

September 9, 2008

Held \_\_\_\_\_

**OPENING OF MEETING**

Mr. Ritter called the meeting to order at 6:00 PM. Mr. Fiedeldey and Mr. Wolterman were in attendance.

Mr. Wolterman motioned to appoint Mr. Foglesong acting Fiscal Officer for the purpose of recording the minutes. Mr. Fiedeldey offered the second.

**EXECUTIVE SESSION**

Mr. Reuter requested the Board enter Executive Session for the purpose of discussing pending litigation and compensation of public employees.

Mr. Fiedeldey made such motion and Mr. Wolterman offered the second. The roll was called:

- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

The Board returned from Executive Session at 7:02 PM. Mr. Reuter said no final action was taken. Mrs. Harlow joined the Board at this time.

**INVOCATION**

Brother Tyrone Patrick, chaplain for the Colerain Township Fire Department, offered the invocation.

**PLEDGE OF ALLEGIANCE**

All recited the pledge of allegiance

**APPROVAL OF MINUTES**

Mr. Ritter asked for corrections to the July 8, 2008, regular meeting minutes. Mr. Ritter requested that his comments read as, "Mr. Ritter said that the Northgate Mall TIF agreement should be revised for a lower valuation." Mr. Wolterman moved to approve the minutes as corrected and Mr. Fiedeldey offered the second. The roll was called:

- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

Mr. Ritter asked for corrections to the August 12, 2008, regular meeting minutes. Mr. Fiedeldey requested the following be added: "Mr. Fiedeldey said the Zoning department worked on this property in May and they have had a year and a half to get in compliance." Mr. Ritter requested his comments read as, "He said the committee is on firm ground and looking forward to the 20th anniversary next year." Mr. Fiedeldey moved to approve the minutes as corrected and Mr. Wolterman offered the second. The roll was called:

- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

**POLICE REPORTS**

Lt. Schoonover of the Hamilton County Sheriff's Office said the following statistics were generated in July 2008:

- 111 cases were assigned to the Sheriff's Criminal Investigation Section and 59 were closed, with \$93,650 00 in stolen property recovered.

September 9, 2008

Held \_\_\_\_\_

- 9 D.U.I. arrests by County contract and non contract Deputies.
- 173 citations were issued by Hamilton County Sheriff's Office Colerain Contract cars. 91 cites by Non Contract Deputies with a total of 264.

Police Chief Meloy said the Township's department issued 415 citations with 7 arrests for DUI

**TRUSTEE REPORTS****MR. FIEDELDEY**

Mr. Fiedeldey said that the Board attended a CMHA meeting because we are getting an over abundance of subsidized housing in the townships. He said they were out in force to let them know we're getting fed up with it. He said they will see what they can do to ensure we do not get much more section 8 housing.

Mr. Fiedeldey said the Board asked Mr. Foglesong to solicit RFQs for a street scape along Colerain Avenue a lot of this was held off because of Northgate Mall. In June, we received four RFQs from designers. It's been a year since this was proposed and the Board agreed to it. It is important to do this. He said the Board should sit down the designers and interview them and let things go forward. Stone Creek is a wonderful development and we can do more of that along the corridor. We need to get off dead center. We need to decide what we're going to do and how we're going to do it.

**MR. WOLTERMAN**

Mr. Wolterman said that he somewhat concurs, which is why he brought up seating an Economic Develop Council, which would bring in what Mr. Fiedeldey suggested and bring some creative life to this area. We must address this as a composit, not as piece-meal. He asked the Board if they would like him to more clearly define this council and its scope. Mr. Ritter is willing to take the next step.

Mr. Fiedeldey said the professionals are the experts we are trying to get on board.

Mr. Wolterman said there is the monetary concern about how this will be paid for. We could use TIF to fund the street scape. He doesn't disagree that we may need to bring in professionals, but it has to be financed.

