also be aware that if even a portion of a record is exempt from disclosure, generally, the rest of the record must be disclosed.

GENERAL INFORMATION

Please refer to Attachment A for more information related to the exact specifications of the repairs that need to be completed.

At a minimum, the proposal must address all items requested in the project scope of services and provide a guaranteed maximum price for completion of the necessary repairs to the headwall.

TIMELINES

- | | |
|---------------------------------------|--|
| 1. Township Trustees RFP Approval: | February 11, 2020 |
| 2. Proposal Deadline: | 4:00 p.m. (local time) on March 18, 2020 |
| 3. Projected Township approval: | April 14, 2020 |
| 4. Projected Site Improvement Begin: | April 15, 2020 |
| 5. Projected Construction Completion: | December 31, 2020 |

The Township will not be responsible for proposals that are received after the 4:00 p.m. deadline on March 18, 2020.

PROPOSAL FORMAT

All proposals shall be submitted in the following format. Failure to abide by this format may result in the disqualification of the submission.

It is requested that all proposals be submitted in the following format to expedite the review and selection process.

1. Cover Letter – A cover letter signed by an individual who is authorized to submit the response to the Request for Proposals.
2. Experience with Public Sector – A listing of three comparable projects with a description of services rendered (including any subcontracting).
3. Timeline – The estimated timeline for completion. The dates referenced in the project timeline are an estimate and goal as set by the Township.
4. List of Key Staff – A complete list of key personnel who will be involved with this project, including their experience and qualifications. In addition, any key sub-contractors and their staff should also be identified.
5. Public Sector References – A list of a minimum of three (3) public sector references with contact information.
6. Conflicts of Interest – Responses must disclose any conflicts of interest to their accepting an award of the contract with Colerain Township. If a conflict of interest exists, the manner in which said conflict of interest would be rectified, if said contract is awarded to the proposer.
7. Cost Proposal/Fee Structure – Total project cost with a line item cost breakdown of all projected itemizations.
8. Sample Contract – A copy of sample agreement/contract. This will allow the Township to expedite the review/award process.
9. Other Information – A statement of any other pertinent information that should be known in order to effectively evaluate the proposal.

Terms and Conditions

Colerain Township reserves the right to reject any or all proposals, to award contracts in whole or in part, or to waive any informalities or irregularities in the submitted proposals.

The response to this Request for Proposals is entirely voluntary. The Request for Proposal does not commit the Colerain Township to award a contract, to pay any costs incurred in the preparation of a proposal to this request, or to procure or contract for services or supplies.

Colerain Township may reject responses that do not meet the requirements of the Request for Proposals in any respect. Proposals which contain false or misleading statements, or which provide references that do not support an attribute or condition contended by the Vendor, may be rejected. If, in the opinion of Colerain Township, information was supplied that is intended to mislead Colerain Township, in its evaluation of the proposal and the attribute, condition, or capability, the proposal will be rejected.

Colerain Township reserves the right to expand or reduce the work subject to negotiating with the successful contract. Colerain Township reserves the right to choose a company from the proposals or to further interview companies after proposals are submitted.

Colerain Township reserves the right to ask for additional information after proposals are received.

This Request for Proposals is conditioned upon the availability of federal, state, or local funds, which are appropriated or allocated for payment of the proposed goods or services. If, during any stage of this Request for Proposals process, funds are not allocated and available for the proposed services, the Request for Proposals process will be cancelled.

COMMONS CIRCLE STORM WATER HEADWALL REPAIR

COLERAIN TWP, HAMILTON COUNTY, OHIO

GAS FACILITY NOTES:

1. FOR GAS ENGINEERING NOTIFICATION, AGREEMENTS AND OFFICIAL CORRESPONDENCE, ADDRESS TO:

DUKE ENERGY
GAS ENGINEERING DEPARTMENT
P.O. BOX 960, ROOM 460 ANNEX
CINCINNATI, OH 45273-9598
2. THE GAS MAIN INFORMATION PROVIDED SHOWS THE APPROXIMATE LOCATIONS AND DEPTHS OF COVER AND IS PROVIDED TO COMPLY WITH STATUTORY REGULATIONS. THIS INFORMATION SHOULD BE USED ONLY FOR PLANNING, NOT CONSTRUCTION.
3. ALL GAS MAIN DEPTHS OF COVER NOTED ARE APPROXIMATE DEPTHS OF COVER RECORDED AT THE TIME OF INSTALLATION. ANY RESULTING GRADE CHANGES SINCE THE TIME OF THE MAIN INSTALLATION WILL CAUSE THE EXISTING DEPTHS OF COVER TO BE DIFFERENT. EXTREME CARE MUST BE TAKEN TO ENSURE SAFE EXCAVATION WHEN APPROACHING KNOWN OR SUSPECTED GAS FACILITIES.
4. ALL GAS SERVICES WERE INSTALLED AT A MINIMUM OF 1'-6" OF COVER. SEE III ABOVE.
5. FOR ADDITIONAL GAS FACILITY RECORD INFORMATION, CALL (513) 287-3636.
6. TO COMPLY WITH FEDERAL AND STATE REGULATIONS CONCERNING DAMAGE PREVENTION PROGRAMS, THE UTILITY COMPANIES MUST BE CONTACTED AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO EXCAVATION BY CALLING THE OHIO UTILITIES PROTECTION SERVICE (OUPS), TOLL FREE AT 1-800-362-2764 OR 811 FOR OHIO. FOR KENTUCKY CALL KENTUCKY UNDERGROUND PROTECTION INC., (KUPI), TOLL FREE AT 1-800-752-6007.

CONSTRUCTION NOTES:

1. GAS FACILITIES ARE TO BE KEPT IN SERVICE AT ALL TIMES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO GAS FACILITIES DURING OR AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION. ALL DAMAGE TO GAS FACILITIES REQUIRING ADJUSTMENTS, RELOCATIONS AND/OR REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL SHEET AND SHORE ALL EXCAVATIONS AS REQUIRED TO CONTINUOUSLY SUPPORT GAS FACILITIES WITHIN THE ZONE OF INFLUENCE (AS DETERMINED BY THE NATURAL ANGLE OF REPOSE OF THE SOIL).
4. CROSSING BURIED GAS FACILITIES WITH HEAVY CONSTRUCTION EQUIPMENT MAY CAUSE DAMAGE TO THE GAS FACILITIES. CONTACT THE GAS ENGINEERING DEPARTMENT FOR DETAILS ON HOW TO PROTECT THE GAS FACILITIES FROM DAMAGE.
5. THE CONTRACTOR SHALL NOT BACKFILL EXPOSED GAS FACILITIES UNTIL THE UTILITY HAS INSPECTED ITS FACILITIES AND PERFORMED ANY MAINTENANCE AND/OR ADJUSTMENTS THAT MAY BE REQUIRED.
6. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING ANY DAMAGE TO OUR GAS FACILITIES. THIS INCLUDES PROTECTION OF COATINGS AND WRAPPINGS ON STEEL GAS MAINS. IT ALSO INCLUDES ANY DAMAGE WHICH MAY HAVE OCCURRED TO PLASTIC GAS MAINS, SUCH AS CRIMPS OR GOUGES.
7. WHEN CAST IRON OR SIMILAR GAS FACILITIES ARE EXPOSED OR INTERFERED WITH BY THE CONTRACTOR, REPLACEMENT OR REINFORCEMENT BY DUKE ENERGY MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE. BACKFILL WITH CONTROL LOW STRENGTH MATERIAL WILL BE REQUIRED.
8. BLASTING OR OTHER CONSTRUCTION PROCEDURES WHICH MAY TRANSMIT LOADS OR VIBRATIONS IN THE VICINITY OF GAS FACILITIES MUST BE APPROVED BY DUKE ENERGY'S GAS ENGINEERING DEPARTMENT. A BLASTING PLAN, IDENTIFYING ALL NECESSARY INFORMATION, MUST BE SUBMITTED IN WRITING BY A BLASTING EXPERT PRIOR TO ANY WORK.

PROPOSED DEVELOPMENTS AT GAS R/W & EASEMENTS (IF APPLICABLE):

1. PROPOSED DEVELOPMENT PLANS AROUND AND NEAR GAS FACILITIES WITHIN PRIVATE EASEMENTS MUST BE SUBMITTED TO DUKE ENERGY'S GAS ENGINEERING DEPARTMENT FOR REVIEW. THESE PLANS MUST BE APPROVED BEFORE ANY WORK MAY BEGIN WITHIN OUR EASEMENTS.
2. SPECIFIED EASEMENT WIDTHS MUST BE MAINTAINED IN ORDER FOR DUKE ENERGY TO PROTECT ITS FACILITIES.
3. NO PERMANENT STRUCTURES MAY BE BUILT WITHIN THE EASEMENTS.
4. CUTS AND FILLS ARE GENERALLY NOT PERMITTED WITHIN THE EASEMENTS. SOME FILLS MAY BE ALLOWED, AND WILL BE REVIEWED ON AN INDIVIDUAL BASIS. ANY PERMITTED FILL WILL BE LIMITED TO AN AMOUNT WHICH WILL ALLOW DUKE ENERGY TO PROPERLY MAINTAIN ITS FACILITIES.
5. PERPENDICULAR UTILITY CROSSINGS OF GAS EASEMENTS ARE ACCEPTABLE, PROVIDED PROPER CLEARANCES ARE MAINTAINED. PARALLEL INSTALLATIONS ARE NORMALLY NOT ALLOWED.

HAMILTON COUNTY ENGINEER'S OFFICE
STORM SEWER BACKFILL:

THE H.C.E.O. REQUIRES HAM: CIN CDF BACKFILL IN ALL TRENCHES UNDER THE PROPOSED ROADWAY AND WITHIN 2' OF PROPOSED ROADWAY.

