

August 10, 2004

Held _____

OPENING OF THE MEETING

Mr. Corman called the meeting to order at 6:05 PM with Mr. Corman, Mr. Fiedeldey and Mrs. Rielage in attendance. Mrs. Rielage motioned to appoint Mr. Frank Birkenhauer as acting clerk for the purpose of recording the minutes prior to the Regular Meeting. Mr. Fiedeldey provided the second.

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

EXECUTIVE SESSION

Mr. Reuter requested the Board go into executive session for the purpose of discussing pending contracts, litigation, and compensation of a public employee. Mr. Reuter also made note that Mr. Timothy A. Garry Jr., attorney representing the Board as trial counsel would be attending executive session. At 6:08 PM, Mr. Corman made such motion to meet in executive session, and Mr. Fiedeldey provided the second.

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

Mr. Corman reconvened the meeting for the purpose of the regular meeting at 7:02 PM. Mrs. Harlow joined the Board for the regular meeting at this time.

PLEDGE - INVOCATION

Father Mike Paraniuk, Colerain Township Fire Department Chaplain, offered the invocation. The Pledge of Allegiance was lead by Pack 420 from St. Bernard's.

APPROVAL OF THE MINUTES

Mr. Corman asked for a motion of approval for the minutes of the June 8, 2004 regular meeting of the Board. Mrs. Rielage made such motion and Mr. Fiedeldey offered the second. Mr. Corman asked for any corrections, additions, or deletions to the minutes. Mr. Fiedeldey requested that the minutes be corrected in the Authorization to Request Park Bids section to show that Mr. Corman said the board approved the appropriation, not Mr. Fiedeldey.

Mr. Jay Wiesmann of 10289 October Drive approached the Board. He has never been to a meeting and wanted to know why the minutes were not read. Mr. Corman responded to him with an explanation of procedures.

With no further discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

Mrs. Rielage motioned to approve the minutes of the March 25, 2004, special meeting of the Board. Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

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Mrs. Rielage motioned to approve the minutes of the July 20, 2004, special meeting of the Board. Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

Mrs. Rielage motioned to approve the revised minutes of the January 27, 2004, regular meeting of the Board. Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

The Board requested that the approval of the July 13 meeting be postponed until the next meeting.

SHERIFF'S REPORT

Sgt. Scudder with the Hamilton County Sheriff's Department gave the June and July monthly reports, DUI reports, and citizen surveys to Chief Sarver.

TRUSTEES' REPORT

Trustee Diana Lynn Rielage

Mrs. Rielage said she received a letter from Jan Wells who wrote about how her granddaughter "loves" the summer park program.

Mrs. Rielage said the Zoning Department assisted the family of a soldier wounded overseas with the permitting process for a handicap ramp.

Mrs. Rielage read an excerpt of an e-mail from Debra Scheid complimenting the Township's website

Chief Smith received a letter from Mr. James Dean of Procter & Gamble's Miami Valley Labs. Mr. Dean thanked Chief Smith for his on-going support of the working relationship between the Colerain Township Fire Department and Procter & Gamble's Miami Valley Labs. He said that most of their interaction is with the elite group of professionals working out of the training center, station 102, and headquarters. Their main point of contact is Bill Zoz. After September 11th, the company developed business continuity plans for each location and their site received a top rating from the auditors. Division Chief Zoz participated in the audit meetings to describe the work the CTFD does with P&G and Mr. Dean feels his participation was directly reflected in their superior rating.

Pamela and Arnold Hallbach wrote to Mr. Foglesong to thank him for the senior center's painting classes. With the help of Marlene, they have learned to paint.

Chief Smith will be taking two weeks of vacation to go to Novosibirsk, Russia with Operation Smile, an organization that conducts medical missions all over the world. The organization's primary objective is to conduct surgery to correct facial deformities. In many countries, the stigma associated with these deformities prevents the affected children from going to school, and in some cases, even leaving their homes. They expect to conduct surgery on 150

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children. Chief Smith will be serving as the computerized medical records clerk for the mission.

Mrs. Rielage and the Board presented a Certificate of Recognition to Walter and Thelma Shroyer on the occasion of their 70th wedding anniversary.

