

## Minutes

October 9, 2018

**1. Opening of Meeting**

Mr. Unger called the meeting to order at 6:08PM with all Board members present.

**2. Executive Session 6:00 PM**

Mr. Milz requested the Board conduct an executive session in accordance with in accordance with Ohio Revised Code §121.22(G)(8) to consider confidential information relating to specific business strategy and economic development, §121.22(G)(1) to discuss the employment and compensation of public employees and §121.22(G)(3) to discuss pending and imminent litigation with the Township law director.

Greg Insko made a motion to enter Executive Session for those purposes and Dan Unger offered the second. No discussion and the roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

The Board returned from executive session at 7:01PM. All Board members were present. Mr. Milz said there was nothing to report.

**3. Pledge of Allegiance 7:00 PM**

All recited the Pledge of Allegiance.

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

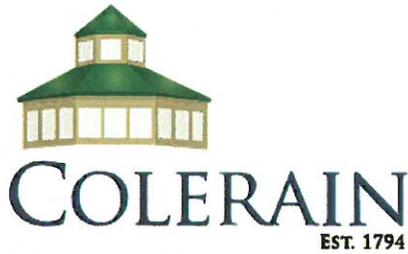
Mr. Unger asked everyone to join in a moment of silence.

**5. Fiscal Office – Approval of Minutes from September 25, 2018**

Mrs. Harlow requested the Board approve the September 25, 2018, meeting minutes. Greg Insko made such motion and Raj Rajagopal offered the second. No discussion and the roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No – None



**6. Presentations**

- a. Northgate Mall Housing Market Study - Michael Dinn, CRE

Mr. Milz said Mr. Dinn is not able to attend.

- b. Presentation by Greater Cincinnati Energy Alliance on Economic Development Tool - PACE

Chris Jones offered a presentation on property assessed clean energy (PACE) financing. A copy of his presentation is Attachment 1 to these minutes.

Mr. Milz said this is an economic development tool. A PACE assessment is a debt of property, meaning the debt is tied to the property as opposed to the property owner(s). In turn, the repayment obligation may transfer with property ownership if the buyer agrees to assume the PACE obligation and the new first mortgage holder allows the PACE obligation to remain on the property. This can address a key disincentive to investing in energy improvements because many property owners are hesitant to make property improvements if they think they may not stay in the property long enough for the resulting savings to cover the upfront costs.

- c. Proclamation Declaring October 7, 2018 as Cincinnati Natural Foods Day in Colerain Township

Mr. Milz read a proclamation recognizing October 7, 2018, as Cincinnati Natural Foods Day in Colerain Township. A copy of the proclamation is Attachment 2 to these minutes.

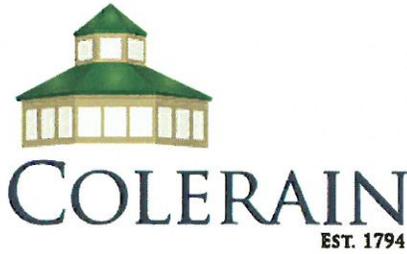
- d. Presentation of Donation from the Good Timers Organization.

Mike Baher with the Good Timers Organization said they organize an annual motorcycle ride in appreciation of the fire, police and first responders. He said Colerain has been a supporter the ride for many years and presented a \$500 donation to the Police Department.

Greg Insko made a motion to accept the donation and Raj Rajagopal offered the second. No discussion and the roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None



e. Swearing in of Police Officer

Lt. Owens introduced Brian Haubiel and swore in as a Colerain Township police officer. Officer Haubiel's children pinned on his badge.

**7. Public Hearing**

a. Public Hearing - Zoning Case ZA2013-07 Triple Creek - Major Modification to a Preliminary Development Plan

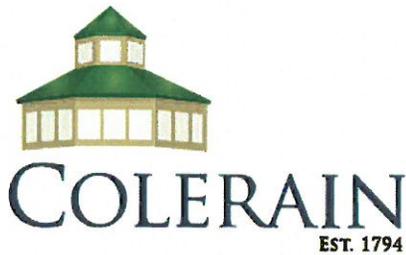
Mrs. LeCount presented the staff report. She said this is a Major Modification to an approved Preliminary Development Plan for Triple Creek Nursing Care in an existing PD-B Planned Development Business District. The applicant is proposing to construct a 2,449 square foot one-story building addition to the existing skilled nursing care facility to add four new skilled care units (8 additional beds). Interior renovations would remove an existing unit where the total number of rooms would increase from 71 to 74 rooms and the total number of beds would increase from 88 to 95 beds. The project also includes interior remodeling which does not affect the total number beds in the facility. The purpose of the request is to increase the permitted beds per acre from 18.0 to 19.4 to allow for a building expansion to accommodate 7 additional beds. She recommended adoption of Resolution #44-18, "Case No. ZA2006-07, Triple Creek Nursing Care, Approval of a Major Modification to a Preliminary Development Plan Parcel No. 510-0022-0096-000," subject to the following conditions:

1. That all conditions approved as part of case Colerain ZA2006-07 shall remain in effect for the subject site.
2. That a Final Development Plan be submitted for review and approval by the Colerain Zoning Commission.
3. That the proposed development be permitted a maximum density of 19.4 beds per acre where 18 beds per acre was approved on the previous approved plan.

Dan Unger made a motion to open the public hearing and Greg Insko offered the second. No discussion and the roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None



Mr. Barbieri swore in those who wished to speak. No one was sworn in

Dan Unger made a motion to close the public hearing and Greg Insko offered the second. No discussion and the roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

Greg Insko made a motion to approve the resolution and Dan Unger offered the second.

Mr. Insko said it's a top notch facility.

Mr. Rajagopal said it's beautiful and good for Colerain Township.

The roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

**8. Citizens Address: Questions Concerning Today's Agenda**

Judge Steven Martin spoke to the Board regarding T-CAP, a law which makes hard to put felony 4s and 5s in prison. He said this means fewer people are going into drug treatment. He thanked the Board for our police department and said the officers are always well-prepared.

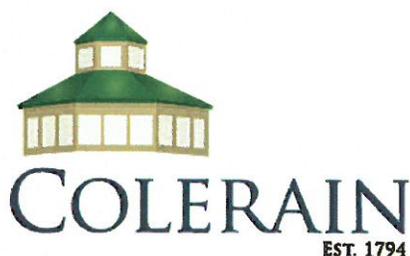
Mr. Rajagopal said he is an outstanding judge, very fair.

Sharon Sligar asked if Mr. Insko could help get the Allen family on the Ellen Show. Mr. Insko said there is strength in numbers to make this happen.

Ms. Sligar asked about Mr. Insko's big announcement. She spoke about the walkway on Royal Heights and suggested more police patrols. She said there were gun shots on Galbraith Road. She said there are street lights missing on streets in the subdivision.

Dick Semple said he appreciates the sidewalk planning discussion and asked if this on the agenda. Mr. Milz said it is not. Mr. Semple said he favors a sidewalk from Woodtrail to the elementary school.

Bob Stevie said he's pleased to see the RFP for legal services on the agenda tonight. He suggested the administrator analyze the cost and the contract should not include any law



directors as employees. He said legal bills shouldn't be redacted.

Tiffany Clark said she and her husband own three properties in the Township. Her husband is in stage 4 renal failure and his best option is a kidney donation from a live donor. She said that anyone who is interested in donation can call Christ Hospital to speak with Jessica at 513.585.1427.

Mr. Insko spoke about the "Kidney for Ann" signs a few years ago.

Mr. Unger said he appreciates her courage in coming here to speak.

Patrick Blake said he has nothing to share.

Zita Jeanmougin was not here.

Tom O'Brien said he's already seen people slowing down as a result of the chicane on Loralinda. He spoke about a CSR for 9471 Loralinda and said larger issues are delayed again and again. He said many residents are not aware of the property maintenance code. He said that Hamilton County puts the CSRs in the pipeline and we are at their mercy.

Kathy Mohr said two meetings ago, Chief Denney had a pay increase approved for the new manager of the property room, which was a 24% pay increase, \$6800/year. She said this person has training and asked if will he get another raise and be included in the merit raise.

Mr. Unger confirmed it was an increase in duties. Lt. Owens said he is not aware of potential increases.

Mr. Mohr asked if the RFP for legal services would be sent to law firms.

Mr. Unger said anyone is eligible to apply. Mr. Rajagopal said Mr. Milz would make such announcements.

Mr. Insko said the Center for Local Government and Ohio Township Association both have ways to advertise.

Ms. Mohr said the RFP stipulates that firms must have a minimum of three public sector references.

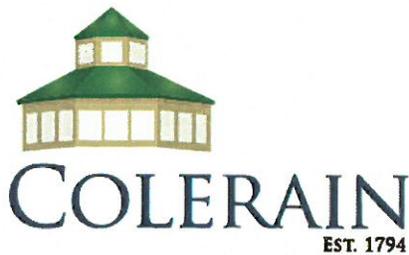
Mr. Milz said we want someone with a track record.

Ms. Mohr said the Board might want to reconsider giving a three-year contract.

Mr. Milz said there is a contract termination clause.

Ms. Mohr spoke with Mrs. Harlow about outstanding records requests.

Ms. Mohr spoke about the land use plan committee and said Craig Abercrombie is also on a similar committee for Green Township, where he lives. She said we should be able to



come up with someone so we don't need to take from another community. Ms. Mohr asked about the proposal for the health insurance stipend. Ms. Mohr said at the election last year, we got rid of two people who were spending too much money. She is very disappointed in the way this Board continues to spend money. She said the Board's job is to save money. She asked if there would be food at committee meetings. Mr. Insko said there was not food at the land use meeting and he expects there would not be food at future meetings.

Stephanie Wright said the board is here for the residents and as one resident, she asked the Board to please hear them. She thanked the Goodtimers for their donation and said she has participated in the ride the last five years.

Mrs. Wright spoke about the appointments to committees and the criteria implemented in order to be an applicant. For the land use committee, one applicant didn't live in the Township. She asked why that was not re-posted.

Mrs. LeCount said we indicated at the last meeting that it would be filled when we receive a new applicant.

Mrs. Wright said she is glad to see us soliciting for new law director.

Mrs. Wright said she requested the applications for vacant buildings.

Mrs. Harlow said this was sent to her today.

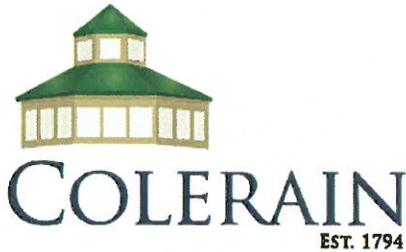
Mrs. Wright said she also has problem with Mr. Abercrombie.

Mr. Milz said they are a highly respected civil engineering firm.

Mrs. Wright spoke about records requests and asked for Mrs. Harlow's process.

Chris Green said the Township wants information about the Veterans Memorial by November 11. He spoke about a required core sample. Mr. Milz said he is only asking for a time line and would like to meet with him. Mr. Green said he'd like to table the project until he raises the money. He said he'd like to set the tank so people know about the project. He said he has raised about \$10,000.

