

**Minutes
(Regular)**

September 28, 2021

1.

Opening of Meeting

Mr Rajagopal called the meeting to order at 7:00pm
All Trustees and Fiscal Officer were present.

2.

Pledge of Allegiance 7:00 PM

All recited the Pledge of Allegiance

3.

Meditation (Moment of Silence)

4.

Fiscal Office – Approval of Minutes

Approval of the minutes from the Board of Trustees meeting on September 14, 2021.
Motion Mr Unger, Seconded Mr Rajagopal.
All voted Yes. Minutes approved.

5.

Public Hearings

6.

Presentations

- a. Presentation by Trina Jackson about the Colerain Police / Hamilton County
LEAD Collaboration

LEAD is the Law Enforcement Aided Diversion program started earlier this year.

Trina Jackson gave an update on the partnership with the Colerain Police Dept.

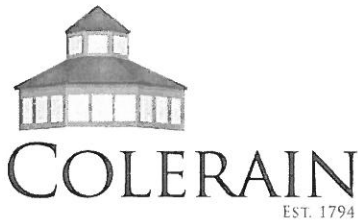
What is LEAD? LEAD (Law Enforcement Assisted Diversion) is a pilot program that is based on a program from Seattle, Washington. It is run from a \$500,000 grant awarded to the Hamilton County Addiction Response Coalition. The grant is extended through September 2022. LEAD is currently place in the Cincinnati Police Department's Central Business Section and District 1 and expanded to Colerain and Norwood in March 2021. It allows police officers to utilize discretion to divert low level non-violent offenders who are often driven to offend due to substance abuse.

Eligible offenses include:

Misdemeanor Theft or Unauthorized Use of Property.

Misdemeanor Drug Paraphernalia/ Drug Abuse Instruments

Criminal Trespass



Disorderly Conduct
Criminal Damaging

Data to Date

Ages 18-20 5.9%

Ages 21-24 8.8%

Ages 25-44 41.2%

Ages 45-64 20.6%

Ages 65 and older 23.5%

Female 61.8%

Male 38.2%

- b. Presentation by Chief Denney Introducing and Swearing-In a Newly Hired John McMahon

Chief Denney introduced and administered the oath of office to PO John McMahon.

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

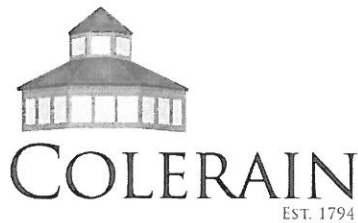
Chief Walls introduced and administered the Oath-of-Office to the department's newest Battalion Chief: Shane Packer. Battalion Chief Packer was approved for promotion during the August 24, 2021 Board Meeting.

7. **Citizens Address**

Kathy Mohr - At the last meeting I was unable to finish and I'd like to pick up right there. I think residents should have a chance to voice their concerns for more than 5 minutes. We had to listen to Trustee Unger tell stories from 20-30 years ago. He was mad because I pointed out two mistakes from the minutes last year that he approved. So he said he spent more than 60 hours reviewing minutes prepared by me over 30 years ago. And sent pages from what he believed to be errors to the state auditor. Dan what did you expect the auditor to do? What was the purpose of that from something 30 years ago? This is a Ritter tactic. Next, your cronies will be making accusations about me on Facebook.

Mr Unger - I'm not on Facebook.

Ms Mohr continued - You'll lose votes because you're just like Ritter and Inderhees and because of your reputation on the school board. At the last meeting, the board approved 2 contracts with Plattenberg. I think it's the 4th of this year. What happened to the agreement



with MuniReg. How many times has Merkle been to Colerain?

Vince Lutz - As you might know my wife and daughter were killed while taking a walk by a distracted driver. We wanted to take a very tragic situation and do something positive. We decided to start a non profit. Saturday Oct 9th at Heritage Park we're having a walk to raise money for mental health. You can register on the internet. You don't have to walk to participate.