Trustee Bernard Fiedeldey, Jr.

Over the last month, Mr. Fiedeldey has received advertising flyers from the Art Museum. On the front of them, Kay Klosterman and Mr. Corman are featured as being interested in the arts. He thinks it is great the local people were featured on this flyer.

Mr. Fiedeldey reported on the August 5 special meeting with the Ohio EPA in light of the landfill's permit to install and discharge of pollution to Great Miami River. For the last application, Mr. Reuter sent a letter to OEPA saying we did not want any more pollution. The comment deadline for this application is August 16. He feels that we would want to comment again and that there might be violations of the consent decree. He would like Mr. Reuter to check into this.

Mr. Fiedeldey discussed his tipping fee increase proposal. He asked if it would be prudent to propose to legislators that the increase be distributed to the township, school district or county. For example, 50% to the township, 25% each to the school district and county or 75% to the township and 25% to the school district. He said these are just ideas, but would like to discuss this at the next meeting. Mr. Corman said this is a good proposal. He suggested that Mr. Reuter look at this and see what procedures are in the Ohio Revised Code, in light of the solid waste district and the board of health. With the school districts, Mr. Corman said they should be invited to make this request. We can be support of this, but cannot take action for another political subdivision.

Trustee Keith N. Corman

Mr. Corman reported that the ground-breaking ceremony for the Heritage Park on East Miami River Road will be August 26 at 4:30 PM at the property.

CITIZEN'S ADDRESS

Tony Waddell of 2419 Roosevelt said he just moved into the township. His dog got out accidentally and bit someone. Now, this dog is considered a vicious dog. He can not get the insurance required by the ordinance because no one carries it. He can not get reuter's insurance and put the dog on it. He requested help from the Board to resolve this problem. Mr. Corman suggested that someone on the committee might know. Chief Sarver thinks Dr. Gary Schroder might have information and suggested Mr. Waddell call veterinarians.

Alice Kennedy of 3025 West Kemper said Mr. Fiedeldey brought up the issue about the difference between Rumpke's permit and the consent degree. She encouraged the Board to look into this.

Charla Cottongin of 2481 Washington Ave. lives on the corner. She would like to know if the Township gave permission to remove part of fence on the easement way. They wanted the fence closed off. Mr. Reuter remembers no permission given to anyone. Mrs. Cottongin said she has video of the fence and

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they left the fence and poles in the easement way. Her neighbor says she has permission and seems to condone the behavior of teenagers.

Mrs. Dale said that permits were issued for a fence on private property at 2490 Washington and is unaware of other issues. One can only build on personal property, not in the right-of-way. Mr. Birkenhauer said that neither public works nor parks took down the fence.

Mrs. Cottogin asked if anything could be done to close off easement way. Mr. Chapman said the area is right-of-way and could be vacated if the Board desires to complete the process. It would be auctioned off and purchased by anyone.

Mr. Corman said we should still pursue this issue. The answer is better control over this being used as cut-through.

Mr. Jeff Cottogin, 2481 Washington, said a call was made to police that Kathy Holler was harboring juveniles. A juvenile fled on foot through the easement when the police arrived. Whoever buys this property is just taking problems on themselves. He said their cars have been keyed and profane language used against them when they are in their own yard.

Mr. Corman said we should pursue the best options and investigate the legality of vacating the parcel.

Mr. Cottogin wants the township to close it off. He said they are to the point where they feel they need to take matter in own hands, but know they cannot do this. Mr. Corman said we need to finalize this and would like a proposal for the next meeting. Chief Sarver said that selling this property is not the answer as there are two issues: cut-through and neighbor issues not related to the fence.

Michelle Rameriz (no address given) said that she agrees. She wants to know what to do about the racist remarks and threats against herself and her children.

Donna Hall of 2490 Washington said that in 1990, Hamilton County handled zoning when she had fence and pool installed. Kathy Holler told on her. She then came to the Township get the permit to fence in the rest of the property. Mrs. Dale said they will not ask her to take down the pool and fence unless it becomes a problem.

