

Minutes

February 11, 2020 – Regular Meeting

1. Opening of Meeting

Mr. Unger called the meeting to order at 6:19PM with all Board members present.

2. Executive Session 6:00 PM

Mr. Milz requested the Board conduct an executive session in accordance with Ohio Revised Code , §121.22(G)(1) to discuss employment and compensation of public employees and §121.22(G)(3) to discuss pending and imminent litigation with the Township law director§121.22(G)(8) to consider confidential information relating to specific business strategy and to discuss negotiations with other political subdivisions respecting requests for economic development assistance and §121.22(G)(4) preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.

Dan Unger made a motion to enter executive session in accordance with Ohio Revised Code , §121.22(G)(1) to discuss employment and compensation of public employees and §121.22(G)(3) to discuss pending and imminent litigation with the Township law director§121.22(G)(8) to consider confidential information relating to specific business strategy and to discuss negotiations with other political subdivisions respecting requests for economic development assistance and §121.22(G)(4) preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment. Raj Rajagopal offered the second. No discussion and the roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

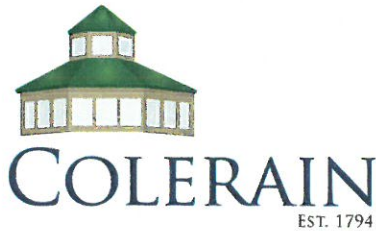
The Board returned at 7:02PM. All Board members were present. Mr. Milz said there was nothing to report.

3. Pledge of Allegiance

All recited the Pledge of Allegiance.

4. Meditation (Moment of Silence)

Mr. Unger asked everyone to join in a moment of silence.



5. **Fiscal Office – Approval of Minutes from January 14, 2020**

Mrs. Harlow asked for approval of the January 14, 2020, meeting minutes.

Matt Wahlert made such motion and Dan Unger offered the second. No discussion and the roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

6. **Presentations**

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

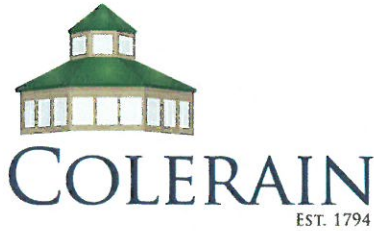
Mr. Milz said we're joined by our esteemed County Engineer, Ted Hubbard, who is retiring.

Mr. Rajagopal read the proclamation:

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

Be It Proclaimed by the Township Trustees of Colerain Township, 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.



Mr. Rajagopal said when he was first elected, his first meeting was with Mr. Hubbard. He wanted to assure the citizens that his priority was to work on repaving East Miami River Road. Then, sure enough we even got a grant and it looks so beautiful! Mr. Rajagopal said he met with him about other roads, including Civic Center Drive, which has also been repaved. He thanked him for his service.

Mr. Wahlert echoed Mr. Rajagopal's comments. He said we have a fantastic relationship and he is thankful Mr. Hubbard has served our county so faithfully for so long.

Mr. Unger also expressed his thanks

Mr. Hubbard introduced Eric Beck, the next county engineer. He said he can't take all the credit, because there are others involved, including former engineer Bill Brayshaw, who worked to get the Colerain Corridor improvements, to support new development.

b. Presentation: Swearing in of New Police Officers

Chief Denney introduced and swore-in new police officers:

Jerimiah Fernbach

Benjamin Gifford

Alisha Werdman

Alexander Fantaci

c. Presentation: Monthly Crime Analysis by Brandon Kyle

Mr. Kyle presented the monthly crime statistics report. His report is attached to these minutes. He said it's important to consider we had a pretty good 2019. This is the holiday period, where we see more property crime, but it is within the normal range of what we'd expect.

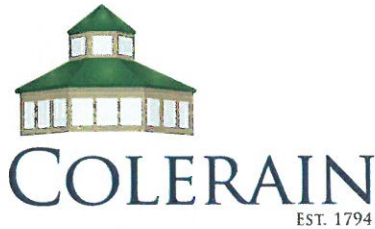
Mr. Rajagopal thanked him for his analysis and asked him about crime throughout Colerain.

Mr. Kyle said overall we're looking pretty good. It's important to look at the three year average. Colerain Township saw a 30% reduction.

Mr. Unger said Mr. Kyle's analysis has helped us direct our resources.