Keith Miller - I'm going to talk about the past. We elected you to run the room and I don't think you are running it. Geoff Milz is running it. He gave \$4million in TIF's to Rumpke and \$1million to Duke. Ritter gave out \$4million to Rumpke and he admitted to taking Rumpke money and voting for deals to benefit the dump. The TIF should be revoked. All the tax payers out there should go after that money back. Deters wrote that waste management deal while he was a trustee and that's a no no. Anything Ritter and Deters did should be revoked. I want a board that listens to the people and not Geoff Milz. And what about Heather Harlow. Nobody charged Heather Harlow. 16 years with of bag records. She should be jailed. I want to know how much money we're missing from Heather Harlow.

Judy McMahon - These words have been expressed before, but I think they're worth repeating. To the Chief of Police of Colerain Township, Mark Denney and the officers under his command. You may have been cursed, ay, spat upon, you might even have had to dodge projectiles. But one call, and you will always be there. You will always respond. From a grateful community, you have our deep appreciation and respect. May the good Lord always be at your side and may Michael the Arch angel always be your wing man. Thank you.

8. **Administrative Reports**

Geoff Milz - to address some comments from citizens address. Ms Mohr mentioned the agreements with Plattenberg and what the amounts were. We actually published the contracts in our agenda packet so the contracted amounts are in there and that's what we mean by transparency. What happened to MuniReg? I am not satisfied with their performance to date, so we're looking into other options.

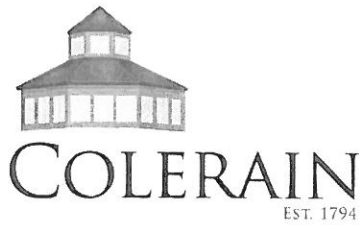
Mr Miller asked who does our audit? The answer is the State Auditor does an audit every two years. He suggested they failed us. I'm not aware of any time they've failed us. In fact, our most recent audit was spectacular and we're very proud of that.

We're approaching that time of year where we have one meeting per month. October will be the last month we have meetings until April.

Mr Wahlert - I asked about the flags around Springdale and I was wondering if you had a chance to look into that?

Mr Milz - I'm sure we can do that.

Mr Wahlert - Thank you for putting a request for proposal for trash abatement. Thanks for moving the ball forward with that. Thank you for organizing the recycling event.



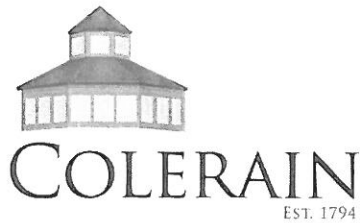
Jackie O'Connell - On recycle day we saw more recycling than we've seen at any other event. On September 18 we had the Great Miami River clean up. A different group organizes that event but we support them. The snow plow rodeo is where our snow plow drivers get to go and show off their abilities. Kraig Rieman, one of our employees, placed second, so we're proud of that. The first coat is going on the pickle ball court this week. A couple upcoming events. The Cincinnati Warriors Cricket Team is having their first tournament at Dravo Park on Saturday and Sunday. October 9th is give back day. Regarding Merkle, they have been out once so far. They only bill after they've been here.

9. Trustees' Report

Mr Unger - For those watching, we had a work session at 6:00pm regarding Tax Increment Financing (TIF). You can watch the replay on Waycross Media. I always tell people to call me if they need anything and I've been getting more calls than I ever have. Regarding some of the citizen comments. One saying Mr Unger isn't transparent. I've been here for 4 years. One of the biggest complaints was the agendas weren't published until the day before the meeting. Within the first month, we got all the staff together in all the departments and now the agendas are published a full 96 hours before the meeting. Previous Boards scheduled meetings during the day. This board, since I started, has always had meetings at night. Everything from crime statistics to finance is on the transparency portal on the website, so to say there is no transparency is just false. Regarding mentioning things from the past, this same person always mentions Ritter and Inderhees from the past. I don't understand that. The Plattenberg contract was in the agenda. My deepest sympathy continues to go out to the Luts family and I'm glad they're having the "Pathway to Peace Foundation" event.

Mr Wahlert - Big thanks to Compton Recycling. They paid to have the weeds pulled back on Pippin Rd. A reminder that we're off cycle for the October meetings. We are meeting on October 5th instead of October 12th. I had a conversation with ODOT a couple of weeks ago regarding the hugest heavy load truck I was driving behind. My first call was to the Chief to ask what was going on and he said we weren't informed. I think there's a better way if we're notified ahead of time. Thanks to everyone for the hard work they do and thanks to Fiscal Officer Baker for his hard work. He's kind of the unthanked guy. So thanks for everything you do.