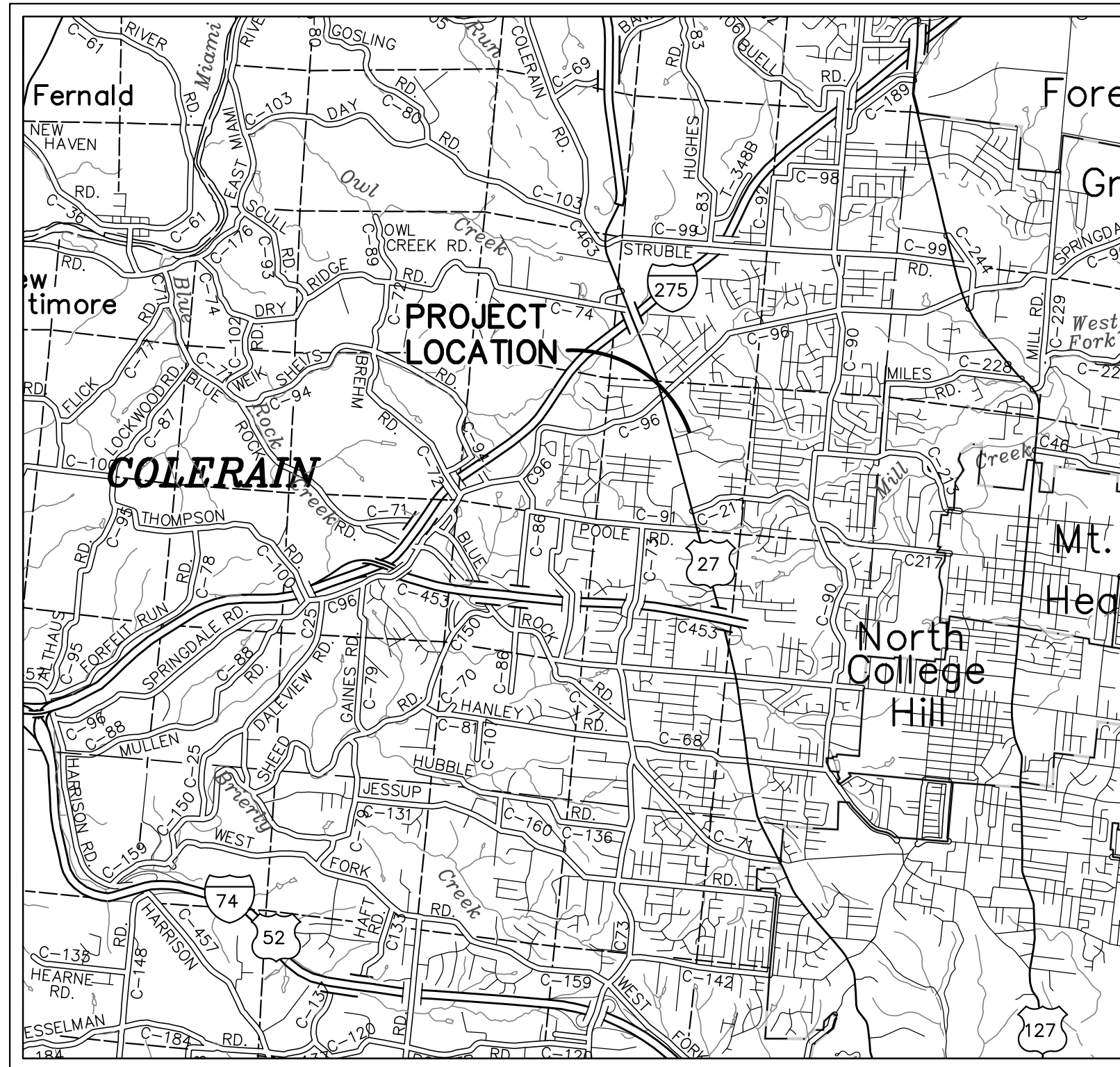
2019 SPECIFICATIONS:

SPECIFICATIONS COVERING THE PROPOSED WORK SHALL CONFORM TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATIONS DATED JANUARY 1, 2019 WITH SUBSEQUENT REVISIONS THERE TO ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF HAMILTON COUNTY, OHIO, EXCEPT AS NOTED.

ELECTRIC UTILITY NOTES:

DUKE ENERGY

1. CONTRACTOR SHALL CONTACT THE COMPANY PRIOR TO EXCAVATION IN THE VICINITY OF ELECTRIC UNDERGROUND FACILITIES OR WHEN WORKING IN CLOSE PROXIMITY OF OVERHEAD ELECTRIC FACILITIES.
 - (A) FOR FIELD INSPECTOR TO LOCATE UNDERGROUND ELECTRIC LINES: IN OHIO, CALL "OHIO UTILITIES PROTECTION SERVICE", 1-800-362-2764; IN KENTUCKY, CALL "KENTUCKY DIG SAFELY", 1-800-752-6007. THESE CALLS SHOULD BE MADE AT LEAST 48 HOURS IN ADVANCE, EXCLUDING SATURDAYS, SUNDAYS, AND STATE LEGAL HOLIDAYS.
 - (B) FOR NOTIFICATION OF CONSTRUCTION ACTIVITY NEAR ENERGIZED ELECTRIC FACILITIES OR NEEDING A POLE SUPPORTED, CALL (513) 421-9500. WITHIN 2 DAYS A REPRESENTATIVE FROM OUR CONSTRUCTION DIVISION WILL CONTACT THE CUSTOMER AND VERIFY THE LOCATION AND CONDITIONS OF THE JOB SITE. AFTER THIS CONTACT HAS BEEN MADE, A LINE CREW WILL BE OUT TO COVER UP ELECTRIC LINES OR HOLD THE POLE WITHIN 2 TO 3 DAYS.
 - (C) FOR ADDITIONAL UNDERGROUND ELECTRIC RECORD INFORMATION CALL (513) 287-2454.
 - (D) FOR ELECTRIC ENGINEERING NOTIFICATION, AGREEMENTS AND CORRESPONDENCE, ADDRESS TO MR. TOM BIRKENHAUER, DUKE ENERGY CORPORATION, DISTRIBUTION DESIGN ENGINEERING, ROOM 4674, 139 E. FOURTH STREET, P.O. BOX 960, CINCINNATI, OHIO 45202-0960
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ELECTRIC FACILITIES DURING CONSTRUCTION.
3. ELECTRIC FACILITIES TO BE KEPT IN SERVICE AT ALL TIMES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORTING EXISTING ELECTRIC FACILITIES AFFECTED BY THE PROPOSED CONSTRUCTION.
 - (A) WHERE HIGH PRESSURE OIL FILLED PIPE TYPE CABLE INSTALLATION ARE EXPOSED OR OTHERWISE INTERFERED WITH BY THE CONTRACTOR, PROTECTION BY THE CONTRACTOR WILL BE REQUIRED AGAINST DAMAGE TO THE COATING OR SURROUNDING THERMAL SAND ENVELOPE.
 - (B) WHERE CONCRETE ENCASED CONDUIT SYSTEMS OR DIRECT BURIED CABLE SYSTEMS ARE EXPOSED OR OTHERWISE INTERFERED WITH, THE CONTRACTOR SHALL PROTECT THE SYSTEM AS NECESSARY AGAINST DAMAGE. AS SOON AS FEASIBLE, THE CONTRACTOR SHALL TAKE ADDITIONAL APPROPRIATE STEPS TO PROVIDE PERMANENT MEASURES TO RESTORE SUPPORT. THE METHODS USED SHALL BE BASED ON CONDITIONS TO BE DETERMINED BY THE UTILITY.
 - (C) WHERE POLES OR ANCHORS THAT SUPPORT OVERHEAD ELECTRIC FACILITIES ARE EXPOSED OR OTHERWISE INTERFERED WITH, THE CONTRACTOR SHALL PROTECT THEM FROM DAMAGE AND PROVIDE TEMPORARY SUPPORT TO INSURE THE INTEGRITY OF THE SYSTEM. AS SOON AS FEASIBLE, THE CONTRACTOR SHALL TAKE ADDITIONAL APPROPRIATE STEPS TO PROVIDE PERMANENT MEASURES TO RESTORE SUPPORT. THE METHODS USED SHALL BE BASED ON CONDITIONS TO BE DETERMINED BY THE UTILITY.
 - (D) WHERE THE DEPTH OF EXCAVATION FOR THE PROPOSED WORK IS GREATER THAN FIVE (5) FEET, THE CONTRACTOR SHALL SHEET AND SHORE THE TRENCH TO CONTINUOUSLY MAINTAIN THE SUPPORT OF ELECTRIC FACILITIES AT LOCATIONS WHERE THE ELECTRIC FACILITIES ARE WITHIN THE ZONE OF INFLUENCE ADJACENT TO THE EXCAVATION AS DETERMINED BY THE NATURAL ANGLE OF REPOSE OF THE SOIL.
 - (E) ALL DAMAGE TO ELECTRIC FACILITIES AND SERVICE REQUIRING ADJUSTMENTS, RELOCATION AND/OR REPAIRS WILL BE MADE AT THE CONTRACTOR'S COST.
5. CONTRACTOR SHALL NOT BACKFILL EXPOSED ELECTRIC FACILITIES UNTIL THE COMPANY HAS INSPECTED ITS FACILITY OR PERFORMED ANY ADJUSTMENTS AND/OR MAINTENANCE THAT MAY BE REQUIRED.
6. SHOULD CONTRACTOR DAMAGE ELECTRIC FACILITIES, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DUKE ENERGY CALL CENTER AT (513) 421-9500. CONTRACTOR SHALL KEEP EVERYONE CLEAR OF DAMAGED ELECTRIC FACILITIES UNTIL COMPANY PERSONNEL ARRIVE AT THE WORK SITE.



VICINITY MAP
N.T.S.

INDEX OF SHEETS

TITLE SHEET	1
COMMONS CIRCLE SITE PLAN	2
CULVERT PLAN AND PROFILE	3
GENERAL NOTES, QUANTITIES, AND REINFORCING STEEL LIST	4
APRON DETAILS	5

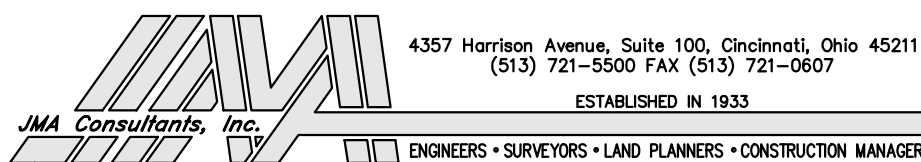
BENCH MARK No. 219:

STATION 8219 IS LOCATED AT THE WESTERLY INTERSECTION OF SPRINGDALE ROAD AND NIAGRA STREET, MARK IS A BRASS DISC SET IN CONCRETE, 47 FEET SOUTH WEST OF THE CENTER OF NIAGRA STREET, 3 FEET NORTH WEST OF THE NORTHWEST CURB OF SPRINGDALE ROAD, 21 FEET SOUTHEAST OF THE CORNER OF AN ASPHALT PARKING LOT, AND 19 FEET SOUTH OF POLE #244. MARK IS PAIRED WITH STATION T144.

