

COLERAIN

TOWNSHIP ~ OHIO

Minutes

June 27, 2023

1. **Opening of Meeting**

Ms Ulrich called the meeting to order at 6:00pm.

All trustees and the fiscal officer were present.

2. **Executive Session 6PM**

Mr Weckbach recommended the board of trustees go into executive session in accordance with ORC section 121.22(G)(1) to discuss the potential discipline or dismissal of public employees and also in accordance with ORC section 121.22 (G)(2) to discuss the sale of township property and also in accordance with ORC section 121.22 (G)(3) to discuss pending or eminent litigation and also in accordance with ORC section 121.22 (G)(4) to discuss collective bargaining sessions.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Executive session convened at 6:01pm

Ms Ulrich called the meeting back to order at 7:02pm.

All trustees and the fiscal officer were present.

Mr Weckbach had nothing to report from executive session.

3. **Pledge of Allegiance 7PM**

All recited the Pledge of Allegiance.

4. **Meditation (Moment of Silence)**

5. **Approval of Minutes**

Motion to approve the minutes from the board of trustees meeting on June 13th, 2023

Motion Mr Unger, Seconded Mr Wahlert

No discussion

All voted Yes. Minutes approved.

6. **Presentations**

- a. Presentation by Chief Walls Introducing and Swearing-in Newly Promoted

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Employees

Chief Walls introduced and administered the Oath-of-Office to the department's newest Career Firefighter:

- Jeremy Boggess

b. Presentation on Township's Solar Array Performance

Mr Weckbach gave a presentation with an update of performance.

The presentation consisted of analytics and analysis of the first half performance from the Solar Array.

7. Public Input

a. Public Input: Police Forecast and Levy

At the May 9, 2023 meeting, Township staff provided a public presentation on the long term financial needs of the Police Department. This public input session is intended to solicit feedback from residents on the various strategies to address the fiscal gap that exists in the Police budget.

Kurt Verhoff - Mr Verhoff read a letter he sent to the board regarding his opposition to the police tax levy.

8. Citizens Address

Deborah Eichenlaub - Addressed the board regarding the coyote situation in Colerain Township. She spoke about her dog that was killed by a coyote after it jumped over their fence and took it from their yard. She asked that the township assist in eliminating the coyote problem.

Kathy Mohr - She talked about prior changes to minutes she requested. She read info from the ORC. She commented on the lighting assessment fund of the budget in 2022 compared to 2023 and 2024. She asked about Colerain Township policy regarding public records and disciplinary action.

Tom Bryant - Commented that he was at your last meeting and was told the problem I was here for was going to be taken care of. He mentioned that it hasn't completely been dealt with. He says the property on Wenning is a business. He says the truck full of trash and junkies in his side yard. He also mentions the trucks have to be properly strapped down and they have to have safety chains.

9. Administrative Reports

Mr Weckbach - He reminded folks about the annual fireworks and all the other events on July 3rd.



10. Trustees' Report

Mr Unger - Mentioned that it's a viewer named Kyle's birthday. Says the next meeting should be an exciting one regarding the property on Rayanne. He talked about the new CinFed location being built. He talked about the coyote issue in Colerain.

Ms Ulrich - She talked about the deer population being down affecting the coyote situation and says she will be calling our ex game warden. She talked about a mountain lion being found in Colerain. She wished everyone a safe and happy Fourth of July.

Mr Wahlert - He mentioned he is also upset about the coyote issue. Talked about the police forecast comments and he hates that we're in this situation. He talked about the fact that the property assessment amounts are set for the purposes of the levy. He said the reason there are 3 options to choose from for the levy is because it's important to have a debate. He mentioned the projected fund detail for the lighting districts and that the funds read during citizens address are a "misread".

11. New Business

Public Safety

- a. Motion to Authorize the Township Administrator to Purchase Portable Radios from Motorola for \$462,112.20

Chief Walls recommended ADOPTION of the Motion.