Rich McVay said he's pleased to see we are looking to improve our law director. He spoke about the troubling behavior by our current law director and showed a photo of Mr. Barbieri with Mr. Ritter and Mr. Inderhees at a local establishment. He said this behavior is open to question. Mr. Insko said the main issue here is about trust and the optics are not good. Mr. McVay said Mr. Barbieri has donated to former trustee candidates' campaigns. He said Mr. Barbieri lost the Rumpke consent decree case, which is the biggest case we've seen.



Christine Henson said tonight's meeting has been the most disrespectful to the trustees that she has ever seen. She said she doesn't expect the Board to have information about purchases, etc. She said it's appropriate for the Board to defer to the department heads. Mrs. Henson said the FAC bylaws say the applicant they must indicate the appointee for which they are applying. She said only one application followed that rule-- her. She asked if the Board suspended the bylaws since none of applicants did this, Mr. Unger said he spoke to the person who he asked to apply. She asked how we know which position each applied for. Mr. Milz explained the process. She said an applicant didn't apply because they didn't know which trustee to mark.

Regarding the flood pole, the Coleraine Historical Society is seeking donations to cover final costs. It should be installed before the end of November

Bruce Peirano said he found out the FAC information had been released via public records request and his application was on Facebook. He said the Township needs to find a procedures where applications are not immediately releasable to the public. Applications should be sequestered until a decision is made. He said it would have been nice to be notified that he was appointed. Regarding the legal counsel, he said he has no reason to speak against him. He said he takes exception to the comment that Mr. Barbieri lost the Rumpke hearing.

Mr. Barbieri said he recommended the Board settle the case.

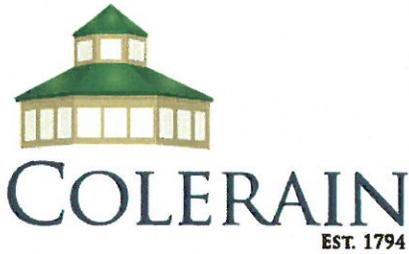
Mr. Peirano said citizens are misconstruing the record.

Jim Acton said he was out for the last few months and has been trying to catch up. Regarding the FAC applications, he said there should be more independent people on the committee. He said Ms. Mohr discussed the payments in lieu of insurance. He spoke about the legal counsel RFP and said the finance director should not be part of the evaluation team. He asked about the cash transfers and Mrs. Harlow said this is due to cash flow since these departments don't have revenue.

Mike Parsons said it's his right to request information. He said it stinks in here and we need to the new attorney to open the window and let out the smell. He said many things haven't changed.

Keith Miller has questions about why the taxpayers paid to build Rumpke's building. He said we want this money back, along with the TIF money.

Mr. Insko said that is inaccurate.



## 9. Administrative Reports

Chief Cook presented the emergency incident report for September 2018:

Total Incidents:

- EMS Incidents: 724 [Year to Date (YTD): 6,331]
  - Dispatched as advanced life support: 548
  - Dispatched as basic life support: 176
- Fire Incidents: 149 (YTD: 1,311)
  - Fire (e.g., building, vehicle, etc.): 9 (YTD: 164)
  - Overpressure, rupture: 0 (YTD: 19)
  - Hazardous condition: 24 (YTD: 221)
  - Service call: 19 (YTD: 153)
  - Good intent: 44 (YTD: 437)
  - False alarm: 50 (YTD: 321)
  - Special: 1 (YTD: 1)
  - Weather related: 1 (YTD: 5)
- Springfield Twp. EMS Contract Area: 28 (YTD: 251)

Reported Fire Loss (approximate): \$7,000.00 (YTD: \$641,677)

Incident Response Time

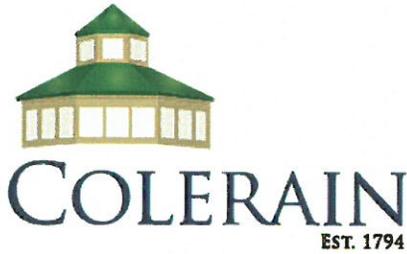
Average Response Time for Arrival of First Unit (minutes: seconds): 05:05 (YTD: 05:08)

First Unit On-Scene Less Than Six-Minutes Percentage: 71.18% (YTD: 71.24%)

During October, the Department of Fire & EMS is helping to make a difference during Breast Cancer Awareness Month. Firefighters donated \$895.00 to the Pink Ribbon Girls organization. Pink Ribbon Girls provide healthy meals, housecleaning, rides to treatment, and peer support to individuals with breast and gynecological cancers free of charge. The money was raised among our firefighters through a t-shirt drive. The shirts have a pink ribbon incorporated in our logo and are permitted to be worn on-duty this month. A special thank you to Lt. Ryan Frank and Firefighters Keith Peace and Doug Eikens for their collective efforts in overseeing the initiative.

Lt. Owens said he had no report.

Mrs. LeCount spoke about enforcement of tall grass and weeds. She said we had 58 reports in September, down from 130 in August. She said this is still over the total from



last year and they are and still coming in. We had 15 abatements and five cases sent to housing court. She said the volunteer boards will have terms ending at the end of the year. She would like to review applications and conduct interviews to ensure rotation among interested and qualified candidates. She said this will be open until 4PM on October 26. Mr. Rajagopal asked if this will be the same process as FAC and Land Use committee. Mrs. LeCount said in the past, we just asked for resumes, but now will use the instituted application form.

Mr. Schwartzhoff said, starting tomorrow, Clippard Park gates will close at dusk and open at 7:30AM. He said they are still compiling numbers from the Recycle Day, but did have 809 vehicles come through. He said the 2018 paving program is complete, early. Now, we will inspect and create a punch list.

Mr. Weckbach said we locked in the gas aggregation rate at 6.7% lower than last year's rate. He said \$60,000 has been saved by Township residents through our energy aggregation programs. He said prior to this meeting, we hosted a mini-open house for feedback on where we should focus sidewalks. For those who didn't make it, there will be a Cerkl post also to provide feedback.

Mr. Milz said we love constructive feedback. He said he's excited to unveil many of the transparency initiatives. We have already instituted the agenda and minutes piece. We have two new citizen committees and hosted the sidewalk open house, He said this is a lot, but we're on the right track. He said we had more public records requests than complaints for tall grass. The average response time was 1.88 days for records requests. He said he's proud of our community and has never seen a community come together as Colerain did for Brody Allen. He said he appreciates those who engage and provide positive feedback.

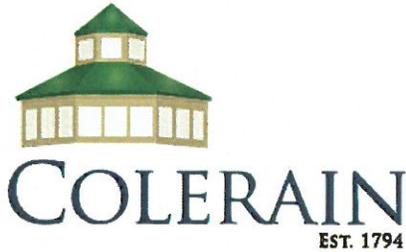
**11. New Business**

**Public Safety**

- a. Motion to Execute Contract with the Northwest Local School District for Police Services (Police)

Lt. Owens recommend adoption of a motion to allow Township Administrator Geoff Milz to sign a 2-year agreement with the Northwest Local School District for police





services in the amount of \$142,800. This agreement is for a part-time Middle School Safety Officer. The District has asked the Township to identify an officer to serve in this role for their three middle schools. The goal is to increase safety at all District schools. The position is for one part time officer working 1440 hours per year, and the position would be part time as defined by the Internal Revenue Service and as defined under the Affordable Care Act.

Greg Insko made such motion and Raj Rajagopal offered the second.

Mr. Rajagopal asked about employee benefits.

Mr. Milz said this position is part-time, so there will be no benefits paid.

The roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

b. Motion to Accept Donation (Police)

Lt. Owens recommend adoption of a motion to accept a donation of \$100.00 from Dave Suder in appreciation of services provided by the Colerain Police Department.

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

Yes - Dan Unger, Raj Rajagopal, Greg Insko

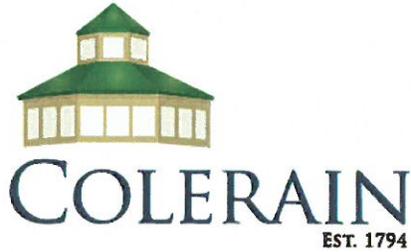
No - None

c. Motion to Accept Grant for Ballistic Vests (Police)

Lt. Owens recommended adoption of a motion to accept a grant from the State of Ohio in the amount of \$7,344.44. This grant from the Ohio Attorney General's Office is for the purchase of ballistic vests for our police officers. This grant covers 75% of the costs of the vests, requiring a 25% match. That match will be included in the 2019 police budget.

Greg Insko made such motion and Raj Rajagopal offered the second.

Mr. Insko asked these are the same vest as the State Troopers. Lt. Owens said it's our current uniform.



The roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

d. Motion to Accept Monetary Donation (Fire)

Chief Cook requested authorization to accept a monetary donation in the amount of \$100 from Mr. & Mrs. Meyers, in appreciation for emergency medical services provided to their grandson during an incident in August 2018.

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

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

e. Motion to Accept Monetary Donation (Fire)

Chief Cook requested the Board accept a monetary donation of \$50 from Ms. Kwang Jo Park, in appreciation for fire and emergency medical services provided to the community.

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

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

f. Motion to Accept Monetary Donation (Fire)

Chief Cook requested authorization to accept the five \$50 Kroger gift cards (one for each fire station) from the Colerain Chamber of Commerce for recognition of the Department's achievement of being named the State of Ohio's EMS Agency of Year.

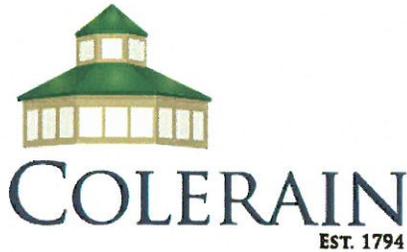
Greg Insko made such motion and Raj Rajagopal offered the second. No discussion and the roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

g. Motion to Hire Two Part-Time Firefighter/ Emergency Medical Technicians (Fire)

Chief Cook recommended adoption of a motion to conditionally hire the following candidates as part-time fire department employees at the specified hourly pay rates:



- Eric Whitis – Firefighter Emergency Medical Technician (EMT): \$14.50 per hour, and
- Adam Miller – Firefighter EMT: \$14.50 per hour.

The aforementioned recommended candidates are replacements for part-time firefighter EMT employees that have recently separated from the department. The hiring of the two candidates will be contingent upon successful completion of all applicable pre-employment evaluations and procedures. Their start date will be effective as soon as possible after Sunday, November 4, 2018, following compliance of the aforementioned conditions with a one-year probationary period.

Greg Insko made such motion and Raj Rajagopal offered the second.

Mr. Unger said this keeps the census the same.

The roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

### Public Services

- a. Resolution Accepting Magnolia Woods Way as a Township Road

Mr. Schwartzhoff requested approval of a resolution to accept Magnolia Woods Way. He said The Hamilton County Engineer has inspected Magnolia Woods Way and has determined that the street has been constructed to meet their standards. Therefore, the Engineer recommends that the Township accepts the proposed street. The Resolution is #45-18, "Resolution Accepting Magnolia Woods Way as a Colerain Township Road."