Mr. Wolterman said he got a call from Channel 38 and got on the Lincoln Ware show. He said he emphasized that with the voucher comes obligation and responsibility – not just of landlord, but to the resident to take proper care of that home or unit. If the landlord had proper pre-rental screening and kept the property up, the rental property would be invisible. We want strong communities.

Mr. Wolterman requested our prayers for David Martorano of the Clippard YMCA. He was training for the Iron Man competition, in the bike ride portion of his training and was hit from behind by a pick-up truck. He has severe road rash and bruising.

**MR. RITTER**

Mr. Ritter said the CMHA meeting was productive. The three residents there did a great job sharing our views with them.

In response to Mr. Fiedeldey's questions about the status of the streetscape, Mr. Ritter said that the mall is the only entity that is able to support this TIF, but with their financial situation, it might be hard to get a service agreement.

September 9, 2008

*Held* \_\_\_\_\_

Mr. Fiedeldey said that we can get someone on board and develop a road map. We don't have to do the work all at once, but we are at least going someplace. He said the driving force should be the professional designers. We must at least get something in place. We are trying to get ODOT to finish the south part of the corridor and the CRA in the area to promote development. If we want others to develop, we need to do our part. If we can find \$800,000 to pay for the property at Colerain and Springdale, we can find money to plan this.

Mr. Wolterman said this is the time to plan and when times change, we will have a vision of what the corridor should look like. It's a matter of synergies here. We should look at street-scrapes, and be honest that we will implement them in stages. He offered to put together a scope of this Economic Development Committee and discuss it at the next meeting.

Mr. Ritter asked Mr. Birkenhauer about the streetscape plan from the mall. Is there any leverage we can get from that?

Mr. Birkenhauer said the design could be used, but there was Trustee disagreement. This could be the impetus for gateway grants. But, he doesn't want to do that if the Board is not in agreement about the design.

Mr. Wolterman said that if we purchase the corner, we control it. We send the message that we want development. How do we best control our density in this area?

Mr. Birkenhauer said that can that we can garner some grant money.

Mr. Wolterman said that there are rumors we could find another drug store on the corner, so there is a sense of urgency. Then, we have nothing. So, let's control the density and take charge.

Mr. Birkenhauer said discussions can wait for two weeks.

Mr. Fiedeldey suggested we develop an overlay for this corner. He said we need to encourage BP to donate the property to us.

Mr. Wolterman suggested the Board discuss this in Executive Session. Mr. Reuter stated this is one of the permitted reasons to enter Executive session.

The Board agreed to interview the four firms who submitted RFQs.

**CITIZEN ADDRESS**

No one wished to speak.

**UNFINISHED BUSINESS**

**POLICE DEPARTMENT**

**Mutual Aid Agreement**

Chief Meloy said that as provided to the Board prior to our meeting, he is working towards an agreement between the three school district communities that mirrors a mutual aid agreement, in place for over 17 years in Hamilton County. Green Township has already agreed to the 1991 agreement and is also agreeing, in principle, to our agreement. Springfield Township has not approved it, but Chief Meloy feels that they will.

Mr. Fiedeldey suggested we approve this dependant on Springfield Township coming on board.

September 9, 2008

Held \_\_\_\_\_

Mr. Reuter said that we will have an agreement in place with Green Township.

Mr. Wolterman said that due diligence has been done.

Mr. Fiedeldey made such motion and Mr. Wolterman offered the second. The roll was called:

Mr. Fiedeldey. "Aye"

Mr. Ritter. "Aye"

Mr. Wolterman. "Aye"

#### NWLSD School Contract

Chief Meloy said that when the agreement is in place, he would like authority to take action on the three-year contract with the school district.

Mr. Fiedeldey made such motion and Mr. Wolterman offered the second.

Mr. Fiedeldey asked if Springfield Township does not come on board, is everything void. Mr. Reuter said this is a contingency.

The roll was called:

Mr. Fiedeldey. "Aye"

Mr. Ritter. "Aye"

Mr. Wolterman. "Aye"

#### Hiring Process Update

As of this meeting, the Police Department has 10 applicants remaining after the written, physical testing and oral interviews. Background investigations have begun.