Rationale: Motorola recently announced that, effective December 31, 2023, the Department's current APX™6000 radios will no longer be serviceable, certified as intrinsically safe, or have available parts for repairs. Our Department purchased the current radios as a five-year lease option in 2014 which were paid in full prior to the selected term. The Department owns 80 of these radios that are assigned to apparatus available for personnel while on duty. Several radios are also assigned to administrative staff and those personnel that are not on shift but have responsibilities that require off-duty communications. It is proposed that the Department proceed with a new five-year lease agreement for 100 new APX™6000 series radios. At the current inventory of 80, there are a few spare radios that can either be placed in service during service repairs or that can be used for training. An increase in the number of radios is also needed as a result of personnel being added to the Department roster. Moreover, the Department was informed that the current XTS5000 radios (issued to some personnel) will no longer work on the current communications system effective July 31, 2023. These radios will also need to be replaced with the new APX™6000 radios. The five-year lease agreement allows the Department to extend payments beyond 2025, if necessary,

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allowing the impact of this unexpected cost incurrence to be distributed across two levy periods. Finally, the lease option will result in a cost savings of approximately \$12,000.00 over the five-year term as no yearly service contract (\$15,000.00 per year) will be necessary. Please see the attached documentation for the annual payment summary and required equipment list.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Ms Ulrich - We just did this for the police. Please explain.

Chief Walls - So, we have radios that will no longer be serviceable and other radios that will no longer be compatible. We're at the mercy of Motorola. We are getting them at a lower cost because of the quantity.

Mr Unger - Are you going to spend the \$462 at the time of receipt or is that payment spread out?

Chief Walls - It's spread out over five payments.

Mr Wahlert - This is significant and it's frustrating. There's no competitor. We've learned how important radios are. I wish there would be a competitor. This supports the lives of the people who are keeping us safe, so I support this.

All voted Yes. Motion approved.

b. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #90-23.

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

2563 Ambassador Dr 510-0043-0201-00

3190 Banning Rd 510-0070-0004-00

2845 Brampton Dr 510-0041-0462-00

2919 Crest Rd 510-0024-0049-00

8241 Georgianna Dr 510-0090-0053-00

9610 Gibraltar Dr 510-0052-0095-00

2909 Greenbrook Ln 510-0024-0216-00

8298 Jackies Dr. 510-0061-0059-00

9845 Loralinda Dr 510-0112-0184-00

9936 Loralinda Dr 510-0112-0206-00

9871 Marino Dr 510-0041-0035-00

10013 Marino Dr 510-0041-0053-00

3484 Niagara St 510-0112-0035-00

3251 Orangeburg Ct 510-0112-0164-00

9552 Pippin Rd 510-0051-0251-00

9718 Pippin Rd 510-0051-0304-00

10436 Pottinger Rd 510-0033-0095-00

2464 Roosevelt Av 510-0031-0440-00

2637 Royalglen Dr 510-0072-0310-00

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3619 Sandralin Dr 510-0091-0310-00
2409 Schon Dr 510-0044-0066-00
2856 Sheldon Av 510-0071-0118-00
2668 Springdale Rd 510-0043-0044-00
2762 Wheatfield Dr 510-0041-0249-00

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 - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

c. Resolution Declaring a Junk Motor Vehicle - 2510 Highwood Lane- 1 of 4

Chief Cordie recommended ADOPTION of Resolution #91-23.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2510 Highwood Ln. Cincinnati, OH 45239 1. (OH) JKT6247, 2008, WHITE, ACURA, MDX.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

d. Resolution Declaring a Junk Motor Vehicle - 2558 Impala Dr - 2 of 4

Chief Cordie recommended ADOPTION of Resolution #92-23.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2558 Impala Dr. Cincinnati, OH 45231 1. (OH) HDJ5251, 2010, BLUE, HONDA, ODYSSEY.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed

e. Resolution Declaring a Junk Motor Vehicle - 3001 Niagara St. - 3 of 4

Chief Cordie recommended ADOPTION of Resolution #93-23.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicles at the Following Property: 3001 Niagara St. Cincinnati, OH 45251 1. (OH) GSP3783, 2001, MAROON, GMC, SAVANNA 2. (OH) HRK5426, 1987, RED, CHEVY, ULTIMASTER.

Motion Mr Unger, Seconded Mr Wahlert



No discussion:

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

f. Resolution Declaring a Junk Motor Vehicle - 3147 Niagara St - 4 of 4

Chief Cordie recommended ADOPTION of Resolution #94-23.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 3147 Niagara St. Cincinnati, OH 45251 1. (OH) P302863, 2003, BLACK, CHEVY, TAHOE.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

Public Services

Motion to Authorize Township Administrator to Execute an Agreement

- a. Amendment with Choice One Engineering for the Springdale Road Sidewalk Project for \$29,500

Ms Mays recommended ADOPTION of the Motion.

Rationale: The Township is currently under contract with Choice One to engineer the plans for the construction of the Springdale Sidewalk Project (Colerain Avenue to Loralinda Avenue). Stage 1 plans for the Springdale Road sidewalk are complete and the Right of Way acquisitions have been finalized. This amendment is to add the preliminary and final Right of Way plans to the project scope for an additional fee of \$29,500.