Greg Insko made such motion and Raj Rajagopal offered the second.

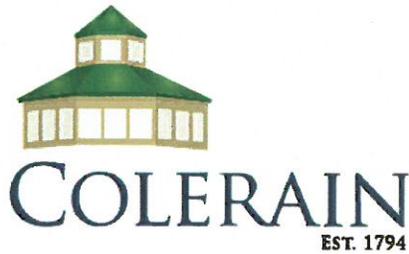
Mr. Insko said we had a discussion about this process at the last meeting.

Mr. Unger said this is a ministerial function of this Board.

The roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None



## Planning & Zoning

### a. 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. She read the addresses on the resolution. The resolution is 46-18, "Resolution Declaring Nuisance and Ordering Abatement."

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

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

### b. Motion to Appoint a Member of the Colerain Township Comprehensive Plan Land Use Committee

Mrs. LeCount recommended approval of a motion to appoint Ryan Manning to service on the Colerain Township Comprehensive Plan Land Use Committee. Since the September Board of Trustees Meeting, Staff has received an application for the Pleasant Run Neighborhood Representative position on the Comprehensive Plan Land Use Committee. This applicant does meet the qualifications for one of the voting positions identified in the Comprehensive Plan Land Use Committee Bylaws as adopted by the Board of Trustees at their regular August 2018 Board Meeting.

Staff's recommendation is to appoint the following individual to the Comprehensive Plan Land Use Committee:

Neighborhood Representative: Ryan Manning

The remainder of the committee includes the following individuals:

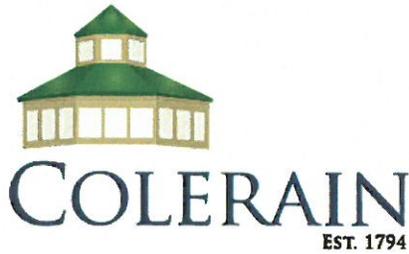
Neighborhood Representatives: Gary Henson, Rose Speicher, and Amanda Beckman

Board of Zoning Appeal Representative: Thomas Reiningger

Zoning Commission Representative: Mark Fehring

Development Community Representative: Craig Abercrombie

Trustee: Greg Insko (non-voting committee member)



Planning Director: Jenna LeCount (non-voting committee member)

Mr. Insko introduced Mr. Manning, who was in attendance. Mr. Unger said he met him when he ran for the Northwest School Board a few years ago.

The roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

### Administration

a. Motion to Appoint Members of the Financial Advisory Committee

Mr. Milz recommended a motion to appoint Christine Henson, David Fogelson, Joe Schwerling, Scott Barbee and Bruce Peirano as voting members of the Financial Advisory Committee and Heather Harlow, Geoff Milz, Jeff Weckbach and Emily Randolph as non-voting members.

The bylaws of the Financial Advisory Committee state that:

(a) The FAC shall consist of five voting members and four non-voting members

(i) Voting Members:

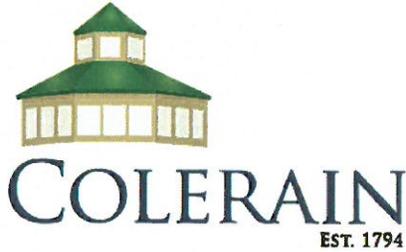
- 1) One Member appointed by each of the three trustees
- 2) One Member appointed by unanimous vote of the three trustees
- 3) One Member appointed by the Township Administrator

(ii) Non-Voting Members:

- 1) Township Fiscal Officer
- 2) Township Administrator
- 3) Assistant Township Administrator
- 4) Finance Director

The Township received 7 applications for the Financial Advisory Committee:

- Bernie Fiedeldej
- Bruce Peirano
- Christine Henson
- David Fogelson
- Joe Schwierling



- Linda Gauggel
- Scott Barbee

Mr. Unger selected Joe Schwierling, Mr. Rajagopal selected David Fogelson, Mr. Insko selected Christine Henson, Mr. Milz selected Scott Barbee. Bruce Peirano was the candidate chosen by unanimous consent of the trustees.

Dan Unger made such motion and Raj Rajagopal offered the second. Mr. Unger said he hopes this helps the administration and it's a good cross-section of the community.

Mr. Rajagopal said he chose Mr. Fogelson, as he has 22 years' experience as the administrator and is highly respected. He said there is a lot of talent in the Township. Mr. Insko said Mrs. Henson is awesome and amazing.

The roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

b. Motion to approve Township Policy and Procedure Revision

Mr. Milz recommended approval of a motion to revise Township Procedure and Policy Article VIII. Insurance to include Section F. Cash Payment in Lieu of Benefits. He said effective August 1, 2017 the township offered a cash payment to employees who waived medical insurance offered by the Township. To qualify for the stipend, employees must certify that they have existing alternative insurance available to themselves through a spouse or other source. The objective is to mitigate healthcare expenses. In September 12, 2017 the plan year revisions were presented, however this item was not included for approval. This revision will bring the Township in compliance with current practice.

Greg Insko made such motion and Dan Unger offered the second.

Mr. Rajagopal said the county used to have this program, but stopped it. He said we should do more study and would like to table this.

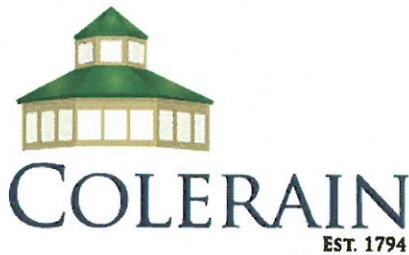
Mr. Milz said we pay employees to not be on our health insurance, which is less than it would cost the Township to insure them.

Mr. Rajagopal asked about the savings.

Mr. Milz said he can compile this.

Raj Rajagopal made a motion to table the item.

Mr. Insko asked about the dangers of tabling and said he should call Mr. Milz with



questions before the meeting. Mr. Milz said this is policy vs. practice and another month won't matter.

Greg Insko offered the second to the motion tabling the item.

The roll was called:

Yes - Raj Rajagopal, Greg Insko

No - Dan Unger

c. Motion to Establish 2018 Halloween Trick or Treat Hours

Mr. Milz recommended approval of a motion to set the hours for Halloween Trick or Treating in Colerain Township to be from 6 PM to 8 PM on October 31, 2018. 6 PM - 8 PM is a consistent time frame for trick or treating throughout the region. Greg Insko made such motion and Dan Unger offered the second.

Mr. Insko asked about the ability to make changes in the event of a storm.

Mr. Milz said there are alternative options and parents should keep an eye on the weather.

The roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

No - None

d. Motion to Issue a Request for Proposals for Legal Services

Mr. Milz recommended approval of a motion to issue a Request for Proposals for Legal Services. The current three year term for contracted services with the Township's Law Director is set to end on December 8th of 2018. The Township is proposing to follow a Request for Proposal process to evaluate legal services for the next three years.

Greg Insko made such motion and Raj Rajagopal offered the second.

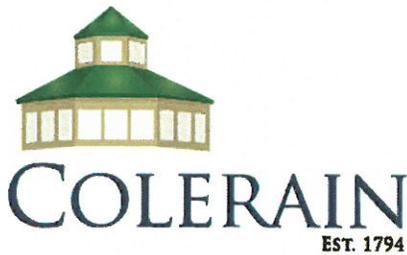
Mr. Unger asked about the time frame.

Mr. Milz said this will begin January 1 as the current contract will sunset 12-31-18.

Mr. Rajagopal asked how we will get word to the firms to apply and if we talked to Mr. Barbieri about this.

Mr. Milz said Mr. Barbieri indicated he will submit a response.

Mrs. Harlow said she's certain word will spread quickly about this in the legal community.



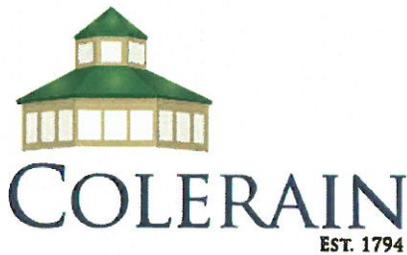
The roll was called:  
Yes - Dan Unger, Raj Rajagopal, Greg Insko  
No - None

**12. Consent Items**

a. Contract with Anthem for Dental Insurance  
Mr. Milz recommended approval of all consent agenda items. He said his contract provides dental insurance for our employees.  
Greg Insko made such motion and Dan Unger offered the second. No discussion and the roll was called:  
Yes - Dan Unger, Raj Rajagopal, Greg Insko  
No - None

**13. Fiscal Office Report**

a. Motion to Approve Interfund Transfers  
Mrs. Harlow recommended the adoption of a motion to approve the following transfers:  
\$87,630.73 to Fund 2181-Zoning; and  
\$67,135.21 to Fund 2912-Community Center; and  
\$219,575.63 to Fund 2911-Parks and Services.  
She said the transfer of funds will be debited from the General fund; and was planned in the budgeted final appropriations to offset operating expenses.  
Dan Unger made such motion and Greg Insko offered the second. No discussion and the roll was called:  
Yes - Dan Unger, Raj Rajagopal, Greg Insko  
No - None



b. Resolution Accepting the Amounts and Rates as Determined by the Budget Commission

Mrs. Harlow recommended the Board of Trustees to approve the resolution accepting the amounts and rates established by the budget commission. She said the Budget Commission provides the authorized tax rates, both voted and unvoted, and the gross levy proceeds, which is comprised of the estimates from property taxes and all of the State of Ohio reimbursements. The report also summarizes the authorized tax rate for the voted levies, the date approved by the voters, the length of the levy and the estimated tax revenue, inclusive only of the non-business and owner occupied credits and the homestead exemption reimbursements.

Mrs. Harlow requested the Board approve Resolution #47-18, "Resolution Accepting the Amounts and Rates as Determined by the Budget Commission & Authorizing the Necessary Tax Levies and Certifying them to the County Auditor."

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

Yes - Dan Unger, Raj Rajagopal, Greg Insko

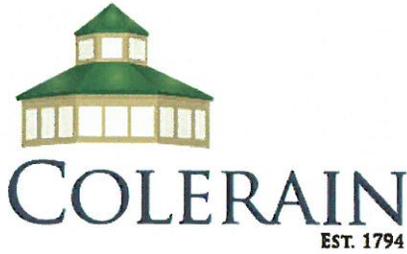
No - None

c. Approval to Amend 2018 Temporary Appropriations

Mrs. Harlow recommended the Board of Trustees to approve the following amendment to the 2018 final appropriations. Hamilton County CDBG awarded the Township a mini-planning grant for Northgate Mall Redevelopment Study. The grant amount is \$20,000, and was originally accepted by the Board of Trustees at the July 10, 2018 meeting. The increase in appropriation is to include the \$20,000 grant; increasing the total appropriations to \$42,003,927.30. She said the Resolution is #48-18, "Resolution Authorizing The Adoption Of The Amended Appropriations For The Year 2018."