UNFINISHED BUSINESS

PUBLIC WORKS

2004 Road Program

Mr. Chapman reported that 2004 road contract bids were opened on Friday, August 6, 2004. He recommended the board award contracts to the lowest bidders, listed below:

| CONT | DESCRIPTION | COMPANY | CONTRACTED AMOUNT |
|-------|--------------------------------|---------------------|-------------------|
| 04-1 | Undersealing (Township funded) | T. Luckey Sons Inc. | \$11,968.00 |
| 04-1A | Undersealing (CD funded) | T. Luckey Sons Inc. | \$15,587.60 |
| 04-2 | Surface treating | Pavement | \$68,673.18 |

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| | | | |
|-------|---------------------------------------|-------------------|--------------|
| | (reclamite) | Technology Inc. | |
| 04-3 | Concrete Work (Township funded) | Brock & Sons Inc. | \$145,883.00 |
| 04-3A | Concrete Work (CD funded) | Brock & Sons Inc. | \$112,321.50 |
| TOTAL | | | \$354,703.28 |

Mr. Chapman said the bids for contract 04-4 and 04-4A came in at more than 10% above the estimate. These will be rejected and re-bid.

Mrs. Rielage motioned to approve the road contracts. Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

SCIP/LTIP Application Round 19

Mr. Chapman requested the Board's approval for applying for Round 19 SCIP/LTIP funding. The #1 priority project is the Charles Fath Subdivision reconstruction and bridge rehabilitation. The #2 priority project is the Royal Glen Drive reconstruction and bridge rehabilitation. The #3 priority project is the Cincinnati Homes Subdivision reconstruction. The last round, we used a 30% local match. For this application, Mr. Chapman asked if we should stay with the 30% for the Fath Subdivision and 10% for the other two. The Board agreed.

A citizen asked for clarification on the 2004 road projects. Mr. Chapman read the streets covered in the projects.

Mr. Chapman read the resolution 27-04 for SCIP/LTIP.

Purchases for New Facility

Mr. Chapman asked for the Board's approval to purchase furniture for the new Public Works building. The Department recommended using Thomas Ruff Company for the purchase, not to exceed \$14,000. Mrs. Rielage made such motion and Mr. Fiedeldey offered the second.

Mr. Fiedeldey asked Mr. Chapman how many rooms for furniture he is purchasing. Mr. Chapman said that there are 12 total in the building, including a training room, lunchroom, offices, reception area, conference room, four offices, and a records/file room.

Mr. Fiedeldey asked how many employees are in the front office. Mr. Chapman said there are five, including himself.

Mr. Corman confirmed that Mr. Chapman did consider quality in this bid. Mr. Chapman added that this quote is from the state bid pricing.

Without further discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

Mr. Chapman requested the Board's approval to purchase the phone system for the new Public Works building. This is for phones, phone system, installation,

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and service. He recommended using DLM Communications as the lowest quote with a cost not to exceed \$6,900. Mrs. Rielage made such motion and Mr. Fiedeldey offered the second. Mr. Corman asked for discussion.

Mr. Fiedeldey confirmed that this was packaged with the fire station to get the best price. He asked about the difference between the public works building and the fire station. This is \$3,000 more than the fire department. Chief Smith said that he could not speak to this because he does not know the differences.

Mr. Birkenhauer said that he is the chairman of the Township's technology committee. The committee has been looking into the technology needs of the township. The fire station needs to accommodate four people. The public works building has a larger number of employees and requires a paging system for the garage.

Mr. Chapman said there are 15 phones for 14 employees, but it is important to consider the size of the building and that they are not placing phones in all areas.

Mr. Fiedeldey feels this is excessive. If it is re-evaluated, how many phones could they get away with? Mr. Corman asked if this recommendation came from Mr. Jones of Turner. It did not. Mr. Chapman said that 4-5 phones could be cut out.

Mr. Corman asked about the time-line for installation. Mr. Birkenhauer said he would talk with Turner about this.

Mr. Chapman showed the Board blue prints with dots to indicate phone placement. He noted they did not use a phone at every jack.

Mr. Corman asked if 10 phones would be acceptable.

