

Minutes

August 24, 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)(2) to consider the purchase of property for public purposes 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)(8) to consider confidential information relating to specific business strategy and discuss negotiations with other political subdivisions respecting requests for economic development assistance.

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)**

Mr Rajagopal asked for everyone to continue to pray for our country.

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

Approval of the minutes from the Board of Trustees meeting on August 10, 2021.

Motion Mr Unger, Seconded Mr Rajagopal

Discussion:

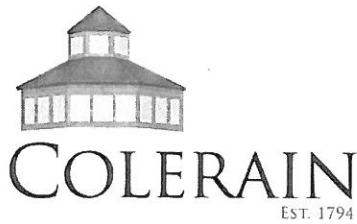
Mr Unger - The minutes were prepared by Jeff Weckbach.

All voted Yes. Minutes approved

6. **Public Hearings**

a. **Public Hearing - TIF Districts**

Rationale: In an effort to generate resources to build important township infrastructure and provide critical services, staff has brought forward seven potential areas which could support a Tax Increment Financing District:



1. Lake Gloria
2. Abbeytown
3. Dunlap Grove
4. Zilig
5. Crossley Meadows
6. Hunter's Ridge Phase II
7. Copper Creek

Maps of the proposed areas are included in this packet online and a map of all existing and proposed economic development areas can be found on the Township's economic development tools page or directly by clicking here

Motion to open the hearing Mr Unger, Seconded Mr Wahlert

All voted Yes. Public hearing opened.

Mr Deters swore in all those in attendance who wanted to speak. Mr McVay, Mr Feideldey, Mrs Feideldey

Mr McVay - Says it's not clear to him from the info shared what the funds generated are going to be used for and the resolutions that will be required. He mentioned that the school board already voted to approve the TIF's. He says this is what cost Mike Inderhees and Jeff Ritter their election.

Mr Feideldey - We don't seem to care about the residents anymore and I don't know why that is. Says it would be nice for TIF's to help in the residents' prosperity instead of the township's prosperity. He wants to know if this will be a 10 year TIF, a 20 year TIF or a 30 year TIF. His question is, who gets the money?

Motion to close public hearing Mr Unger, Seconded Mr Rajagopal

All voted Yes. Public Hearing closed.

7. Presentations

- a. Presentation of Proclamation from Hamilton County Public Health

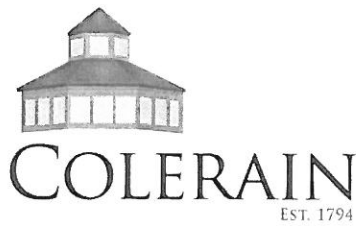
Mr Unger read the proclamation into record.

- b. Presentation by Chief Walls Introducing and Swearing-In a Newly Promoted Employee

Chief Walls Introduced and administered the Oath-of-Office to the department's newest full-time employee: Andrew Farrell. Firefighter/Paramedic Farrell was approved for hire and promotion during the July 27, 2021 Board Meeting.

- c. Presentation by Department of Fire and EMS - Fire Station Branding

Assistant Chief Conn gave a presentation and overview on the Department of Fire and EMS recent fire station branding process



8. **Citizens Address**

Tom O'Brien - Dunlap Grove. Is there any info or a point of contact so I can get a little more information. Also, I recently used the CSR system and I wasn't able to submit my issue.

Chris Green - Back in May I got an email from the township about a Veterans Day Parade. I've been working with Tawanna Molter and she mentioned that I have to provide names, addresses and emails for all of my volunteers along with all the footwork I've done and emailed to her in the format she requires. I'm not going to do that. What is the Township doing about the 20th Anniversary of 9/11? 9/11 changed this country and the township is doing nothing. The township has to do more for our Veterans.

Mr Wahlert - You texted me when I was in the middle of class and I told you, if you give me some time, I'll straighten this out. I've been cooperative with you. I helped you set this up. And the first thing I see is the posts on social media.

Mr Rajagopal - Gentlemen, please let's not argue.

Mr Wahlert - No, I'm offended that you say that I don't feel for 9/11 and I don't feel for our veterans.