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

Yes - Dan Unger, Raj Rajagopal, Greg Insko



Library of Cincinnati and Hamilton County is having an open house to meet the finalists for the new director for library, on Wednesday, October 10, 7-8:30PM at the North Central Branch, 11109 Hamilton Ave.

Mr. Rajagopal said the recycling day is inspirational, with people cleaning up yards and being a part of the beautification of Colerain Township. He said he is part of an initiative to offer mental health programs in communities and jails, which is through the National County Association and funded by private foundations. He said there is a need to address childhood mental illness. He said the Sweetheart Cafe was named in the top 5 restaurant in Cincinnati. He said we should continue to help small businesses.

**14. Citizens Address**

Jim Acton said 11 months ago, he brought up the signage on the bridge over 275. He said the Board should spend \$10,000 to tear down signs because this is a disgrace. He said the meeting about the sidewalks didn't have anyone there to ask questions about the right of way.

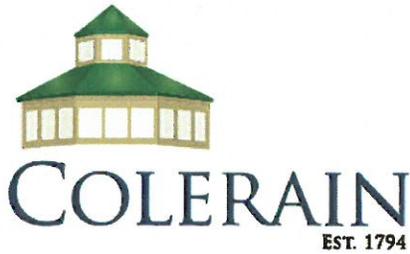
Mr. Insko said we have the money to do one of them, but not all of the options

Mr. Acton said the current trustees, from January to September, spent \$1,569,011 during the meetings. He said he agrees with some and some spending is wrong. He asked about the number of employees in each department. Mr. Milz will provide this to him.

Stephanie Wright suggested the Board contact someone at the YMCA to come over to promote senior center. She asked about the procedure for appointments to the Zoning Commission and Board of Zoning Appeals. She said the first presenter tonight didn't show up and sent a text a the last minute. She said there were no attachments for the agenda packet. Mrs. Wright asked about the Duke project and Mr. Milz said there is no change. Mrs. Wright said she had questions about some bills at the CIC meeting. She said she tried to ask Mr. Unger about the procedure. She said her request for executive session request denied.

Kathy Mohr said neither Mr. Unger nor Mr. Insko said they have a problem with someone donating to a campaign and being on a committee. She asked why was it in rules. Mr. Unger said this is Hamilton County's volunteer application, which has been legally tested already.

Regarding the health insurance cash payment, she said neither Mr. Unger or Mr. Insko questioned this. She said this is encouraging more nepotism because they won't need insurance. Mr. Milz said we have been doing this for a year and are now updating policy



No – None

Mrs. Harlow requested the Board approval the payroll, purchase orders and receipts. Dan Unger made such motion and Greg Insko offered the second. No discussion and the roll was called:

Yes - Dan Unger, Raj Rajagopal, Greg Insko

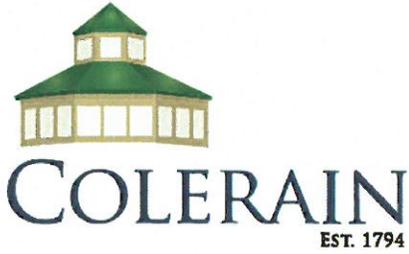
No – None

Receipts recorded in September 2018 are attachment 3 to these minutes.

**10. Trustees' Report**

Mr. Insko said an elected official needs a servant's heart. He said we always listen, but not always agree. He said to show the elected officials some love and respect. He said quite a few questions were directed at Mr. Barbieri. He said in this process, he just wants to be sure the is staff properly represented. He spoke about the photo that went around and said the optics are horrible. It's all about trust and there were problems in past administrations where you had to support a particular party. Mr. Insko asked Mr. Barbieri if they spoke about Township business. Mr. Barbieri said they went out for dinner and a beer and in no way did they discuss township business. He said Mr. Semple spoke about connecting sidewalks and said that is part of the master plan. He thanked Mr. O'Brien for his words on the chicane and said it's important to think outside of the box. Mr. Insko said to Mrs. Wright that we are allowed to respectfully disagree, but always need to listen. He said it's not true that it's still all the same. Mr. Insko thanked Mrs. Henson and the Historical Society for the flood pole. Mr. Insko welcomed Jim Acton back to the meetings and said his page full of notes proves his listening. To Mr. Miller, Mr. Insko said he did not lie to him and he voted against the Rumpke TIF. He said he's not sure where he gets the news reports, but he's always available for phone calls. He said we don't need gotcha moments. He said there are three parades in last three weeks and thanked the volunteers for their hard work, which is totally selfless. Mr. Insko listed upcoming calendar items. He thanked the community for coming together for Brody and said the Christmas parade continues to bring out the best in our community.

Mr. Unger said he goes out and looks at citizens' questions. He said was amazed at the response by citizens at the Recycling Day event. He said events like this keep items out of the creek beds. He said he attended the Donauschwaben Oktoberfest and said a lot of people work hard to make our community a great place to live. Mr. Unger said the Public



book

Bruce Peirano said trying to push off any Township costs on the County is fools' thinking. They are \$29 million in the hole and won't be helping with adding sidewalks or anything.

**15. Executive Session – if needed**

There was no need for Executive Session.

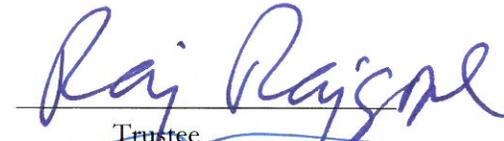
**16. Adjournment**

With no further business to come before the Board, at 11:05PM, Greg Insko made a motion to adjourn and Raj Rajagopal offered the second. The roll was called:

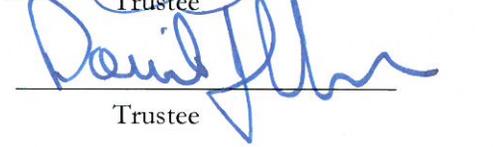
Yes - Dan Unger, Raj Rajagopal, Greg Insko

No – None

  
Fiscal Officer

  
Trustee

  
Trustee

  
Trustee





# OHIO PACE

Colerain Township  
October 9, 2018

## WHO WE ARE

- Nonprofit organization focused on energy efficiency investments
- Total regional investment over **\$50+ million**
- Public-Private Partnership
- **\$20+ million** in grants & contracts awarded
  - Department of Energy
  - State Governments (OH & KY)
  - Hamilton County & Local Governments



# WHAT IS PACE?

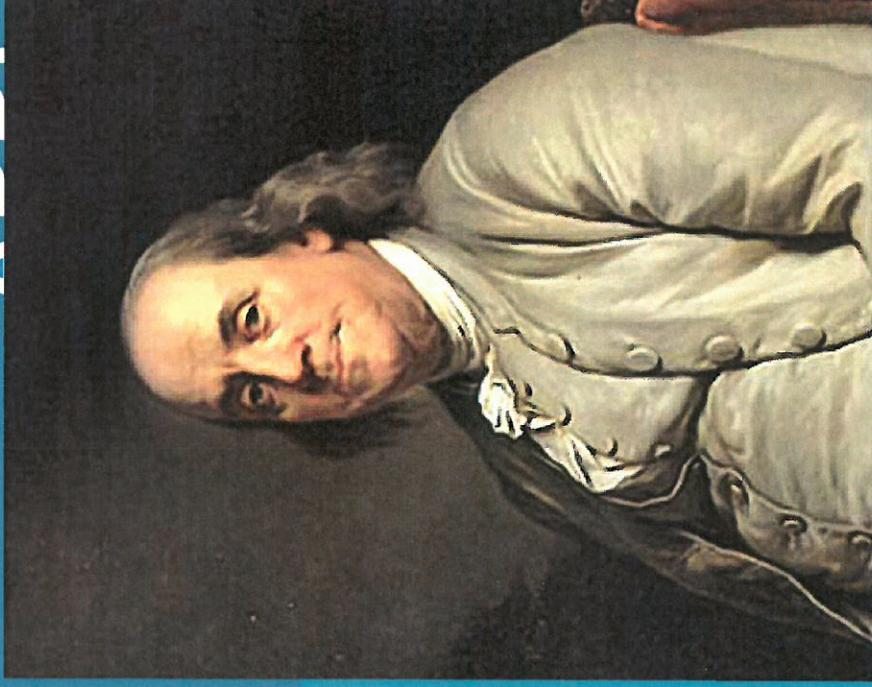
Property Assessed Clean Energy (PACE) is special assessment financing for energy efficiency and renewable energy building improvements for commercial properties.



# OLD CONCEPT / NEW APPLICATION

1736 – First Assessment

District created in  
Philadelphia



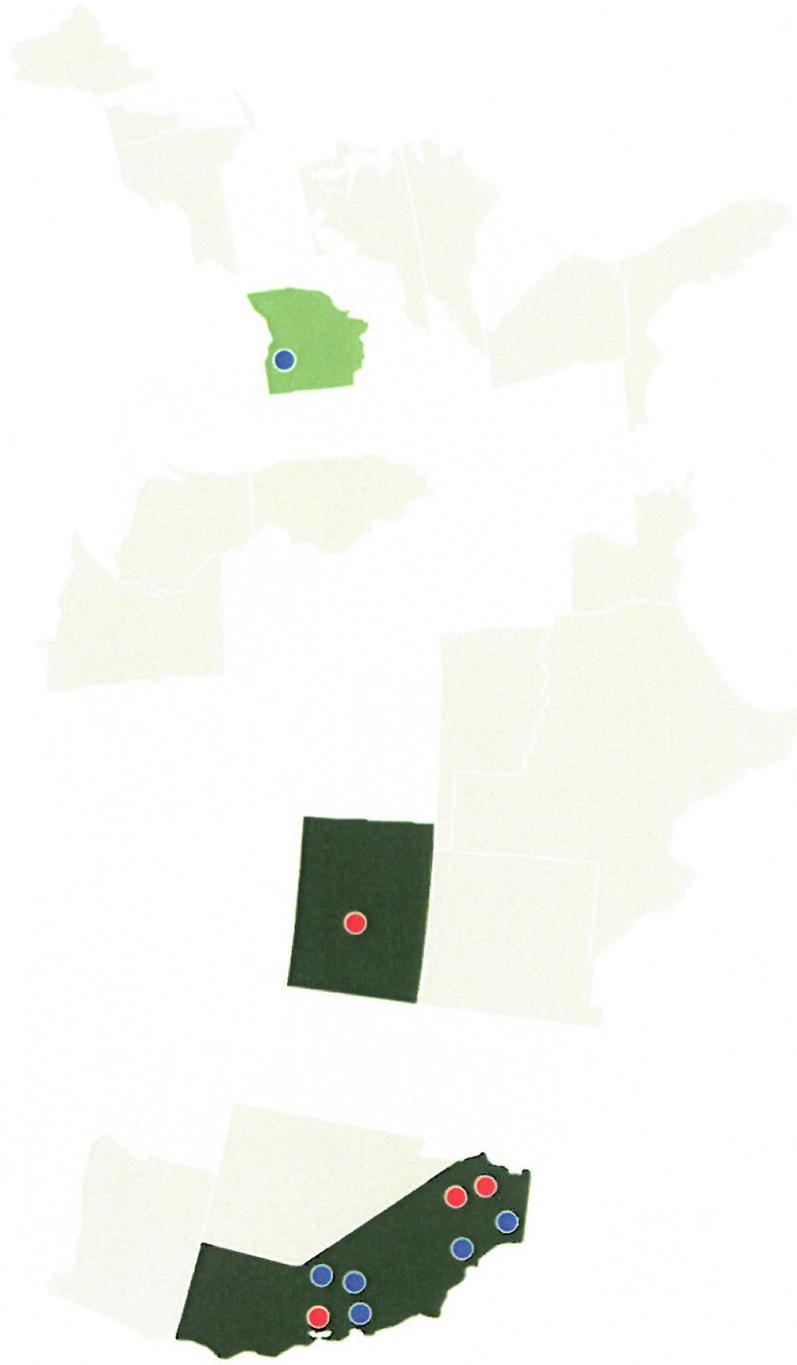
Today – 37,000 Assessment  
Districts nationwide