Mrs. Rielage modified her motion to approve the expenditure for 10 phones. Mr. Fiedeldey seconded the motion. Without further discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

Mr. Chapman said Turner, per our request, met four signage companies to provide pricing for exterior signs for the new public works building. He asked the Board if this is the type of signage they desire and added that signage will be developed for Heritage Way. Mrs. Rielage said that she is not fond of this on the building. Mr. Fiedeldey said that nothing should be on the garage. He suggested that the money allocated for signage should instead be spent on landscaping. Mr. Chapman said that no money has been allocated for signage. Mr. Corman said there is no need for a sign. He said the building should be as visibly less intrusive as possible and should be more cosmetically pleasing.

Mr. Chapman requested the Board approve expenditures for additional asphalt at the Public Works facility and a gravel parking area for the soccer fields. Mr. Fiedeldey requested that the Board consider the two separately.

Mr. Chapman said the parking at the soccer field is estimated at \$1,900.00 for one area and \$5,470.00 for the other. Mr. Chapman recommended they approve a little extra if there is additional work.

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Mrs. Rielage motioned to approve funds not to exceed \$8,000 for this project. Mr. Fiedeldey offered the second. Without further discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

Mr. Fiedeldey said he is not sure we should go forward with the asphalt. The area is more-so under the power lines. Mrs. Rielage asked what they will be storing out doors. Mr. Chapman said it would be gravel and sand. Mr. Fiedeldey said that behind the building there may be room and this could be done at anytime. Mr. Corman suggested that we save money for other items like cosmetic landscaping to the front.

Mr. Fiedeldey asked Mr. Chapman about on-site fuel. Mr. Chapman said that for the short-term they have fleet use from local stations, with no on-site storage. Mr. Fiedeldey feels they should have a fuel tank. Mr. Chapman said he would like to have fuel consideration, if that is the Board's direction, but it was not in the original approval. Mr. Corman would like to complete the project and then look into the EPA requirements for this later. Mr. Fiedeldey said fueling on-site is cost-effective. Mr. Chapman said they fuel-up when coming back to shop and they have agreements with local stations.

Mr. Chapman said Turner Construction requested price quotes from three landscaping companies. The money has already been allocated and the three quotes are with-in that allocation. He requested the Board approve the company, Moeller Landscaping. The dollar amount is not yet at issue. Mrs. Rielage confirmed that there is no plan yet. Mr. Chapman said that once they refine the landscaping plan, he will bring it back to the Board for approval. Mrs. Rielage would like the Landscape Advisory Board review the plans.

Change Order

Mr. Chapman presented a change order for a decrease from Queen City Mechanical in the amount of \$2,186.20

Mrs. Rielage motioned to approve the change order. Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

Mr. Fiedeldey asked if there has been any correspondence from Cinergy about the power lines. Mr. Chapman said Mr. Foglesong had been working on this. Mr. Birkenhauer said there has been no answer yet. Mr. Fiedeldey said that if we do not receive an answer soon, Mr. Reuter may need to get involved.

Mr. Chapman presented a pay journalization for Todd R. Brandy to go to Maintenance Worker 11-3B at \$19.84/hour, effective August 10, 2004.

PARKS

Engineering for Canoe Ramps

Mr. Snyder has requested quote for engineering services to the canoe ramps at Dravo and Heritage parks. The lowest bid of two is CDS Engineering at \$11,160. This includes preliminary plan, plan revision, and final plan as well as determination of permits needed. The full scope of work should be done by January 2005. The permits could take 4-5 months.

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Mrs. Rielage motioned to approve the expenditure. Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

NEW BUSINESS

FIRE DEPARTMENT

Chief Smith said the Police Department, Sheriff's Department and Fire Department investigators are work working to bring the series of suspicious fires to an end.

New Hires – Full-time Process

Chief Smith requested authorization to conduct a hiring process to fill six career firefighter/paramedic positions. The Department will first contact those individuals on the hiring list from last fall's process, then will begin a new process for the remaining positions.

Mrs. Rielage motioned to authorize Chief Smith to begin the hiring process. Mr. Fiedeldey provided the second. Mr. Fiedeldey confirmed that six would be hired. With no further discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

Approval to Hire Engineer for Station 103

Chief Smith recommended that the Board authorize hiring EMH&T Engineering at a cost of \$3,084.00 to design a sewer connection project for the Thompson Road fire station. Chief Smith explained that they have been attempting to get clearance from MSD to tap into the main for a number of years so they can avoid installing a new system with the associated costs and long-term upkeep.

