

## Minutes

June 8, 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)(2) to consider the purchase of property for public purposes 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 development assistance and also in accordance with ORC section 121.22 (G)(3) to discuss pending or imminent litigation with the township attorney and also in accordance with ORC section 121.22 (G)(1) to discuss the employment and compensation of public employees including potential dismissal, discipline, promotion or demotion.

Motion Mr Wahlert, Seconded Mr Unger

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 May 25, 2021 Special Meeting

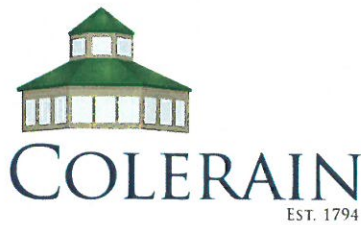
Motion Mr Unger, Seconded Mr Rajagopal

All voted Yes. Minutes Approved

Approval of the minutes of the May 25, 2021 Regular Meeting

Motion Mr Rajagopal, Seconded Mr Wahlert

All voted Yes. Minutes Approved.



6. **Presentations**

a. Swearing in of Police Sergeant

Chief Denney swore in Sergeant Jon Middendorf.

b. Swearing in of New Police Officer

Chief Denney swore in New Police Officer Summer Jenkins

c. Presentation of Retirement Proclamation to Assistant Fire Chief Grant C. Burns  
Presentation by Chief of Department Allen Walls for Retirement Proclamation to  
Assistant Fire Chief Grant C. Burns

Recognized after nearly 37 years of service to the community

Proclamation available in agenda packet on line

Mr Rajagopal read the proclamation into record.

Chief Walls made comments on the outstanding career of Assistant Chief Burns

Motion to approve proclamation Mr Unger, Seconded Mr Wahlert

Discussion:

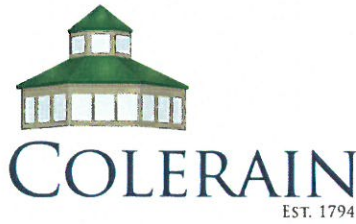
Mr Unger - You have been here 37 years and have worked for ten to twelve trustees, a clerk and two fiscal officers and that's a long time to work for an elected board and you've seen people come and go and you have stuck it out and everything I've heard about you in the last few months has been exemplary. Congratulations on getting out while you're still young enough to do something else with the rest of your life and hopefully your spouse has plans for that. I sincerely wish you congratulations on a marvelous career.

Mr Rajagopal - Chief that 37 years went pretty fast. Thank you to your dedicated family. It takes family to guide you through this. Your commitment to our township is amazing. You helped build one of the strongest fire departments in the country and you've made us so proud through your hard work. Thank you for your service.

Mr Wahlert - I'll add to what has already been said. We're two ships that just passed through a short time. I too have heard a lot about your career over the last several months and it makes me think of a commencement speaker that I heard a couple weeks ago. He talked about how we value things in society and we talk about the "great man theory" and it really shouldn't be the "great man theory", it should be the "influential man" and if you think based on what I've heard, the number of people you have influence over the years is just incredible. You've been a gift to Colerain and I appreciate your service and good luck with everything in the future.

All voted Yes. Proclamation approved.





- d. Proclamation Recognizing the Exemplary Service of Tom Reininger to our Community

Mr Unger read the Proclamation into record.

Proclamation available in agenda packet on line.

Mr Reininger made comments regarding his career and the fact that "we're just passing through".

Motion to approve Proclamation Mr Unger, Seconded Mr Wahlert

All voted Yes. Proclamation approved.

#### 7. Citizens Address

Carol Hollaenden and Barb Ball - Spoke about a house on their street being transformed into a substance abuse house for young girls. This will affect of property value.

Mr Milz - Group homes are regulated by the State of Ohio and not Colerain Township. We can't curtail the states law. I would be happy to talk to you more about that.