Mr. Wahlert asked "what does it mean?" and if this data has led to any policy changes and what are the three most important take-a ways.

Mr. Kyle said the perception is a lack of violent crime, but more property crime, like shoplifting, and traffic issues.



Chief Denney said we can dig in and take action. He said we've looked at how we schedule officers.

Mr. Rajagopal asked about drug-related crimes.

Mr. Kyle said his reports are completely customizable and he's not yet looked at this. There are discussions on focusing on this.

Chief Denney said the property crime is drug-related and some robberies are drug-related.

d. Presentation: Economic Development Update 2020

Mr. Milz gave an update on economic development activities in the Township. A copy of the presentation is attached to these minutes. He said projects currently in development could change. He said it's a desirable place to develop because people want to live here.

Mr. Unger said it's energetic and he appreciates him beating the bushes to bring people to Colerain.

Mr. Wahlert said the face-lift on Bob's Furniture is great. He asked about Speedway.

Mr. Milz said they'll scrape the site and build a new store.

Mr. Wahlert asked about Sovereign Road.

Mr. Milz said as long as they meet zoning, they can build.

Mr. Wahlert said his vision is for this to be single-family homes.

Mr. Milz said that project has been sent to Hamilton County for subdivision review and show connection to Pippin. He said they have a meeting scheduled with the developer this week and their intention is to encourage single family.

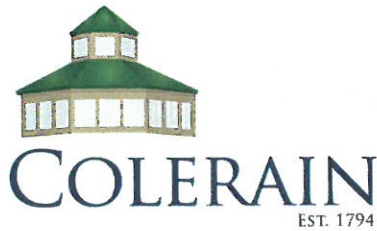
Mr. Wahlert said there are property rights and as long as they meet zoning, they can build. We just can't say "no."

7. Public Hearing

a. Public Hearing for Capstan Lighting District

Mr. Weckbach offered information on the lighting district process. He said if the Board of Colerain Township Trustees decide in favor of the lighting district, they shall pass a resolution in favor of the district later in this meeting. He said there are five lights to be installed. He said 54% of property owners agreed to the lighting district. It will cost \$22 per property owner for the first year.

Dan Unger made a motion to open the public hearing and Matt Wahlert offered the second. No discussion and the roll was called:



Yes - Raj Rajagopal, Dan Unger, Matt Wahlert
No - None

Mr. Sollmann swore in those who wished to speak. No one wished to speak.

Dan Unger made a motion to close the public hearing and Matt Wahlert offered the second. No discussion and the roll was called:
Yes - Raj Rajagopal, Dan Unger, Matt Wahlert
No - None

- b. Public Hearing for Zoning Case ZA2019-09 - Zoning Map Amendment For Woodside Workforce Flats

Mr. Ionna presented the staff report. The request is to re-zone approximately 8.6 acres from R-6 Urban Residential District to PD-R Planned Development Residential District. The purpose is to develop three multi-family dwelling structures containing up to 62 residential dwelling units. He said staff and the Zoning Commission recommend approval of the request, with conditions. The Trustees will consider adoption of a resolution on this topic later in this meeting.

Mr. Unger asked if the south part of the site would remain.

Mr. Ionna said they're locked into this plan, so any changes must go through the whole process.

Mr. Unger asked about the two town homes building and if they're allowed under current zoning. Mr. Ionna said it could be done.

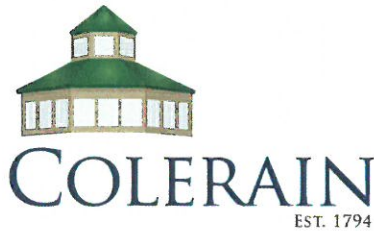
Mr. Unger asked about the internal roads and parking lots. Mr. Ionna said all would be owned and maintained by the property owner.

Mr. Unger said they could do 42 units without a zoning change.

Matt Wahlert made a motion to open the public hearing and Raj Rajagopal offered the second. No discussion and the roll was called:
Yes - Raj Rajagopal, Dan Unger, Matt Wahlert
No - None

Mr. Sollmann swore in those who wished to speak.

Tom O'Brien of Loralinda asked if the town homes are rental property or for sale.