Mr Rajagopal - Thank you to Mr Lutz for organizing the walk for the township to come together. I mentioned earlier that we see that great teamwork of all the departments coming together for recycling day. I got the chance to work with them. They are passionate about helping the township. We're very aggressive in cracking down on



littering. We installed cameras in some of the dumping areas. I also met with housing court Judge Bouchard and asked him to crack down hard on the cases in front of him. And he agreed.

10. New Business

Public Safety

- a. Motion Authorizing the Township Administrator to Release a Request for Proposals for Trash Abatement Services

Chief Denney recommends ADOPTION of the Motion.

Rationale: Currently, when the Board of Trustees declares a trash nuisance, our Code Enforcement staff undergoes a procurement process that involves soliciting three proposals each time trash abatement services are needed. With this RFP, we are seeking proposals for trash abatement services to reduce the amount of time between the declaration of the nuisance and the abatement and to identify the best possible price for the service. Proposals are available in the agenda packet online.

Motion to Amend to change to 1 year instead of 3 years Mr Wahlert, Seconded Mr Unger

Motion to Amend to award multiple bidders Mr Unger, Seconded Mr Wahlert

All voted Yes on first amendment to change to 1 year instead of 3 years.

All voted Yes on second amendment to award multiple bidders.

Motion to approve amended motion Mr Wahlert, Seconded Mr Unger

No Discussion

All voted Yes. Motion approved.

- b. Resolution Declaring Nuisance and Ordering Abatement

Chief Denney recommends ADOPTION of Resolution #65-21.

Rationale: This resolution allows for the removal of uncontrolled vegetation and/or refuse at the following properties: Address Book-Page-Parcel No.

2459 Berthbrook 510-0044-0082-00

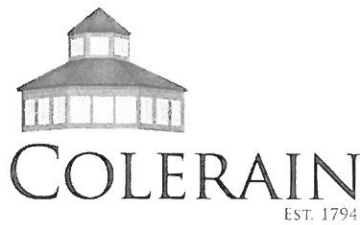
3734 Brockton 510-0101-0329-00

9685 Dunraven 510-0041-0244-00

7390 East Miami River 510-0440-0110-00

2832 Jonrose 510-0071-0367-00

9585 Loralinda 510-0052-0403-00



3227 Niagara 510-0102-0092-00

10213 Pottinger 510-0113-0196-00

8582 Sunlight 510-0063-0261-00

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 Wahlert, Seconded Mr Unger

No Discussion

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

Resolution passes

Public Services

a. Resolution Accepting Copper Creek Ln. as a Colerain Township Road

Jackie O'Connell recommends ADOPTION of Resolution #66-21.

Rationale: The Hamilton County Engineer acts as the Township's engineer in all new developments. As per the Rules and Regulations of the Office of the County Engineer Governing the Surface Physical Improvements for Private Developments Within Unincorporated Areas of Hamilton County, once the Hamilton County Department of Planning and Development confirms the developer has met the County's specifications and said developer requests the road be turned over to the Township, the Township then accepts the roadway. The developer has made the request to turn over Copper Creek to the Township and has confirmed all specifications have been met. The site plan is available in agenda packet on line.

Motion Mr Wahlert, Seconded Mr Rajagopal

Discussion:

Mr Wahlert - Have they met the township standards?

Ms O'Connell - The county standards are the township's standards.

Mr Unger - I watched Copper Creek being developed and I saw issues with the curb. I stopped up there today and I believe there is a sub grade issue there that needs to be looked at.

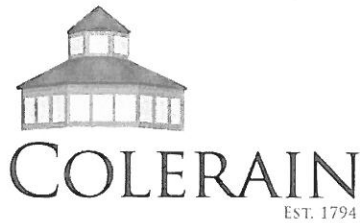
Ms O'Connell - It was resurfaced a couple months ago. The county has said they met their specs. There is no rule as to how much is developed before the county asks to turn it over to the township.

Mr Rajagopal - Those are beautiful homes. My question is: What's the cost incurred to the township?

Ms O'Connell - after a year we have to take over the maintenance.

Mr Unger - I realize we are compelled to take this over.