Rich McVay - It was good to see the Firefighters and EMS be recognized by the board of health. Everyone needs to be on the same page regarding the branding of the fire department. Don't buy benches. SORTA buys benches. Hold them accountable. We have 30 spots where buses are picking up people. Bill SORTA. It's their problem. The comprehensive plan is going to drive the zoning code. I don't believe you've read it.

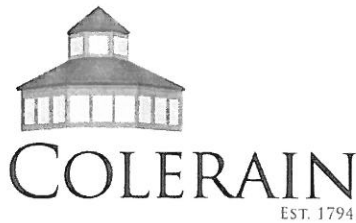
Mr Rajagopal - We have applied for a \$700,000 grant from SORTA.

Elaina Feideldey - I read in the Cincinnati Enquirer that Mr Milz said he had no problem allowing the city of Cincinnati to put a shooting range on East Miami River Rd. I have a problem with it. The traffic will add thousands of people coming back and forth. Why are we going to take on everyone else's problems?

Bernie Feideldey - The benches and trash around the benches that we always seem to have. The bottom line is, we're trying to clean up things. We're trying to brand our community. That tax that goes to SORTA, I got a problem with that so we shouldn't be buying benches. Who ever thought of the litter laborer. Don't you guys know how to hire people? Don't laugh at me.

Mr Unger - I'm sorry I was just thinking back to your question, "don't you know how to hire people"? And I was thinking of a couple of people you hired when you were trustee.

Mr Feideldey - Regarding the Litter Laborer. Is there a way to change the wording for the job? Who's responsible for getting rid of mattresses?



9. **Administrative Reports**

Mr Milz - Regarding the TIF district public hearing. It may make sense to have a work session to better explain what TIF's are. Mr McVay asked why an inducement is necessary. The projects are already in fruition so there is no need for inducement. ORC specifies how the money can be spent on TIF districts. How much money will go to the developers? The answer is none.

Mr Wahlert - I think the concern with those who spoke was that somehow the developers would be made "above whole" and that's a discussion that's not happened at all. The ORC reads "for public purpose," which is kind of broad. But the public purpose type of things that I'm thinking of are sidewalks, ways to enhance the community.

Mr Rajagopal - I agree with Mr Wahlert. Colerain Township needs new homes. The population is very critical to generate grant money.

Mr Milz - How much money will be generated? We don't know exactly yet. How much will this cost the taxpayers? Nothing.

The way that I like to describe TIF's is if you think of your property taxes as a pie, right now, without a TIF there are a lot of ways to slice the pie. The township gets 25% of the pie, the school district gets 55% of the pie and then library, zoo, the board of MMRD make up the smaller slices of the pie. That pie without a TIF is the exact same size as with a TIF. The same amount of taxes are being paid. The change is, the way the pie is sliced. Instead of having maybe 16 slices of pie you would have two 2 or maybe three. With a TIF, you'd have the school district, the township and maybe the county. We go from getting 25% of the pie to 45% of the pie. More tax revenue stays in Colerain Township. What kind of TIF's will these be? 30 year 100% TIFS.

Regarding CSR - at any time call our main number and hit "0" and someone will answer.

Dunlap Grove - On our website we have renderings. I can also send Mr O'Brien the info via email.

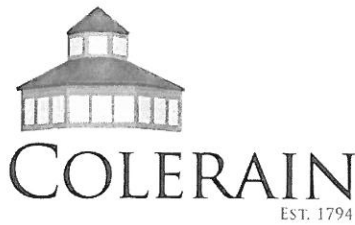
Mr Wahlert - Mr Feideldey mentioned the collection bins. We've heard from legal counsel that it's a freedom of speech issue. With the Delta Variant going around, my question is if these things can spread Covid?

Mr Milz - I'll work with our law director to see if there is anything we can do.

Chief Walls - Addressed the Proclamation from the Board of Health. This wouldn't be possible without the day in and day out efforts of everyone in the department as well as the administration.