N - 462,426.898 FT. ELEVATION: 874.47 FT.
E - 1,375,632.474 FT.

[illegible]

Know what's **below**.
Call before you dig.



UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE SIZE AND TYPE OF UTILITIES SHOWN HEREON WERE TAKEN FROM UTILITY COMPANY PLANS AND VERIFIED IN THE FIELD WHEREVER POSSIBLE.

UTILITY ADJUSTMENTS:

THE CONTRACTOR SHALL NOTIFY, AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE BREAKING GROUND, ALL PUBLIC AND/OR PRIVATE SERVICE CORPORATIONS HAVING WIRE, POLES, CONDUIT, MANHOLES OR OTHER STRUCTURES THAT MAY BE AFFECTED BY THIS CONSTRUCTION, INCLUDING ALL STRUCTURES WHICH ARE AFFECTED AND NOT SHOWN ON THESE PLANS. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATELY OWNED UTILITY WILL BE DONE BY AND AT THE EXPENSE OF THEIR RESPECTIVE OWNERS UNLESS OTHERWISE NOTED ON THESE PLANS.

UTILITY OWNERSHIP:

THE FOLLOWING UTILITIES AND OWNERS ARE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT:

ELECTRIC:	DUKE ENERGY 139 E. 4TH STREET, RM. 467A CINCINNATI, OHIO 45202 TELEPHONE: (513) 287-3852	STORM SEWER:	HAMILTON COUNTY ENGINEER'S OFFICE 223 W. GALBRAITH ROAD CINCINNATI, OHIO 45215 TELEPHONE: (513) 946-8432
GAS:	DUKE ENERGY 139 E. 4TH STREET, RM. 460A CINCINNATI, OHIO 45202 TELEPHONE: (513) 287-4415	TELEPHONE:	CINCINNATI BELL INC. 201 E. 4TH STREET, BLDG. 121-900 CINCINNATI, OHIO 45201 TELEPHONE: (513) 565-7043
SANITARY SEWER:	METROPOLITAN SEWER DISTRICT GREATER CINCINNATI (M.S.D.G.C.) 1600 GUEST STREET CINCINNATI, OHIO 45204 TELEPHONE: (513) 857-7188	WATERLINES:	GREATER CINCINNATI WATERWORKS (G.C.W.W.) 4747 SPRING GROVE AVENUE CINCINNATI, OHIO 45232 TELEPHONE: (513) 591-5056
STORM SEWER:	COLERAIN TOWNSHIP PUBLIC SERVICES 4160 SPRINGDALE ROAD COLERAIN TOWNSHIP, OHIO 45251 TELEPHONE: (513) 385-7502	CABLE:	SPECTRUM 11254 CORNELL PARK DR. SUITE 4308 CINCINNATI, OHIO 45242 TELEPHONE: (513) 386-5499

LEGEND

	EX. TRAFFIC SIGNAL/SIGN POLE		EX. SIGN
	EX. LIGHT POLE		EX. TREE
	EX. UTILITY POLE		EX. BUSH
	EX. POLE W/GUY ANCHOR		EX. SINGLE GRATE INLET
	EX. WATER VALVE CHAMBER		EX. DOUBLE GRATE INLET
	EX. WATER VALVE		EX. SANITARY MANHOLE
	EX. WATER METER BOX		EX. STORM MANHOLE
	EX. WATER SERVICE BOX		EX. MANHOLE (ADJUST TO GRADE/RECONSTRUCT)
	EX. FIRE HYDRANT		EX. TELEPHONE MANHOLE
	EX. GAS SERVICE BOX		PROP. SANITARY MANHOLE
	EX. GAS VALVE		PROP. STORM MANHOLE
	GROUND MOUNTED LIGHT		PROP. CATCH BASIN
			SOILS REPORT TEST BORE

 EX. TRAFFIC SIGNAL/SIGN POLE
 EX. LIGHT POLE
 EX. UTILITY POLE
 EX. POLE W/GUY ANCHOR
 EX. WATER VALVE CHAMBER
 EX. WATER VALVE
 EX. WATER METER BOX
 EX. WATER SERVICE BOX
 EX. FIRE HYDRANT
 EX. GAS SERVICE BOX
 EX. GAS VALVE
 GROUND MOUNTED LIGHT

XX" T
 XX" B
 EX. SIGN
 EX. TREE
 EX. BUSH
 EX. SINGLE GRATE INLET
 EX. DOUBLE GRATE INLET
 EX. SANITARY MANHOLE
 EX. STORM MANHOLE
 EX. MANHOLE (ADJUST TO GRADE/RECONSTRUCT)
 EX. TELEPHONE MANHOLE
 PROP. SANITARY MANHOLE
 PROP. STORM MANHOLE
 PROP. CATCH BASIN
 SOILS REPORT TEST BORE

TB-##

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PROPOSED SANITARY

PROPOSED STORM

PROPOSED DITCH

CONSTRUCTION LIMITS

EXISTING RIGHT OF WAY LINE

EXISTING CURB

EXISTING EDGE OF PAVEMENT

CENTERLINE

EXISTING DITCH

EXISTING FENCE

EXISTING ELECTRIC CONDUIT, UNDERGROUND

EXISTING GAS LINE

EXISTING BP OIL PIPELINE

EXISTING LOOP DETECTOR

EXISTING TELEPHONE CONDUIT, UNDERGROUND

EXISTING WATER LINE

EXISTING SANITARY SEWER, "EX. SAN."

EXISTING STORM SEWER, "EX. STM."

<i>DATE</i>	<i>REVISIONS</i>

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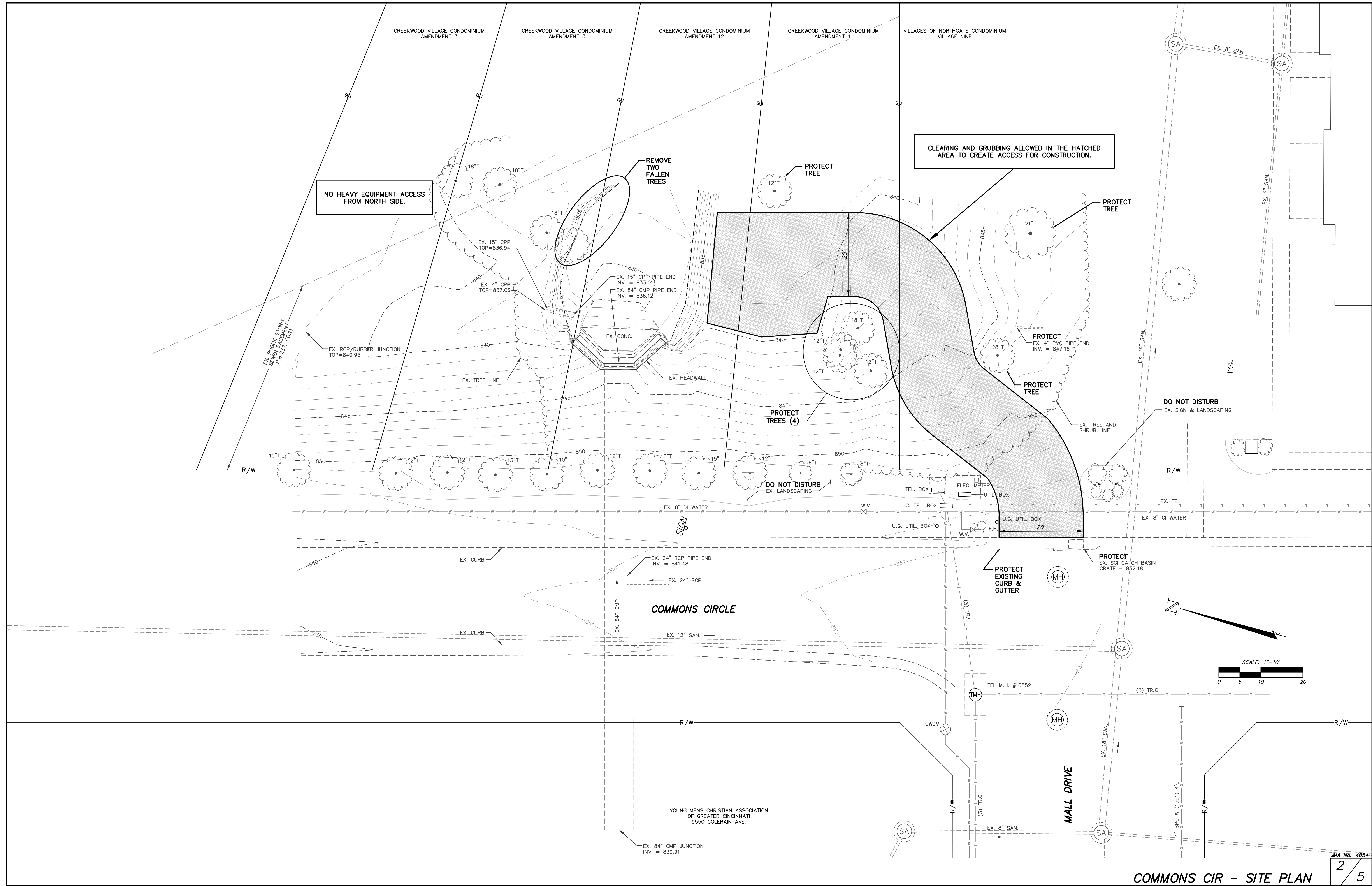
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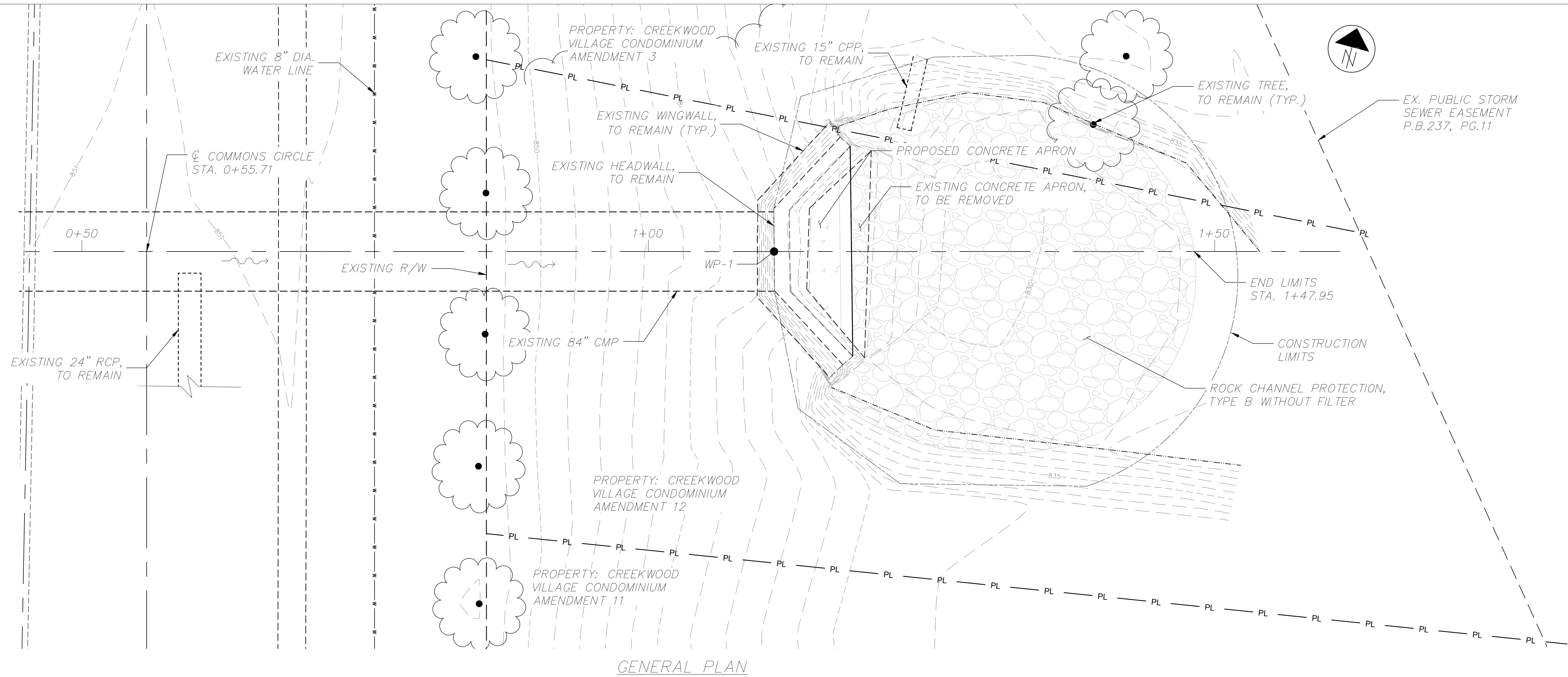
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COMMONS CIRCLE STORM WATER HEADWALL REPAIR

