

SPECIAL

July 24, 2018

OPENING OF MEETING

Mr. Unger called the meeting to order at 6:00PM with all Board members present.

EXECUTIVE SESSION

Mr. Milz requested the Board conduct an executive session in accordance with Ohio Revised Code §121.22(G)(1) to discuss the employment and compensation of public employees, §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 §121.22(G)(3) to discuss pending and imminent litigation with the Township law director.

Mr. Insko made such motion and Mr. Rajagopal offered the second. No discussion and the roll was called:

Mr. Insko. "Aye"

Mr. Rajagopal. "Aye"

Mr. Unger. "Aye"

The Board returned at 7:00PM. All Board members were present.

Mr. Milz said there is nothing to report.

PLEDGE OF ALLEGIANCE

All recited the Pledge of Allegiance.

MEDICATION (MOMENT OF SILENCE)

Mr. Unger asked that all join in a moment of silence.

FISCAL OFFICER – APPROVAL OF MINUTES

Mrs. Harlow requested the Board approve the July 10, 2018, regular meeting minutes.

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Mr. Unger made such motion and Mr. Rajagopal offered the second. No discussion and the roll was called:

Mr. Insco. "Aye"

Mr. Rajagopal. "Aye"

Mr. Unger. "Aye"

CITIZEN ADDRESS

Kathy Mohr spoke regarding the police contract for Northgate.

In response to Ms. Mohr's questions, Mr. Barbieri said he has reviewed the contract. He also said they have not checked with OPERS. Officers will be on duty; originally this was going to be an off-duty detail, but that has changed.

Chief Denney said they will be scheduled by us and these are over-time hours.

Rich McVay spoke in opposition to the contract with Tabani. He said this is freeing up five officers, which is a good move. He said he has a problem with subsidizing police coverage for Tabani, giving them special treatment. There have been questions about the legality of this contract. He said we don't have an opinion from the Ohio Attorney General. He said the law director had a verbal conversation and verbal opinions don't count. He asked if the law director is using his opinion or Ohio law. He said the law director was photographed with two former trustees at a restaurant, which is an open meetings violation. He said that Green Township is getting a \$57 million development at Western Ridge, as well as other upscale offices and eateries. He said Colerain's priorities are messed up, by not going after big hitters. The Trustees need to take the lead on an economic development plan.

Mr. Unger said the Attorney General's opinion was verbal. He said that he received verbal opinions while he was on the school board. He said he'd like to see the photo of the former trustees. He said Green Township is mostly under a TIF.

Stephanie Wright spoke about the police contract with Northgate Mall. She said the Board voted to not renew the contract but now it is reoccurring. She asked who is pushing for this and what has changed. She asked the Board to

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elaborate on why they are voting the way they are. She asked if the mall is thriving, why do they need to have us pay for the security.

Mrs. Wright asked about the contract with the lawn care company.

Mr. Milz said he will discuss this in the agenda item.

Mr. Unger said there was no vote to end the mall contract -- it expired. He said this is saving us a lot of time with responding to calls for service.

NEW BUSINESS

PLANNING

Resolution Declaring Nuisance and Ordering Abatement

Mrs. LeCount recommended adoption of a resolution to remove uncontrolled vegetation and/or refuse at the listed properties. This resolution is recommended to allow the Trustees to abate and assess properties with the Ohio Revised Code nuisance violations.

Mr. Insco made such motion and Mr. Unger offered the second.

Mrs. Harlow said the Board is approving Resolution 34-18, "Resolution Declaring Nuisance and Ordering Abatement."

The roll was called:

Mr. Insco. "Aye"

Mr. Rajagopal. "Aye"

Mr. Unger. "Aye"

Motion Authorizing Execution of Contract with Wiesman Services, LLC, for Grass Abatement Services

Mrs. LeCount recommended the Board approve a motion to allow the Trustees to enter into a contract for abatement of nuisance properties with Paul Wiesman of Wiesman Services, LLC. She said this motion is recommended to allow the Township Administrator to enter into a contract with Wiesman Services for the grass abatement of nuisance properties, as declared by the Board of Trustees. She said the originally selected abatement contract for 2018 was not meeting the expectation of the contract and a letter has been sent to terminate the contract.

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She said staff has driven by properties and they were not seeing fulfillment of the contract by the previous vendor. She said Wiesman Services will provide the grass abatements at the cost to the Township of \$80 per yard, expect in cases of extraordinarily large yards. She said we already began a short-term contact with Wiesman Services for \$2500 and they abated properties that afternoon.

Mr. Insko made such motion and Mr. Rajagopal offered the second.

Mr. Unger said 7175 Sheed Road looks good. Mrs. LeCount said that should have been done sooner. It is now on the watch list.

The roll was called:

Mr. Insko. "Aye"

Mr. Rajagopal. "Aye"

Mr. Unger. "Aye"

PUBLIC SAFETY

Motion to Execute Contract with T Northgate Mall, LLC for Police Services (Police)

Chief Denney recommended adoption of a motion to permit Administrator Milz to sign an agreement with T Northgate Mall, LLC for police services. He said the agreement is for police services, staffed by Colerain Township Police officers, as assigned by the Colerain Township Police Department. The Township will invoice T Northgate Mall, LLC monthly at a rate of \$52.50 per hour. He said the officers will work when the mall is open. He will select, schedule and pay the officers. He said based on dispatch fee and officer time, this will save \$70,000. No matter what, we will still respond to the mall. If we are able to defer the calls, 11,000 hours patrol time will be returned.

Mr. Unger made such motion and Mr. Rajagopal offered the second.

