

Minutes

April 27, 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 of Trustees go into Executive Session in accordance with ORC Section 121.22 (G)(1) to discuss employment, compensation, promotion, demotion and potential discipline of a public employee and also in accordance with ORC Section 121.22 (G)(8) to consider confidential information relating to the marketing plans of specific business strategy, production techniques, trade secrets, personal financial statements and discuss negotiations with other political subdivisions respecting requests for economic development assistance and also in accordance with ORC Section 121.22 (G)(3) to discuss pending or imminent litigation with the township attorney.

Motion Mr Unger, Seconded Mr Rajagopal

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)**

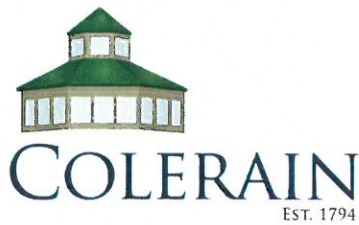
5. **Fiscal Office – Approval of Minutes**

Approval of the minutes from the April 8th, 2021 Special Meeting of the Board of Trustees

Motion Mr Wahlert, Seconded Mr Rajagopal. All voted Yes. Minutes approved

Approval of the minutes from the April 13th Regular Meeting of the Board of Trustees
Motion Mr Rajagopal, Seconded Mr Unger. All voted Yes. Minutes approved.

6. **Presentations**



- a. Presentation by Chief Walls Introducing and Swearing-In Promoted Employees
Chief Walls introduced and administered the Oath-of-Office to new Career Firefighter/Paramedic Amber Frances who was approved for hire and promotion during the March 9th, 2021 Board Meeting and new Career Firefighter/EMT Colin Froschauer who was approved for hire and promotion during the April 13th, 2021 Board Meeting

7. **Citizens Address**

Rich McVay - Thanked the Board for opening up the meetings to the public. He Wishes those who were sworn in tonight well and he is certain the township does as well. Discussed the contract with Rumpke that board signed off on at the previous meeting. Discussed the deal with Cost Management Alliances and the fact that they really had no experience in the field before. He talked about specific issues in the contract that he disagrees. He says essentially what they did was take the previous contract and took out the word Rumpke and inserted the word vendor. There was very little they added to the contract. They also were unable to get anyone else to bid against Rumpke. Rumpke rates have increased over 7% the last 5 years. Cost Management has put themselves into the position to handle service issues netting over \$200,000 for that work.

It appears the township wants to initiate another study. In the "pre work" it says it's critical to the short and long term future of the township and will have an impact for decades dealing with other things like energy efficiency, operational efficiency, expansion of assets and utilization of under utilized assets. He warns the trustees to expect a Christmas wish list as a result. The proposed vendor Emerson Design has a history of proposing "green infrastructure". What they offer around efficiency, who knows? I suppose you're going to go forward with it and that's your decision. I would encourage you to spend more time thinking about what the township can afford with existing revenue. There are a lot of us that would be opposed to higher taxes to pay for it. What's the status of getting a new sign over I-275? We've been dealing with that for over 4 years and nothing's happened.

When will the board take action to deal with the donation boxes and the trash accumulating around them?

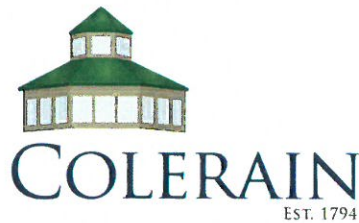
What's the status of traffic devices in Northbrook? The residents have been asking for that for over 5 years.

When will they start the sidewalk along Joseph Road? There's no reason why you can't put a sidewalk along there.

When will we see action from the Colerain Corridor study? Why is this board researching the cost of becoming a city?

It appears that these things are taking "back seats" to projects that the administration favors. It appears the Trustees don't care about what the citizens are asking for. Who beats the drum around here? The administration or the residents?

8. **Administrative Reports**



Mr Milz - In regards to the comments about the Rumpke contract. We continue to negotiate the best possible outcome. I hope that by the next Trustee meeting we'll have a resolution to the contract that I bet you would like.

Regarding the donation boxes, we're looking at a licensing program to help with the issues going on there.

Regarding the traffic devices in Northbrook, we've worked with engineers to get the designs and cost estimate and so far, they're expensive and so we haven't brought those forward. Regarding the Joseph Road sidewalk. We've completed the engineering and there needed to be a construction easement given from the Kissel Park Condominium group and they would not give us a construction easement. So that's on stand by.