Rich McVay of Daleview Road said this is called workforce housing for a reason. He said the developer gets a tax credit, for affordable housing for those at 60% of median income. This is different from section 8, but not market rate. He urged the Board to not approve this project. He said neighbors oppose the project, especially citing traffic concerns. He said crime happens in low income housing areas. He said this project will not provide any more revenue and will actually cost the Township money.

Kathy Ulrich of Dry Ridge Road has lived and sold real estate in the Township for 40 years. She said it's difficult to sell real estate around rental units. She said there is no community value with temporary or workforce housing. She said the school district is stressed by transient students. She said this is not good for the residents of Colerain Township.

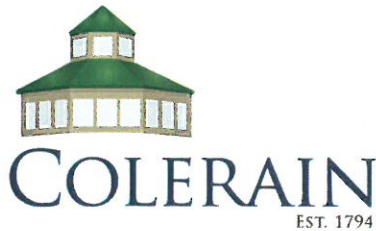
Sharen King echoed the speakers' sentiments. She said the developer has not been a good landlord. She spoke about the tax credits. She said the property is already a nuisance with the vegetation. The trees have been falling and not well maintained. We don't know if the developer will do what they say if it's not in the documents.

Roy Scaggs of Springdale Road. He said only the developer will make any money on this deal. He said he's managed section 8 housing for 35 years, over 400 units. He doesn't want it in Colerain Township. There is no break-even point on a property with Section 8. He said we have enough trouble keeping up with the litter on regular property.

Sharon Parker of Hubbleview Drive said she has no problem with the apartment complex. She has concerns about the type of people drawn to live in this property. She said this is "subsidized," but asked how that is different than Section 8. She asked about the occupancy rate of the rental units in Colerain. She said the condo concept is preferred over rental units.

Pete Schwiegeraht of MVAH Partners spoke of his growing up in Colerain. He said there is a need for new, high-quality rental housing. He said the markets are changing and this is a way to attract young professionals and families. He said their occupancy rate is 99%. He said they want to set a new bar for rental housing and have a high-quality, energy efficient home. He said they'll have two employees on-site to care for the property and residents. He said they are using tax credits, but don't have section 8 capability or any partnership with CMHA. He said the program allows them to target up to 80% AMI. Residents pay their own rent, but it's kept at an affordable rate. He said there are no rent subsidies. He said they have no affiliation with Miller-Valentine. He said a for-profit entity will own the property.

Mr. Wahlert asked about the rental qualifications.



Mr. Schwiegeraht said all lease-holders will go through a compliance process. They will be monitored and keep in compliance. Applicants must have no evictions and no domestic violence. He said the property will be maintained 24/7. They are not connected to side streets

Mr. Unger asked about deposits and application fee.

Mr. Unger said these are rental units and asked how they will have a HOA. Mr. Schwiegeraht said they will have residents' association for community gatherings.

Mr. Unger said not subsidized housing, but rents are based on income.

Mr. Schwiegeraht said it's a one-time income test and residents are allowed to stay as long as they want, but this goal is to allow them to save and buy a home.

Mr. Unger asked if this project will be successful without the tax credit.

Mr. Schwiegeraht said they would not be able to do the project without the tax credits.

Mr. Rajagopal asked about a criminal background check.

Mr. Schwiegeraht said this is done.

Mr. Rajagopal asked how long they must own the building.

Mr. Schwiegeraht said in 15 years, the property goes market rate.

Ms. King said she called the Ohio finance housing agency. She said it is low income housing. She provided a copy of the income test to the Board.

Mr. Rajagopal asked about Miller Valentine.

Mr. Schwiegeraht said some of his colleagues are former employees.

Mr. Skaggs asked if this is under HUD and said they could face violence against women sanctions if they are denied due to domestic violence.

Donna Rose of Colerain Ave. said she has a problem with people not being approved because of too high income. She said this development will not add any value to the community. She asked how the maintenance will be paid for.

Mr. Schwiegeraht said West Chester does have tax credit units, more than Colerain by 100s.

Matt Wahlert made a motion to close the public hearing and Raj Rajagopal offered the second. No discussion and the roll was called:

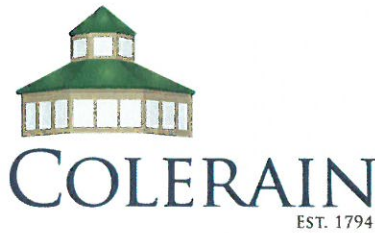
Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

8. Citizens Address

Stephanie Wright was not in attendance.