#### PARKS & SERVICES

##### Clippard Park RFQ

Mr. Schwartzhoff said they received nine RFQs back. After careful review and consideration with Mr. Foglesong, he recommends the Board select Brandstetter Carroll. He would like to begin negotiate of their fees.

Mr. Wolterman made such motion and Mr. Fiedeldey offered the second. The roll was called:

Mr. Fiedeldey. "Aye"

Mr. Ritter. "Aye"

Mr. Wolterman. "Aye"

#### Clean Ohio Fund

Mr. Schwartzhoff said we have received notification of our grant for \$94,391. He said they will move forward with the purchase of the property on Bevis Lane.

Mr. Fiedeldey commended him for the excellent job.

#### ZONING

##### Fee Schedule Revision

Dr. Roschke requested the Board set a flat fee for face changes to existing signs. Currently, the cost is the same as a new sign. The proposal is to charge \$50 for a new business for a face change on an existing sign and \$25 for an existing business for a face change on their existing sign structure.

Mr. Wolterman made such motion and Mr. Fiedeldey offered the second.

September 9, 2008

Held \_\_\_\_\_

Mr. Fiedeldey asked if these conform to zoning code's sign regulations. Mr. Fiedeldey said a new business should have to make their sign comply with the code.

The roll was called:

- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

**LEGAL**

**SOB Experts**

Mr. Reuter said that he did contact attorney Lawrence Barbarie to see if he would be interested in making a presentation to the Board. He would be interested at the cost of \$200/hour, with an anticipated 20 hours.

Mr. Fiedeldey made such motion and Mr. Wolterman offered the second. The roll was called:

- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

Mr. Barbarie is available on October 14.

**Nuisance Abatement**

Mr. Reuter offered the Board an update on the Raisch property on East Miami River Road. At the end of August, he received a letter from the aunt of the current owners of the property. This letter proposed that time of the cleanup be extended to two years. He has drafted a forbearance agreement which states that the property must be inspected on a monthly basis to ensure there is cleanup in progress and forbids bringing in more scrap. Mr. Reuter asked the Board if he can present this to the family and have them sign it.

Mr. Wolterman made such motion and Mr. Ritter offered the second.

Mr. Fiedeldey said that in April or May they signed on to have things cleaned up in a year. Mr. Reuter said they are not on pace to have things cleaned up in this time frame. Mr. Fiedeldey said they have had five months already. The agreement should be contingent on them signing it.

Mr. Ritter said that we have been more than accommodating.

The roll was called:

- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

**ADMINISTRATION**

**CRA Resolution**

Mr. Birkenhauer read a resolution, "Resolution Establishing a Colerain Township Community Reinvestment Area."

Mr. Wolterman made such motion and Mr. Ritter offered the second.

Mr. Fiedeldey said the values of the new construction are too low. Mr. Birkenhauer said the Board still needs to approve the incentives on a case-by-case basis.

September 9, 2008

Held \_\_\_\_\_

Mr. Fiedeldey asked about the residential properties. Multi-family residential is 2-4 units and 5+ is commercial. He said the Comp Plan discourages multi-family, but this is giving an incentive to build them

Catherine Fitzgerald with HCDC said commercial uses would be a separate agreement. Mr. Ritter said that we are covered with this. Mr. Fiedeldey said this is asking for trouble

Mr. Reuter read a definition for institutional housing from the zoning code. Mr. Fiedeldey suggested that R7 zoning be excluded.

Ms. Fitzgerald suggested Mr. Birkenhauer and she discuss this further.

Mr. Wolterman moved to table to motion for further research on section 4. Mr. Ritter offered the second. The roll was called:

- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

Mr. Birkenhauer read Resolution 66-08, "Disaster Relief Act – Designation for Authorization."

Mr. Fiedeldey moved to approve the resolution. Mr. Wolterman offered the second. The roll was called:

- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

**Cincy-Scape Agreement**

Mr. Foglesong said the agreement has been received and requested the Board's approval.