Mrs. Rielage motioned to approve the expenditure. Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

Request for Replacement of SCBA

Chief Smith requested Board approval to begin the process to purchase replacement self contained breathing apparatus at a cost of approximately \$275,000.00. He will seek pricing on the state bid and other vendors and return to the Board for approval. The department has already applied for 2004 grants, and if we proceed with the purchase, we can be reimbursed by the grant.

Mrs. Rielage motioned to authorize Chief Smith to begin the process of replacing the SCBA. Mr. Fiedeldey provided the second.

Mr. Fiedeldey asked if the department's analysis included the air tanks and if those will interchange. Chief Smith said that they did include the air tanks and some of the tanks might be able to be used.

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With no further discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

Phone System for New Facility

Chief Smith recommended the purchase of a Panasonic phone system from DLM for the new station at the cost of \$3,696 00.

Mrs. Rielage motioned to authorize the phone system purchase. Mr. Fiedeldey provided the second.

With no discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

Chief Smith requested the Board approve a part-time hire of Henry Dawkins, Jr at the rate of \$10.71/hour effect tonight

He also requested pay rate changes for Mark Gordan, John Chance, Kevin Draper, Matt Miele, Carl Murray, Mike Wimmel for \$11.57/hour, effective July 31, 2004.

Mrs. Rielage motioned to authorize the part-time hire and pay rate changes. Mr. Fiedeldey provided the second. With no discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

POLICE DEPARTMENT

Pay Journalization

Chief Sarver reported pay journalization for four officers:

| NAME | STEP | ANNUAL PAY | EFFECTIVE DATE |
|---------------|------|-------------|----------------|
| Joe Hendricks | 5 | \$52,032.44 | 9-1-04 |
| Dave Hubbard | 4 | \$48,448.65 | 8-27-04 |
| Jamie Penley | 4 | \$48,448.65 | 9-1-04 |
| Kevin Sevier | 4 | \$48,448.65 | 9-1-04 |

PUBLIC WORKS

Pay Journalization

This was presented under unfinished business.

SENIOR CENTER

Part-time Personnel Rate Increase

Mrs. Klosterman requested a rate increase for Pat Koester, a 9-year employee, from \$11.82/hour to \$12.41/hour, retroactive to his anniversary date of hire of August 1

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Mrs. Rielage moved to approve the rate increase and Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage "Aye"

Mr. Fiedeldey asked if there are any issues with this. Mr. Reuter said there were no issues that would affect this.

Roofing Bid

Mrs. Klosterman had received a bid to re-roof the center from Joe Cornelious in an amount not to exceed \$22,000. This includes repairing roof damage. It is not a tear-off. Mrs. Klosterman said she was assured there would be no leaks.

Mrs. Rielage moved to approve the expenditure and Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage. "Aye"

ZONING

Weed Abatement Resolution

Mrs. Dale read Resolution 28-04, to remove and abate the nuisances at the noted properties.

Mrs. Rielage moved to approve the Resolution and Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage. "Aye"

Request to Set Public Hearing ZA 2004-5 for Sept. 14

Mrs. Dale requested the Board set a public hearing on September 14 for the Gambro Health Care dialysis center. This project is near the intersection of Galbraith and Cheviot roads.

Mrs. Rielage motioned to set the hearing and Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage. "Aye"

Comprehensive Plan Community Meeting

Mrs. Dale reminded the Board about the first informational meeting on Thursday night at 7:00 PM.

She also thanked the fire department and senior center for their assistance with taping the 22,000 brochures.

ADMINISTRATION

Mr. Birkenhauer requested the Board authorize David Foglesong to sign and receive a \$30,000 grant for the construction of a pervious parking facility and rain garden at Heritage Park. This is contingent upon the review by the Administrator, Parks Director, and Legal Counsel.