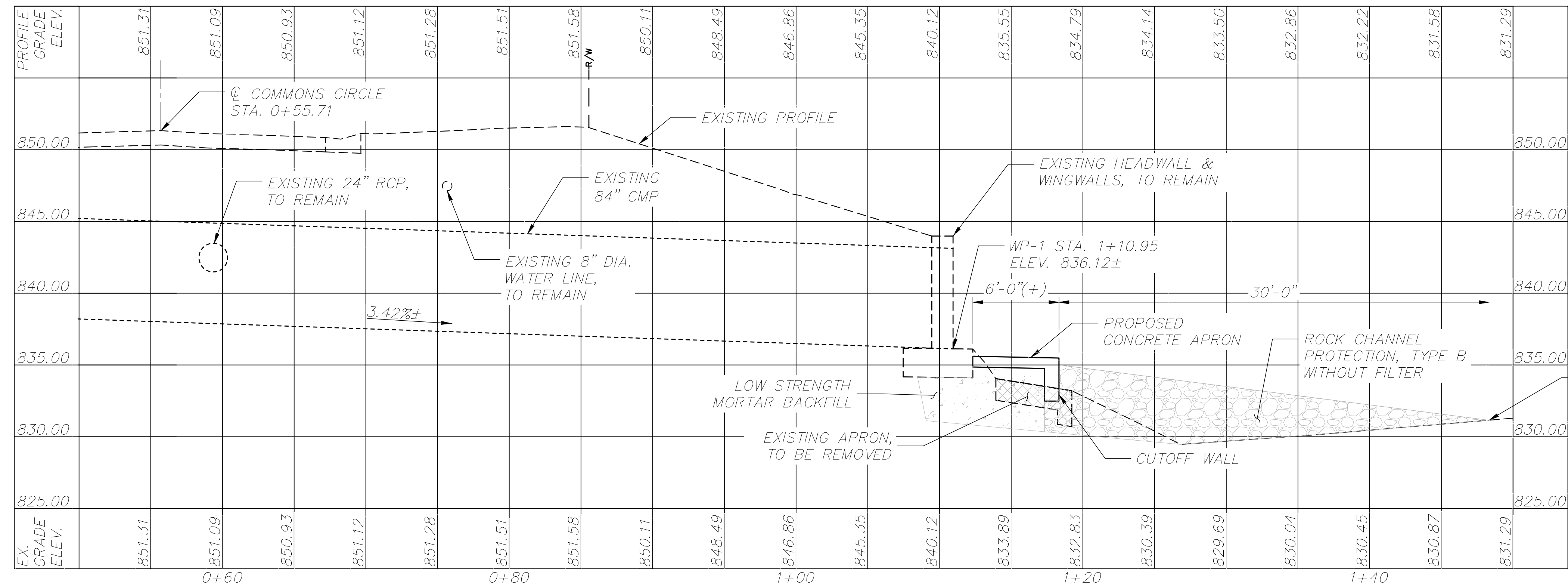
D:\0454.dwg\0454.dwg - COMMONS CIR SITE PLAN S002, 2/5/2020 10:23:57 AM



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GENERAL PLAN



PROFILE ALONG CULVERT

LEGEND:

- WP-1: STA. 1+10.95, ELEV. 836.12±
- ROCK CHANNEL PROTECTION, TYPE B WITHOUT FILTER
 - LIMITS OF CONCRETE REMOVAL
 - LOW STRENGTH MORTAR BACKFILL

NOTES:

1. FOR GENERAL NOTES AND QUANTITIES, SEE SHEET 4 OF 5.
2. FOR APRON DETAILS, SEE SHEET 5 OF 5.

2020-01-17

COMMONS CIRCLE HEADWALL
COLERAIN TOWNSHIP
HAMILTON COUNTY, OHIO

COMMONS CIRCLE HEADWALL REPAIR
CULVERT PLAN AND PROFILE

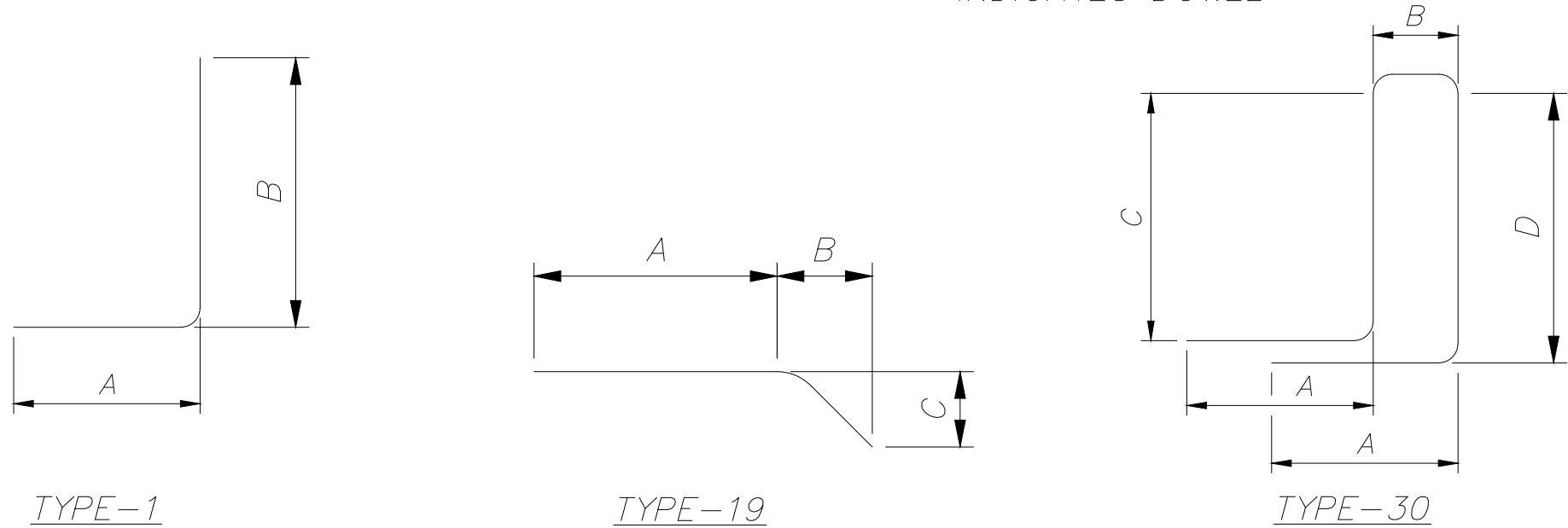
DESIGNED	DRAWN	REVIEWED	DATE
JAT	JAT	KOC	1/17/2020
CHECKED	REVISED	STRUCTURE FILE NUMBER	NONE
KDC			

DESIGN AGENCY
PRIMES
4700 BAKER ROAD, SUITE 227
CINCINNATI, OHIO 45243

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APRON REINFORCING SCHEDULE									
MARK	NUMBER	LENGTH	WEIGHT	TYPE	DIMENSION				
	TOTAL				A	B	C	D	INCR.
A401	2	8'-3"	11	STR					
	1	7'-7"							
A402	SER	TO	49	STR					1'-10 1/2"
	6	16'-11"							
A403	3	17'-10"	36	STR					
A404	4	18'-9"	50	str					
	2	1'-4"							
A405	SER	TO	22	STR					11 3/4"
	5	5'-3"							
A406	7	5'-8"	26	STR					
A407	19	8'-9"	111	30	2'-0"	6"	2'-3"	2'-5"	
A501*	12	3'-5"	43	19	2'-5"	8 1/2"	8 1/2"		
A502*	7	3'-5"	25	STR					
APRON TOTAL =			373						

* INDICATES DOWEL



GENERAL NOTES:

DESIGN SPECIFICATIONS:

THIS STRUCTURE CONFORMS TO "LRFD BRIDGE DESIGN SPECIFICATIONS" ADOPTED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS, 2018 8TH EDITION, AND THE ODOT BRIDGE DESIGN MANUAL.