The Colerain Ave corridor study continues to lead our efforts, and because of that study we are able to apply for funding sources that are outside of the township's coffers and that's critically important. We don't own Colerain Ave so we have to find partners. Mr Rajagopal's relationships with SORTA and ODOT are allowing us opportunities to fund the Colerain Ave Corridor plan. Regarding the Northbrook strategic plan, there have been items in every township strategic plan since it was created. So that is being implemented by the township.

Discussion:

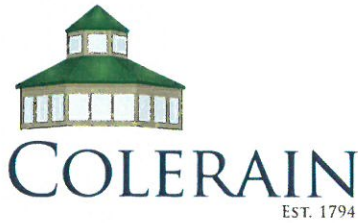
Mr Rajagopal - Last week we drove around with SORTA to identify needs and they are giving us a grant which Jackie O'Connell is preparing. I am also meeting with Congressman Steve Chabot to earmark funding for the Colerain Corridor.

Jackie O'Connell - I have an exciting announcement - We are building the first cricket field in Hamilton County. We were able to find space at Dravo Park and we're working on constructing a cricket field out there. We are still working on pickle ball courts. We have an event on Memorial Day May 31st at 10:00am. There will be a brief ceremony at the Veterans Memorial honoring the Veterans that have lost their lives and the township employees that have lost their lives in the line of duty. Also, we are having 4th of July this year. The summer events committee is meeting and putting that together. We are looking for sponsors so anyone from the business community that wants to help sponsor events please let us know.

9. **Trustees' Report**

Mr Unger - Responding to Mr McVay's comments, we don't talk to each other outside of trustee meetings so I don't know what the other two are thinking. Regarding the Rumpke contract, we authorized the administrator to negotiate that and I think it's going to turn out entirely different than you think. We are working on the issues with donation boxes. The sidewalks on Joseph Rd. Yes we have a right of way but we do need a construction easement. We need stamped engineered plans for the corridor study. I continue to try to be responsive to resident's issues that they ask me to help with.

Mr Wahlert - it's good to have people back in the audience. In response to the sign over I-



275, I was responsible for axing that when we were over the budget. I don't know how we do it. The donation boxes are an onion with many layers because some of the locations are charging rental for the space of the boxes. Thanks to Northbrook and Groesbeck for allowing me to sit in with their meeting with Home Base. Home Base will open the possibility for funding for Northbrook and Groesbeck. The three of us are very reachable for residents.

Mr Rajagopal - Tomorrow Geoff Milz and I are meeting with some elderly residents regarding issues they're having. I am excited about having pickle ball in Colerain Township. The Colerain Corridor plan is close to my heart and we are working to get earmarked funds for it. We're going to do a TIF district in the Groesbeck area and I'm excited for that.

10. New Business

Public Safety

Public Services

- a. Resolution to participate in the ODOT Cooperative Purchasing Program
Ms O'Connell recommends ADOPTION of Resolution #28-21.

Rationale: ORC Section 5513.01 (B) provides the opportunity for Townships to participate in contracts of the Ohio Department of Transportation for the purchase of machinery, material, supplies or other articles. Public Services' initial use would be for cape sealing/microsurfacing by Strawser Construction on contract 101g-22 in FY 2021, as budgeted.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - I know what the product is and once it wears in it's great and it's half the cost of paving.

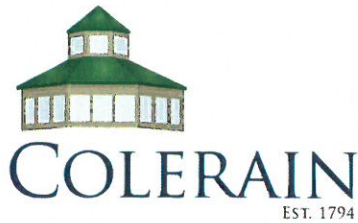
Mr Rajagopal - We did a great job in building a relationship with ODOT.

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

Resolution passes

- b. Motion to Approve Memorandum of Understanding with AFSCME - Vacation
Ms O'Connell recommends ADOPTION of the Motion.

Rationale: The AFSCME union and Administration met recently to discuss vacation accruals and processes. As a part of that conversation, it was determined that there was a mutual desire to update the language in the AFSCME Collective Bargaining Agreement to match the language found in the Colerain Township Policy Book. The



attached Memorandum of Understanding will update the vacation section of the contract to match Township policy.

Motion Mr Wahlert, Seconded Mr Unger

Discussion:

Mr Unger - this allows for a certain number of hours to accumulate each pay period for vacation accrual.

Mr Rajagopal - It has 2 different starting dates?

Mr Milz - yes, that's when we recognize their service.