Bruce Peirano thanked for the Board working on procedures for meetings. He also praised the proposal on moratorium on vaping and said he thinks the public feels vaping is safe, but it's not. He urged residents to vote no on the SORTA tax.



Kathy Mohr thanked Jeff Weckbach for her answering her phone calls and emails and said he does a little more than expected. She asked several questions, which Mr. Milz said he would answer during his administrative report.

9. Administrative Reports

Chief Denney presented the report for month of January, 2020:

3,517 calls for service

Evenly distributed between Beats 1, 3, 4 and 5. Beat two accounted for only 7.5% of the calls.

Response times: Nearly 57% of all calls had a 5-minute or less response time

Arrests: 200

Traffic Stops: 200

OVI: 10

Criminal Investigations: 27 in January

This past Friday, Lieutenant Chris Phillips graduated from the Ohio Association of Chiefs of Police 14-month Certified Law Enforcement Executive program. Chris is the 6th Colerain command staff member to achieve this status. Lt. Ed Cordie will be the next to attend and Lieutenant Mike Owens was selected to be the 3rd Colerain leader to attend the prestigious FBI National Academy. He will be in-residence in Quantico, Virginia from late September through December later this year. The networking that comes with this training only enhances the reputation of the Township and the Police Department throughout the state and country. Members of the command staff are now being asked by organizations throughout the state to assist in many areas. Over the past year, Colerain Police leaders have:

Assisted in the mentorship, on-site evaluation and certification of agencies aspiring to achieve certification through the State of Ohio Collaborative.

Been asked to become assessors for command promotional processes throughout the state. Currently Serve on various boards (YMCA, Hamilton County Police Association, The Shield).

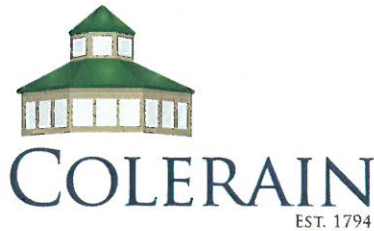
Co-commanding the newly formed Hamilton County Police Association Field Force Unit, created by the Colerain Police Department.

Been asked to instruct at the Ohio Peace Officers Training Academy in London Ohio.

Several members have been recognized as expert witnesses and expert instructors in their particular areas of interest.

Been asked to serve on the Ohio Violent Death Review Committee in Columbus.

All of these honors allows Colerain Township to be recognized as leaders in the law enforcement field. It communicates to our staff that we expect them to continue to better



themselves and become leaders.

Chief Cook presented the emergency incident activity for January 2020

Total Incidents:

- EMS Incidents: 781 [Year to Date (YTD): 781]
 - Dispatched as advanced life support: 599
 - Dispatched as basic life support: 182
 - Transported to a medical facility: 483
 - Not transported: 298
- Fire Incidents: 133 (YTD: 133)
 - ☐ Fire (e.g., building, vehicle, etc.): 26 (YTD: 26)
 - ☐ Overpressure, rupture: 2 (YTD: 2)
 - ☐ Hazardous condition: 26 (YTD: 26)
 - ☐ Service call: 12 (YTD: 12)
 - ☐ Good intent: 44 (YTD: 44)
 - ☐ False alarm: 23 (YTD: 23)
 - ☐ Special: 0 (YTD: 0)
 - ☐ Weather related: 0 (YTD: 0)
- Springfield Twp. EMS Contract Area: 25 (YTD: 25)

Significant Incidents

- Fires
 - ☐ Building Fire: Jan. 1, 2020 in the 3700 block of Blue Rock Rd.
 - ☐ Vehicle Fire: Jan. 13, 2020 in the 8600 block of Coleraine Ave.
 - ☐ Building Fire: Jan 13, 2020 in the 2900 block of Aires Ct.
 - ☐ Building Fire: Jan. 29, 2020 in the 3400 block of Niagara St.

Reported Fire Loss (estimated): \$55,110.00 (YTD: \$55,110.00)

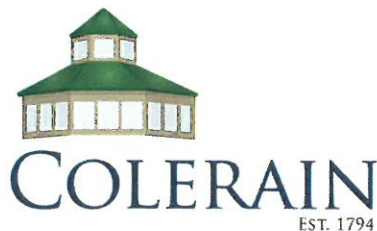
Average Response Time for Arrival of First Unit (minutes: seconds): 04:57 (YTD: 04:57)

First Unit On-Scene Less Than Six-Minutes Percentage: 75.43% (YTD: 75.43%)

Mr. Rajagopal said that's a remarkable response time.