Motion Mr Wahlert, Seconded Mr Unger

No discussion:

All voted Yes. Motion approved.

Development

- a. Discussion and Potential Action - 2864 Houston Demolition

At a prior meeting, the Board adopted a motion to allow the Administrator to enter into an agreement for the rehabilitation of 2864 Houston in lieu of demolition. That agreement was contingent on the property owners obtaining a bond or similar document that would financially protect the Township if the owners were not able to meet the deadlines for rehabilitation outlined in the agreement. As of the posting of the agenda packet (afternoon of June 23, 2023), the Township has not received a bond or similar.

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Discussion:

Ms Ulrich - The contract is similar to the one on Capstan correct?

Mr Weckbach - Border line identical.

Motion for Board of Trustees to set a Public Hearing for July 11, 2023 at 7:00pm

- b. for Zoning Commission Case ZA2023-08, Blue Rock Senior Living Center re:
Zoning Map Amendment from R-5 to PD-M

Mr Miller recommended ADOPTION of the Motion.

Rationale: The Colerain Township Zoning Commission held a Public Hearing on June 20, 2023 on Case ZA2023-08, Blue Rock Senior Living Center re: Zoning Map Amendment from R-5 to PD-M. Prior to the Board of Trustees' final vote on the Commission's recommendation, the Board must hold a Public Hearing on this proposal.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - What is the difference between R-5 and PD-M?

Mr Miller - Well, R-5 would be residential and so it is being requested that it is changed to PD-M (Plan Development-mixed).

Mr Unger - I would ask the other trustees to take a drive down Semloh.

Ms Ulrich - Yes, I was going to ask that we put where the location is.

All voted Yes. Motion approved.

Motion for Board of Trustees to set a Public Hearing for July 11, 2023 at 7:00pm

- c. for Zoning Commission Case ZA2023-09, Major Amendment to PDP/FDP re:
Case ZA2005-006, Klei Mowers; and Zoning Map Amendment from R-3 to PD-B

Mr Miller recommended ADOPTION of the Motion.

Rationale: The Colerain Township Zoning Commission held a Public Hearing on June 20, 2023 on Case ZA2023-09, Major Amendment to PDP/FDP Case ZA2005-006 Klei Mowers; and Zoning Map Amendment from R-3 to PD-B. Prior to the Board of Trustees' final vote on the Commission's recommendation, the Board must hold a Public Hearing on this proposal.

Motion Mr Wahlert, Seconded Mr Unger

Discussion:

Mr Unger - So are you saying you're going to want another public hearing in August?

Mr Weckbach - So the way our zoning is written, "the board of trustees shall set a time for public hearing. The date of the hearing shall not be more than 30 days after receipt of the recommendation of the zoning commission".

Mr Wahlert - These are business days correct?

Mr Weckbach - No just days. We could leave the public hearing open as opposed to closing it on July 11th.

Mr Wahlert - I think this will be a contentious issue and I was to make sure we walk the line.

Mr Weckbach - The board can vote to take action or continue the hearing.



Mr Wahlert - I think that this gives some leverage to the citizens there and that's important. Whether I would want to close or continue the hearing isn't something I can predict.

Mr Unger - It seems to me before Lowes and Walmart went in, I remember that the flavor of the day was that that was as far as it goes.

All voted Yes. Motion approved.

Mr Miller discussed details of the Land Bank home Loan.

Administration

- Resolution Authoring Township Administrator to Execute an Agreement with a
- a. Natural Gas Supplier for Gas Aggregation for a Period not to Exceed 36 months at a Rate Less than \$0.839/ccf

Ms Mays recommended ADOPTION of Resolution #94-23.

Rationale: In August of 2022, the Township Administrator entered into an agreement with AEP Energy for the supply of gas for all Township residents at a rate of \$0.839/ccf for a period of 24 months. The Township is now reviewing the market and an opportunity exists to blend and extend this rate for an additional 12 months at a lower cost to all participants in the aggregation program. The attached resolution would provide the Administrator the authority to sign a new agreement, once terms are reached that are more favorable than currently exist. Should that occur, the Administrator will bring forward the signed contract as a consent item on a future agenda. For background, natural gas pricing was highly volatile in 2022. It is estimated that Duke Energy's November to March pricing will range from \$0.70 to \$0.80 cents per ccf. While our current rate of \$0.839 performed better than the Duke rate last winter, it appears an opportunity for an adjustment can be made. It is anticipated that a price lower of \$0.70 per ccf or less may appear over the coming months.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - This is the same gas that a couple years ago in our last contract was approved at \$0.39. It has more than doubled, and as I've said before, this is a result of our federal and national energy policy and that policy is just devastating residents and businesses.