All voted Yes. Motion passes

MOU is available in agenda packet on line

c. Motion to Approve Auction of Excess Vehicles and Equipment

Ms. O'Connell recommends ADOPTION of Resolution #29-21

Rationale: There are eight vehicles and pieces of equipment that the Public Services department would like to dispose of via Govdeals public auction site. The items have no trade-in value, so we would like to auction in hopes of creating revenue.

☐ 1993 International 4700 / 55 - 1HTSCPHN6PH502728

☐ 1992 International 4600 / 24 - 1HTSBZPH7NH394269

☐ Swenson Spreader 8 ' Serial #1106-1267

☐ 7½ Foot Sno-Way Plow – Ser#22457

☐ Two 5800 Gallon Poly Tanks (Old Calcium Tanks)

☐ 2014 Hustler / M8 -14043576

☐ 2010 Exmark / M1 - 730416 ☐ 2005 Exmark / WB - 549520

Motion Mr Unger, Seconded Mr Wahlert.

No Discussion

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

Resolution passes

Full proposal available in agenda packet on line

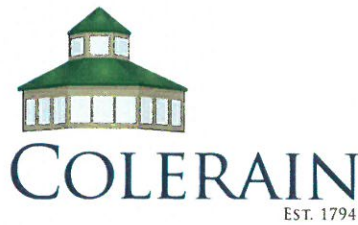
Planning & Zoning

Resolution Approving Major Change to Agreed Judgement and Consent Decree

- a. Increasing Square Footage of Building Area on Hamilton county Parcel Number 510-0182-0056-00

Mr Milz recommends ADOPTION of Resolution #30-21.

Rationale: The development containing Lowe's Home Improvement, Steak & Shake and Skyline Chili is located on the west side of Colerain Avenue between Dry Ridge



Road and Raeann Drive. This development was constructed in the 1990s after a lengthy zoning process which ended in Hamilton County Common Pleas Court. The developer was seeking approval of zone change from single family residential to planned commercial which was denied by the Township. The Agreed Judgment and Consent Decree stipulated that the Township would approve the development plan for Lowes, Steak & Shake and Skyline Chili as submitted. The developer was given the option to rezone the property to a commercial classification on or before December 5, 1997, however the application was never submitted. The underlying zoning classification for these three commercial properties remains single family residential (R-3) The Agreed Judgment and Consent Decree allows the Zoning Administrator to approve minor modifications to the development, however, any building expansion would require approval by the Township Trustees. Lowes is currently seeking to add about 3,200 square feet to the north side of the building to accommodate a tool rental section. The proposed addition complies with Colerain's development standards if the property were zoned for commercial development. Staff is recommending that the Board of Trustees approve the addition as submitted on the attached plans. In order to prevent similar complications in the future, staff also recommends that, in the future, the Board of Trustees initiate a zoning map amendment to rezone these three commercial properties from R-3 Suburban Low Residential District to PD-B Planned Development-Business District.

Motion Mr Unger, Seconded Mr Wahlert.

Discussion:

Mr Unger - I think this is great. It will increase the tax valuation of the property.

Mr Wahlert - I don't quite understand. They won the court ruling but they didn't file what the court victory permitted them to file?

Mr Milz - the consent decree provided a separate pathway. There are a number of other examples in the zoning map that needs to be cleaned up.

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

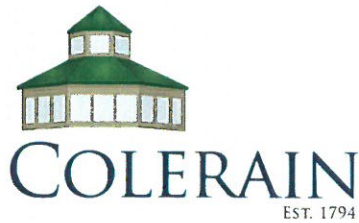
Resolution passes.

Zoning map available in agenda Packet on line

b. Resolution Declaring Nuisance and Ordering Abatement
recommends ADOPTION of Resolution #31-21.

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

- ☐ 2848 Brampton - 510-0041-0438-00
- ☐ 9247 Coogan - 510-0053-0143-00
- ☐ 3142 Deshler - 510-0052-0486-00
- ☐ 9832 Dunraven - 510-0041-0229-00
- ☐ 8244 Georgianna - 510-0090-0067-00
- ☐ 2859 Kingman - 510-0054-0304-00
- ☐ 2378 Lincoln - 510-0031-0515-00



- ☐ 7681 Livingston - 510-0211-0016-00
- ☐ 9838 Loralinda - 510-0041-0018-00
- ☐ 2563 Niagara - 510-0051-0342-00
- ☐ 8944 Pippin - 510-0062-0220-00
- ☐ 3198 Regal - 510-0064-0127-00
- ☐ 2795 Springdale - 510-0042-0110-00
- ☐ 9757 Yuba - 510-0051-0086-00

All properties that are abated by the Township will have their property taxes assessed in order to reimburse the Township for the abatement services. This resolution and the Township's abatement process comport with the Ohio Revised Code for nuisance violations.

