

Minutes

January 12, 2021

1. Opening of Meeting

Mr Rajagopal called the meeting to order at 6:00pm. All Trustees and Fiscal Officer were present.

2. Executive Session 6:00 PM

Mr Milz recommended the Board go into Executive Session in accordance with ORC section 121.22 (G)(1) to discuss employment and compensation of public employees and also in accordance with ORC section 121.22 (G)(3) to discuss pending and imminent litigation with the township attorney and also in accordance with ORC section 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 assistance.

Motion Mr Unger, Seconded Mr Rajagopal

No discussion

Vote Mr Unger - Yes, Mr Rajagopal - Yes, Mr Wahlert - Yes

Mr Rajagopal called the meeting back to order at 7:00pm

All Trustees and Fiscal Officer were present

Mr Milz had nothing to report from executive session

3. Pledge of Allegiance 7:00 PM

All recited the Pledge of Allegiance

4. Meditation (Moment of Silence)

5. Fiscal Office – Approval of Minutes

Approval of the minutes of the Regular Board of Trustees Meeting on 12-8-20.

Motion Mr Unger, Seconded Mr Rajagopal. All Voted Yes

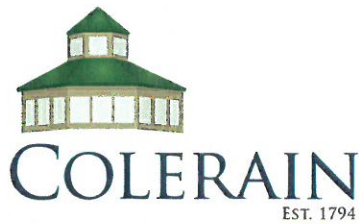
Approval of the minutes of Special Board of Trustees Meeting on 12-29-20

Motion Mr Unger, Seconded Mr Rajagopal. All Voted Yes

Approval of the minutes of the Organizational Board of Trustees Meeting on 1-5-21

Motion Mr Rajagopal, Seconded Mr Unger. All Voted Yes.

6. Public Hearings



- ZA2020-06 - 3431 Springdale Road - Proposed Map Amendment Changing
- a. The Zoning On The Site From R-6 (Urban Residential) to PD-R (Planned Development Residential) to allow for the construction of 66 townhomes.

Mike Ionna gave a presentation on the specifics of the zoning amendment requests. *Full details of zoning amendment can be found on line in the agenda packet.*

Motion to open public hearing Mr Wahlert, Seconded Mr Unger.

Vote - Mr Unger- Yes, Mr Rajagopal - Yes, Mr Wahlert - Yes

Scott Sollmann swore in Graham Parlan and Craig Rassi

Graham Parlan - Commented that he is excited about the opportunity. He Says the land fit will be good for the township.

Craig Rassi - Commented that this is a market that they want to be in and that they would like other opportunities in Colerain Township.

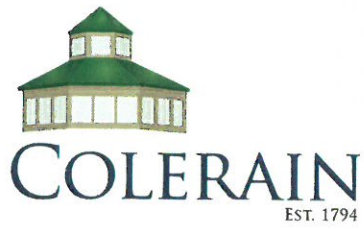
Scott Sollmann swore in Rich McVay and Keith Miller

Mr McVay - I respectfully submit the Zoning Change from R-6 to PD-R for the construction of 66 town homes at 3431 Springdale Rd should be denied in its present form. No basis has been submitted that establishes how the township or neighboring properties will benefit by agreeing to the zoning variances for lot width reduction, reduction in unit width, or lot setback that in total represent a 30% increase in housing density. All variances seem to simply enhance the profit for the developer.

The following significant issues exist with the proposed development:

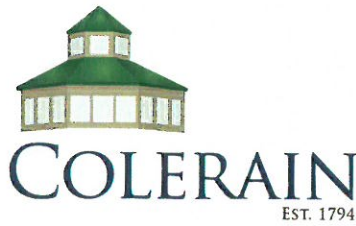
1. There will likely be an increase in pedestrian traffic on Springdale. No sidewalk to Colerain, lack about 1/2 mile of sidewalk to Taylor Elementary.
2. Off street parking not defined/located.
3. No architectural street lighting or landscaping within the complex shown.
4. A legal method to control a maximum of 15% rental properties has not been defined and may not be enforceable.
5. Minimal usable open space and walkways for residents that project "Community feel".
6. Tentatively sets the wrong precedent for future developments such as Sovereign.
7. Minimal impact on township incremental tax revenue - about \$5400/yr. based on 1.4 Mill of inside millage

Mr Miller - He mentioned he wasn't really up on the zoning situation but we let Rumpke change the zoning. Can we put these people in a different tax bracket to make more money from them? I remember the one lady coming in here saying she would have to talk to her daddy. I want to know who her daddy is.