- Water & Sewer Service
- Parks
- Sidewalks
- Lighting
- Downtown Renewal
- Energy Efficiency (PACE)

# PACE LEGISLATIVE MAP

\$1,000,000 in PACE investments  
2010

3 States

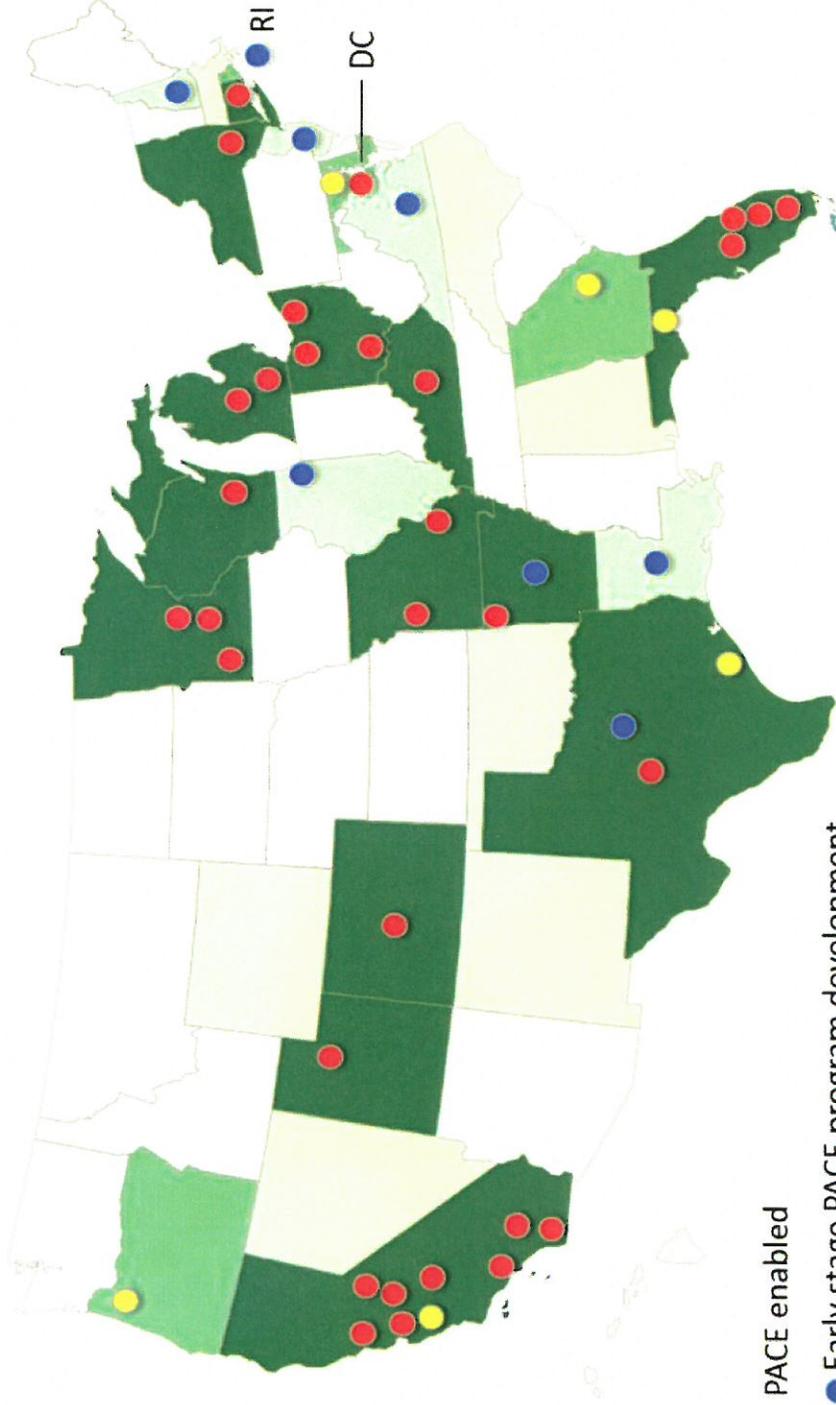


- PACE enabled
- Early stage PACE program development
- Launched PACE programs
- PACE programs with funded projects



# PACE LEGISLATIVE MAP

\$600,000,000 in PACE investments  
2018  
30+ States reaching 80+% of US Population



- PACE enabled
- Early stage PACE program development
- Launched PACE programs
- PACE programs with funded projects



# OHIO ENERGY SID

- PACE legislation modifies Special Improvement Districts to create an “ESID”
  - Ohio State Legislation was passed in 2009
  - Local Legislation needed by City, Village or Twp.
- Property owner voluntarily joins district
- Non-contiguous district



# OHIO ESID PROCESS (1<sup>ST</sup> PROJECT)

1. Property owner submits petition to local government to create ESID
2. Local government approves ESID creation by Resolution/Ordinance
3. ESID Board forms (2 of 5 members by local government)
4. ESID and local government approve the project including the PACE special assessment schedule by Ordinance  
(NOTE: all taxing authority remains with the local government)
5. Special assessment details forwarded to County Auditor/Treasurer
6. PACE financing “closing” occurs with PACE Lender
7. Energy project gets completed
8. Property owner receives normal tax bill with the PACE special assessment added and remits to the County Treasurer as usual



# OHIO PACE ROLE

**Provide legal documents for ESID process**

**Developing program criteria**

Eligible measures

Contractor standards

**Ongoing program administration**

Contractor recruitment

Managing customer intake & application process

Project energy analysis/review

Program marketing

**Monitoring and measuring program success**

Quality Assurance

Contractor development



# LOCAL GOVERNMENT ROLE

## (AFTER 1<sup>ST</sup> PROJECT)

### **County**

Auditor continues to receive requests from local government to place assessment on property tax record

Treasurer continues to receives payments from participating property owners and remits to the local government finance department

### **Local Government**

Ongoing approval for future projects as new property owners are approved by the ESID

Continues to authorize the County Auditor to place new PACE special assessments for new/approved property owners



# WHO IS PACE FOR?

All commercial property types\* including  
Multi-family with 5 or more units

\*Exception: state and federal buildings



# BENEFITS TO BUILDING OWNERS

- No Down Payment
- No Personal Guarantee
- Preserve Credit Lines
- Resolves Split Incentive
- Off Balance Sheet Treatment
- Fixed Rate/ Fixed Payment
- Long term: 10-30 years
- Transfers with the property



**OHIO PACE**  
PROPERTY ASSESSMENT FINANCING

Efficient Financing for Building Efficiency

**What is PACE Financing?**

PACE is a simple and effective way to finance energy efficiency and renewable energy improvements. PACE financing is a long-term, low-cost financing option for any type of property, including commercial, retail, industrial, nonprofit, and multi-family.

Property owners across the United States are using PACE because it allows them to make and realize their building investments faster. PACE gives you financing for 100% of the energy efficiency and renewable energy improvements you want to make, with special advantages subject to the property's eligibility.

**Why PACE Financing?**

- No Down Payment** The hard and soft costs of an energy project financing the need for up-front capital.
- No Personal Guarantee** By the Special Assessment District, not the property owner. PACE financing is a public financing tool, not a personal loan.
- Off Balance Sheet Treatment** PACE is a Special Assessment for the property owner, not a loan. The property owner can voluntarily share the financing benefit with the tenant, under certain lease structures that all "Triple Net".
- Fixed Rate / Fixed Payment** Terms are fixed for the life of the PACE term.
- 15-25 Year Term** Repayment terms can be extended to 25 years, depending on the type of improvement.
- Triple Net Lease Passthrough** As a Special Assessment for the property owner, PACE financing is an increase of the property owner's property taxes. The property owner can voluntarily share the financing benefit with the tenant, under certain lease structures that all "Triple Net".

**PACE Benefits for the Property Owner**

- No Down Payment
- Energy Savings
- Fixed Rate / Fixed Payment
- 15-25 Year Term
- Triple Net Lease Passthrough
- Preserved Credit Lines & Fixed Up Capital Budgets
- Increased Cash Flow & NOI
- ZERO Net Cost to Property Owner



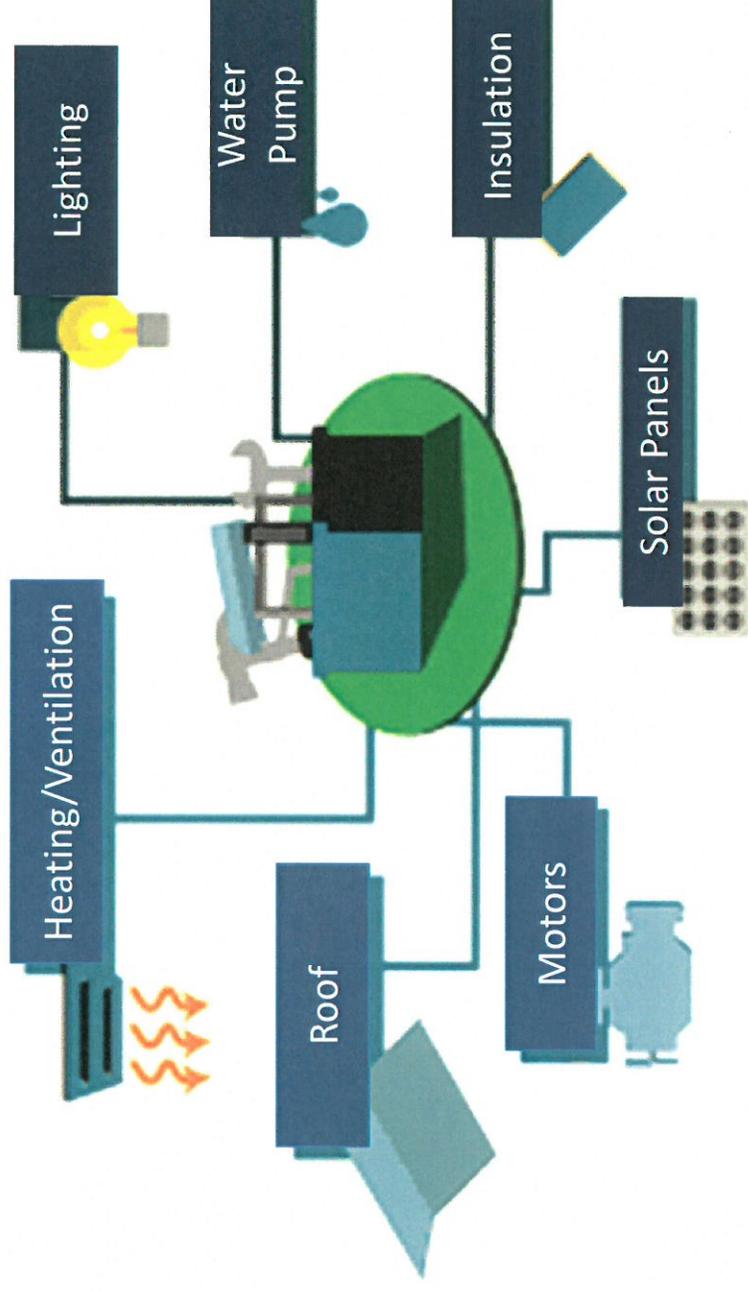
# UNIQUE BENEFITS FOR OFFICES & HOTELS

Tenants and hotel guests share the benefit and cost of PACE improvements. PACE assessments can be passed through via triple net leases or guest bills.