Kathy Mohr - As far as that is concerned. Has the state contacted the residents about that? Thank you Geoff Milz for adding the 2020 reports on line.

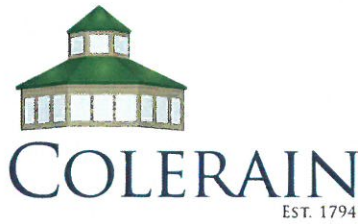
Talked again about change orders on contracts because their resolution says that they will process as needed. Mentioned that the strategic plan does mention Colerain Township becoming a city. You've changed many things in the policy manual. Recently there was an MOU for vacation hours. Is this additional from they already have? In the 2017/2018 state audit, it indicates there are recommendations under "township donations and gifts". Expenditure of public funds has to be for public purposes. When I worked at the county we needed a new refrigerator and a microwave and we had to pay for that. Taxpayers paid \$138 for a watch for a former trustee. Another example was a check was cut for \$4,000 for the summer events committee. This was never approved by the board. There was no summer event last year. Mr Milz should not be authorized to execute a contract. That is your job.

Greg Teeters - Discussed harassment that his neighbor has given him. He talked about a noise permit he received from the Board and he was still harassed by the police department. Says he received a \$200 ticket after he was told by Mr Milz that he was ok with the event he was having. Says the woman that is harassing him doesn't even live in the township, she lives in Indiana.

Mr Rajagopal - I came there with Mr Milz and we are looking into it.

Mr Milz - were you ticketed this year?

Mr Teeters - No it was last year.



Keith Miller - Wanted to know if the Rumpke records are available? He says the woman who is complaining about McDogs should have to get a power of attorney in order to speak at township meeting due to her living in Indiana. He says the FCC stadium shouldn't have been built where it was.

**8. Administrative Reports**

Mr Milz - Responding to citizens addresses. The group home is regulated by the state. Ms Mohr suggested the Northbrook plan was somehow buried. It was adopted by the board of trustees and I could help you find that on line if you'd like. Says the military service policy is regarding vacation and not retirement. He said he understands Mr Teeters frustration. Our police have to respond to calls.

Mr Wahlert - the \$10,000 max that you can approve on change orders is lower than in other townships correct? It's usually \$25,000?

Mr Milz - Yes.

Mr Unger - regarding Ms Mohr concerns on change orders - the reason Mr Milz has the authority to approve change orders up to \$10,000 is because it would cost the developer more to shut the project down to wait for the board's approval. In your time as the township clerk, it would surprise me if you did not have any change orders. I know your name is on this building, but in the middle of a project you can't just stop over some small undiscoverable thing until you discover it. That's why it's like that.

Chief Walls - For the month of May there were 801 EMS incidents, 165 fire incidents, 33 responses into Springfield Twp. Response times 5:36 for first unit.

Jackie O'Connell - The Colerain Twp cricket field was opened on Saturday. It will engage hundreds of residents. Summer Camp has started. We are looking for 4th of July sponsors. Park usage is up at Colerain and Heritage. Clippard Park usage is down due to the drive through traffic.

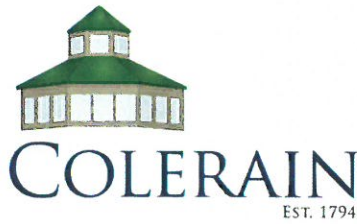
Mr Rajagopal - Thanked Ms O'Connell for her work with the Cricket field. He said that along with other projects helps for the building of our future generation.

Chief Denney - For the month of May our officers responded to 3805 calls for service. Response time 4:00 for emergency calls. 125 traffic stops with 8 OVI arrests. 35 cases to criminal investigative unit.