RECORD OF REGULAR MEETINGS

Minutes of _____

Meeting _____

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 6101

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Mr. Fiedeldey motioned to approve the expenditure and Mrs. Rielage provided the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

CLERK'S REPORT

Mrs. Harlow asked for approval of payroll, purchase orders, and receipts. Mrs. Rielage made such motion and Mr. Fiedeldey offered the second. No discussion and the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

The Clerk has received the following receipts:

| <u>REC</u> | <u>VENDOR</u> | <u>FOR</u> | <u>AMOUNT</u> |
|------------|-----------------------------|------------------------------------|---------------|
| 383-04 | Sr. & Community Center | Fees, don, rent, lunch | 997.00 |
| 384-04 | Zoning Department | Certificates, BZA, other | 1,443.55 |
| 385-04 | Police Department | Nonvol Comp. & Imm. Fees | 140.00 |
| 386-04 | Mark Walsh | Postage | 2.00 |
| 387-04 | Fire & EMS Department | Inspection fees | 25.00 |
| 388-04 | Dusty Rhodes | Memo Receipt | |
| 389-04 | Dusty Rhodes | Advance 2 nd half of re | 1,915,000.00 |
| 390-04 | Sr. & Community Center | Lunch, refresh | 76.26 |
| 391-04 | Police Department | Juvenile traffic fines June | 181.50 |
| 392-04 | Fire & EMS Department | Don, reimb, cell, signs, etc. | 7,915.35 |
| 393-04 | Fire & EMS Department | EMS billing | 912.89 |
| 394-04 | Dusty Rhodes | Municipal court fines June | 9,070.75 |
| 395-04 | Dusty Rhodes | ADV 2 nd re | 735,000.00 |
| 396-04 | Zoning Department | Certificates & Amendments | 2,348.86 |
| 397-04 | Sr. & Community Center | Fees, lunch | 563.50 |
| 398-04 | Parks & Services Department | Ampitheater rental | 100.00 |
| 399-04 | Markus Inc. | Refund | 2.32 |
| 400-04 | Fire & EMS Department | Plan reviews | 150.00 |
| 401-04 | Police Department | Don, reimb, rental, sem pmt | 593.00 |
| 402-04 | Public Works Department | Signs & permits | 36.00 |
| 403-04 | Sr. & Community Center | Fees, don, lunch | 187.25 |
| 404-04 | Sr. & Community Center | Crafts, fees, don, lunch | 181.05 |
| 405-04 | Dusty Rhodes | Adv 2 nd re | 820,000.00 |
| 406-04 | Dusty Rhodes | Perm Highway, Motor | 47,009.31 |
| 407-04 | Dusty Rhodes | Siv, Rev assist. & Fin | 90,015.78 |
| 408-04 | OPERS | Refund (overpayment) | 3,227.60 |
| 409-04 | Administration Department | Postage | 2.22 |
| 410-04 | Sr. & Community Center | Fees, don, lunch | 63.00 |
| 411-04 | Zoning Department | Certif, BZA, Amendments | 2,131.47 |
| 412-04 | Dusty Rhodes | HC engineer auction June | 10,016.00 |
| 413-04 | Dusty Rhodes | Gas Tax July | 13,362.54 |
| 414-04 | Parks & Services Department | Summer park program | 437.00 |

Mrs. Harlow requested an appropriation adjustment for the Fire Department: take \$15,100.41 from 2111-220-323-0000 – Repairs and Maintenance and adjust \$15,100.41 to fund 2111-220-230-0000 – Worker's Compensation.

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Mrs. Harlow requested an appropriation adjustment for the Police Department: take \$6,576.93 from 2081-760-750-0000 – Motor Vehicle and adjust \$6,576.93 to fund 2081-210-230-0000 – Worker's Compensation.

Mrs. Harlow requested an appropriation adjustment for the Public Works Department: take \$2,999.38 from 2231-330-323-0000 – Repairs and Maintenance and adjust \$2,999.38 to fund 2231-330-230-0000 – Worker's Compensation.