Mr. Ionna said January is a down time for them. He said it's time for strategic planning. He spoke of a project connecting areas of the Township and said this will be a student-led project.

He will be presenting to the Coleraine Historical Society on the comprehensive plan on February 19.



Mr. Rajagopal thanked him for working on the clean-up of the house on Weik. Mr. Ionna said it was a team effort with police.

Mrs. O'Connell had no report.

Mr. Unger said he's working on the Mars Ct. issues.

Mr. Milz provided responses to the questions from Ms. Mohr.

He said certain p-cards are dedicated to paying a single vendor.

Regarding Schuster Ct., we want to purchase the property, but need to work with Port Authority and Land Bank.

The summer camp program is budgeted and intention is to continue the program.

The merit salary increases are completed.

He said public services salary and benefits are taken from four funds due to different fund structures.

He said the tactical urbanism grants were part of the strategic plan. He said not everyone who applied received the grants. These were Township funds.

He said the amount employees receive for the HSA varies based on plan structure.

James Love is the chaplain and public information officer for our police department. He does not receive any fringe benefits, like healthcare.

Mr. Wahlert asked if administrative functions are taken out of different departments.

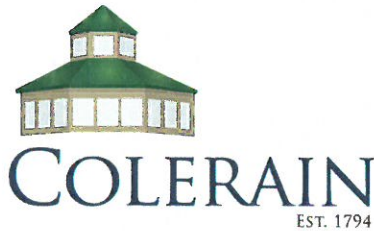
Mr. Milz said he and Mr. Weckbach are paid from the general fund.

Mr. Milz said the December books are closed and he's looked preliminary at the numbers for 2019. He said we were \$6.8 million under budget. We ended the year with \$4.7M more in our all-funds total fund balance than budgeted.

10. Trustees' Report

Mr. Rajagopal said Chief Denney and Chief Cook do an amazing job. He said with the 2020 strategic plan and vision, more people will see the results of this planning. He said he is working to bring the Boys and Girls Club to the area. He said we need to develop great programs for our youth as it's our duty to give them a strong foundation.

Mr. Wahlert said that over the last month and half, his mother has had to call EMS for heart issues four times. He said the medics were fantastic. He offered his thanks and said she is feeling better. He said the Board had a work session on the meeting rules and procedures, so we now have a working document. He said no other township in Hamilton County has this. It will be on the agenda for the next meeting. He said the Board also



scheduled a work session to look at the employee policy book.

He thanked the department heads and said \$6.8 million under budget is significant. He said on Friday, he will be hosting Congressman Chabot in Colerain and pitching him for federal money. He mentioned a unique portion of the Ohio budget, which deals with townships who have more than one school district. He said residents can leave their current school district and join an adjoining district. He said he's like to do a citizen spotlight on monthly basis. This month his spotlight is on Eric Reifenberger, who spends his spare time cleaning up illegal dumped trash. He is an asset to the Northbrook community and his is very much appreciated for the fantastic work he's been doing.

Mr. Unger said we always had a number of police runs to the Fireside Motel, but now it's gone! The new Duke Energy site is phenomenal. He said this is due to the work of the Board and Mr. Milz. Now, it's a community asset. He said the Board has been approached about helping with a crosswalk on Pippin Road near Pleasant Run Elementary. He said there were real safety issues, but this is a county road, so the school district should work with the county on this. He said the community has lost a great member in John Merritt. He was a math teacher at Colerain Elementary and principal at Colerain Elementary and St. James, during his 32 year career. He was a true leader, earning national school of excellence awards, three times. He coached basketball and baseball, spending 1000s of volunteer hours working with youth.

At 10:02PM, Matt Wahlert made a motion for a recess and Dan Unger offered the second.

No discussion and the roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

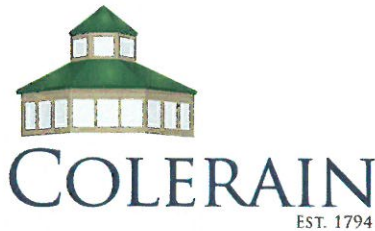
The Board returned at 10:11PM. All Board members were in attendance.