7. **Presentations**

8. **Citizens Address**
 No citizens addresses.



9. Administrative Reports

Fire Chief Walls - EMS incidents for the month of December - 807. There were 8673 for the year. Fire responses for December were 150. There were 1833 fire responses for the year (2% increase). 46 responses into Springfield Twp with a total of 380. Fire loss for the month \$23,000. Avg response time 5:21.

Police Chief Denney - 3445 calls in December which puts the yearly number around 42,000 calls for the year. 55 arrests, 7 OVI arrests. Response time 8.3 minutes combined.

Jackie O'Connell - Park usage was up significantly in 2020. 231 requests for service. Colerain Park playground phase 2 has been approved for funding. The Colerain Township Fireworks will return on July 3rd this year. Catholic Charities reached out to us to do another round of the Farmers to Families event.

Mr Wahlert - One thing I would like to see is for us to put some of the veterans banners on overpasses.

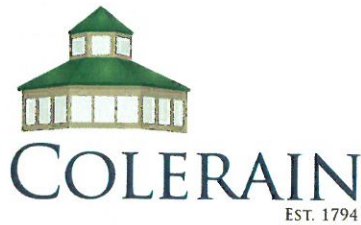
Ms O'Connell - We can definitely look into that.

Mike Ionna - this was a banner year for permits tying the record of 515 for the year. Grass abatements were down this past year significantly. Housing court referrals are a little backlogged due to the Covid Pandemic.

Geoff Milz - 2021 is a year of hope. Last year was a challenge. Mr Milz shared his excitement for the new year. The goal for 2021 is to be prosperous, green and clean. Tonight we hopefully will be hiring 2 litter control employees to help deal with the clean. He shared a brief update on the street scape project. We received a grant for a project between Johnrose and Shady Crest.

Mr Wahlert - mentioned issues with donation boxes and having them overflow. Some do not have numbers on them and are not even non profits.

Mr Milz - There has to be contact information on the bin. We will look into it.



10. Trustees' Report

Mr Unger - Happy New Year to everyone. Some of the things the board discusses is repetitive. Mentions that St Vincent DePaul is a good place to take donations. Two of our local schools are having open houses this month. St John's open house is 1-24-21 and St. James' will be on 1-17-21. Had a conversation with Chad Schaeffer with Duke Energy regarding the location on Colerain Ave. Mr Unger is very happy to have them as part of our community. So many businesses are struggling due to our Governor's mandates so please get out and support our businesses.

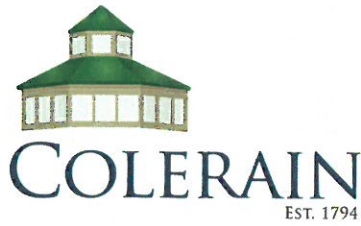
Mr Wahlert - Continue to be aware of unemployment fraud. The state of Ohio borrowed 1.2 Billion Dollars to even out their debt due to fraud. This is an organized criminal event affecting 20 states. Continue to take care of each other.

Mr Rajagopal - Thanked Debbie Hoerst for her efforts in picking up litter. The township is proud. Regarding the hiring of 2 employees for litter control, He believes that economic development will pick up in Colerain Township in 2021. He believes we will be getting federal funding for the Colerain Corridor. Reach out to your fellow citizens during this time.

11. New Business

Public Safety

Public Services



- Motion to Accept Capital Grant Funding in the Amount of \$500,000 and to
- a. Authorize the Township Administrator to Sign all Related Agreements, including the State-Local Project Agreement.