DESIGN DATA:

CONCRETE: CLASS QC2 – COMPRESSIVE STRENGTH 4,000 PSI (APRON)

REINFORCING STEEL – ASTM A615 OR A996, GRADE 60, MINIMUM YIELD STRENGTH 60,000 PSI

ITEM 613 – LOW STRENGTH MORTAR BACKFILL

LOW STRENGTH MORTAR BACKFILL SHALL BE PLACED AS SHOWN. PAYMENT FOR LOW STRENGTH MORTAR BACKFILL SHALL BE MADE ONLY FOR THE BACKFILL PLACED TO THE LIMITS SHOWN. THE REMOVAL OF EXISTING CONCRETE REQUIRED FOR THE PLACEMENT SHALL BE INCLUDED IN ITEM 202 FOR PAYMENT.

EXISTING STRUCTURE VERIFICATION

DETAILS AND DIMENSIONS SHOWN ON THESE PLANS PERTAINING TO THE EXISTING STRUCTURE HAVE BEEN OBTAINED FROM FIELD OBSERVATIONS AND MEASUREMENTS. CONSEQUENTLY, THEY ARE INDICATIVE OF THE EXISTING STRUCTURE AND THE PROPOSED WORK BUT THEY SHALL BE CONSIDERED TENTATIVE AND APPROXIMATE. THE CONTRACTOR IS REFERRED TO C&MS SECTIONS 102.05 AND 105.02. BASE CONTRACT BID PRICES UPON A RECOGNITION OF THE UNCERTAINTIES DESCRIBED ABOVE AND UPON A PREBID EXAMINATION OF THE EXISTING STRUCTURE. HOWEVER, COLERAIN TOWNSHIP WILL PAY FOR ALL PROJECT WORK BASED UPON ACTUAL DETAILS AND DIMENSIONS THAT HAVE BEEN VERIFIED IN THE FIELD.

NOTES:

- ALL REINFORCING STEEL SHALL BE EPOXY COATED.
- BAR SIZE: THE BAR SIZE IS INDICATED IN THE BAR MARK. THE MARK BEGINS WITH ONE LETTER THAT IDENTIFIES THE BAR LOCATION. THE NEXT ONE OR TWO DIGITS INDICATE THE BAR SIZE, AND THE REMAINING TWO DIGITS ARE THE SEQUENCE NUMBER.
EXAMPLE: A501
A = APRON BAR
5 = #5 BAR
01 = BAR SEQUENCE NUMBER 1
- BAR DIMENSIONS SHOWN ARE OUT TO OUT UNLESS NOTED OTHERWISE.
- "STR" IN THE BAR TYPE COLUMN INDICATES A STRAIGHT BAR.
- INC. INDICATES THE LENGTH INCREMENT FOR SERIES BARS.

ESTIMATED QUANTITIES					CALC.	JAT	DATED	1/17/2020
					CHECK.	KDC	DATED	1/17/2020
ITEM	EXTENSION	TOTAL	UNIT	DESCRIPTION	SHEET REF.			
202	98000	1	LS	REMOVAL MISC.: CONCRETE APRON				
509	10000	373	LB	EPOXY COATED REINFORCING STEEL				
510	10000	19	EA	DOWEL HOLES WITH NONSHRINK, NONMETALLIC GROUT				
511	53012	4	CY	CLASS QC2 CONCRETE MISC.: APRON				
601	34100	85	CY	ROCK CHANNEL PROTECTION, TYPE B, WITHOUT FILTER				
613	41200	13	CY	LOW STRENGTH MORTAR BACKFILL				

PUBLIC SERVICES

Department: Public Services

Department Head: Jackie O'Connell, Director - Public Services

Motion to Accept Donation from Edward and Bernice Waltz for Dog Waste Bags.

Recommend adoption of a motion to accept a \$100 donation from Mr. and Mrs. Waltz for the purchase of dog waste bags.

Rationale:

Edward and Bernice Waltz have donated \$100 towards the purchase of dog waste bags that are used around the parks.

PLANNING & ZONING

Department: Planning & Zoning

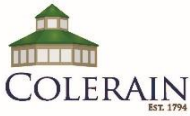
Department Head: Mike Ionna, Director - Planning and Zoning

Motion to Amend the Planning and Zoning Department 2020 Fee Schedule adding "Appeal" as an Application Type for Board of Zoning Appeals Applications and Assigning a Fee of 350 Dollars.

Recommended adoption of a motion to amend the 2020 Planning & Zoning Fee Schedule adding "Appeal" as an Application Type for Board of Zoning Appeals Applications and Assigning a Fee of 350 Dollars.

Rationale:

Staff recognized that there is currently not a fee associated with an appeal of the interpretation of the Zoning Director. This fee would cover the cost of staff time and resources associated with the appeal and is consistent with our existing fee schedule.



COLERAIN TOWNSHIP PLANNING & ZONING FEE SCHEDULE
EFFECTIVE 2/12/2020

<u>ZONING CERTIFICATE TYPE</u>	<u>FEE</u>
RESIDENTIAL ZONE DISTRICTS:	
SINGLE FAMILY DWELLING	\$350 PER STRUCTURE
MULTI-FAMILY DWELLING	\$350 PER STRUCTURE + \$50/UNIT
ADDITIONS TO RESIDENTIAL DWELLING	\$150
DETACHED GARAGES, SHEDS, ACCESSORY OR TEMPORARY STRUCTURES	\$35
SWIMMING POOLS (ABOVE OR BELOW GROUND)	\$100
FENCES, DECKS, WALLS, NEW/EXPANDED DRIVEWAYS, ANTENNA TOWERS	\$35
ALTERATIONS OR REPAIRS OF DWELLING	\$50
HOME OCCUPATIONS, SATELLITE DISHES, OUTDOOR WOOD BOILERS, SOLAR PANELS	\$50
NON-RESIDENTIAL ZONE DISTRICTS:	
BUILDINGS:	
5,000 SQUARE FEET OR LESS	\$500 PER STRUCTURE
5,001 SQUARE FEET TO 10,000 SQUARE FEET	\$600 PER STRUCTURE
10,001 SQUARE FEET TO 15,000 SQUARE FEET	\$700 PER STRUCTURE
15,001 SQUARE FEET TO 20,000 SQUARE FEET	\$800 PER STRUCTURE
20,001 SQUARE FEET OR MORE	\$1000 PER STRUCTURE
INTERIOR ALTERATIONS/FINISHES OR REPAIRS OF STRUCTURES	\$350
BUILDING ADDITIONS	\$250
TEMPORARY TENTS, TRAILERS, & STRUCTURES	\$100
ACCESSORY STRUCTURES, WALLS, FENCES, DECKS, ANTENNA TOWERS,	\$150
SATELLITE DISHES, SOLAR PANELS, ELECTRIC CHARGING STATIONS/ALTERNATIVE FUEL STATIONS	
SIGNS:	
NEW GROUND & POLE SIGNS	\$250
NEW WALL, AWNING, DIRECTIONAL	\$150
TEMPORARY SIGN	\$50
BILLBOARD	\$1500 PER SIDE
HIGH RISE INTERSTATE	\$1000 PER SIDE NOTE
FACE CHANGE	\$150 (SINGLE FACE)
MISCELLANEOUS:	
CHANGE OF USE CERTIFICATE	\$150
NON-CONFORMING USE CERTIFICATE	\$100
LOT SPLIT	\$150 PER NEW LOT
REVISION TO ZONING CERTIFICATE (WITHIN 90 DAYS)	1/2 ORIGINAL FEE
SMALL CELLULAR TELECOMMUNICATION FACILITIES	\$100

ZONING MAP AMENDMENTS:

SINGLE FAMILY DISTRICTS	\$1300 + \$150 PER ACRE
MULTI-FAMILY DISTRICTS	\$1300 + \$150 PER ACRE
BUSINESS DISTRICTS	\$1300 + \$150 PER ACRE
"SWD" & "ME" LANDFILL & EXCAVATION DISTRICTS	\$1300 + \$150 PER ACRE
"RF" FLOOD PLAIN MANAGEMENT	\$300
HILLSIDE DEVELOPMENT OVERLAY DISTRICTS	\$1300 + \$150 PER ACRE
ADMINISTRATIVE MODIFICATION	\$150
FINAL DEVELOPMENT PLANS AND MINOR MODIFICATIONS	\$550
MAJOR MODIFICATION TO PD	\$1,300
LAND USE MAP CHANGES	\$500
OPEN SPACE DEVELOPMENT	\$1300 + \$150 PER ACRE

ADJACENT PROPERTY OWNERS, LEGAL NOTICES, AND RECORDING FEES - APPLICANT PAYS ALL CHARGES

BOARD OF ZONING APPEALS:

VARIANCE	\$350
APPEAL OF ZONING ADMINISTRATOR DECISION	\$350
COMPATIBLE NON-CONFORMING USE	\$400
CODITIONAL USE	\$400

ADJACENT PROPERTY OWNERS AND LEGAL NOTICES - APPLICANT PAYS ALL CHARGES

MISCELLANEOUS FEES:

PLANNING & ZONING DOCUMENTS	10¢ PER PAGE
ZONING MAP (36"X50")	\$30
LAND USE MAPS (36"X44")	\$30
11"X17" MAPS	\$10
PROPERTY OWNER SEARCH/PLAT MAP	\$30
ZONING CERTIFICATION/VERIFICATION LETTER	\$125

NOTES:

MAKE CHECK PAYABLE TO: COLERAIN TOWNSHIP BOARD OF TRUSTEES

LEGAL NOTICES FOR PUBLIC HEARINGS - ESTIMATED MINIMUM FEE/HEARING: \$30

ADJACENT PROPERTY OWNERS NOTICES - CURRENT COST FOR USPS 1ST CLASS MAIL

RECORDING FEES - ESTIMATED MINIMUM FEE: SEE HAMILTON COUNTY RECORDING FEE SCHEDULE

FEES ARE NON-REFUNDABLE





The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 11th day of February, 2020, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Dan Unger, Raj Rajagopal, Matthew Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-20

Case No. ZA2019-09

Approval of a Re-Zoning Request
R-6 (Urban Residential) to PD-R (Planned District Residential)
Parcel No. 510-0112-0015-00

WHEREAS, the Applicant, Pete Schwiegeraut with MVAH Partners representing property owner Reorganized Church of Jesus Christ of Latter Day Saints, has submitted an application for a Zoning Map Amendment for the re-zoning of the site in question from B-2 (General Business) to PD-R (Planned District Residential); and

WHEREAS, the Colerain Township Zoning Commission conducted its public hearing on the case on January 22, 2020, and after consideration of all public comments, exhibits, and other materials submitted, voted to recommend approval of the zoning request; and

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the case on February 11, 2020, and after consideration of the recommendation of the Zoning Commission, and all public comments, exhibits, and other materials submitted, voted _____ to approve the application for the Zoning Map Amendment request from R-6 (Urban Residential) to PD-R (Planned District Residential).