**9. Trustees' Report**

Mr Unger - discussed the payments from Rumpke to the township going back to 2015. He says we have great service from Rumpke, both financially and through service. The financial information provided is available on the website. He said a landfill isn't the greatest thing to have. The Rumpke companies contribute substantially to our community. We have first world sanitation here. Rumpke contributes substantially to our budget and





our welfare. Mr Teeters, I'm sorry that lady keeps bothering you. Our police department does have to respond to calls. Regarding the Ohio Township Convention, I did go in 2018 and I did give a detailed report at that time. I was not able to go in 2019 and the event did not exist in 2020.

Mr - Rajagopal - I also served on the Hamilton County Solid Waste Environmental Services. We created a taskforce to catch people dumping illegally. We are placing cameras where they were dumping them. I urge our resident, to call me or call Hamilton County Communications Environmental Office if you see anyone dumping garbage.

Mr Wahlert - I have never expensed anything either. I see it as the cost of business. Some positive stuff happening in the community. Colerain Park and the state money we got for it, Pickle Ball courts, cricket field, the July fireworks are back, the concerts in the park are back, summer camp is back, the veterans day parade is in the planning, the township citizens academy, sidewalk installation, the \$7.5 Million in federal money coming and self insurance that will save us up to a million dollars. I'm proud of the effort being made here. Everyone have a good beginning to the summer.

## 10. New Business

### Public Safety

- a. Motion to Authorize Township Administrator to Execute Agreement with Huntington Bank

Chief Denney recommends ADOPTION of the Motion.

Rationale: The agreement is with Huntington Bank for the lease of marked police cruisers. The total amount of the lease is \$282,736.40 for (6) Ford Explorer Police Interceptors. (5) annual payments of \$59,355.69

Huntington agreement available in agenda packet on line.

Motion Mr Unger, Seconded Mr Rajagopal

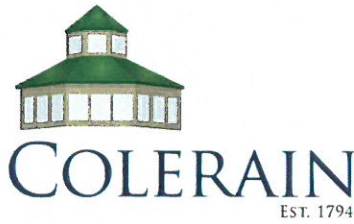
Discussion -

Mr Wahlert questioned whether leasing is the best option?

Chief Denney - there is an increased cost due to interest rates, but we can stop the lease at any time where if we paid for them we're stuck with them.

Mr Miz - since this process started we've saved over \$600,000.

All voted Yes. Motion passes.



- b. Motion to Sell Impounded and Unclaimed Vehicles at Auction  
Chief Denney recommends ADOPTION of the Motion.  
Rationale: Two unclaimed vehicles in the Police Impound Lot to GovDeals.  
1. 1998 Ingersoll-Rand Bobcat Serial Number: 515814337  
2. 2017 Chevrolet Cruze VIN: 1G1BE5SM8H7183795  
Motion Mr Wahlert, Seconded Mr Unger  
No Discussion  
All voted Yes. Motion passes.

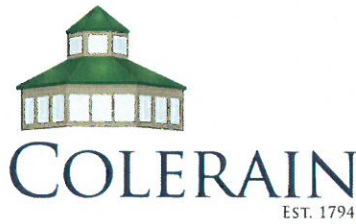
#### Public Services

- a. Motion to Approve a Township Tree Resolution and Street Tree Policy  
Ms O'Connell recommends ADOPTION of Resolution #39-21  
Rationale: As part of the Township's 2021 Green Strategic Initiatives, this resolution and policy help to ensure preservations of street trees and all trees on public property. There are many benefits of street trees, including reduction in heating/cooling costs, stormwater abatement and erosion control, improvement in air quality, and an increase in property values. This resolution will help to reduce the loss of street trees and encourage new plantings throughout the Township.  
Exhibit and policy available in agenda packet on line.  
Motion Mr Wahlert, Seconded Mr Rajagopal  
Discussion:  
Mr Wahlert - This is for trees on public property. You contact the township if trees are in trouble.  
Ms O'Connell - it does two things. There is a review process and it stops us from automatically cutting a tree down  
Mr Unger - For folks that live on streets with overhead wire, Duke Energy will occasionally come it and trim those back. So how do we coordinate with Duke to make sure we're not stepping on each other with this?  
Ms O'Connell - We don't touch anything by the wires. We will contact Duke for that.  
Vote - Mr Unger - Yes, Mr Rajagopal - Yes, Mr Wahlert - Yes  
Resolution Passes.