Mr. Insko said he is always listening. The mall is thriving, with an 80 percentile for occupancy. Now, there are more local tenants. Tabani is paying us and this is a huge improvement over the previous contract. Stone Creek is not an indoor mall, so it has fewer tenants, which are more spread-out. He said a resident asked if he should vote on this because he's a tenant in the mall. He said everything they vote on affects property values. He asked why we wouldn't want police protection there. Mall cops not respected, our officers are.

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Mr. Barbieri said that since Mr. Insko will not have any affect on his lease, there is no reason he can't vote.

Mr. Unger asked how many officers are used under the former contract. Chief Denney said it's 5.2 officers, staffed 24/7. Mr. Unger said now it's one officer, during mall hours, with over-night private security.

Mr. Insko said the movie theater has detail officers on Friday and Saturday.

In response to Mr. Rajagopal's question, Mr. Barbieri said that a Trustee can't vote on something with benefit to him or family.

Mr. Rajagopal said he feels direct conflict for Mr. Insko.

Mr. Insko said everything they vote on affects our property values.

Mr. Milz said there seems to be some distortion and explained the our officers' average salary \$60,046. This is a net-benefit to Township. We don't have to respond with an officer off the street. We are recouping the costs – we are not subsidizing the service. They are paying full freight of having an officer there. He said the mall changed dramatically with our officers there.

Mr. Rajagopal said other malls have off-duty officers working. They are not involved with a township or county and the mall wrote a check to the officers directly. Why should we be involved? We have officers willing to work the detail on an off-duty basis.

Mr. Milz said these are overtime hours and we are not taking any one away from the beats. This is one of the most valuable properties in Colerain. We are trying to be progressive in our economic development uses, trying to keep them thriving. This impacts our relationship with the property owner.

Mr. Rajagopal said other agencies' officers could work the detail.

Chief Denney said we will never take officers off the street to work this detail.

Mr. Milz said this will add 11,000 patrol hours back to the roads.

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Mr. Insko and Mr. Barbieri again discussed if Mr. Insko should abstain. Mr. Barbieri said he should abstain if he receives a direct or indirect monetary benefit.

Chief Denney offered a presentation, which is attachment 1 to these minutes.

Mr. Rajagopal said the mall is not doing well and we are spending money to bring in other types of residential uses.

Mr. Unger said we will provide service anyway.

Mr. Insko said this is a “no brainer” of a contract and that he receives no benefit as tenant in the mall. This is for the greater good in everything.

The roll was called:

Mr. Insko. “Aye”
Mr. Rajagopal. “Nay”
Mr. Unger. “Aye”

Motion to Take Disciplinary Action (Police)

Chief Denney recommended the Board take action to impose discipline on Police Department employee Robert Brinkman. He said a pre-disciplinary hearing scheduled for July 19, 2018, was waived by Mr. Brinkman. Mr. Brinkman was found to have violated the Colerain Police Department rules and regulations, as well as the code of conduct. Chief Denney recommended the Board terminate Mr. Brinkman, effective immediately.

Mr. Insko made such motion and Mr. Unger offered the second. No discussion and the roll was called:

Mr. Insko. “Aye”
Mr. Rajagopal. “Aye”
Mr. Unger. “Aye”

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CITIZEN ADDRESS

Stephanie Wright thanked Mr. Weckbach for answering her emails. Regarding the credit card statement question she had, he pointed out the charge in question was there.

Mrs. Wright said Ms. Mohr and she have had the opportunity to work with Chief Denney, volunteering handling false alarm calls. She said they are looking forward to being profitable to cite these business owners.

Mrs. Wright asked about the updating of the website. Mr. Milz said that with their shoestrung staff, there are a number of people who update the website.

Mrs. Wright said she would like it be updated. She said there are missing minutes.

Kathy Mohr asked about the new Kroger. Mr. Insco said we have no official commitment. Ms. Mohr said the mall is private business, but officers are doing public employment. She said we will still need to send officers to handle arrests, since the mall officer doesn't leave.

Mr. Unger said the elected board has made a decision.

Ms. Mohr said the law director's contract expires December 31, and asked if the Board has considered a RFP. Mr. Unger said they have not at this time. Ms. Mohr said they should put it out. It's their job to do that. She asked what happened with the Buxton Advantage Presentation. Mr. Milz said nothing has happened. Ms. Mohr asked about the brewery. Mr. Milz said that was a zone text amendment.

Cliff Ankenbauer lives on Lyness and said he is worried about trash collection and mail delivery, with the road construction. Mr. Rajagopal said it is a mess, and the contractor is coming to give an update at the next meeting.

EXECUTIVE SESSION

Mr. Insco requested the Board enter Executive Session in accordance with Ohio Revised Code §121.22(G)(8) to consider confidential information relating to

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specific business strategy and to discuss negotiations with other political subdivisions respecting requests for economic development assistance.

Mr. Unger offered the second. No discussion and the roll was called:

- Mr. Insko. "Aye"
- Mr. Rajagopal. "Aye"
- Mr. Unger. "Aye"

The Board returned, with all Board members were present.

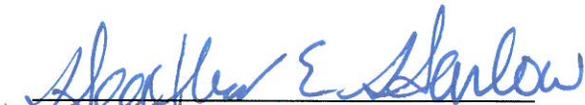
Mr. Milz said there is nothing to report.

ADJOURNMENT

With no further business to come before the Board, Mr. Insko made a motion to adjourn and Mr. Rajagopal offered the second.

The roll was called:

- Mr. Insko. "Aye"
- Mr. Rajagopal. "Aye"
- Mr. Unger. "Aye"



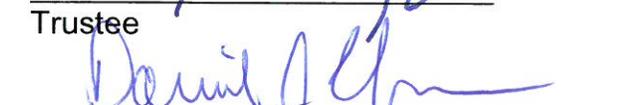
Fiscal Officer



Trustee



Trustee



Trustee