# ELIGIBLE PACE IMPROVEMENTS

Energy saving or energy producing building improvements



# KEY POINTS FOR UNDERWRITING

## Retrofit

10% Equity

30% PACE

60% Mortgage

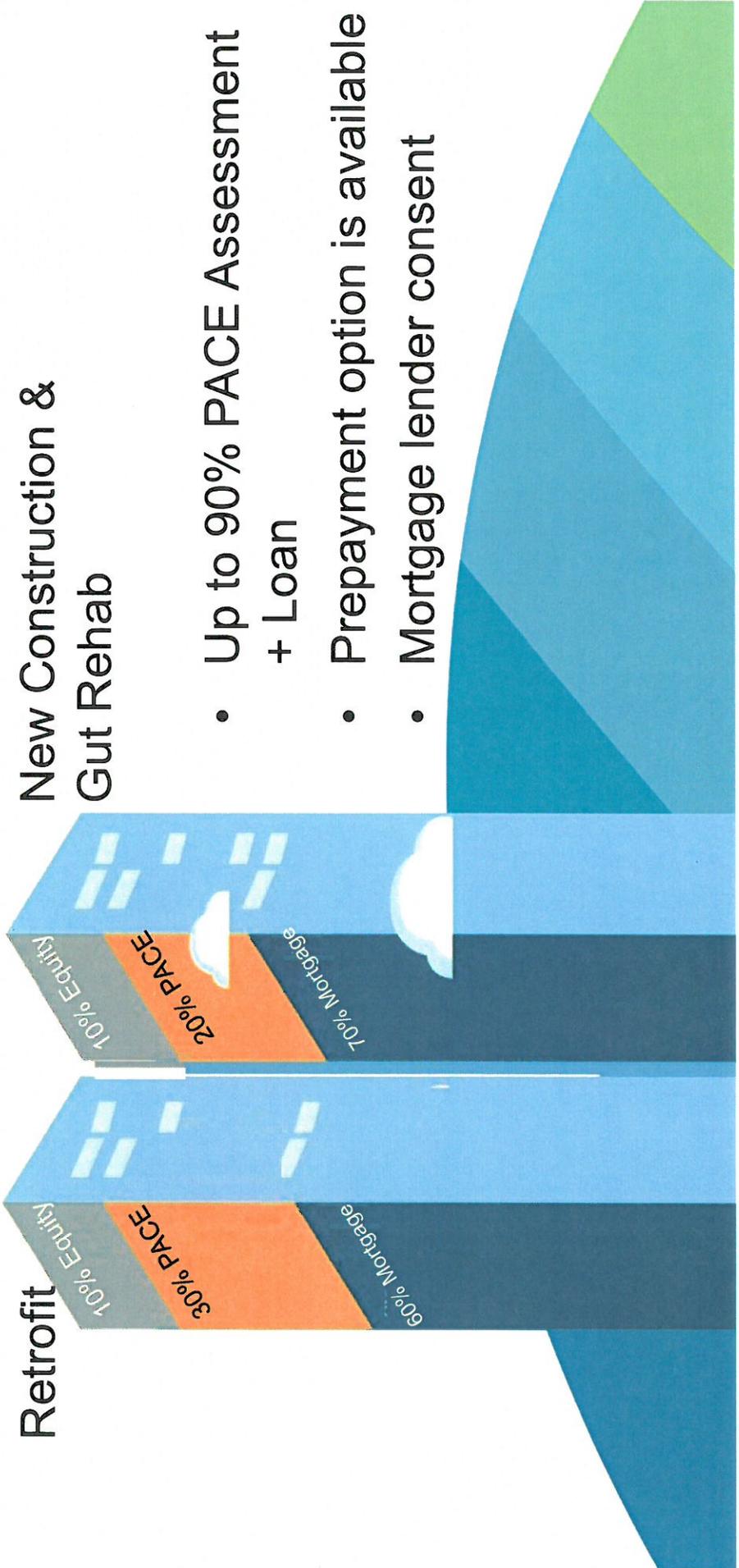
10% Equity

20% PACE

70% Mortgage

## New Construction & Gut Rehab

- Up to 90% PACE Assessment + Loan
- Prepayment option is available
- Mortgage lender consent



**PACE  
SUCCESS  
STORIES**



# NEYER PROPERTIES: BLUE ASH, OH

## Key Points:

- Tenant Pass Through
- 15 Year PACE Assessment

## Energy Improvements:

- LED Lighting
- HVAC replacement



# IVY KNOLL TOWER: COVINGTON, KY

## Key Points:

- \$750,000 PACE Project
- 37% Annual Energy Savings
- 25 Year PACE Assessment

## Energy Improvements:

- Solar panels including new roof
- Room unit HVAC and controls
- LED Lighting
- Elevator replacements



# SUMMIT WOODS I&II: BLUE ASH, OH

## Key Points:

- \$250,000 PACE Project
- 10 Year PACE Assessment

## Energy Improvements:

- Energy Management Systems:
  - HVAC Controls
  - LED Parking Lot Lighting



# PACE NEW CONSTRUCTION SUCCESS STORIES



# FLAHERTY & COLLINS: RIVER

## Key Points: New Construction **HAUS**

- \$20+M As Completed Appraised Value
- \$4M PACE Project
- \$420,000 Annual PACE Assessment
- 20 Year PACE Assessment

### Energy Improvements:

- Windows
- LED Lighting
- HVAC
- Programmable Thermostats
- Wall and Roof Insulation



187 unit residential development,  
314-space parking garage, and retail  
space.



# MORELIA GROUP: OAKLEY CONNECTION

## Key Points: New Construction

- \$6.8M Total Project Cost
- \$1.3M PACE Project
- \$134,000 Annual PACE Assessment
- 25 Year PACE Assessment

## Energy Improvements:

- Building Envelope
  - Roof
  - Windows
  - Doors
  - Insulation



# BRANDICORP: KEYSTONE HOTEL

## Key Points: New Construction

- \$22M As Completed Appraised Value
- \$1.7M PACE Project
- \$186,000 Annual PACE Assessment
- 30 Year PACE Assessment



## Energy Improvements:

- Building Envelope
  - Roof
  - Windows
  - Doors
  - Insulation

120 room limited service Hilton  
Garden Inn.



# PACE FUNDING PROCESS

- Initial Eligibility Form
- Energy Project Summary
- Lender Consent
- Energy Project Application
- Funding
- Installation

## OHIO PACE Funding Process

- 1. Initial Eligibility Form**  
The property owner completes a short form at [OHPACE.org](http://OHPACE.org) to help PACE determine if the property and potential energy project is eligible for OHIO PACE financing.
- 2. Energy Project Summary Form**  
The property owner works with a OHIO PACE registered contractor to identify the energy saving improvements and quantify the energy savings. This forms supports the Energy Project Application.
- 3. Energy Project Application**  
The application allows the property owner to provide essential financial information about the project. The application also allows the registered OHIO PACE provider to obtain PACE Financing terms for the owner.  
**NOTE:** The property owner must obtain written consent from the lender. The PACE Financing terms at OHIO PACE special assessment can be added to the property's tax bill.
- 4. Funding**  
The registered contractor to financing terms with the OHIO PACE special assessment is added to the property's tax bill. After the OHIO PACE financing closing occurs, the funding will be available for the eligible energy saving improvements.
- 5. Installation**  
The registered contractor to complete the installation of the authorized energy saving improvements. OHIO PACE ensures all improvements are installed in the jurisdiction of the property owner.

Submit an Initial Eligibility Form at [OHPACE.org](http://OHPACE.org)

## About OHIO PACE and the City of Cincinnati

OHIO PACE is a program administrator that works with property owners in the City of Cincinnati to make PACE Financing for qualified energy projects. It coordinates efforts with the City of Cincinnati and connects property owners with private PACE financing providers to ensure the successful financing and installation of energy projects.

CURRIS PACE  
Director of PACE Financing  
513.562.4222  
[cpace@currisonline.org](mailto:cpace@currisonline.org)





PROPERTY ASSESSMENT FINANCING

200 W 4th St  
Cincinnati, OH 45202  
Phone: (513) 562-4822

### INITIAL ELIGIBILITY FORM

#### Property Owner Contact Information

Name:	Phone #
Company:	Email

#### Property Information

Full Legal Name of Property Owner: \_\_\_\_\_

Property Parcel Number(s) as listed with County: \_\_\_\_\_

Physical Street Address: \_\_\_\_\_

City / Township / Village: \_\_\_\_\_ County: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Type:  Office  Retail  Multi-Family  Mixed Use  Industrial  Hotel  Non-Profit

Estimated MARKET VALUE of Property: \_\_\_\_\_

#### Mortgage Lender Information

Type of existing mortgage debt?  None  Bank  SBA  Mezzanine  CMBS  Other

Mortgage Lender Name: \_\_\_\_\_ Current Principal Balance: \_\_\_\_\_

#### Energy Project Information

Estimated Energy Project Cost: \_\_\_\_\_

NOTE: An Energy Project Summary Form will be required when submitting an OHIO PACE Application. The Energy Project Summary Form will need to list each improvement type, including documented energy savings or generation that will be listed on the registered OHIO PACE contractor's proposal. Ask your OHIO PACE representative or contractor for a copy of the Energy Project Summary Form.