#### Development

- a. Resolution Approving Rezoning at Clara Ave (Revised)  
Mr Milz recommends ADOPTION of Resolution #40-21.  
Rationale: On March 23, 2021, the Board of Trustees adopted Resolution 20-21





effectuating a zone map amendment for a newly created parcel at the terminus of Clara Ave. When new planning staff reviewed the document ahead of June's Zoning Commission meeting it was determined that there were a number of substantial errors, omissions and typographical mistakes that needed to be addressed. This resolution repeals and replaces Resolution 20-21 and corrects the mistakes made in that Resolution.

Motion Mr Unger, Seconded Mr Wahlert

No Discussion

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

Resolution passes.

#### Administration

- Motion to Authorize Township Administrator to Execute Contract with Urban
- a. Fast Forward for the Production of a Strategic Reinvestment Plan for Groesbeck.

Mr Milz recommends ADOPTION of the Motion.

Rationale: Colerain Township has received \$30,000 in Community Development Block Grant funds from Hamilton County Community Development 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. At their meeting on Tuesday, April 27th the Board of Trustees Authorized the Release of Scope of Services which was published on the Township Website. Responses were due by May 26th. The Township received one response from a qualified respondent and recommends the execution of a contract with Urban Fast Forward for the production of a Strategic Reinvestment Plan for the Groesbeck Neighborhood. With the authorization of the execution of a contract, the proposed project start date is June 14, 2021 with a targeted completion date of December 31, 2021

Strategic Reinvestment Plan available in agenda packet on line

Motion Mr Unger, Seconded Mr Rajagopal

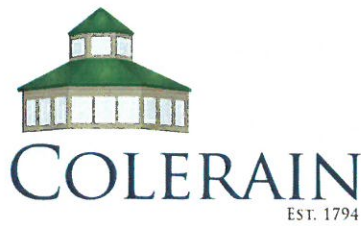
Discussion:

Mr Unger - That is with grant dollars, not tax dollars.

Mr Rajagopal - Investing money in the Groesbeck area is critical. This kind of strategic planning helps to secure grants.

Mr Wahlert - I agree. Groesbeck abuts Cincinnati and it is a significant area.

Mr Unger - this will also help in the relationship we have with Green Township.



All voted Yes. Motion passes.

b. Discussion and Potential Action - Public Private Partnerships - Station 26

Staff seeks direction on this issue.

Rationale: At the May 11, 2021 Board of Trustees meeting, the Trustees authorized the issuance of an RFP for a Public Private Partnership to construct a new Station 26 for the Fire Department. Responses were due on June 1, 2021. The Township received two responses to the RFP from: ☐ Genesis Municipal Development ☐ Public Facilities Investment Corporation (PFIC) All of the responses can be found here: <https://www.colerain.org/DocumentCenter/Index/313> From a strategic standpoint, Township staff met internally to review the various proposals and will interview firms on June 7 and June 8. A key consideration of each proposal is the financing structure of the proposal and if the vendor were able to offer a product at a Guaranteed Maximum Price (GMP) with a lease payment that would be less than the potential cost of debt service if the Township were to directly issue debt for the construction of a fire station.

Discussion -

Mr Wahlert - Thank you for putting out the proposals. I gained the perspective that both proposals were a way to circumvent the bid process. There's not any efficiencies with the proposals. I'm cautious as usual.

Mr Unger - This was an important step. I don't think this has ever been done in Colerain Twp. To see if this would be a better deal. If we're going to replace a firehouse we have to look at every angle. I think it was good to see what was out there and I appreciate the work you put into it. We're in a very unique time right now as the country careens down the road of socialism.