Ms Ulrich - What was Duke?

Mr Wechbach - I believe at the next meeting, we'll be providing an update on performance and aggregation.

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

- b. Resolution Adopting 2024 Tax Budget

Mr Wechbach recommended ADOPTION of Resolution #95-23.

Rationale: The first step in the 2024 budget process is the adoption of a tax budget. This document shows the forecasted receipts for 2024, the fund balance for each fund



as of January 1, 2023, the 2024 expenses in the long-term financial forecast, and the projected fund balance at the end of 2024. It is due to the Hamilton County Auditor on July 20, 2023. The significant changes from prior years include the new tax increment financing districts that began collections in 2023, the addition of the Bond Retirement Fund (3101) and the Capital Project- Fire Fund (4101), as well as an assumption of at least a new 3.0 mill operating levy for the Police Fund (2081).

Motion Mr Wahlert, Seconded Mr Unger

Discussion:

Mr Unger - On the police district, it shows a January 1st balance in the account would be \$14,028,201.00 leaving a balance after expenditures of \$1,832,975.00 and I think that will be part of the next conversation.

Mr Wahlert - On the opioid settlement are we restricted to how we can use it?

Mr Weckbach - We're kind of waiting for the balance to build a little bit, then get some clarity from the state before we budget it.

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

c. Resolution - Ballot Language - Police Department - 3.0 mills

No action is requested. This is intended to be a first reading for discussion.

Rationale: At the Special Meeting of the Board of Trustees on May 9, 2023, the Police Department provided a detailed overview of the funding challenges that they are facing over the next five-year period. Our existing fund balance reserve policies require the Board of Trustees to engage in conversation on strategies to address this long-term challenge. Based on the five-year forecast, the gap that the Police Department will need to fill from 2024 to 2028 is approximately \$6.3M per year. The Township has sent three different millage amounts to the Auditor for certification: • 3.0 mills which would generate \$4.073M • 4.65 mills which would generate \$6.313M • 4.99 mills which would generate \$6.775M The above \$6.3M figure only addresses the operational shortfall of the department for the next five years. It does not anticipate any new capital expenditures or personnel changes to increase staffing.

Mr Unger - This is what would go. It shows what a 3.0 mills levy would cost for every \$100,000 in value. It would generate \$4,073,000. And for clarification, what would be over what period of time?

Mr Weckbach - Indefinitely and annually. The total needed for the department is \$6,300,000 and at 3.0 mills we would have to have some discussion as to how we would cover that gap.

Ms Ulrich - Talking to Chief Cordie, if we did a 3.0 mills levy we would be out of money after 2024 is that correct?

Mr Weckbach - We would still have dollars left after 2024, but we would likely be going back to the ballot in 2024 or solving that through reducing programs in the general fund.

Mr Wahlert - So the \$1,832,975.43 anticipates a 3.0 mills levy. So without the 3.0 mills



levy we're talking about negative 2?

Mr Weckbach - Yes.

Mr Wahlert - So in the general fund it's a \$6,987,042.87, those are left over general fund dollars?

Mr Weckbach - So when you look at the estimated receipts that in 2024, it's estimated at this time to bring in about \$4.5 million in revenue. It is estimated to spend \$5.4 million.

Ms Ulrich - How much is required to keep as a balance in our general fund?

Mr Weckbach - We have internal policies, but that's your own set rules, but it's a good chance that we would be downgraded.

d. Resolution - Ballot Language - Police Department - 4.65 mills

No action is requested. This is intended to be a first reading for discussion.

Rationale: At the Special Meeting of the Board of Trustees on May 9, 2023, the Police Department provided a detailed overview of the funding challenges that they are facing over the next five-year period. Our existing fund balance reserve policies require the Board of Trustees to engage in conversation on strategies to address this long-term challenge. Based on the five-year forecast, the gap that the Police Department will need to fill from 2024 to 2028 is approximately \$6.3M per year. The Township has sent three different millage amounts to the Auditor for certification: • 3.0 mills which would generate \$4.073M • 4.65 mills which would generate \$6.313M • 4.99 mills which would generate \$6.775M The above \$6.3M figure only addresses the operational shortfall of the department for the next five years. It does not anticipate any new capital expenditures or personnel changes to increase staffing.

No additional discussion.

e. Resolution - Ballot Language - Police Department - 4.99 mills

No action is requested. This is intended to be a first reading for discussion.