Mrs. Rielage made such motion and Mr. Fiedeldey offered the second. No discussion and the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

Mrs. Harlow reported that her office received two correspondence from the Ohio Division of Liquor Control. A request for a new liquor application was submitted by Harvco Enterprises, LLC DBA Taylor Creek Sunoco, 7077 Harrison Ave., Cincinnati, OH 45247. Also, we received a correction, noting that the GCO Whitewater, Inc. DBA Jeff's Corner Carryout's correct address is 7699 Ripple Road, instead of 7699 Harrison Ave. The Division of Liquor Control said the corrected street address does not involve any geographical or physical change in the actual location. The only action required is to change the official record to correspond with the corrected address.

At 9:25 PM, Mrs. Rielage motioned for the Board to recess. Mr. Fiedeldey offered a second. No discussion and the roll was called:

Mr. Corman "Aye"
Mr. Fiedeldey "Aye"
Mrs. Rielage "Aye"

The Board reconvened at 9:35 PM

PUBLIC HEARING

ZA2004-3 Whispering Pines Landominiums
ZA2004-4 Canterbury Estates Condominiums

Mrs. Dale presented the staff report for the Whispering Pines Landominiums proposed development. There were no questions from the Board at this time.

The applicant, Mike Middendorf, said he has no problems with any of the suggestions.

In response to Mr. Fiedeldey's questions, Mr. Middendorf said the buildings will be brick and stone. Another plan will be coming.

Mrs. Rielage asked if they shifted the buildings and changed curve of road. Mr. Middendorf said that they had done so. Mr. Middendorf received the plan yesterday, which meets all of the stipulations.

Mr. Corman opened the Public Address portion of the public hearing.

Kathleen Fraley, 8070 Sheed Road, is a realtor in this area. She feels people want to stay in Colerain area in this type of unit. It is something the residents of Colerain would like in their area.

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Joseph Frey, 8270 Livingston Road, abuts this development to the west. He is a 30-year resident. He objects to this development based on section 33 of the zoning code. The front and side yards are too small and there is little or no room to enjoy outdoor activities. The developer is looking to achieve maximum density. There are two projects near this area already and these have some greenspace. This development is so dense that it is out of character with the neighborhood. He wants Board to turn this down.

Ron Hall, the engineer for Mr. Middendorf, made the change from 30 to 35 feet. The new plan has 22 1/2 feet in front of each unit.

Ruth Rebanna, 3938 Blue Herron Lane, lives in a two-story home and could see herself selling her home and moving into a new home that provides the amenities she would like to have. While she does not want to live in a condominium, she would like a residence that is appropriate for her own privacy. She likes the idea of a landminium where the community takes care of snow removal. She would like an up-scale community in Colerain Township. This type of community will raise the tax base with homes in \$350,000 range. She does not want to go to Mason or West Chester to find a community.

Dan Unger, 4378 Blue Rock Road, is across the street from the access road. He says the plan contradicts that from Engineer's office, which shows Blue Rock Road being reconfigured and a stop light at Blue Rock and Livingston. It is difficult to get out of his driveway. He suggested that this developer work with surrounding property owners and make access in line with Galbraith Road.

Paul Tensing, 4201 Blue Rock Road, said his home will be about 50' from this property. He does not have a problem with the development, but would prefer to have single-family homes. He said there is no mention of buffer zone. Mrs. Rielage said this development does fit the density; it is just that they are clustered. The developer could put in this many single-family homes. Mr. Tensing said people in this area are not used to this. They are used to single family homes. Mrs. Rielage asked if he was making the decision, what would he like to see. He said he would rather see it spread out.

Gail Bushman of 4595 Blue Rock Road asked if this development is for seniors only. Mr. Rielage said this it is not, but they are assuming that with this type of development, seniors would like this type of plan.

Mrs. Rielage moved to close the public hearing and Mr. Fiedelvey provided the second. Without discussion, the roll was called:

Mr. Corman "Aye"
Mr. Fiedelvey "Aye"
Mrs. Rielage "Aye"

Mrs. Rielage would like to see the plan with the new set-backs and the landscaping.

In response to Mr. Fiedelvey's questions, Mr. Middendorf said the units are 2,800 square feet without the garage and finished lower level walk-out.

In response to Mr. Fiedelvey's question, Mrs. Dale confirmed that the zoning for this area is B. Mr. Fiedelvey said there are 700' of frontage. If you just went by frontage, you could build 10 houses with no practical difficulties. He asked why they can not develop in B zoning.