Motion Mr Unger, Seconded Mr Rajagopal

No discussion:

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

Resolution passes

Administration

- a. Resolution Authorizing the Adoption of Appropriations- CARES Act

Mr McElravy recommends ADOPTION of Resolution #32-21.

Rationale: The Township carried over \$101,534.46 in CARES funding from 2020 into 2021. This Resolution appropriates those funds for eligible uses as defined by the federal government, including material and equipment to address the public health emergency and salary and related payroll costs for public safety employees.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - I appreciate you being diligent in finding this funding.

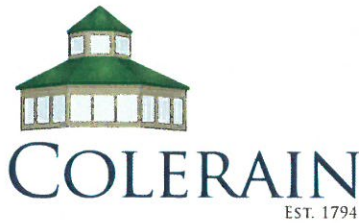
Vote - Mr Unger - Yes, Mr Rajagopal - Yes, Mr Wahlert - Yes

Resolution passes.

- b. Resolution Authorizing the Reconstruction of Existing Sidewalks and Curbs on Colerain Ave. by ODOT

Mr Milz recommends ADOPTION of Resolution #33-21.

Rationale: This resolution formalizes the township's agreement with the Ohio Department of Transportation and assigns roles and responsibilities as it relates to the Colerain Ave. Streetscape Project between Jonrose and Shadycrest.



Motion Mr Rajagopal, Seconded Mr Wahlert.

Discussion:

Mr Unger - I think the Duke project will be a catalyst for other changes.

Mr Rajagopal - our strategic plan called for sidewalks and we're moving forward with that with no cost to the residents.

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

Resolution passes

Project Agreement is available in agenda packet on line

- Motion to Authorize Township Administrator to Execute Agreement with
- c. Northwest Local School District for Flashing Pedestrian Signal at W. Kemper Rd. and Wincanton Dr.

Mr Milz recommends ADOPTION of the Motion.

Rationale: This agreement would support the installation of a cross walk on Kemper Road to allow school children and others to safely cross Kemper Road, a county road. This project is a partnership with Northwest Local School District who will be paying for the infrastructure to be installed and warrantied for one year. The County Engineer's Office was not willing to maintain this additional infrastructure on Kemper Road and so the School District has asked if the Township would maintain it. Given that it positively impacts the safety of Colerain Township children and residents, it is staff's recommendation to take on this maintenance responsibility.

Motion Mr Wahlert, Seconded Mr Unger

Discussion:

Mr Unger - there is a long history of an opportunity for a better relationship with Colerain Township and NWLSD. This has improved a lot over the last three years. There is a lot of traffic there.

Mr Rajagopal - this is another example of the township working with the school district. We care about our children.

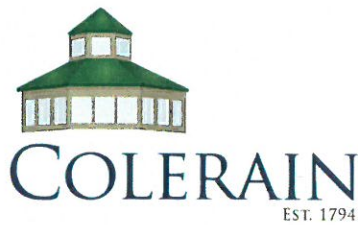
Mr Wahlert - If this stops one accident, it's worth it

All voted Yes. Motion passes

- d. Motion to Authorize Release of Scope of Services for Groesbeck Strategic Reinvestment Plan

Mr Milz recommends ADOPTION of the Motion.

Rationale: Colerain Township has received \$30,000 in Community Development Block Grant funds to complete a Strategic Reinvestment Plan for the Groesbeck neighborhood. In 2019, the Township adopted the Northbrook Now: Community Reinvestment Plan which provided an analysis of the neighborhood and



recommendations for strategic interventions that could be executed by community groups and/or the Township to improve the neighborhood, decrease residential and commercial blight and drive reinvestment. The Township is looking to create a similar plan for the Groesbeck neighborhood. If approved by the Board the project is anticipated to follow the timeline below:

- ☐ Release of Scope of Services – Wednesday, April 28, 2021
- ☐ Responses Due – Wednesday, May 26, 2021
- ☐ Interviews with Candidates – June 1 & 2, 2021
- ☐ Board Consideration of Project – June 8, 2021
- ☐ Project Start Date – Monday, June 14, 2021
- ☐ Target Project Completion Date: December 31, 2021

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - It looks like we have \$20,000 Community Block Dollars?