Mr. Fiedeldey made such motion and Mr. Wolterman offered the second. The roll was called:

- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

**Memorial Committee Update**

Mr. Foglesong said the Memorial Committee is working in three areas: location, design and funding. One suggestion for location is at the corner of Springdale and Colerain. The funding sub-committee is considering establishing a 501c3. The committee wants to set-up a PayPal account to accept donations. The 4<sup>th</sup> Wednesday in September is the next meeting.

**NEW BUSINESS**

**FIRE DEPARTMENT**

**Part-time Pay Rate Changes**

Chief Smith requested the following part-time pay rate changes:

Name	Rate/hour	Rank	Effective Date
Justin Bell	\$12.59	FF/EMT	7-21-08
Douglas R. Eikens	\$13.04	FF/EMT/FAO	7-29-08
Robert J. Kallendorf	\$14.24	FF/Medic/FAO	8-6-08

**September 9, 2008**

*Held* \_\_\_\_\_

Mr. Fiedeldey made such motion and Mr. Wolterman offered the second. The roll was called:

- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

**POLICE DPARTMENT  
Vehicles to ADESSA Auction**

Chief Meloy read Resolution 67-08, "Disposal by Sale of Vehicles Which Are Obsolete, Unfit, or Unneeded for Public Use."

Mr. Wolterman made such motion and Mr. Fiedeldey offered the second. The roll was called:

- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

Mr. Fiedeldey asked if they have kept any vehicles for the undercover team. Chief Meloy said they have kept one.

**Marine Corps Marathon**

Chief Meloy said that Officers Justin Hessel, Joe Redmond and he have been training since the spring of 2008 to participate in the 2008 Marine Corp Marathon in Washington DC. The marathon is scheduled for October 26, 2008. Justin and Joe are running in honor of Colerain Firefighters, Robin Broxterman and Brain Schira, while he will be running in honor of Township Constable John Willsey.

Mr. Ritter commended them as this is a great gesture.

**PUBLIC WORKS  
Allet Ave Reconstruction**

The Ohio Public Works Commission (OPWC) has granted our Township's request for a \$369,600.00 grant (residual funds) to reconstruct Allet Avenue in 2009:

We plan on advertising and going out to bid by the end of this year and returning to the Board to award the project contract by February 2009.

The project construction estimate is \$528,000.00 of which the Board authorize \$158,400.00, a 30% match expenditure, back on August 14, 2007 which was part of our SCIP application.

**Pay Journalization**

Frank D. Short is scheduled for a step increase to Maintenance Worker I (Classification 2-d) in accordance with the collective Bargaining agreement effective September 25, 2008.

Mr. Short is commended for a perfect attendance record for the past 24 months.

**Rock Salt**

Mr. McClain offered the Board an update on the rock salt situation. He said the ODOT bid came in at \$136.43/ton. He said we will order the minimum required amount of 2,000 tons, utilizing funds for 2008 and getting into the 2009 funds to cover the total cost of \$272,860.00.

September 9, 2008

Held \_\_\_\_\_

Mr. Fiedeldej asked how much of the 2009 funds they would use; Mr. McClain said it is \$100,000. Mr. Fiedeldej asked why there is a salt shortage. Mr. McClain said that the quantity of the salt in the mines is down and the demand is up. He also cited the conditions of the Midwest from recent severe weather.

Mr. Fiedeldej asked about pre-treating. Mr. McClain said they are doing everything they can to save salt.

#### SENIOR CENTER

##### Grant Application Update

Mrs. Klosterman told the Board about pending grant applications and said we should hear within a few weeks:

- Dater Foundation \$60,000
- Mind Alert \$1,500

For the Impact 100 grant, we are one of five finalists for \$111,000 for the Clavinovia Connection program

#### Zoning

##### Nuisance Resolution

Dr. Roschke read resolutions 68-08 and 69-08, which are both entitled "Debris Abatement."