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.

Mr. Milz said Mr. Wahlert sponsored this item.

Mr. Wahlert said we have enough vaping outlets. He said children start to use vaping products because of the flavors. He said outlets such as this can cause blight and



downgrading of the neighborhood.

Matt Wahlert made 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. Raj Rajagopal offered the second.

Mr. Rajagopal asked if the motion will allow existing business to remain.

Mr. Milz said Mr. Ionna and Mr. Sollmann will develop the moratorium. With a year moratorium, this will give us time to develop zoning legislation.

Mr. Rajagopal said it's best to do this for our youth.

Mr. Unger asked if these are in major chains, too.

Mr. Milz said we will need to be clear with our position.

Mr. Wahlert said it's based on percentage of sales. He said sometimes it's listed as a "novelty item" on the receipts.

The roll was called:

Yes - Raj Rajagopal, Matt Wahlert

No - Dan Unger

b. Motion to Approve Part-Time Employee Change of Pay Status

Mr. Milz said 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. He said Mr. Unger sponsored this item.

Dan Unger made such motion and Matt Wahlert offered the second.

Mr. Unger said he had the opportunity to ride around the community with her and they pointed out opportunities. He said their code enforcement efforts have doubled.

Mr. Rajagopal said she handles people well and enjoys her job.

The roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

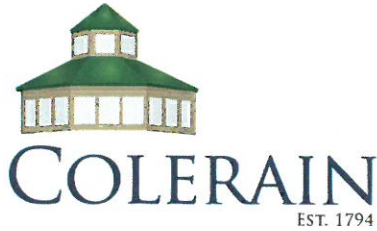
Mr. Wahlert asked for a motion to amend the agenda. Mr. Unger offered the second.

The roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

Mr. Wahlert made a motion to waive the zoning fees for re-submission by MI Homes for Abbeytown, assuming the sidewalks and storm water issues taken are rectified. Mr. Rajagopal offered the second.



Mr. Wahlert said we're trying to promote single family home construction. He said they could bring a plan now that don't fit with our vision. He said he'd like to deal equitably with them.

Mr. Unger asked if there would be a limit of time.

Mr. Wahlert said it would be one year from the original submission.

Mr. Unger asked if appeals are on the fee schedule.

Mr. Milz said it is not, as this this for BZA. He said the developer is moving forward with a standard development under current zoning.

Mr. Wahlert said this would lengthen the timeline and keep them at the table.

Mr. Unger said he hopes they come back with different proposal. He said he would feel more comfortable if do this when they come back. He fears the precedent.

The roll was called:

Yes - None

No - Raj Rajagopal, Dan Unger, Matt Wahlert

Public Safety

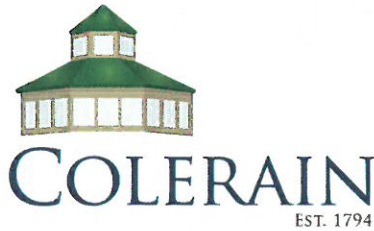
- a. Recommend Adoption of a Motion to Amend Colerain Township Resolution 9-03 (Control of Noise).

Chief Denney recommended 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.

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



Matt Wahlert made such motion and Dan Unger offered the second.
Mr. Rajagopal asked how we will deal with indoor or outdoor noise.
Chief Denney said the current resolution does not allow any outdoor events. With this resolution, it will give residents an ending time and allow us to control them.
Mrs. Harlow said this is Resolution 06-20, "AMENDMENT TO RESOLUTION NO. 9-03 FOR CONTROL OF NOISE."

The roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

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

Chief Denney recommended adoption of a motion to allow the purchase of external vests for all officers. 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.

Matt Wahlert made such motion and Dan Unger offered the second.

Mr. Milz said the ROI on this purchase is longer careers and less downtime for injury.

Mr. Rajagopal said the Taser on the chest. Chief Denney said they will all go through firearm and Taser training again.

Mr. Wahlert asked about span of life on the vests.

Lt. Cordie said our K9 officer has been wearing one for five years and it's still in good shape.

Chief Denney said any repairs will come out of employee uniform allowance.