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of Colerain Township, Hamilton County, Ohio accepts the recommendation of the Colerain Township Zoning Commission for a Zoning Map Amendment, and that the Board of Trustees does hereby approve the request for Parcel No. 510-0112-0015-00 subject to the following conditions:

1. That the Final Development Plan shall include an assessment of the quality of the existing vegetation to remain on the property. Following the assessment, a plan shall be made for supplemental planting of evergreens for screening from adjacent areas where appropriate, the elimination and removal of poor quality vegetation or invasive species, and any other treatment of this area in order to make it a desirable screening amenity for the residents of and adjacent to the development.
2. That the final building elevations shall be in keeping with the designs and materials contained within the submitted application of the Preliminary Development Plan.

3. That the Final Development Plan shall meet the parking requirements of Section 13.3.2 of the Zoning Resolution.
4. That the Final Development Plan shall be submitted and reviewed in accordance with the provisions of Section 4.5.2(I) of the Zoning Resolution.
5. That additional right-of-way be dedicated on Springdale Road and that the Traffic Impact Study be conducted per the Hamilton County Engineer recommendation.
6. That a fence or barrier be provided that is acceptable to the neighborhood and developer between the adjacent residential properties and the rear portion of the property to be developed.
7. That the area noted on the plan as “open space- preserve” be cleaned of trash and that dead or undesirable vegetation be removed.
8. That the total number of units for the development be capped at 62 units.

The Board of Trustees of Colerain Township, Hamilton County, Ohio approve the change in zoning on the site in question for the reason that the Zoning Map Amendment would be in the best interest of the Township and the health, safety, morals and welfare of the public, is consistent with the Colerain Township Comprehensive Plan previously adopted by the Township, and is in keeping with good land use planning; and,

BE IT FURTHER RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That a certified copy of this Resolution be directed by the Fiscal Officer of Colerain Township to the Hamilton County Recorder and the Colerain Township Zoning Inspector; and
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and
4. That this Resolution shall be effective at the earliest date allowed by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Wahlert _____, Mr. Rajagopal _____, Mr. Unger _____

ADOPTED this 11th day of February, 2020.

BOARD OF TRUSTEES:

Matthew Wahlert, Trustee

Raj Rajagopal, Trustee

Dan Unger, Trustee

ATTEST:

Heather E. Harlow,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 11th day of February, 2020.

Heather E. Harlow
Colerain Township Fiscal Officer

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the ____ day of February 2020, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Mr. Raj Rajagopal, Mr. Daniel Unger, Mr. Matthew Wahlert

Mr. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____ - 20

RESOLUTION FOR STREETLIGHTING
CAPSTAN DISTRICT

WHEREAS, A hearing having been had upon a petition praying that the Colerain Township Board of Trustees take all lawful and proper proceedings to light artificially the streets and public ways in an unincorporated district in this Township, following notice and actual view taken, and the Township Trustees findings for Capstan:

1. That the petition was filed with the Township Fiscal Officer on October 25, 2019, and the Board of Trustees was duly notified by her of such filing and a copy of the petition was sent to it on December 10, 2019; and
2. That the petition was signed by owners of more than one half of the feet front of the lots and lands abutting on the street and public way of the aforesaid district, and that the petition complied with law in specifying the metes and bounds of the district but included no lands more than 660 feet from, nor any lands not abutting on, the street and public way in such district; and
3. That notice of a hearing before said Board of Trustees on said petition for January 2, 2020, was duly and timely served on all lot owners and corporation affected by said proposed improvement and was duly and timely published according to law and this public hearing was continued until February 11, 2020 to meet all legal notice requirements.

THEREFORE, BE IT RESOLVED BY THE COLERAIN TOWNSHIP BOARD OF TRUSTEES:

1. That the proposed improvement to light artificially the street and public way in the district is necessary, and accordingly grants the petition; that the number of lights necessary to light properly the said street and public way is five (5) and that the lights shall be of the nature and configuration as described within the attached contract and map.
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
4. That this Resolution shall be effective at the earliest date allowed by law.

Mr. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Rajagopal _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this 11th day of February, 2020.

BOARD OF TRUSTEES:

Raj Rajagopal, Trustee

Daniel Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Heather E. Harlow,
Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Scott A. Sollmann (0081467)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040
(513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal

Officer this ____ day of _____, 2020.

Heather E. Harlow
Colerain Township Fiscal Officer



5/6/2019

COLERAIN TOWNSHIP GENERAL STREETLIGHTING
4200 SPRINGDALE RD
CINCINNATI , OH 45251-1419

Subject: CAPSTAN DRIVE LIGHTING

Dear Valued Customer:

Thank you for the opportunity to provide you with new outdoor lighting. Enclosed are two copies of the Outdoor Lighting Service Agreement, (the "Agreement"), along with a site drawing showing the light pole locations for your review and approval. A detailed description of the lighting equipment is shown on page 2 of the Agreement.

This Agreement also indicates the different estimated monthly payment choices available for the lighting system. These monthly costs are divided into three components (Equipment, Maintenance and Energy Usage), and are based on the estimated work order costs of the Equipment described in the Agreement, which are unique to this installation. The equipment charges will no longer be reflected on your monthly bill at the end of Initial term you choose. This will be a one-third to one-half ($1/3 - 1/2$) decrease of the total bill, depending on the type of Equipment and the wattage of the lights. The estimated Energy and the Maintenance charges will continue for as long as the Equipment is in service. Please review pages 3 & 4 of the Agreement for more detailed information regarding terms.

Options A through F represent your choices for the monthly lighting system payment amount. You may choose to pay the total lump sum amount, upfront, or spread this cost over 1, 3, 5, 7, or 10 years. The Energy and Maintenance charges will remain the same no matter which Option is chosen. Please choose the Option you prefer and write the corresponding letter in the box near the bottom of page 1 of the Agreement.

At the bottom of page 2 is a disclaimer with regard to the amount of light output. This indicates that the lights to be installed are pursuant to your request and may or may not meet minimum Illuminating Engineering Society (IES) standards.

Please sign both copies of the document, return one copy to my attention at the address noted below and retain one for your records. Please note that this proposed Agreement and the dollar amounts quoted will expire ninety (90) days from the date of this letter. If we do not receive your signed Agreement within that time period, a new agreement and proposal will be issued only at your request.

If you require revisions, or there arise unforeseen circumstances which change the original estimated cost of this installation, we will review the situation with you and, if necessary, send you a new proposal. Your signature on this Agreement is your approval for us to order the materials, process the work order and proceed with the installation.

Sincerely,

Andrew Manning
andrew.manning@duke-energy.com

OUTDOOR LIGHTING SERVICE AGREEMENT

Agreement Information	Equipment, Energy and Maintenance			FRFOLCLM0000014149		5/6/2019
	Agreement Coverage			Agreement Number		Current Date
35002209	32519976	75025	S485	V462	FRFOL	UDES
Customer Account Number	Request Number	Corp.	CP Center	LOC	Work Code	Rate Code

OUTDOOR LIGHTING SERVICE AGREEMENT



Duke Energy Ohio, 139 East Fourth Street, Cincinnati, OH 45202

Business Name				This Agreement has an Initial Term selected by Customer.
Customer Name	COLERAIN TOWNSHIP GENERAL STREETLIGHTING			
Service Location or Subdivision	CAPSTAN DRIVE LIGHTING			
Service Address				The Initial Term begins when Service is in operation; after expiration thereof, Service continues with annual renewals, until either party terminates with written notice to the other party.
Service Address				
Service City, State, Zip code				
Mailing Name	COLERAIN TOWNSHIP GENERAL STREETLIGHTING			
Mailing Business Name				Notes:
Mailing Address	4200 SPRINGDALE RD			
Mailing Address				
Mailing City, State, Zip code	CINCINNATI	OH	45251-1419	

PROPOSALS BELOW ARE VALID FOR 90 DAYS FROM THE CURRENT DATE. PROPOSAL EXPIRATION IS 8/4/2019
AGREEMENT MUST BE SIGNED AND RETURNED BEFORE THE EXPIRATION DATE.

After the Initial Term expires, the monthly equipment charges will no longer be reflected on the monthly bill, though and energy and maintenance charges continue for the life of the lighting system covered by this agreement.

CHOOSE THE EQUIPMENT PAYMENT AMOUNT AND ASSOCIATED INITIAL TERM	EQUIPMENT Monthly Amount for System Per Option	MAINT. & Operating System Amount Per Month	ENERGY USE *Estimated Monthly Total	TOTAL NUMBER OF LIGHTS in Project	*ESTIMATED system charge total during initial term	**AVERAGED Estimated Monthly Charge PER LIGHT	
						DURING Initial Term	AFTER Initial Term
Option A - Onetime Lump Sum for Equipment	\$2,668.93	\$9.70	\$0.53	5	\$10.23	\$2.05	\$2.05
Option B - 1 Year Agreement Initial Term	\$232.43	\$9.70	\$0.53	5	\$242.66	\$48.53	\$2.05
Option C - 3 Year Agreement Initial Term	\$80.59	\$9.70	\$0.53	5	\$90.81	\$18.16	\$2.05
Option D - 5 Year Agreement Initial Term	\$55.26	\$9.70	\$0.53	5	\$65.49	\$13.10	\$2.05
Option E - 7 Year Agreement Initial Term	\$44.68	\$9.70	\$0.53	5	\$54.91	\$10.98	\$2.05
Option F - 10 Year Agreement Initial Term	\$37.13	\$9.70	\$0.53	5	\$47.36	\$9.47	\$2.05

* Estimated Energy is based on current charge per kWh and does not include taxes and energy rate tariff riders which will cause slight fluctuation in monthly costs.