Ms O'Connell recommends ADOPTION of the Motion.

Rationale:

The state of Ohio recently signed the Capital Budget Bill, which included \$500,000 to fund phase two of the Megaland Replacement Project at Colerain Park. This motion will allow the Township Administrator to execute all related agreements with the State of Ohio to ensure funding is able to be received by the Township for this project. Attached is the local agreement template, which will be filled out by ODNR in the coming weeks. There is no match requirement associated with this grant. Phase two was included in the original contract authorized by the Board of Trustees with Logan Creek at the September 22, 2020 Board of Trustee Meeting. These dollars were also anticipated and included in the 2021 Budget.

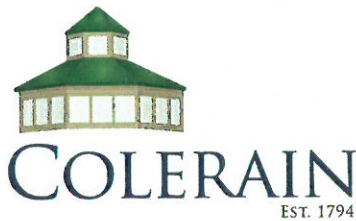
Motion Mr Wahlert, Seconded Mr Rajagopal.

Discussion - The entire board thanked everyone for their help in this effort.

Especially State Senator Bill Blessing and State Rep Cindy Abrams

All Voted Yes

Planning & Zoning



- Resolution to Approve Zoning Case ZA2020-06 Changing The Zoning On The Site Located At 3431 Springdale Road From R-6 (Urban Residential) to
- a. PD-R (Planned Development - Residential) To Allow For The Construction Of 66 Townhomes

Mr Ionna recommends ADOPTION of Resolution #3-21.

Rationale:

The Colerain Township Zoning Commission, following the public hearing held on December 15, 2020 voted to provide a favorable recommendation of the proposed zone change to the Colerain Township Board of Trustees subject to the conditions in the proposed resolution. See attached documents for additional information. To view all case materials, please visit the now pending page on the Colerain Township Planning:

<https://www.colerain.org/185/Zoning-Commission>

Motion Mr Wahlert, Seconded Mr Unger

Discussion -

Mr Unger - seems that current taxes for the property at 3431 Springdale Rd are \$8987/year. If the estimate comes in at \$12million that tax increase would go to \$283,421. Mentioned there are 23,000 housing units currently in Colerain. We need to increase our housing stock in Colerain. Could we create a TIF to construct the sidewalk at this property?

Mr Milz - Yes that would be an allowable use.

Mr Wahlert - Do you allow the HOA to write the rental percentage?

Mr Parlan - When we presented to the zoning commission we were looking at a way to keep this development from being a rental neighborhood.

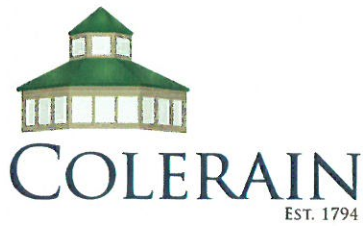
Mr Wahlert - Do you have a market value for the properties?

Mr Rassi - on average the low \$200's

Mr Wahlert - I have a hard time justifying that with one of the examples you gave from the one in Paintsville Twp. at the Riverwood Village Community. Those are 1300 sq ft and in the \$130's.

Mr Rassi - I'm not familiar with that property. Some properties don't include garages and aren't 3 stories like this development.

Mr Rajagopal - You're marketing these between \$180's- \$220's? Can they be marketed in that area for that price? Mr Rassi - Yes



- b. Motion To Initiate a Zoning Map Amendment To Change The Zoning On A Site From R-7 (Multi-Family) To PD-B (Planned Development - Business)

Mr Ionna recommends ADOPTION of the Motion.

Rationale:

The site in question is part of an project being conducted in service of economic development efforts associated with the adjacent Crossing of Colerain Commercial Development. The proposed zone change would make the site in question the same zoning as the adjacent shopping center. The site is currently owned by Colerain Township. That attached map shows the approximate area being proposed for rezoning.

Motion Mr Wahlert, Seconded Mr Rajagopal.