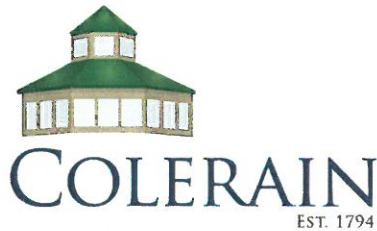
The roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

c. Motion Authorizing the Purchase of Ballistic Vests

Chief Denney recommended 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. He said these are good for five years, which is when the warranty runs out. 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 temporary appropriations.

Dan Unger made such motion and Raj Rajagopal offered the second.

Mr. Unger asked if we purchased these in 2019.

Chief Denney said those were rifle vests.

The roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

d. Motion Authorizing the Purchase of Uniform Coats

Chief Denney recommended adoption of a motion to allow the purchase of uniform coats for the patrol officers in the amount of \$8,050.00. This was budgeted in the 2020 temporary appropriations approved by the Board.

Dan Unger made such motion and Matt Wahlert offered the second. No discussion and the roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

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

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

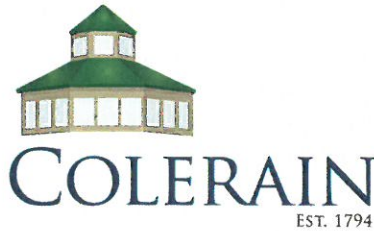
Dan Unger made such motion and Matt Wahlert offered the second. No discussion and the roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

Public Services

a. Motion to Purchase Capital Equipment



Mrs. O'Connell recommended 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

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.

Mrs. O'Connell said Mr. Wahlert had some questions. She answered them for him.

Matt Wahlert made such motion and Raj Rajagopal offered the second. No discussion and the roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

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

Mrs. O'Connell recommend approval of a Resolution #07-20, "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." At the November 12, 2019, 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.

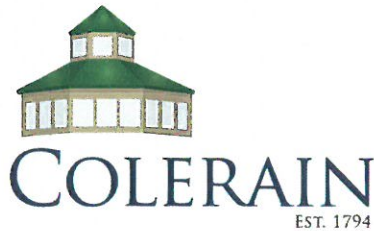
Dan Unger made such motion and Matt Wahlert offered the second.

Mr. Unger said this is the last tiny triangle.

The roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None



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

Mrs. O'Connell recommended adoption of a motion to issue a request for bids for the repair of the Commons Circle Headwall. The headwall at Commons Circle is failing, causing major road slippage issues. It will need to be repaired to avoid major failure of Commons 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.

Dan Unger made such motion and Raj Rajagopal offered the second.

Mr. Unger asked about the - engineer's estimate.

Mrs. O'Connell we have it, but it's not yet published.

Mr. Wahlert asked if the bids will be announced.

Mr. Milz said there will be a bid opening, which the public is able to attend. He said they will be tabulated and reported to the Board.

Mrs. O'Connell said they will evaluate the bids to ensure they meet specifications.

The roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

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

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

Matt Wahlert made such motion and Raj Rajagopal offered the second.

Mr. Unger offered his thanks.

The roll was called:

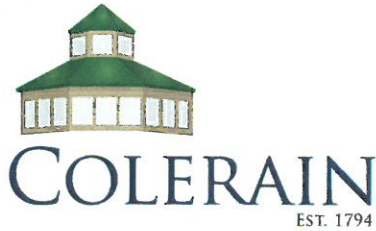
Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

Mr. Rajagopal said the Department did a great job during snow this week.

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

Planning & Zoning



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

Mr. Ionna 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.

Dan Unger made such motion and Matt Wahlert offered the second.

Mr. Unger asked when this will take effect.

Mr. Ionna said it will be immediately.

Mr. Rajagopal asked if this is an excess fee.

Mr. Ionna said it's the same fee as a variance.

The roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

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.

- b. Resolution to Approve Zoning Case ZA2019-09 - Woodside Workforce Lofts

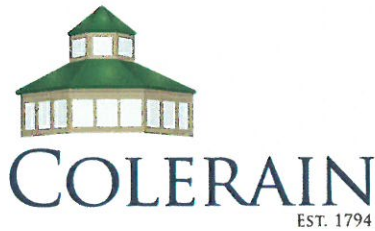
Mr. Ionna said earlier this meeting, we had the public hearing on this issue. Now need to vote on the resolution. He recommended approval of a Resolution Approving Zone Change for Zoning Case ZA2019-09 - Woodside Workforce Lofts. Staff is recommending approval of a resolution approving the zone change on the site in question from R-6 to PD-R. The Colerain Township Zoning Commission, following the public hearing held on January 22, 2020, voted to provide a favorable recommendation of the proposed zone change to the Colerain Township Board of Trustees.