10. **Trustees' Report**

Mr Unger - Responding to some of the comments made during the public hearing and the citizens' address. One of the speakers talked about the school district might have a \$140-200 Million building district. The school district can only bond out 4% of your evaluation. They would not be able to bond out \$140 million The Sorta projects. Sorta has contacted



the integrating committee about those projects and Colerain is the only township who filled out those requests correctly. The branding of the fire department was something they did internally and I think it's great. The branding project for the township is something completely different from that. The comment about us not knowing how to hire people . I apologize for laughing but it reminded me of something that happened with a previous member of the board of trustees. And I would never ever hire a relative. I would never support becoming a city. Regarding the shooting range. The County owns the property so they can do what they want to do. What will we spend TIF money on? We're unsure as to what the tax revenue will be with these projects.

Mr Wahlert - On the shooting range. The last time I spoke to a commissioner I was told they do own the property but that our support for that would be what the community would want. A reminder that everybody is back at school, so just be safe out there. The wound with 9/11 is fresher than it's ever been because of the happenings in recent days.

Mr Rajagopal - I agree with Trustee Wahlert about the shooting range. I met with Commissioner Dreihaus and members of city council. I am not going to vote for that here in Colerain Township. We have the power to stop the shooting range on East Miami River Rd. It's up to the people who live there if they want the shooting range there. I met with representatives of Senator Portman and Senator Browns' office about infrastructure funds for the Colerain Corridor plan. I asked if they would help and was told they would write recommendation letters for Colerain Township.

11. New Business

Public Safety

- a. Motion to Authorize Township Administrator to Execute Agreement with T. Northgate Mall LLC for Police Services

Chief Denny recommends ADOPTION of the Motion.

Rationale: Renewal of existing agreement with Northgate Mall. The change involves rates of pay to the officers that will align with the negotiated collective bargaining agreement. Agreement available in agenda packet online.

Motion Mr Rajagopal, Seconded Mr Unger

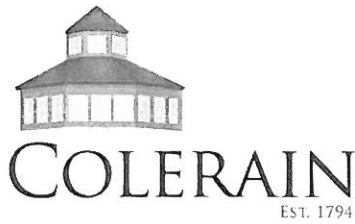
Discussion:

Mr Unger - so that people know the rate is \$71.01/hour for a police officer and \$82.36/hour for a sergeant billed to Nothgate Mall.

Mr Rajagopal - Thank you Chief. This includes benefits.

Mr Wahlert - At the end of the day, this is a net gain.

All voted Yes. Motion Approved.



Public Services

Development

a. First Reading - Resolution Adopting the Comprehensive Plan

Mr Milz gave the first reading and explanation of the Resolution.

Rationale: The Comprehensive Plan was developed over the last few years, primarily by previous zoning staff members Jesse Urbancsik and Taylor Gruenwald. Staff held a series of meetings to gain public input (including virtual meetings during COVID-19) and developed an interactive web site to gain additional public comments regarding the vision for the future of Colerain. Displays of the plan were placed in public places in the Township that explained the plan and included questionnaires in order to obtain feedback. Staff also developed social media forums on Facebook and Twitter. A work session was held with the Zoning Commission on August 4, 2020 in order to seek additional feedback. Common themes throughout the plan are the need for neighborhood revitalization and reinvestment, enhancing quality of life and economic opportunities for residents, the need for regional cooperation and coordination, and preservation of natural features that define our community. On August 5, 2021, the Hamilton County Regional Planning Commission approved the plan as presented. On August 17, 2021, the Colerain Township Zoning Commission approved the plan as presented. The full plan can be viewed online here:
<https://www.imaginecolerain.com/the-plan>

Administration

a. Discussion - September 11th Ceremony

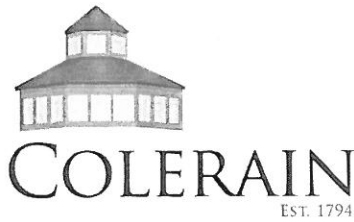
Discussion on the Township holding a September 11th memorial ceremony.

Mr Unger - I'm fine putting one together. I think it's very important to put this together.

Mr Wahlert - Is it possible to work with the school district so there are kids present? I think that is important.

Mr Milz - Certainly, I will check into that.