Owner Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_



PROPERTY ASSESSMENT FINANCING

200 W 4th St  
Cincinnati, OH 45202  
Phone: (513) 562-4822

## ENERGY PROJECT SUMMARY FORM

Date: \_\_\_\_\_

Energy Project Name: \_\_\_\_\_

Parcel ID: \_\_\_\_\_

County/State: \_\_\_\_\_

	Improvement Description	Useful Life	Contractor*	Improvement Cost (\$)*	Baseline Energy Cost (\$)*	Projected Energy Savings (\$)*
1						
2						
3						
4						
5						
6						
<b>TOTALS:</b>						

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Chris Jones  
Senior Director of PACE Financing

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Owner Representative Name Printed: \_\_\_\_\_

\*Contractor proposals need to be provided as back up documentation for the proposed line item.

### Legend

Improvement Description: Short, high-level explanation of work to be performed. Example: Lighting, Cooling System, Heating System, Controls, Solar Electric, Elevator Upgrades, Roofing, Fans, etc.

Useful Life: Years of expected useful life of the improvement as documented by the manufacturer.

Contractor: OHIO PACE registered contractor under contract with property owner to do the work. |

Improvement Cost: Amount of money to be borrowed through OHIO PACE to finance the improvements.

Baseline Energy Cost: Annual energy cost of pre-improved project. Example: If the improvement is to replace existing fluorescent lights with new LED lights, show the annual energy cost (in dollars \$) of the existing fluorescents.

Projected Energy Savings: The annual energy cost the improvement will save the property owner. If energy generation systems such as a Solar PV array are installed, list the annual energy generation dollar amount.



PROPERTY ASSESSMENT FINANCING

200 W 4th St  
Cincinnati, OH 45202  
Phone (513) 562-4822

**EXAMPLE**

### ENERGY PROJECT SUMMARY FORM

Date: Today's Date  
Energy Project Name: A Building  
Parcel ID: 123-456-789.00  
County/State: Your County, Ohio

	Improvement Description	Useful Life	Contractor*	Improvement Cost (\$)*	Baseline Energy Cost (\$)*	Projected Energy Savings (\$)*
1	EMS	30 yrs.	Contractor A	\$149,050	\$90,000	\$25,186
2	Elevator Modernization	30 yrs.	Contractor B	\$973,810	\$39,493	\$22,204
3	LED LIGHTING	15 yrs.	Contractor C	\$142,380	\$6,415.39	\$20,593
4	Cooling Tower	25 yrs.	Contractor D	\$512,195	\$93,744	\$3,900
5	Water Source Heat Pumps	25 yrs.	Contractor E	\$182,000	\$100,000	\$41,760
<b>TOTALS:</b>						

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Chris Jones  
Senior Director of PACE Financing

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Representative Name Printed: \_\_\_\_\_

\*Contractor proposals need to be provided as back up documentation for the proposed line item.

#### Legend

Improvement Description: Short, high-level explanation of work to be performed. Example: Lighting, Cooling System, Heating System, Controls, Solar Electric, Elevator Upgrades, Roofing, Fans, etc.

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Projected Energy Savings: The annual energy cost the improvement will save the property owner. If energy generation systems such as a Solar PV array are installed, list the annual energy generation dollar amount.



200 W 4th St  
Cincinnati, OH 45202  
Phone: (513) 562-4832

**Energy Project Application**

The Ohio Property Assessed Clean Energy Program (OHPACE), administered by the Greater Cincinnati Energy Alliance, provides a finance mechanism for the installation of energy efficiency, renewable and conservation improvements. These assessments are permanently fixed to the eligible properties and petition for special assessments in accordance with ORC 1710 OH PACE program. For further information on eligibility, see OHPACE.org

**Company Information**

Company Name \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Office Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Website: \_\_\_\_\_

**Property Information**

Full Legal Name of Property Owner \_\_\_\_\_  
 Property Address (if different from above): \_\_\_\_\_  
 Property Parcel Number(s): \_\_\_\_\_  
 Market Value of Property: \_\_\_\_\_  
 Age of Appraisal: \_\_\_\_\_  
 If leased, does the building have tenants or sub-leases or is it leased to a related entity: \_\_\_\_\_

**Mortgage Lender Information**

Type of existing mortgage debt? \_\_\_\_\_  
 Mortgage Lender Name \_\_\_\_\_  
 Current Principal Balance: \_\_\_\_\_  
 Attachment: Copy of Most Recent Mortgage Statement



200 W 4th St  
Cincinnati, OH 45202  
Phone: (513) 562-4832

**Project Information**

Amount of PACE Loan \_\_\_\_\_  
 Description of energy project including estimated construction timeline. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Attachment: Energy Project Summary Form

Attachment: Utility bills for previous 24 months

**Property Financial Information**

Attachment: Assessments \_\_\_\_\_  
 Total property taxes including municipal paid for the most recent year: \_\_\_\_\_  
 Are municipal assessments current? \_\_\_\_\_  
 Are municipal assessment payments current? \_\_\_\_\_  
 Is clear title to the property with no encumbrances? \_\_\_\_\_  
 Are there any outstanding tax liens or notices of default? \_\_\_\_\_  
 Attachments: \_\_\_\_\_  
 Are the following: \_\_\_\_\_  
 Attachment: Balance Sheet (Previous 3 Years) \_\_\_\_\_

- Attachment: P&L (Previous 3 Years)
- Attachment: Statement of Cash Flows (Previous 3 Years)
- Attachment: Interim Financial Statement (Previous 3 Years)
- Attachment: List of Creditors with Balances

# PACE FUNDING PROCESS

## Building Owner

- Initial Eligibility Form
- Energy Project Summary
- Lender Consent
- Energy Project Application

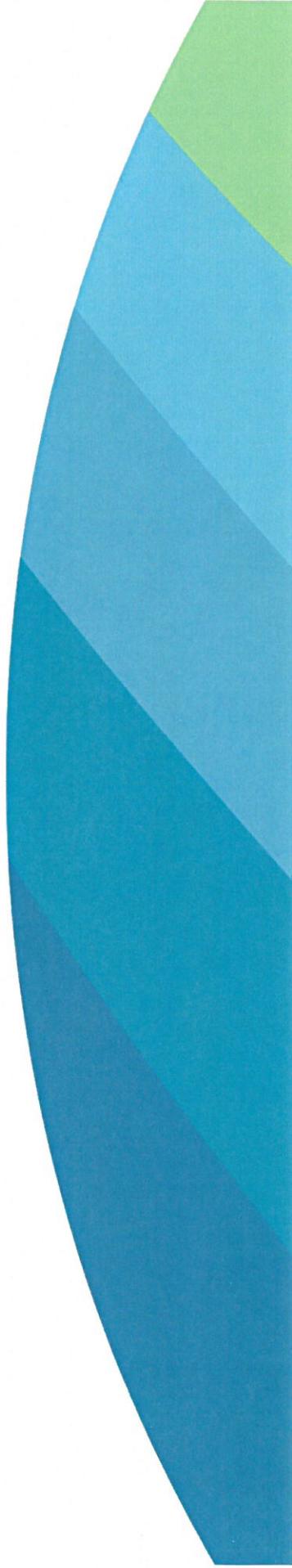
## Contractor

- Energy Project Summary
- Installation



# QUESTIONS?

**Chris Jones**  
Sr. Director of PACE Financing  
513.562.4822  
[cjones@ohpace.org](mailto:cjones@ohpace.org)



**PROCLAMATION RECOGNIZING OCTOBER 7, 2018 AS  
CINCINNATI NATURAL FOODS DAY IN COLERAIN TOWNSHIP**

Hamilton

..... County, Ohio

Colerain

**Be It Proclaimed** by the Township Trustees of ..... Township, that

**WHEREAS**, Cincinnati Natural Foods was established in 1978 when Founders, Donna and Ken Stothfang, wanted to promote better health and diet to the community; and

**WHEREAS**, Donna and Ken started in a small store in Madeira and then in Colerain, raising three children with these healthy ideas; and

**WHEREAS**, Cincinnati Natural Foods is proud of the variety of natural and planetary products that encourage an all-around healthy life style; and

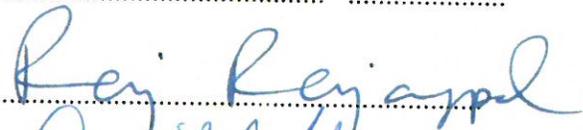
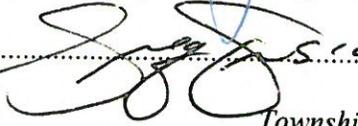
**WHEREAS**, October 7, 2018 marks the 40<sup>th</sup> anniversary of Cincinnati Natural Foods which has become a staple for health in Colerain Township; and

**WHEREAS**, we thank Cincinnati Natural Foods for their passion and continued commitment to serving the community.

Be it Proclaimed that the Colerain Township Board of Trustees does hereby recognize October 7, 2018 as Cincinnati Natural Foods Day in Colerain Township.

Adopted the 9<sup>th</sup> day of October 2018

Attest   
Fiscal Officer

  
  
  
Township Trustees

# Attachment 3

Receipt Number	Source	Account Code	Amount	Purpose
670-2018	RUMPKE WASTE, INCORPORATED	1000-302-0101	\$678.39	TIPPING FEES - JUN 18
673-2018	RUMPKE WASTE, INCORPORATED	1000-802-0000	\$1,500.00	RENTAL
677-2018	YWCA	2081-802-0000	\$2,256.00	RENTAL
678-2018	WALMART	2081-892-0502	\$3,341.25	INV 72718
679-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$5,006.00	IMPOUND LOT
680-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2281-302-0000	\$23,300.00	EMS REVENUE
681-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2111-302-0000	\$2,160.00	EMS REVENUE
682-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$221.45	IMPOUND LOT
685-2018	RUMPKE WASTE, INCORPORATED	1000-302-0104	\$312,500.00	RUMPKE SETTLEMENT FEE - Q3 2018
686-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	1000-892-0000	\$1.05	FEES
686-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-302-0000	\$35.00	FEES
690-2018	COLERAIN TOWNSHIP PARKS & SERVICES	2911-802-0399	\$135.00	SHELTER RENTALS
691-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-302-0000	\$1,225.00	FEES, VBML
691-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-399-0000	\$900.00	FEES, VBML
694-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$195.70	IMPOUND LOT
695-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	1000-892-0000	\$30.00	FEES
695-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-302-0000	\$1,000.00	FEES
696-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$391.40	FEES
697-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	1000-892-0000	\$14.61	FEES