No discussion

All Voted Yes

Administration

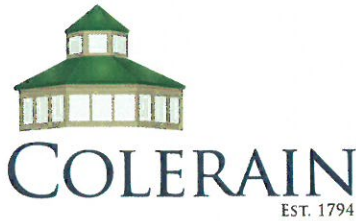
- a. Motion Adopting 2021 Pay Schedule

Mr Milz recommends ADOPTION of the Motion.

Rationale:

If the Township were to follow its typical schedule, the last pay period would pay on Friday, 12/31/2021, which is a holiday. In order to avoid this, staff recommends moving the pay date for the 26th pay period to 12/30/2021.

Motion Mr Wahlert, Seconded Mr Unger. All Voted Yes



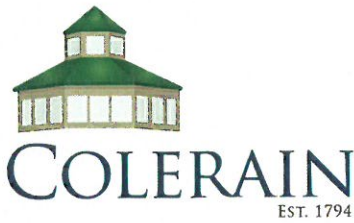
b. Motion to Approve Change in Health Care Brokers to McGohan Brabender
Mr Milz recommends ADOPTION of the Motion.

Rationale:

Colerain Township continues to evaluate all existing contracts and agreements with outside vendors. Generally speaking, the Township will make its best efforts to perform a full review of contracts once every five years. In the fall of 2020, staff conducted a review of health care brokers. Through this review, the Township met with four different groups:

- USI (our current broker)
- McGohen Brabender
- Horan
- Hylant

After review of these four companies, the Township felt that McGohan Brabender provided the best level of service and expertise to meet our health care negotiation needs. For reference, the Township does need a formal agreement with a health care broker. The broker is empowered on behalf of the Township to negotiate directly with our health insurance provider and any compensation to the broker is paid directly by the insurance agency and not the Township. The compensation rate between all brokers is that same. Pending approval of this item, the attached letters will be sent to our health insurance providers to notify them of the change in brokers. Motion Mr Unger, Seconded Mr Rajagopal. All Voted Yes



- Motion Authorizing Township Administrator to Enter into Agreement with
- c. Energy Alliances for Consulting Services for the Residential Solid Waste and Recycling Contract

Mr Milz recommends ADOPTION of the Motion.

Rationale:

Colerain Township has an existing contract for residential solid waste and recycling. This contract is set to expire on 03/31/2021. Over several Trustee meetings, staff has presented various options and considerations for the next potential iteration of a solid waste and recycling contract for residents. Based on those conversations, staff was directed to work with Springfield Township to evaluate the potential for a joint bid for residential trash and recycling. Throughout these conversations, both Springfield Township and Colerain Township staff saw advantages to utilizing an independent third party to serve as the consultant for the development of any/all bid specifications and the review of the bids received. For perspective, the Township utilized Nestor Resources as the vendor to negotiate and develop the bid specification in 2015. Colerain Township currently uses Energy Alliances to negotiate and evaluate responses to the Townships Electric Aggregation Program. Energy Alliances has a division known as "Cost Management Alliances" that specifically works with governments on joint bids and other cost sharing/saving solutions.

Motion Mr Rajagopal, Seconded Mr Wahlert.

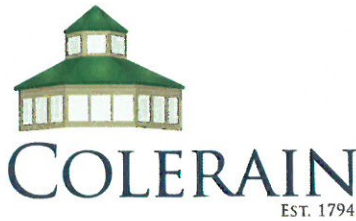
Discussion - Mr Unger - It says in item 3 that "fees paid by consultant shall be paid by the vendor." The vendor being the successful choice?

Mr Milz - Yes

Mr Rajagopal - How much experience does Energy Alliances have with dealing with a solid waste management?

Mr Weckbach - my understanding is that recently hired an expert in the field to assist them

All Voted Yes.