Mr Rajagopal - Thank you to Jeff Weckbach and Geoff Milz for your efforts on this. The fire department needs a new fire house there. Interest rates are low and it will be easy to get financing on this.

Motion to reject both proposals Mr Wahlert, Seconded Mr Unger

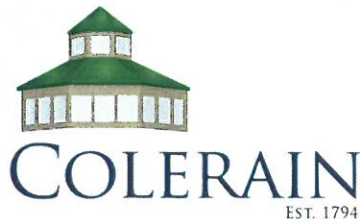
All voted Yes. Proposals rejected.

c. Motion to Authorize Township Administrator to Execute an Agreement with Anthem for Health Insurance for 2021-2022 Plan Year

Mr Weckbach recommends ADOPTION of the Motion.

Rationale: Colerain Township was able to negotiate a reduced rate for health care for the 2020-2021 plan year. The renewal represents a 17.8% reduction in medical health care costs for the Township. This renewal will not result in any plan design changes,





as various Township collective bargaining agreements dictate HSA levels and plan design. However, new with this plan year is a transition of the Township's health care from a fully insured model to a self-insured model. With this transition, the Township will be required to create a self-insurance fund. This renewal also includes a renewal for our existing dental plan (6.4% increase), vision plan (flat renewal), and life/AD&D (flat renewal). The 17.8% reduction will vastly outweigh the increase in dental plan. As a reminder, open enrollment is required to last 30 days by federal law and must be completed by 8/1/2020. In order to provide staff time to properly set up open enrollment, it is requested that action be taken today. Anthem is currently drafting the final agreement at the above referenced rates. Once signed, it will be included at a future meeting as a consent agenda item.

Summary of Benefits available in agenda packet on line.

Motion Mr Wahlert, Seconded Mr Rajagopal

Discussion:

Mr Unger - I do purchase my health insurance through the township and I pay the same as anyone else would.

Mr Rajagopal - This is good for the township and our employees

All voted Yes. Motion passes

- d. Motion to Authorize Township Administrator to Execute an Agreement with the Standard for EAP, Long Term Disability, and Short Term Disability for 2020-2021 Plan Year

Mr Weckbach recommends ADOPTION of the Motion.

Rationale: On review of various ancillary plan benefits, the Township discovered that "The Standard" could provide our EAP and offer a long term disability plan for staff at a rate that will result in a \$3,000 savings to the Township. This plan change in EAP provide will result in a new and additional benefit to all staff members. The Township also desires to enter into an agreement with the Standard for an employee paid short term disability policy.

Motion Mr Wahlert, Seconded Mr Unger

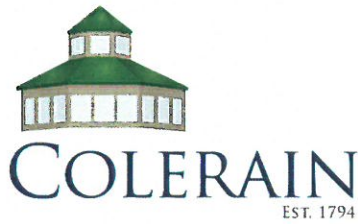
No Discussion:

All voted Yes. Motion passes.

- e. Resolution Establishing a Self Insurance Fund

Mr Milz recommends ADOPTION of Resolution #41-21.

Rationale: At the May 25, 2021 Trustee Work Session, staff presented the Trustees with an option to move to a self insurance medical funding model. Currently, the



Township operates on a fully insured medical plan. In order to properly account for medical expenses of the Township under a self insurance model, a new fund will need to be established. After establishment of this fund, the Township will need to appropriate dollars in order to meet expenses and to transfer the employer contributions.

Motion Mr Wahlert, Seconded Mr Unger

Discussion:

Mr Rajagopal - This shows our solid financial background.

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

Resolution passes.

- f. Motion to Authorize Township Administrator to Execute Personal Services Agreement with Martin Kohler for Professional Planning Services

Mr Milz recommends ADOPTION of the Motion.