Dan Unger made such motion and Raj Rajagopal offered the second.

Mr. Unger said he received a lot of information on this thorough citizen comment and presentations. He said this is the first chance for the Board to get their questions answered.

Mr. Rajagopal said this is a nice building. He's been getting a lot of calls and emails from residents. He said the plan is pretty vague.

Mr. Milz said this stage of the development process looks at density, intensity and use.



It is vague at this stage of the process, but the final development plan is more detailed. He said we could TIF project and use it for infrastructure in the area.
Mr. Ionna said the Board can place conditions on any approval with areas of concern.
Mr. Rajagopal said it seems like a good project, but he's not sure it's needed.
Mr. Unger said the uncontrolled vegetation is a side issue. The property is not maintained by the current owner.
Mr. Wahlert said folks on both sides of the issue have reached out. He said this is a legislative function and he said the question is - does it make the Township better?

This is Resolution # 08-20, "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."

The roll was called:

Yes - None

No - Raj Rajagopal, Dan Unger, Matt Wahlert

Administration

a. Approval of a Resolution to Establish Capstan Lighting District

Mr. Milz thanked Chad Ballard for leading this charge and doing the yeoman's work of gathering the signatures. Mr. Milz recommend approval of Resolution # 09-20, "RESOLUTION FOR STREETLIGHTING CAPSTAN DISTRICT."

Matt Wahlert made such motion and Raj Rajagopal offered the second.

Mr. Rajagopal said the goal is for Groesbeck and Northbrook to have lighting.

The roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

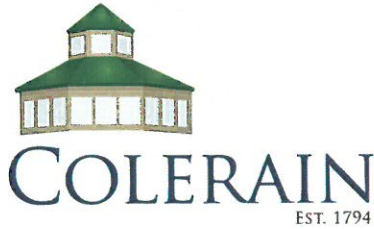
12. Old Business

13. Consent Items

Mr. Milz recommended approval of all consent agenda items.

Dan Unger made such motion and Raj Rajagopal offered the second. No discussion and the roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert



No - None

a. Hiring of Finance Specialist for Payroll (Finance)

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.

14. Fiscal Office Report

a. Motion to Authorize the Transfer and Advance of Funds

Mrs. Harlow recommended 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

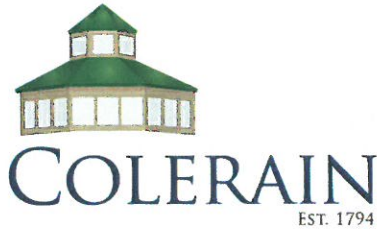
\$178,400.00 to the Streetscape Bond fund 3105

From the Fire Fund:

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

She also recommended adoption of a motion authorizing inter-fund advance for the following:

From the General Fund:



\$6,700.00 to the CDBG fund 2908

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.

Dan Unger made such motion and Matt Wahlert offered the second. No discussion and the roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

b. Motion to Approve Payroll, Purchase Orders, and Receipts

Mrs. Harlow asked for the Board's approval of payroll, purchase orders and receipts. The receipts received in January 2020 are attached to these minutes.

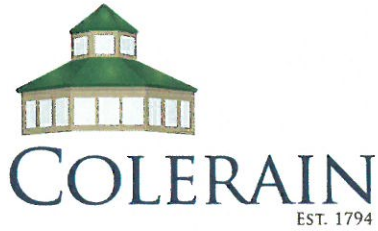
Dan Unger made such motion and Matt Wahlert offered the second. No discussion and the roll was called:

Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None

15. Executive Session – if needed

There was no need for Executive Session.



16. **Adjournment**

With no further business to come before the Board, at 11:23pm, Matt Wahlert made a motion to adjourn and Dan Unger offered the second. The roll was called:

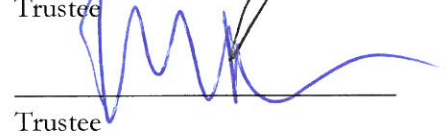
Yes - Raj Rajagopal, Dan Unger, Matt Wahlert

No - None


Fiscal Officer


Trustee


Trustee


Trustee

COLERAIN