Mr Unger - As mentioned by someone earlier who said we didn't have a plan and don't care. It's important to note the board doesn't have discussions outside these meetings, so to come in and say we don't have a plan. This was the first time we've



had an opportunity to discuss it.

Mr Rajagopal - This is a great thing. We need to remember all of the firefighters and police officers who sacrificed that day.

12. Old Business

a. Motion to Purchase Four Bus Benches

Mr Milz recommends ADOPTION of the Motion.

Rationale: At the August 10, 2021 Board of Trustee meeting, staff was directed to explore the possibility of adding bus benches at various points along Colerain Avenue. Over the past several years, Township bus stops have had benches, in violation of local zoning placed in the right of way by the Bench Billboard Company. These benches contained advertising and were removed earlier this year. Colerain Avenue has six bus stops that average 26 or more riders per day. Metro's internal standard is that bus stops with 26 or more riders are suited to have a bench. These six locations include:

- ☐ Colerain Towne Center
- ☐ Stone Creek/Meijer Park and Ride
- ☐ Haverkos Ct/Colerain Avenue Intersection
- ☐ Springdale Road/Colerain Avenue (near Northgate Mall)
- ☐ 8340 Colerain Avenue (just south of Ronald Reagan)
- ☐ Sheldon Avenue/Colerain Avenue intersection

Previously, the Township applied for funding through SORTA's infrastructure program to have bus pull offs installed near the Springdale Road/Colerain Avenue Intersection and the intersection just south of Ronald Reagan Highway (near 8340 Colerain Avenue). This application included the purchase of benches for these sites. Given that these two locations are the busiest sites in the Township, it is recommended that these benches be first installed at these two locations and then are transitioned to the less frequented Colerain Ave/Haverkos Ct and Colerain Ave/Sheldon Ave locations. Staff estimates that the purchase of these benches will be less than \$3,000 each. This cost includes installation and design.

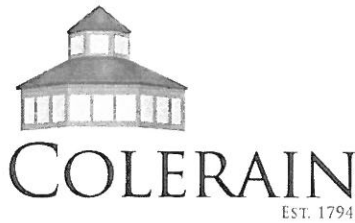
Motion Mr Rajagopal, Seconded Mr Wahlert

Discussion:

Mr Unger - I'm all for people having a place to sit down at the bus stop. I did not support Issue 7 this past year. I was a great way for the city of Cincinnati to offload a major expense onto the taxpayers of Hamilton County. If you look at SORTA's board, it's still mostly appointed by the Cincinnati City Council. There is no township representation on the board. I'm for the benches but SORTA should pay for them.

Mr Rajagopal - So would we buy them now and bill to SORTA?

Mr Milz - We're going to apply for a grant for 2 bus stop pull offs. Those pull offs will include benches. So we would buy benches now and transition those to other areas of



need.

Mr Rajagopal - Can we wait until we hear from the grant?

Mr Milz - Yes if that's what you'd like us to do.

Mr Wahlert - I feel a moral obligation to provide these going into the bad weather months. I had some sticker shock with \$3000 per bench.

Mr Milz - The SORTA benches are set to be provided with advertising and we spent the past 6 years trying to get rid of advertising on benches.

Mr Rajagopal - We're meeting on September 3rd with ODOT. Can we wait until after that in case they can pay for some of them?

Mr Milz - That's up to you.

Vote - Mr Unger - No, Mr Rajagopal - No, Mr Wahlert - Yes

Motion Fails

13. Consent Items

a. Promotion - Battalion Chief - Department of Fire & EMS

The recommendation to promote Captain Shane Packer to Battalion Chief in the department's Operations Bureau is to fill the vacancy created by the promotion of Assistant Chief Greg Brown. Captain Shane Packer was the successful candidate following an internal and competitive process. Contingent upon the adoption of the motion to promote Captain Shane Packer, he would assume the role of battalion chief at an annual salary of \$93,176.00 (\$33.81 hourly) effective September 19, 2021

b. New Hire - Records Clerk- Police Department

The position of Records Clerk was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Jacob Carter. The wage for this job is \$15.00 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on August 25, 2021. New hire authorization form available in agenda packet on line.