Mr. Wolterman made such motion and Mr. Fiedeldej offered the second. The roll was called:

- Mr. Fiedeldej. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

#### Request for Public Hearing LUPA 2008-02

Dr. Roschke requested the Board sets a public hearing for LUPA 2008-02, a land use plan for the Central Sector. The Land Use Advisory Board has made its recommendations and the Zoning Commission has held a public hearing and recommends approval. She suggested the Board set the hearing for October 14, 2008, at 8:30PM.

Mr. Wolterman made such motion and Mr. Fiedeldej offered the second. The roll was called:

- Mr. Fiedeldej. "Aye"
- Mr. Ritter. "Aye"
- Mr. Wolterman. "Aye"

#### ADMINISTRATION

##### Community Development Block Grant 09-11

Mr. Foglesong said the Township has received the application materials for the next funding cycle for the Block Grant program. He said the process includes at least two public hearings by the Board prior to our submitting the project list to the county. He said those hearings will likely be held in conjunction with the regular meetings in October.

#### FISCAL OFFICER REPORT

Mrs. Harlow asked for approval of payroll, purchase orders, and receipts.

Mr. Wolterman made such motion and Mr. Fiedeldej offered the second. The roll was called:

September 9, 2008

Held \_\_\_\_\_

Mr. Fiedeldey. "Aye"  
Mr. Ritter. "Aye"  
Mr. Wolterman. "Aye"

The Fiscal Officer has recorded the following receipts:

REC	VENDOR	FOR	AMOUNT
471-2008	Dusty Rhodes	Property Maintenance	680.00
472-2008	Dusty Rhodes	Court Fines July	6,360.24
473-2008	Zoning Department	Certificates, BZA	916.70
474-2008	Parks & Services Dept.	Refund on Order- OT	35.85
475-2008	Sr & Community Center	Fees, Don, Lunch	157.00
476-2008	Police Department	Court Reimbursement	42.00
477-2008	Police Department	State Park, DUI, Drug fines, CVSA Test Fee	1,771.55
478-2008	Administration	Refund – Invoice double	694.00
479-2008	Police Department	Court Reimbursement	42.00
480-2008	Wait's BBQ	Donation	1,000.00
481-2008	Fire & EMS Department	Plan Review	75.00
482-2008	Time Warner Cable	Franchise Fee	82,720.42
483-2008	OTARMA	July Board Meeting	635.10
484-2008	Parks & Services	Shelter Rental	65.00
485-2008	Police Department	Court Reimbursement	84.00
486-2008	Zoning Department	Certificates	595.00
487-2008	Police Department	Court Reimbursement	42.00
488-2008	Sr & Community Center	Fees, Don, Lunch	102.50
489-2008	Police Department	Juvenile Traffic Fines	53.00
490-2008	Police Department	DUI Task Force Salaries	1,383.81
491-2008	Police Department	Court Reimbursement	18.00
492-2008	Fire & EMS Department	Plan Reviews	200.00
493-2008	Fire & EMS Department	Reports, Signs, CPR, Cell, Postage, CTTC etc	17,425.81
494-2008	Fire & EMS Department	EMS Billing	76,731.01
495-2008	Zoning Department	Certificates	595.00
496-2008	Police Department	Forfeited Funds	1,580.00
497-2008	Fire & EMS Department	Inspection Fee	25.00
498-2008	Rumpke	Solid Waste Disposal	75,573.97
499-2008	Foglesong/ Birkenhauer	Cell Calls	25.50
500-2008	Parks & Services	Paper Recycle at Parks	17.91
501-2008	Parks & Services	Shelter, Amphitheater, Camp, Recycle, Zoo ON	1,887.44
502-2008	Parks & Services	Reds, Beach, T-Shirts	796.00
503-2008	Dusty Rhodes	2 <sup>nd</sup> Qtr Lodging Tax	2,648.88
504-2008	Dusty Rhodes	Public Utility Reim, LGF	157,557.90
505-2008	Dusty Rhodes	Tipping Fees May	458.79
506-2008	Dusty Rhodes – Auditor	Local Gov HGWY Aug	2,267.51
507-2008	Dusty Rhodes	Gas Tax August	25,751.45
508-2008	Dusty Rhodes	Motor Veh, Perm Motor	44,218.84
509-2008	Dusty Rhodes	Memo Receipt	
510-2008	Dusty Rhodes	Memo Receipt	
511-2008	Dusty Rhodes	Memo Receipt	
512-2008	Zoning Department	Certificates, BZA	2,805.24
513-2008	Police Department	DUI Task Force	429.08
514-2008	OTARMA	Sign Replacement	2,220.00
515-2008	Police Department	Court Reimbursement	54.00