Mr Milz - That is correct.

Mr Rajagopal - We have talked to some investors in the Northbrook area and these type of things are a benchmark to use.

Mr Wahlert - I believe with economics there is a contagion aspect to it and future development will be a positive cotangent affect.

All voted Yes. Motion passes

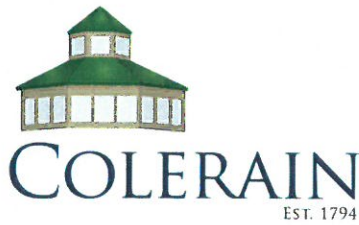
e. First Reading - Facility Master Plan

Staff seeks direction based on a first reading of the Facility Master Plan proposals.

Rationale: In the 2021 Strategic Plan and Budget, the Board adopted and approved an initiative known as the "Facility Master Plan". This initiative contained a budget of \$150,000. To execute on this initiative, a scope of services was adopted by the Board at the March 9, 2021 Trustees meeting. Staff received three responses to this scope of services, which can be found at this link:

<https://www.colerain.org/DocumentCenter/Index/307> A memorandum is attached to this agenda item that outlines the importance of the Facility Master Plan and provides an overview of the staff recommendation, Emersion Design. The \$118,085 cost is well within the \$150,000 budget approved by the Trustees for this project for 2021. This project is critical to the short and long term future of the community and will leave an impact on this community for decades. It will also help to develop and establish a policy document for execution, similar to a strategic plan specific to our buildings. Given the significance of this project, staff seeks direction from the Trustees on this recommendation. Information and direction provided by the Trustees at this meeting will assist staff in the preparation of an agenda item for consideration at the May 11, 2021 Board of Trustee meeting.

Mr Wechback led the discussion on the first reading



The link for the first reading is in the agenda packet on line

11. Old Business

12. Consent Items

a. Contract - OpenGov - Support Services

Mr Milz recommends approval of all consent items.

Rationale: This contract provides critical support services to aid in the implementation of the OpenGov suite of software for permits, planning and code enforcement

b. Contract - Marty Kohler - Personal Services Agreement

This personal services agreement provides temporary professional planning services to the township

c. Donation Acceptance - Public Services Department - \$100.00

Colerain Township Public Services is grateful for a \$100.00 donation from resident Scott Barbee for the Colerain Township Community Center.

d. New Hire - Seasonal Maintenance Worker - Public Services

The position of Seasonal Maintenance Worker was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals: Noah Martin, Matthew Moore, Mariah Baumer. The wage for this job is \$11.00 per hour for those who have not served in this role before and \$12.50 per hour those who have served before for 40 hours per week through the season. Contingent upon Board approval, they would be eligible to begin work on May 3, 2021 or May 10, 2021.

Motion to approve all consent items

Motion Mr Unger, Seconded Mr Wahlert

No Discussion

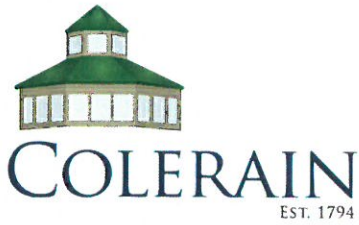
Vote - Mr Unger - Yes, Mr Rajagopal - Yes, Mr Wahlert - Yes.

All consent items approved

13. Fiscal Office Report

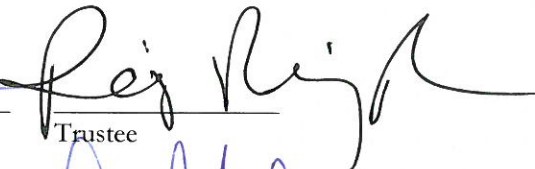
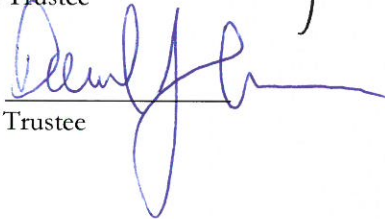
There are numerous Purchase Orders and Resolutions to sign. That is all I have.

14. Executive Session – if needed



15. **Adjournment**

Motion Mr Wahlert , Seconded Mr Rajagopal.
Vote Mr Unger Yes, Mr Rajagopal Yes, Mr
Wahlert Yes
Meeting adjourned at 8:22pm

	
Fiscal Officer	Trustee
	
Trustee	Trustee