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Mr. Middendorf said the multiple driveways could be a safety concern and this would be 600' of sewer installed at his own expense

Mr. Fiedeldey said he does not want to look at other people's back yard. Mr. Middendorf said that along Blue Rock Road you would be looking at a landscaped mound. Mr. Fiedeldey said he would not want headlights shining into his home. He feels this is an abuse of the CUP.

Mr. Middendorf said that it comes to numbers. If he cuts units, this will jack prices too much.

Mr. Corman said the Zoning Board recommended denial and it would take an unanimous decision to over-turn this. Mrs. Rielage moved to accept the recommendation of the Zoning Board to deny approval and Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage. "Aye"

Mrs. Dale read the staff report for Zoning Case ZA2004-4 Canterbury Estates Condominiums. There were no questions from the Board at this time.

For the applicant, Tom Abercrombie, engineer approached the Board. He has made revisions to plans per the staff recommendations. There will be no dumpsters as there will be individual pick-ups. There will be lighting on porches and out in front. The site is appropriate because of increased traffic flow on Blue Rock Road and the land-use is appropriate with office and multi-family in the area. These units are 2,000 square feet and have a 2-car garage. The site sits down below the road. This is a good use for area and he has no objections to staff comments.

Mrs. Rielage asked the developer to explain the elevations, which Mr. Stenger did. Mr. Corman noted that the elevations with the walks-out were pretty steep. Mr. Abercrombie said it does fall down after a 10' area, with a 3:1 slope.

Mr. Fiedeldey asked why we see condos with the garage doors out in the front. Mr. Stenger said that with the way the land lays, you can not get around to the back.

Mr. Corman opened the citizen address portion of the public hearing.

Debra Schmidt, 3704 Blue Rock Road, has taken a long journey with the zoning committee and looks at it every day. She can not fathom that they recommend that this stay single-family. Every piece of land along Cheviot road is being rezoned and hers can not be. She has no neighbors and feels this area is dead. This has to change.

Mr. Fiedeldey visited her last year when the Oakwood Office Park was being built. It was a mess. A 200' greenspace to east of home with row of trees was installed, with an effort to protect her property. He said it is fair to give them the same buffering she enjoys.

Mrs. Schmidt feels that it is different because there are no neighbors there. They will be looking at neighbors. She would prefer to look at people versus what she is looking at.

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Evelyn Wert of 3236 Pebblebrook, asked about this land behind. This is unbuildable area.

Don Kieley, 3675 West Galbraith, asked how close is the back of this project to Lakewood. Mrs. Dale said that it is over 400' and nothing is built there.

Mr. Fiedeldey moved to close the public hearing and Mrs. Rielage provided the second. Without discussion, the roll was called:

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage. "Aye"

Mrs. Rielage said she can understand putting condos there, but does not like the plan. She agrees with Mr. Fiedeldey; she does not like the garage door fronts.

Mr. Fiedeldey said he hears that everyone wants a condo, but this is not true according to the National Association of Home Builders. This is too dense. There is a need in the community, but we need to insist on quality of space, with proper buffering.

Mr. Corman said the Zoning Board recommended denial and it would take an unanimous decision to over-turn this. Mrs. Rielage moved to accept the recommendation of the Zoning Board to deny approval and Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage. "Aye"

Mrs. Dale reminded the Trustees about the Comprehensive Plan information session. Since the Trustees would like to attend this, she suggested setting it as a special meeting. Mr. Corman said they do not plan to take action, but would be in attendance to listen.

Mr. Corman moved to set the special meeting and Mr. Fiedeldey provided the second. Without discussion, the roll was called:

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage. "Aye"

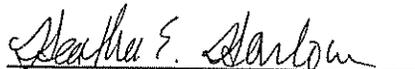
ADJOURNMENT

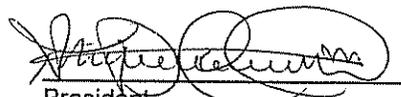
With no further business to come before the Board, at 10:06 PM Mrs. Rielage motioned for adjournment. Mr. Fiedeldey offered a second.

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs. Rielage. "Aye"


Clerk


President