Rationale: On April 1, 2021, Township Administrator Geoff Milz executed a Personal Services Agreement with Martin Kohler for Professional Planning Services in an amount not to exceed \$10,000 which is the maximum dollar amount that the Township Administrator has the authority to authorize without prior approval of the Board of Trustees. After two and a half months, we are approaching the \$10,000 limit on that contract and this agenda item seeks to authorize the execution of a Personal Services Agreement that removes the \$10,000 limit.

Agreement available in agenda packet on line.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - How many days a weeks

Mr Milz - approximately 20 hours a week

Mr Rajagopal - I think we need someone with his experience to do this. Marty does a great job.

All voted Yes. Motion passes.

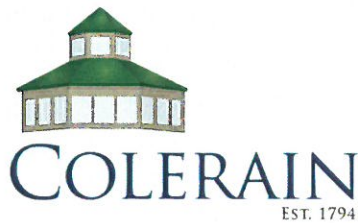
**11. Old Business**

**12. Consent Items**

- a. Donation Acceptance - Police Department - \$1,000

Mr Milz recommends approval of all consent items.





Rationale: Colerain Township Police Department is grateful for a \$1,000 donation from residents Mr. and Mrs. Henry Stoeppel in appreciation for the work the officers do every day.

Letter and checks available in agenda packet on line

b. Donation Acceptance - Fire & EMS Department - \$1,000

Letter and checks available in agenda packet on line.

c. New Hire - Part-time Records Clerk - Police Department

The position of Part-Time Records Clerk was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Joe Cramer. The wage for this job is \$15.00 per hour for 20 hours per week. Contingent upon Board approval, he would be eligible to begin work on June 9, 2020.

d. New Hire - Development Officer - Development Department

The position of Development Officer was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Stephen Springsteen. The wage for this job is \$21.63 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on June 14, 2021

New Hire authorization available in agenda packet on line.

Motion to approve consent items A,B,C and D

Motion Mr Unger, Seconded Mr Wahlert.

All voted Yes. Consent items A, B, C and D approved.

e. Donation Acceptance - Police and Fire Departments - \$300 & \$300

Colerain Township Police and Fire Departments are grateful for a \$300 donation to each department from Trustee Wahlert in appreciation of their dedication to the community.

Motion to approve item E

Motion Mr Unger, Seconded Mr Rajagopal

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

Consent item E is approved

13.

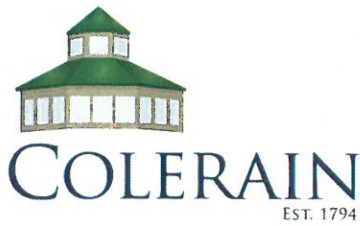
#### **Fiscal Office Report**

The Rumpke payments since 2015 total \$13,824,017

We were pretty caught up with public records requests until the past two weeks. This year so far we have fulfilled 116 requests. We received 24 records requests since our last meeting.

Mr Unger - Was there something that came up since the last meeting? Is that from 24 different people?

Mr Baker - No, out of the 24 requests, 20 were from 2 residents and there were four



others.

Mr Unger - Thank you for working on those. I know that's a lot of work and that keeps you busy.

**14. Executive Session – if needed**

Mr Milz recommended the board of trustees go into executive session in accordance with ORC section 121.22 (G)(1) to discuss the employment of public employees. I recommend we invite Officer Sean Maher and FOP Representative Barry Gray along with Chief Denney and Jeff Weckbach.

Motion Mr Wahlert, Seconded Mr Rajagopal

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

Mr Rajagopal called the meeting back to order at 10:04pm

All Trustees and Fiscal Officer were present.

Mr Milz - I recommend that pursuant with the collective bargaining agreement with the FOP, the board designate the township administrator to issue a report on the step four hearing.

Motion Mr Unger, Seconded Mr Rajagopal

No Discussion

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

**15. Adjournment**

Motion Mr Wahlert, Seconded Mr Rajagopal

No Discussion

All voted Yes

Meeting adjourned at 10:05pm

Fiscal Officer

Trustee

Trustee

Trustee

COLERAIN