Mr Wahlert withdrew his motion, Seconded Mr Unger



Motion to table resolution Mr Wahlert, Seconded Unger
Vote - Mr Unger - Yes, Mr Rajagopal - Yes, Mr Wahlert - Yes
Resolution tabled.

Development

a. Resolution Establishing Lake Gloria Tax Incentive Financing District

Mr Milz recommends ADOPTION of Resolution #67-21.

Rationale: The creation of this Tax Incentive Financing District will allow for revenues to be generated to fund public improvements in the Township. Exhibits available in agenda packet online.

Motion Mr Wahlert, Seconded Mr Rajagopal

Discussion:

Mr Unger - As we discussed from 6:00pm - 7:00pm tonight, nobody is getting a tax break on this. It's just that the revenues generated from it increase in value so we can use it in the township.

Mr Rajagopal - I support this project because it's going to be beautiful and it will attract business in the area.

Mr Wahlert - The bottom line is, it's a vehicle to increase operating revenue without increasing individual taxes for our residents and I think that's a win.

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

Resolution passes

b. Resolution Establishing Zillig Tax Increment Financing District

Mr Milz recommends ADOPTION of Resolution #68-21.

Rationale: The creation of this Tax Incentive Financing District will allow for revenues to be generated to fund public improvements in the Township. Exhibits available in the agenda packet online

Motion Mr Wahlert, Seconded Mr Rajagopal

No Discussion

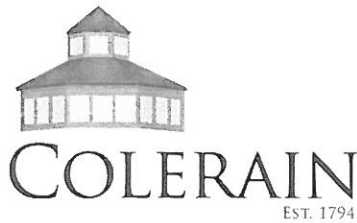
Vote - Mr Unger - Yes, Mr Rajagopal - Yes, Mr Wahlert - Yes

Resolution passes

c. Resolution Establishing Hunter's Ridge Tax Increment Financing District

Mr Milz recommends ADOPTION of Resolution #69-21.

Rationale: The creation of this Tax Incentive Financing District will allow for



revenues to be generated to fund public improvements in the Township. Exhibits available in agenda packet on line.

Motion Mr Wahlert, Seconded Mr Rajagopal

Discussion:

Mr Unger - This is a case where we used those funds to repair that street which had been accepted by the township way back. What were the problems with that street?

Mr Milz - Well, as you described there was continued construction equipment being driven over the road. Repairs had to be made.

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

Resolution passes

d. Resolution Establishing Dunlap Grove Tax Increment Financing District

Mr Milz recommends ADOPTION of Resolution #70-21.

Rationale: The creation of this Tax Incentive Financing District will allow for revenues to be generated to fund public improvements in the Township. Exhibits available in agenda packet on line.

Motion Mr Wahlert, Seconded Mr Rajagopal

No Discussion:

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

Resolution passes

e. Resolution Establishing Crosley Meadows Tax Increment Financing District

Mr Milz recommends ADOPTION of Resolution #71-21.

Rationale: The creation of this Tax Incentive Financing District will allow for revenues to be generated to fund public improvements in the Township. Exhibits available in agenda packet on line.

Motion Mr Wahlert, Seconded Mr Unger

No Discussion:

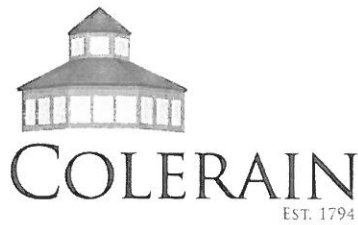
Vote - Mr Unger - Yes, Mr Rajagopal - Yes, Mr Wahlert - Yes

Resolution passes

f. Resolution Establishing Copper Creek Tax Increment Financing District

Mr Milz recommends ADOPTION of Resolution #72-21.

Rationale: The creation of this Tax Incentive Financing District will allow for revenues to be generated to fund public improvements in the Township. Exhibits available in agenda packet on line.



Motion Mr wahlert, Seconded Mr Unger

Discussion:

Mr Unger - As discussed earlier, if we're forced to accept this street, this will give us some funding to do the repairs.

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

Resolution passes

g. Resolution Establishing Abbeytown Tax Increment Financing District

Mr Milz recommends ADOPTION of Resolution #73-21.

Rationale: The creation of this Tax Incentive Financing District will allow for revenues to be generated to fund public improvements in the Township. Exhibits available in agenda packet on line.