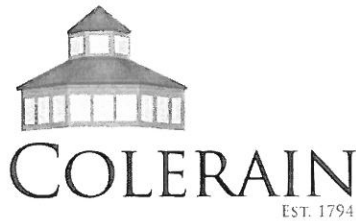
c. New Hire(s) - Part-Time Firefighter/EMT(s) - Department of Fire & EMS

Request authorization to conditionally hire the following candidates as part-time fire department employees at the specified hourly pay rate of \$14.94 per hour for

Firefighter EMT: ☐ Stephen Bischoff

Firefighter EMT ☐ Samuel Burgin

Firefighter EMT ☐ William Eckert



Firefighter EMT ☐ Archer Ehrenschwender
Firefighter EMT ☐ Travis Faucett
Firefighter EMT ☐ Jack Hughes
Firefighter EMT ☐ Tyler Leppert
Firefighter EMT ☐ Daniel Snyder
Firefighter EMT ☐ Cody Swall

The recommended candidates are being requested to fill vacant part-time Firefighter EMT positions. The candidates hiring will be contingent upon successful completion of all applicable pre-employment evaluations and procedures. The candidates start date will be effective as soon as possible after Saturday, September 4th, 2021, following compliance of the aforementioned conditions with a one-year probationary period.

d. New Hire - Management Analyst Intern - Administration

The position of Management Analyst Intern was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Haley Jacobs. The wage for this job is \$15.00 per hour for 25 hours per week. Contingent upon Board approval, he would be eligible to begin work on August 25, 2021.

e. New Hire - Litter Laborer - Public Services

The position of Litter Laborer was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Mike Hauss. 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 August 27, 2021.

f. Contract - Transunion - Police Investigative Search Technology

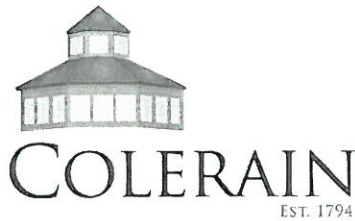
The attached agreement is for three years at a total cost of \$5,940. This will allow our detective unit the ability to perform more robust online investigative searches. Contract available in agenda packet on line.

g. New Hire - Police Officer - Police Department

The position of Police Officer was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Seth Moore. The wage for this job is \$25.48 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on September 15, 2021.

Mr Milz recommends approval of all consent items.

Motion to approve all consent items Mr Unger, Seconded Mr Wahlert.



All voted Yes. All consent items are approved.

14. Fiscal Office Report

We are down to 2 open records requests. That's quite an accomplishment. I also wanted to thank Mr Milz for the explanation he gave regarding what TIF's are and how they work. I think it would be a good idea to have a work session on TIF's and delve into more. The more I hear people come to the podium and speak about TIF's it becomes more clear to me that the vast majority of the public doesn't understand TIF's and how important they are to the financial sustainability to the township. All we have to do is to look at our neighbors in every direction to see the success they've had with TIF's. I think the more we can get into explaining that to the public and showing them exactly how they work, I think it would help with some of the dialogue we get here at board meetings.

15. Executive Session – if needed

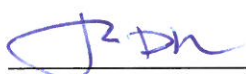
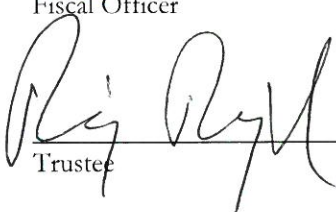
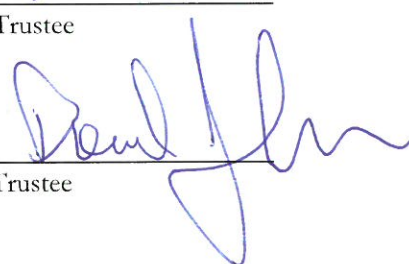
Not needed.

16. Adjournment

Motion to adjourn Mr Unger, Seconded Mr Rajagopal.

All voted Yes.

Meeting adjourned at 9:17pm

 _____ Fiscal Officer	 _____ Trustee
 _____ Trustee	 _____ Trustee