697-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-302-0000	\$487.00	FEES
698-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$655.00	IMPOUND LOT
699-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2111-302-0000	\$900.00	FEES
700-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2281-302-0000	\$2,489.52	EMS REVENUE
700-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2281-302-0000	-\$372.19	CHECK RETURNED
701-2018	COLERAIN TOWNSHIP COMMUNITY CENTER	2912-802-0299	\$1,699.50	HALL RENTALS
702-2018	COLERAIN TOWNSHIP PARKS & SERVICES	2911-802-0399	\$135.00	SHELTER RENTAL
703-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$417.15	IMPOUND LOT
704-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2111-302-0000	\$35.00	FEES & MISC
704-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2111-892-0000	\$100.00	FEES & MISC
705-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-401-0000	\$499.00	COURT FINES
705-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2261-401-0000	\$224.00	COURT FINES
705-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2271-401-0000	\$315.00	COURT FINES
706-2018	WALMART	2081-892-0502	\$3,101.61	INV 80318
707-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$2,018.00	IMPOUND LOT
708-2018	COLERAIN TOWNSHIP CC, PARKS, PW	2031-892-0000	\$75.00	HALL RENTALS, SHELTER RENTALS, & OTHER MISC
708-2018	COLERAIN TOWNSHIP CC, PARKS, PW	2902-892-0000	\$565.20	HALL RENTALS, SHELTER RENTALS, & OTHER MISC
708-2018	COLERAIN TOWNSHIP CC, PARKS, PW	2911-802-0399	\$270.00	HALL RENTALS, SHELTER RENTALS, & OTHER MISC
708-2018	COLERAIN TOWNSHIP CC, PARKS, PW	2911-892-0333	\$600.00	HALL RENTALS, SHELTER RENTALS, & OTHER MISC
708-2018	COLERAIN TOWNSHIP CC, PARKS, PW	2912-802-0299	\$3,965.00	HALL RENTALS, SHELTER RENTALS, & OTHER MISC

708-2018	COLERAIN TOWNSHIP CC, PARKS, PW	2912-892-0222	\$125.75	HALL RENTALS, SHELTER RENTALS, & OTHER MISC
709-2018	DUSTY RHODES, HAMILTON COUNTY AUDITOR	2081-401-0000	\$4,055.76	COURT FINES - AUG 18
710-2018	COLERAIN TOWNSHIP ZONING & FIRE	1000-892-0000	\$1.05	FEES
710-2018	COLERAIN TOWNSHIP ZONING & FIRE	2111-302-0000	\$36.05	FEES
710-2018	COLERAIN TOWNSHIP ZONING & FIRE	2181-302-0000	\$35.00	FEES
711-2018	COLERAIN TOWNSHIP COMMUNITY CENTER	2912-802-0299	\$721.00	HALL RENTALS
712-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-301-0000	\$1,000.00	FEES, VFPR, VBML
712-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-302-0000	\$1,550.00	FEES, VFPR, VBML
712-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-399-0000	\$3,600.00	FEES, VFPR, VBML
713-2018	DYNEGY	1000-892-0000	\$10,967.54	CIVIC GRANT
713-2018	DYNEGY	1000-892-0000	-\$926.76	AMOUNT RECEIVED WAS DIFFERENT THEN WHAT WAS GIVEN TO ENTER
714-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$221.45	FEES
715-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$190.00	IMPOUND LOT
716-2018	WALMART	2081-892-0502	\$3,444.18	INV 81018
717-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-302-0000	\$70.00	FEES, VBML
717-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-399-0000	\$3,600.00	FEES, VBML
718-2018	PAYPAL	2911-802-0399	\$3,375.00	SHELTER RENTALS
719-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	1000-892-0000	\$2.10	FEES
719-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-302-0000	\$70.00	FEES
720-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-892-0000	\$1,298.70	DEA
721-2018	INFINISOURCE, INC	1000-892-0000	\$784.15	COBRA 2018-08 PREMIUMS - BOSARGE
722-2018	CITY OF CHEVIOT, OHIO	1000-591-0000	\$10,153.80	Q2 2018 JEDD CITY OF CHEVIOT
723-2018	COLERAIN CHAMBERS OF COMMERCE	1000-802-0000	\$170.00	RENTAL - SEPT 18

724-2018	SIMPLERECYCLING	1000-892-0000	\$17.17	SIMPLERECYCLING - AUG 18
725-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2261-892-0505	\$710.63	DEA
726-2018	COLERAIN SUMMER EVENTS COMMITTEE INC	2911-892-0333	\$175.11	REIMBURSEMENT FOR SUPPLIES FOR FIREWORKS AND 4 BACKGROUND CHECKS
727-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-539-0503	\$2,250.00	SPECIAL PROJECTS & DONATIONS
727-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-801-0503	\$75.00	SPECIAL PROJECTS & DONATIONS
728-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2111-302-0000	\$51.50	FEES
729-2018	INTOWN SUITES, INC	1000-103-0000	\$479.26	PERMISSIVE SALES TAX - AUG 18
730-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2111-302-0000	\$64.00	FEES
731-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-401-0000	\$25.00	COURT FINES, HVEO GRANT, & DONATIONS
731-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-801-0503	\$100.00	COURT FINES, HVEO GRANT, & DONATIONS
731-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-892-0000	\$944.35	COURT FINES, HVEO GRANT, & DONATIONS
732-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$2,670.00	IMPOUND LOT
733-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$638.60	IMPOUND LOT
734-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2261-892-0505	\$1,911.15	DEA
735-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$195.70	IMPOUND LOT
736-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$391.40	IMPOUND LOT
737-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-302-0000	\$1,442.00	FEES
738-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$1,790.00	IMPOUND LOT
739-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2111-302-0000	\$45.00	FEES
740-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2261-892-0505	\$2,033.48	DEA

741-2018	DUSTY RHODES, HAMILTON COUNTY AUDITOR	1000-532-0000	\$44,791.98	LGF & LGF SUPPLEMENT-SEP 18, MOTOR VEHICLE REG-AUG 18, LOCAL GOVT HWY- SEP 18, GAS EXCISE-SEP 18
741-2018	DUSTY RHODES, HAMILTON COUNTY AUDITOR	2011-536-0000	\$3,716.40	LGF & LGF SUPPLEMENT-SEP 18, MOTOR VEHICLE REG-AUG 18, LOCAL GOVT HWY- SEP 18, GAS EXCISE-SEP 18
741-2018	DUSTY RHODES, HAMILTON COUNTY AUDITOR	2021-537-0000	\$27,586.67	LGF & LGF SUPPLEMENT-SEP 18, MOTOR VEHICLE REG-AUG 18, LOCAL GOVT HWY- SEP 18, GAS EXCISE-SEP 18
742-2018	DUSTY RHODES, HAMILTON COUNTY AUDITOR	2231-592-0000	\$41,952.00	PERMISSIVE MVL TWP & COUNTY-AUG 18
743-2018	COUNCIL ON AGING	2912-892-0222	\$1,556.14	COA GRANT - AUG 18
744-2018	COLERAIN TOWNSHIP CC, PARKS, PW	2031-892-0000	\$30.00	HALL RENTALS, SHELTER RENTALS, ROW PERMITS, & OTHER MISC
744-2018	COLERAIN TOWNSHIP CC, PARKS, PW	2911-802-0399	\$270.00	HALL RENTALS, SHELTER RENTALS, ROW PERMITS, & OTHER MISC
744-2018	COLERAIN TOWNSHIP CC, PARKS, PW	2912-802-0299	\$9,125.00	HALL RENTALS, SHELTER RENTALS, ROW PERMITS, & OTHER MISC
744-2018	COLERAIN TOWNSHIP CC, PARKS, PW	2912-892-0222	\$61.00	HALL RENTALS, SHELTER RENTALS, ROW PERMITS, & OTHER MISC
745-2018	RUMPK WASTE, INCORPORATED	1000-302-0101	\$144,478.15	TONNAGE FEES - AUG 18
746-2018	RED CARPET INN	1000-103-0000	\$1,370.01	PERMISSIVE SALES TAX - AUG 18
747-2018	COLERAIN TOWNSHIP COMMUNITY CENTER	2912-802-0299	\$1,410.00	HALL RENTALS & OTHER MISC
747-2018	COLERAIN TOWNSHIP COMMUNITY CENTER	2912-892-0222	\$137.60	HALL RENTALS & OTHER MISC
748-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$247.20	IMPOUND LOT
749-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$87.55	IMPOUND LOT
750-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$71.26	IMPOUND LOT
751-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$9,218.60	IMPOUND LOT
752-2018	WALMART	2081-892-0502	\$3,482.13	INV 81718

753-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2111-302-0000	\$900.00	FEES & MISC
753-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2111-892-0000	\$150.00	FEES & MISC
754-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2281-302-0000	\$2,723.14	EMS REVENUE
755-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-302-0000	\$635.00	FEES
756-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2261-892-0505	\$3,777.75	DEA
757-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2261-892-0505	\$2,041.22	DEA
758-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2111-892-0000	\$1,302.73	LOST CHECK 70702, 71477
759-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-892-0000	\$50.00	PY CHECK 71805-NOT TO BE REISSUED PER HAMILTON COUNTY
760-2018	SCHROEDER, MAUNDRELL, BARBIERE & POWERS	1000-892-0000	\$1,113.81	REFUND INV 896150 DUE TO DOUBLE PAYMENT
761-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	1000-892-0000	\$14.55	FEES
761-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-302-0000	\$485.00	FEES
762-2018	INVESTMENT	1000-701-0000	\$12,778.13	INTEREST
762-2018	INVESTMENT	2011-701-0000	\$53.21	INTEREST
762-2018	INVESTMENT	2021-701-0000	\$430.98	INTEREST
762-2018	INVESTMENT	2231-701-0000	\$233.56	INTEREST
763-2018	PRIMARY	1000-701-0000	\$984.62	INTEREST
763-2018	PRIMARY	2011-701-0000	\$4.10	INTEREST
763-2018	PRIMARY	2021-701-0000	\$33.20	INTEREST
763-2018	PRIMARY	2231-701-0000	\$17.99	INTEREST
764-2018	COLERAIN TOWNSHIP FIRE & EMS DEPARTMENT	2281-302-0000	\$114,834.65	EMS REVENUE
765-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	1000-892-0000	\$11.55	FEES
765-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-302-0000	\$385.00	FEES
766-2018	COLERAIN TOWNSHIP ZONING DEPARTMENT	2181-302-0000	\$1,305.00	FEES

767-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$247.20	IMPOUND LOT
768-2018	COLERAIN TOWNSHIP POLICE DEPARTMENT	2081-302-0000	\$195.70	IMPOUND LOT
769-2018	STATE OF OHIO	1000-535-0000	\$33,991.23	Real Estate Tax 2ndHalf-17
769-2018	STATE OF OHIO	2031-535-0000	\$61,739.16	Real Estate Tax 2ndHalf-17
769-2018	STATE OF OHIO	2081-535-0000	\$298,902.94	Real Estate Tax 2ndHalf-17
769-2018	STATE OF OHIO	2111-535-0000	\$634,143.32	Real Estate Tax 2ndHalf-17
770-2018	STATE OF OHIO	1000-101-0000	\$22.04	MANUFACTURED HOME 2NDHALF-18
770-2018	STATE OF OHIO	2031-101-0000	\$40.05	MANUFACTURED HOME 2NDHALF-18
770-2018	STATE OF OHIO	2081-101-0000	\$270.82	MANUFACTURED HOME 2NDHALF-18
770-2018	STATE OF OHIO	2111-101-0000	\$421.91	MANUFACTURED HOME 2NDHALF-18
Total Revenue			\$1,897,455.01	