Motion Mr Wahlert, Seconded Mr Unger

Discussion:

Mr Rajagopal - I like this project. There will be some beautiful homes. I'm very disappointed with Mr Austin. We had a lot of residents that expressed their concerns on many issues. I told Mr Austin to talk to the residents about the issues and he never did go there to talk to the residents. They would have supported this project if he would have gone there and talked to them.

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

Resolution passes

Administration

- a. Motion to Establish 2021 Halloween Trick or Treat Hours in Colerain Township to be from 6 PM to 8 PM on October 31, 2021

Motion Mr Unger, Seconded Mr Wahlert

No Discussion:

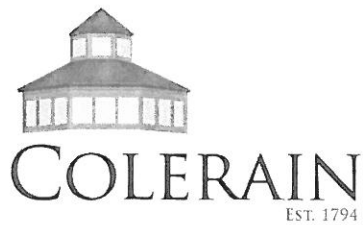
All voted Yes.

Motion approved

- b. Motion Authorizing the Township Administrator to Release a Request for Proposals for Administration of the Township's Vacant Building Maintenance License and Vacant Foreclosed Property Registry Programs

Mr Milz recommends ADOPTION of the Motion.

Rationale: Staff seeks to evaluate alternatives to providing administrative services for



its Vacant Building Maintenance License and Vacant Foreclosed Property registry programs. RFP is available in the agenda packet online.

Motion Mr Wahlert, Seconded Mr Unger

All voted Yes

Motion approved

11. Old Business

12. Consent Items

a. Contract - Citizens for Civic Renewal - Townhall Facilitation

The attached agreement will provide for facilitation of two Town Halls that will provide feedback as part of the 2022 Budget process. The cost of this agreement is \$4,000. Proposal available in agenda packet on line.

b. Contract - Ohio Attorney General - Grant Recipient Agreement

This agreement sets roles and responsibilities associated with our grant award for the Law Enforcement Diversion Program.

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 approved.

13. Fiscal Office Report

A brief update on public records requests: We have reached 230 records requests for the year. We have only 5 active. Thank you to everyone in every department that helps on these.

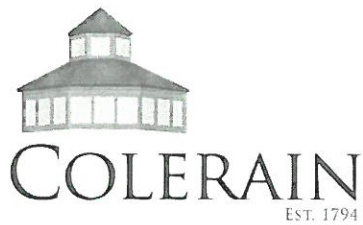
I do urge anyone that didn't see the presentation at 6:00pm regarding Tax Incremental Financing (TIF's) to look it up on Waycross Media. It was very informative. Thank you to Geoff Milz, Jeff Weckbach and Jeff McElravy for putting that together.

14. Executive Session – if needed

Mr Milz recommends the board go into executive session in accordance with ORC section 121.22 (G)(1) to discuss the employment, discipline, termination and compensation of public employees. Typically, when we get back from Executive session there isn't anything to report or action taken. There is a possibility that action might be taken tonight.

Motion Mr Unger, Seconded Mr Wahlert.

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

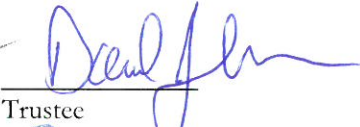
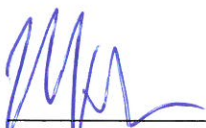


Mr Rajagopal called the meeting back to order at 9:08pm
All trustees and fiscal officer were present.

Mr Milz - I do have a report from executive session. The board was informed recently that former Officer Maher abandoned his position by failing to provide a reasonable return to work date supported by any proper documentation. However, former officer Maher still recently sent a grievance to the township trustees despite my decision that there was no grievable issue. Former Officer Maher was not terminated. He wasn't issued any form of discipline. And no alleged misconduct was asserted by the township against him. Therefore, I would recommend that the trustees, by motion, find that there is no grievable issue or any interpretation, application or any breach of the CBA at issue in this matter and that the township considers this matter closed.
Motion Mr Unger, Seconded Mr Wahlert.
No Discussion
All voted Yes
Motion approved

15. **Adjournment**

Motion Mr Wahlert, Seconded Mr Unger All
voted Yes. Meeting adjourned at 9:10pm

 _____ Fiscal Officer	 _____ Trustee
 _____ Trustee	 _____ Trustee