September 9, 2008

Held

516-2008	Police Department	Drug Testing	20.00
517-2008	Parks & Services	Postage	0.49
518-2008	Fire & EMS Department	Plan Reviews	175.00
519-2008	Fire & EMS Department	Plan Review	50.00
520-2008	Administration	Park Grant	81,258.62
521-2008	Sr & Community Center	Fees, Lurch	1,113.48

Mrs. Harlow requested two appropriation adjustments:

For the Police Department, take \$16,990.34 from 2091-210-599-0501 (other expenses) and adjust to 2081-210-314-0000 (tax collection fees).

For the Parts Department, take \$10,000 from 1000-610-359-0000 (utilities) and adjust to 1000-610-420-0301 (gasoline)

Mr. Wolterman made such motion and Mr. Fiedeldey offered the second. The roll was called:

Mr. Fiedeldey. "Aye"  
Mr. Ritter. "Aye"  
Mr. Wolterman. "Aye"

Mrs. Harlow requested the Board approve a fund transfer of \$15,000 from General Fund 1000-910-910-0500 transfers out to the Fire Department Fund 2111-931-0000. This is for the lease funds from Rumpke for the Training Center.

Mr. Fiedeldey made such motion and Mr. Ritter offered the second. The roll was called:

Mr. Fiedeldey. "Aye"  
Mr. Ritter. "Aye"  
Mr. Wolterman. "Aye"

#### 2008-01, SOB Map Overlay District.

Mr. Wolterman moved to open the public hearing for ZA2998-01. Mr. Fiedeldey offered the second. The roll was called:

Mr. Fiedeldey. "Aye"  
Mr. Ritter. "Aye"  
Mr. Wolterman. "Aye"

Mr. Fiedeldey moved to continue the hearing in process. Mr. Wolterman offered the second. The roll was called:

Mr. Fiedeldey. "Aye"  
Mr. Ritter. "Aye"  
Mr. Wolterman. "Aye"

Mr. Fiedeldey moved to set the continuance of the hearing for October 14, 2008, at 8:30 PM. Mr. Wolterman offered the second. The roll was called:

Mr. Fiedeldey. "Aye"  
Mr. Ritter. "Aye"  
Mr. Wolterman. "Aye"

Mr. Fiedeldey discussed the Registered Sexual Offender report and said that it grows in number. Chief Meloy said that indeed it does. Mr. Fiedeldey asked if we can not get the increase. Mr. Reuter said the ORC set the limits, but he will check this.

Minutes of \_\_\_\_\_

Meeting \_\_\_\_\_

BARRETT BROTHERS, PUBLISHERS, SPRINGFIELD, OHIO

Form 5101

September 9, 2008

Held \_\_\_\_\_

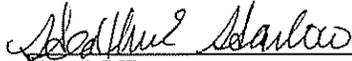
**ADJOURNMENT**

With no further business to come before the Board, at 9:24 PM, Mr Wolterman motioned for adjournment. Mr. Fiedeldej offered a second

Mr. Fiedeldej. "Aye"

Mr. Ritter. "Aye"

Mr. Wolterman. "Aye"

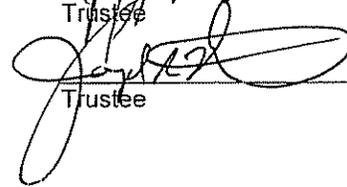


Fiscal Officer



Trustee

  
Trustee

  
Trustee