Rationale: At the Special Meeting of the Board of Trustees on May 9, 2023, the Police Department provided a detailed overview of the funding challenges that they are facing over the next five-year period. Our existing fund balance reserve policies require the Board of Trustees to engage in conversation on strategies to address this long-term challenge. Based on the five-year forecast, the gap that the Police Department will need to fill from 2024 to 2028 is approximately \$6.3M per year. The Township has sent three different millage amounts to the Auditor for certification: • 3.0 mills which would generate \$4.073M • 4.65 mills which would generate \$6.313M • 4.99 mills which would generate \$6.775M The above \$6.3M figure only addresses the operational shortfall of the department for the next five years. It does not anticipate any new capital expenditures or personnel changes to increase staffing.

No additional discussion.



12. Old Business

13. Consent Items

- a. Promotion - Battalion Chief - Department of Fire and EMS - Captain Ryan Frank
- \$36.08 per hour

The recommendation to promote Captain Ryan Frank to Battalion Chief in the department's Operations Bureau is to fill a current vacancy. Captain Ryan Frank was the successful candidate following an internal and competitive process. Contingent upon the adoption of the motion to promote Captain Ryan Frank, Captain Frank would assume the role of Battalion Chief at an hourly rate of \$36.08 effective July 11, 2023.

- b. Promotion - Fire Captain - Department of Fire and EMS - Lieutenant Craig Niehaus - \$34.51 per hour

The recommendation to promote Lieutenant Craig Niehaus to the position of Fire Captain in the Operations Bureau is to fill a current vacancy. Contingent upon the adoption of the motion to promote Lieutenant Craig Niehaus, Lt. Niehaus would assume the role of Fire Captain at an hourly rate of \$34.51 effective July 9, 2023.

- c. Promotion - Fire Lieutenant - Department of Fire and EMS -
Firefighter/Paramedic Richard Witsken - \$32.94 per hour

The recommendation to promote Firefighter/Paramedic Richard Witsken to the position of Fire Lieutenant in the Operations Bureau is to fill a current vacancy. Contingent upon the adoption of the motion to promote Firefighter/Paramedic Witsken, Firefighter/Paramedic Witsken would assume the role of Fire Lieutenant at an hourly rate of \$32.94 effective July 9, 2023.

- d. New Hire - Part-Time Public Educator - Department of Fire and EMS - Kerrie Lerman - \$19.50 per hour

The position of Part-Time Public Educator was posted, applications were received, and interviews conducted. A conditional offer of employment was extended to the following individual:

- Kerrie Lerman

The wage for this job is \$19.50 per hour. Contingent upon Board approval, Kerrie Lerman would be eligible to begin work on July 3, 2023.

- e. New Hire - Full-Time Firefighter/Paramedic - Department of Fire and EMS -
Chris Simpson - \$24.72 per hour

The position of Firefighter/Paramedic was posted, applications were received, and interviews conducted. A conditional offer of employment was extended to the following individual:

- Chris Simpson

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The wage for this job is \$24.72 per hour. Contingent upon Board approval, Chris Simpson would be eligible to begin work on July 24, 2023.

f. Contract - Silco - Camera Installation - \$5,442

The attached agreement with Silco will provide for the installation of two security cameras that will provide additional vantage points for the 4th of July Fireworks event. They will also provide a direct line of sight to employee parking areas to help with any vandalism to employee vehicles. The cost of this contract is \$5,442.

g. Donation Acceptance - Department of Fire and EMS - Cincinnati Moose Lodge #2 - \$2,351.90

Colerain Township Department of Fire and EMS is grateful for a \$2,351.90 donation from Cincinnati Moose Lodge #2.

h. Donation Acceptance - Police Department - Cincinnati Moose Lodge #2 - \$2,351.90

Colerain Township Police Department is grateful for a \$2,351.90 donation from Cincinnati Moose Lodge #2.

i. Donation Acceptance - Department of Fire and EMS - From Lowe's Store 0534 - \$781.97

Colerain Township Department of Fire and EMS is grateful for a \$781.97 donation from Lowe's Store 0534.

- Pit Boss Pro Series Smoker: \$699.99
- Smoker Pellets: \$11.99
- Pit Boss Smoker Cover: \$69.99

Motion to approve all consent items Mr Wahlert, Seconded Ms Ulrich
All voted Yes. All consent items approved.

14. Fiscal Office Report

No report

15. Executive Session – if needed

Not needed.

16. Adjournment

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich
All voted Yes. Meeting adjourned at 9:05pm

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Fiscal Officer

Trustee

Trustee

Trustee