** The ENERGY portion may cover more than one luminaire wattage size which results in estimated Averaged Monthly costs shown above. The ENERGY may also be METERED. If this option is chosen the Energy usage information above is superseded by the METERED usage and charges.

See Section I, page 2 for further lighting equipment and cost detail. Requests for changes in number of lights and poles, pole locations, equipment or other requests will result in a recalculation of the amounts above. Please see attached drawing or Exhibit 'A' for the proposed placement of lighting equipment.

PLEASE INDICATE INITIAL AGREEMENT TERM CHOICE FROM OPTIONS ABOVE (A,B,C,D,E,F) ☐ **DECLINE** ☐

IN WITNESS WHEREOF, the parties hereto have caused two copies of this Agreement to be executed by a duly authorized representative(s), effective the Current Date first written above. This Lighting Service Agreement ("Agreement") is made and entered into by the subsidiary of Duke Energy Corporation, a Delaware corporation, named above (hereafter, "Company"). Neither Duke Energy Corp. nor any of its other affiliated companies are parties to this Agreement.

Duke Energy Representative

AND

Customer / Representative

Signature

Signature

Printed Name Andrew Manning

Printed Name _____

Date 5/6/2019

Date _____

If more space is required for additional Customer signatures, please attach a dated letter with signatures on it and reference this Agreement

OUTDOOR LIGHTING SERVICE AGREEMENT

WITNESSETH:

WHEREAS, Customer desires to have: a Company-owned outdoor lighting system ("System"), on designated property; and

WHEREAS, Company has the ability to own, install, operate and maintain an outdoor lighting system.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION I. – EQUIPMENT AND INSTALLATION

- 1.1 In accordance with conditions set forth herein, Company agrees to install for Customer all necessary equipment to provide, operate and maintain an outdoor lighting system. The cost of any additional electrical distribution facilities required to provide energy to the System may or may not be included in the monthly terms of this Agreement according to Company discretion.
- 1.2 A detail of the locations of the equipment constituting said System is set forth in a drawing or print marked "EXHIBIT A", which is attached hereto, made a part hereof and incorporated herein by reference.
- 1.3 The System consists of the following:

A. LUMINAIRE DETAIL INFORMATION

LUMINAIRE STYLE DESCRIPTION LED = Light Emitting Diode, HPS = High Pressure Sodium, MH = Metal Halide Lamp Source		INITIAL LUMENS	LAMP WATTS	IMPACT WATTS	EST ANNUAL KWH EA	MAINT/ OPERATION CHG EACH	*EST. ENERGY CHG	NUMBER OF LIGHTS	*ESTIMATED LINE TOTAL
1	Roadway LED 50W Gray (RAL7038) Type III	4,521	50	0.0500	208	\$1.94	\$0.11	5	\$10.23
SECTION I - A - TOTALS									10.23

*Tariff riders and sales tax are not included therefore the total billing amount will be different than listed above.

B. ENERGY USAGE – BASED ON UTILITY REGULATORY COMMISSION APPROVED RATES

Current Rate per kWh 0.006117 Rate Effective Date 1/2/2018 Estimated Annual Burn Hours 4,160

**CALCULATION FOR ESTIMATING UNMETERED ENERGY USAGE	
Impact Watts = the energy used by the lamp watts plus ballast watts.	
a. Impact watts times estimated Annual Burn Hours as shown in lines above equal annual watt hours.	c. Annual kWh divided by twelve (12) months equals monthly kWh.
b. Annual watt hours divided by 1000 hours equals annual kilowatt hours (kWh).	d. Monthly kWh times current rate per Kwh equals the monthly dollar amount for each item.

C. POLE TYPE AND QUANTITY UTILIZED IN THIS PROJECT* (existing and new pole installation information)

ITEM #	POLE DESCRIPTION	POLE QUANTITY
1	Existing Pole	1
2	Existing Pole	1
3	Existing Pole	1
4	Existing Pole	1
5	Existing Pole	1

* Existing poles have no pole installation charges; new pole charges are included in Luminaire details.

1.4 LIGHTING LAYOUT DESIGN DISCLAIMER (CUSTOMER TO SIGN WHEN APPLICABLE)

<i>Company has installed the System in accordance with Customer's specifications concerning the design and layout (including pole locations, number and types of lights). Company has not designed the System. Customer is responsible for all aspects of the design and layout of the System. Customer understands that its design and layout of the System may not be in accordance with minimum footcandle and lighting uniformity standards. Therefore, Customer agrees to release, indemnify, hold harmless, and defend Company from and against any and all claims, demands, causes of action, liabilities, losses, damages, and/or expenses resulting from (or alleged to result from) the design and/or layout of the System, including damage to or destruction of personal property, personal injuries including death, and reasonable attorneys' fees.</i>	
Customer's Signature _____	Date _____

OUTDOOR LIGHTING SERVICE AGREEMENT

SECTION II – CUSTOMER OPTIONS FOR SYSTEM OPERATING HOURS

ALL HOURS OF OPERATION FOR ANY OPTION MUST BE BETWEEN THE HOURS OF DUSK-TO-DAWN (ONE HALF HOUR AFTER SUNSET TO ONE HALF HOUR BEFORE SUNRISE) TO QUALIFY FOR THIS ENERGY USAGE RATE

- 2.1 Option A is the typical dusk-to-dawn photoelectric cell automatically operated System. Lights turn on approximately 1/2 hour after sunset and shut-off 1/2 hour before sunrise. This may be a monthly estimated energy usage based on luminaire impact wattage and lamp source equally over twelve months (See Section I - B, above) or metered using actual energy usage plus a monthly meter charge.
- 2.2 Option B - AVAILABLE FOR ONLY MUNICIPAL OPERATED AREAS AND WITH COMPANY APPROVAL. This option is exclusively for seasonal lighted ornaments operated from 120 volt outlets which are mounted near the top of Company poles. Company reserves the right to approve the ornament weight, size, wattage and attachment arrangements before installation. The ornament weight limit is 25 pounds. Initial costs of wiring, outlets and other associated costs will be borne by the Customer on a time and material basis before being energized. Seasonal ornamental lighting will operate dusk to dawn during the months of November 15th through the following January 15th. The total days of operation are approximately 61.
- 2.2.1 After the initial permanent installation of outlets on the poles, the ornaments must be installed and removed seasonally on Company-owned poles between the hours of 8:00 a.m. and 5:00 p.m. by a qualified electrician. Once an outlet is installed any additional outlet maintenance will result in a Customer charge on a time and equipment use basis and billed on a separate invoice for each occasion.
- 2.2.2 Seasonal Ornamental Lighting estimated wattage for each ornament is limited to 350 watts. The estimated Annual usage is 320-333 Kwh for each outlet.

SECTION III – ENERGY USAGE COST CALCULATION - See Page 1

- 3.1 Except as otherwise provided in this Agreement, Customer shall pay Company the monthly energy charges. Monthly charges are based on estimated unmetered charges using the calculation methods shown on Page 1 of this Agreement and adding any energy tariff riders and applicable sales tax. Both unmetered and metered outdoor lighting energy usage charges are based on the per kilowatt hour amount approved by the appropriate State Utility Commission.
- 3.2 The "Schedule of Rates, Classifications, Rules and Regulations for Electric Service", and/or General Terms and Conditions of the Company, and all amendments thereto, are filed with and approved by the appropriate State regulatory entity, (the "Commission") and shall be deemed a part of this Agreement as if fully set forth herein.

SECTION IV – SYSTEM MAINTENANCE

- 4.1 Normal maintenance includes the replacement or repair of any item included in the System except seasonal outlets. Maintenance is performed after notification from the Customer that a problem exists and/or during a Company scheduled maintenance cycle. Company will stock only the most common equipment; acquisition of some repair parts could cause a delay in permanent repair.
- 4.2 Normal maintenance covers ordinary wear and tear with proper use of the System. Repairs or replacements requested as a result Customer caused damage will be performed on a time and material cost basis, in which instance an estimate of costs will be provided to the Customer before the work begins. Company reserves the right to charge Customer for repair costs incurred due to vandalism.

- 4.3 Maintenance does not include partial or full System replacement or major repairs due to System age. While many Systems last 15 to 25 years, different types of lighting equipment have different life spans. Lighting equipment suppliers may also discontinue manufacture of certain equipment. End of life for a System will be determined by the Company.
- 4.4 Company reserves the right to update or modify the monthly maintenance charges to reflect changes in Company costs for materials and labor no more often than every three years on a Company assigned schedule, which may not coincide with the term of this Agreement.
- 4.5 Company reserves the right to charge a fee equal to a minimum of one hour labor and transportation costs for trips to disconnect and reconnect lights in a Company-owned lighting System when requested to do so more times than the Company deems necessary.

SECTION V – PAYMENT

- 5.1 Customer hereby agrees to pay Company the monthly costs set forth in accordance with the applicable tariff rate for the energy provided for the term of this Agreement. The estimated monthly amount due are summarized on Page 1 of this agreement and are current at the time the Agreement is initiated. A monthly bill will be rendered and due each month in accordance with the applicable tariff rate and payment rules. Any Customer charge that is not paid in full on or before its due date, shall incur a late fee.
- 5.2 Should any change in the energy usage monthly charges be ordered by the Commission, then payments by Customer to Company for this service shall thereafter be made upon the basis of such new rates as changed and approved by the Commission.

SECTION VI – TERM OF AGREEMENT

- 6.1 Service under this Agreement shall commence as soon as practicable after the System is installed and operational. The Company shall notify Customer in writing as to the date on which service will begin.
- 6.2 The initial term of this Agreement, during which Customer shall take and Company shall render service hereunder, shall be in accordance with the Option indicated on page 1 of this Agreement ("Initial Term"). After the Initial Term, this Agreement shall continue in force and effective in successive automatic one-year extensions unless terminated by either party upon sixty (60) days written notice.