12. Old Business

13. Consent Items

a. New Hire - Litter Laborer - Public Services

Mr Milz recommends approval of all consent items. The position of Litter Laborer was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals: John Yount and Brett Niehaus. The wage for this job is \$15.00 per hour for 20 hours per week. Contingent upon Board approval, they would be eligible to begin work on January 18, 2020

b. New Hire - Maintenance Worker - Public Services Department

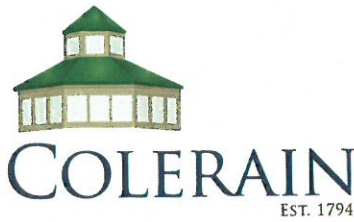
The position of Maintenance Worker was posted, applications were received and interviews conducted. A conditional offer of employment was extended to Benjamin Engel. The wage for this job is \$19.00 per hour for 40 hours per week. Upon obtaining his CDL, his rate will move to \$21.00 per hour per the CBA. Contingent upon Board approval, he would be eligible to begin work on January 13, 2021.

c. Contract - Plattenburg - Accounting Services (Schedule of Federal Assistance)

d. Contract - Plattenburg - Accounting Services (Financial Statements)

e. Contract - Board of Elections - Rental Agreement

This contract continues our relationship with the Board of Elections and provides them with facilities at the Senior and Community Center to allow for voting.



f. Contract - University of Cincinnati Medical Center - Mobile Stroke Unit
This Memorandum of Understanding provides the terms and conditions for our Department of Fire and EMS to use the University of Cincinnati Medical Center's Mobile Stroke Unit.

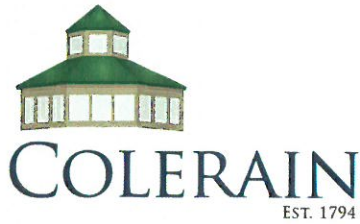
g. Contract - Abercrombie & Associates - Groesbeck Park Survey
This contract provides surveying services for the Township.

h. Contract - Sidney Geckler - Economic Development Co-Op
This personal services agreement outlines the terms and conditions of services provided by Sydney Geckler, a University of Cincinnati DAAP Student Co-Op Student for economic development projects.

i. Contract - Logan Creek - Colerain Park Playground
This contract provides additional services due to unforeseen circumstances not addressed in the original bid packet.

j. Contract - Council on Aging - Senior Meals
This contract provides \$28,301 in revenue to the Township to provide congregate meals and meal delivery to seniors in our community. The local match is \$4,842.

k. Donation Acceptance - Department of Fire & EMS - \$900.00
Colerain Township Fire and EMS is grateful for a \$900.00 donation from Cincinnati Moose Lodge No. 2.



1. Donation Acceptance - Public Services - Vehicle from Hamilton County Engineer

At the December 10, 2020 Hamilton County Board of Commissioners meeting, the County Commissioners adopted resolution P114-20 (attached). The Commissioners are donating a 2002 Ford F150 with arrow board for the clean-up of litter as part of the new litter pick up program. The vehicle is valued at \$1,000.

Motion to approve all consent items. Motion Mr Rajagopal, Seconded Mr Unger.
Vote - Mr Unger - Yes, Mr Rajagopal - Yes, Mr Wahlert - Yes
All Consent Items are approved

Fiscal Office Report

Year end update on public records requests fulfilled

14. 486 record requests fulfilled for the year. 51 active requests.
Compared to our neighbors in Green Twp, they fulfilled 11 records requests.

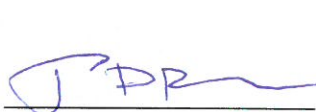
Executive Session – if needed

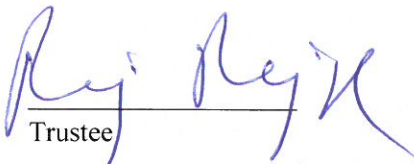
Executive Session not needed.

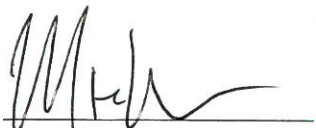
15. **Adjournment**

Motion for Adjournment Mr Wahlert, Seconded Mr Unger. All Voted Yes

16. Meeting adjourned at 9:02pm


Fiscal Officer


Trustee


Trustee


Trustee