SECTION VI – OTHER TERMS AND CONDITIONS

- 7.1 Other Terms and Conditions set forth in Exhibit "B" hereof are incorporated herein by reference and made a part of this Agreement
- 7.2 This Agreement constitutes the final written expression between the parties. It is a complete and exclusive statement and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the System. However, nothing herein shall preclude either party from commencing an action for unpaid bills, other damages, or breach of prior agreements during the time they were in effect.
- 7.3 This Agreement, the construction of this Agreement, all rights and obligations between the parties to this Agreement, and any and all claims arising out of or related to the subject matter of this Agreement (including tort claims), shall be governed by the laws of the State in which the service is rendered without regard to its conflict of laws provisions.

OUTDOOR LIGHTING SERVICE AGREEMENT

EXHIBIT 'B' - OTHER TERMS AND CONDITIONS

- 1 All System facilities installed by Company under this Agreement are and shall remain the property of Company. The termination of this Agreement for any reason whatsoever shall not in any way affect such ownership by Company, deprive Company of the right either to remove any or all property comprising the System or any part thereof or to use the same in or in connection with the rendering of other service by Company.
- 2 If Customer requests part or all of the System's removal before the end of the System's useful life, including by reason of termination of this Agreement, Customer must pay Company's unrecovered costs of the System minus any salvage value, to be determined at the sole discretion Company, plus System removal costs.
- 3 The obligations of Customer to pay the monthly invoice and any applicable late fees or any amount due and owing to Company as a result of this Agreement or in connection with the rights and privileges granted hereby, are independent of the liabilities or obligations of Company hereunder. Customer shall make all such payments due to Company without any deductions, setoffs or counterclaims against such payments on account of any alleged breach or default by, or claims against, the Company pursuant to this Agreement or otherwise or on account of any claims against or default by any third party.
- 4 Company's installation of the System is contingent upon obtaining adequate easements and rights-of-way, if necessary, and Customer agrees to assist the Company when necessary in obtaining easements or rights-of-way which shall include permission to install and maintain service lines and facilities required for serving and providing the System.
- 5 Company is an independent contractor and not an agent or employee of Customer and nothing contained in this Agreement shall be so construed as to justify a finding of the existence of any relationship between Company and Customer inconsistent with that status. Company shall have exclusive control of and responsibility for its labor relations.
- 6 Company does not warrant nor guarantee the safety of Customer or any third party, nor does it warrant or guarantee the security of Customer's property or any third party property, lighting levels, or uniformity of lighting as a result of Customer's use of the System. Company is not liable for any injury to Customer, or any persons or property arising out of the System use other than that arising from the sole negligence of the company. COMPANY EXPLICITLY DISCLAIMS WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, EITHER EXPRESSED OR IMPLIED, OR ARISING FROM COURSE OF DEALING OR USAGE OF TRADE.
- 7 If a breach or default occurs, the non-breaching party shall provide the breaching party with a thirty (30) day written notice to cure such default or breach, or if the defect cannot be cured within thirty (30) days, the breaching party shall nonetheless commence to cure such defect and shall, in good faith, complete such cure in as timely and expeditious manner as is feasible in the circumstances. If the breaching party fails to cure or to commence the cure of the defect within the prescribed time frame set forth herein, the non-breaching party, at its sole discretion, shall provide notice to the breaching party of the immediate termination of this Agreement. Events beyond Company's control, including but not limited to acts of nature, electricity outages, and inability to obtain needed replacement parts, shall not constitute breaches of this Agreement.
- 8 Customer desiring a Company-installed System on a public rights-of-way or on other property not under customer's jurisdiction must provide the Company with written permission from the entity with legal jurisdiction over that right-of-way or property before installation will begin. Customer must reimburse Company for costs associated with obtaining easements.
- 9 Company reserves the right to refuse to install Company equipment on another's property, however, any Company agreement to install System luminaires or other Company facilities on poles or structures owned by a third entity is contingent upon receiving written consent for such installation from that entity. Customer will be required to reimburse the Company for monthly fees charged for pole contacts for System attachments on poles or structures not owned by the Company, (i.e., owned by other utilities or entities). This fee will be imposed only when contacting or modifying existing poles to allow for clearances required for the System equipment.
- 10 Company shall not be liable for any claims, demands, cause of action, liabilities, loss, damage or expense of whatever kind or nature, including attorney fees, incurred by Customer for actions involving a structure not Company-owned on which the Company has placed Company-owned equipment at Customer request. Additionally, the Company will not be responsible for any repairs needed by the structure that is not owned by Company. If the structure becomes unsuitable, or unsafe to support Company-owned equipment the Company retains the right to remove the equipment from the structure. If Company equipment is removed under these conditions Customer will owe Company a pro-rated amount for the removed equipment plus removal costs minus salvage value.
- 11 When changes are requested by Customer at any time after the System is installed and before the normal end of System life, Company will evaluate and estimate the costs of the changes. The changes will be made after the Customer pays the agreed upon amount if any to make changes. Changes include such matters as relocating poles, changing luminaire styles (post top, cobrahead, floodlight), their locations, wattage, and lamp source (e.g., metal halide, high pressure sodium). Any such agreed upon changes will be documented either by a new or an amended Agreement. New equipment added to the System will require a new Agreement.
- 12 If any part, term, or provision of this Agreement is adjudged by a court of competent jurisdiction to be contrary to the law governing this Agreement, the validity of the remaining parts, terms, and provisions shall not be affected thereby.
- 13 This Agreement, and all the terms and provisions hereof, shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors, personal representatives, and/or permitted assigns.
- 14 Each party to this Agreement represents that it is sophisticated and capable of understanding all of the terms of this Agreement, that it has had an opportunity to review this Agreement with its counsel, and that it enters this Agreement with full knowledge of the terms of the Agreement.
- 15 No delay of or omission in the exercise of any right, power or remedy accruing to any party under this Agreement shall impair any such right, power or remedy, nor shall it be construed as a waiver of any future exercise of any right, power or remedy.
- 16 Neither party shall assign this Agreement without the prior written consent of the other party, which consent, if given shall not relieve the party of making such assignment from full responsibility for the fulfillment of its obligations under this Agreement. PROVIDED, THAT the Company may assign this Agreement to its parent or any subsidiary entity or to an affiliate.

CONSENT ITEMS

Department: Administration

Department Head: Jeff McElravy, Finance Director

Hiring of Finance Specialist for Payroll (Finance)

Recommend approval of all consent agenda items.

Rationale:

Since 1994, Ms. Cindy Miller has processed payroll. She holds a Bachelor of Arts Degree in Strategic Human Resources from Wilmington College and is a member of the Greater Cincinnati & Northern Kentucky Chapter of the American Payroll Association. Ms. Miller is currently employed by the City of Springdale from which she brings Colerain Township over 20 years of public sector payroll processing experience. The hiring is contingent upon successful completion of the requisite background examinations.

If successful Ms. Miller would begin on February 18, 2020 at a rate of \$27.85 per hour and would serve a one year probationary period. With the adoption of the new job descriptions earlier in this agenda, this position is exempt from FLSA.



NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

- ☐ New position - Date of Trustee Approval
☐ Reconfiguration of position
☒ Replacement existing vacancy- - Date of Trustee Approval February 11, 2020

Job Code: 104- Finance Specialist Position Number: 1012- Finance Specialist

Status: ☒ Full Time ☒ Permanent ☒ FLSA Exempt ☐ CBA Position
☐ Part Time ☐ Temporary/Seasonal ☐ FLSA Non-Exempt ☒ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: Cynthia Miller

Hourly rate: \$27.85

Employee Supervisor: Jeff McElravy

Min/Max hours/week: 40

Proposed start date: 2/18/2020

Eligibility Date: 2/12/2020

Tentative schedule of hours: Mon-Fri, 8:30-5:00 or 8:00-4:30

Does this position supervise staff? ☐ Yes ☒ No

Comments: Cindy brings decades of payroll, benefits, and accounting experience in local government to the role. She is a hard worker, has an engaging personality, and genuinely enjoys her work.

Department Head Name: Jeff McElravy

Signature:

Date: 2/4/2020

TO BE COMPLETED BY THE TOWNSHIP ADMINISTRATOR

The Colerain Township Administrator conditionally approves this hire. This hire shall be fully effective after approval by the Board of Trustees at the next possible Trustee meeting. The employee will be required to serve a probationary period, as defined by the Township Policy Manual or Collective Bargaining Agreement.

For hiring purposes, the employees first eligible start date, pending completion of all necessary background checks, physicals, and drug tests is: 02/12/2020

Administrator Signature:

Date: 2/4/2020

JOB POSTING INFORMATION – TO BE COMPLETED BY HUMAN RESOURCES

The Position was posted on the following locations:

☒ Township Website

☐ Internal Bulletin Board

☐ Social media

☐ Facebook

☐ LinkedIn

☐ Twitter

☐ Other

☐ Newspapers

☒ Other job boards

Hiring Process Timeline:

Date of initial posting: Click or tap here to enter text.

Date posting closed: 01/10/2020

Interview Committee: Milz, Weckbach, McElravy, Baker, Edwards

Interview dates: 01/07/2020 and 01/09/2020

Number of applications: 11

Number of candidates interviewed: 3

FISCAL OFFICE REPORT

Department: Fiscal Office

Department Head: Heather Harlow, Fiscal Officer

Motion to Authorize the Transfer and Advance of Funds

Recommend adoption of a motion authorizing inter-fund **transfers** for the following:

From the General Fund:

- \$300,000.00 to the Parks fund 2911
- \$210,000.00 to the Community Center fund 2912
- \$225,000.00 to the Zoning fund 2181
- \$308,200.00 to the Parks Bond fund 3102
- \$216,200.00 to the Public Works Bldg Bond fund 3103
- \$178,400.00 to the Streetscape Bond fund 3105

From the Fire Fund:

- \$238,200.00 to the Special Assessment Fire Bonds fund 3301

Recommend adoption of a motion authorizing inter-fund **advance** for the following:

From the General Fund:

- \$6,700.00 to the CDBG fund 2908

Rationale:

The transfers have been appropriated in the 2020 Temporary Appropriations, are necessary for the operations of Township Departments, and to cover debt service.

The advance will be reimbursed by Hamilton County using CDBG funds.

FISCAL OFFICE REPORT

Department: Administration

Department Head: Heather Harlow, Fiscal Officer

Motion to Approve Payroll, Purchase Orders, and Receipts

Recommend Adoption of Motion to Approve Payroll, Purchase Orders and Receipts

Rationale:

Each month the Fiscal Officer requests approval of the above financial transactions.