

Held

October 23, 2012

**OPENING OF MEETING**

Mr. Ritter called the meeting to order at 5:30 pm. Mr. Deters, Ms. Rinehart and Mrs. Harlow were in attendance.

**PUBLIC HEARING – Stone Ridge Estates, Section 3a**

Mr. Rowan said the Colerain Township Board of Trustees was presented with a petition on October 2, 2012, for additional lighting in Stone Ridge Estates, Section 3a for streets Forest Valley and Valley Crossing, within Colerain Township. The required 51% front footage signatures have been received with 100% in favor. One owner - Developer is owner of record for properties. There are no comments received in opposition. The cost of the lighting to this property owner for the first year is approximately \$509.23 year / \$42.44 per month. There are three new lights to be installed in this phase as soon as scheduled by Duke Energy.

Ms. Rinehart made a motion to open the public hearing and Mr. Deters offered the second. The roll was called:

Mr. Deters. "Aye"  
Ms. Rinehart. "Aye"  
Mr. Ritter. "Aye"

No one wished to speak.

Mr. Deters made a motion to close the public hearing and Ms. Rinehart offered the second. The roll was called:

Mr. Deters. "Aye"  
Ms. Rinehart. "Aye"  
Mr. Ritter. "Aye"

Mr. Rowan read, by caption, Resolution 57-12, "Stone Ridge Estates Section 3a Lighting District."

Ms. Rinehart made a motion and Mr. Deters offered the second. The roll was called:

Mr. Deters. "Aye"  
Ms. Rinehart. "Aye"  
Mr. Ritter. "Aye"

**PRESENTATIONS****Northwest School Levy, David Denny**

Mr. Denny said he is the president of the Northwest Board of Education. He said they are seeking a 4.95 mills operating levy, which will cost \$150/year for a 100,000 home. He said they have made \$3.4 million in cuts already and will need to make \$1.9 million more if the levy doesn't pass. He said among the cuts will be all extra-curriculars, bussing within two miles of the school, and some educational opportunities for students. He said this is a well needed levy. He said the cuts to extra-curriculars have already been voted on. He said there is a FAQ section on the district's website. That is real and will happen. He said that by law, the boosters can't take on the sports and don't have the money to do so.

Mr. Deters confirmed with Mr. Denny that the Board of Education has already decided that the extra-curriculars, like band, sports, clubs and activities, are gone if the levy does not pass.

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Mr. Denny confirmed this and said that Colerain football will be gone. He said the average teacher salary is the 3<sup>rd</sup> lowest and our tax rate is the 5<sup>th</sup> lowest in the county. The district's per pupil spending is the 4<sup>th</sup> lowest. He said that they have cut \$16 million in the last seven years. He said they are out of money and this is a critical issue for the community. When the kids are out of school at 2:30, what will they do? He said that new families moving in are mostly low income folks and there are not a lot of upper income folks moving in.

Mr. Deters said that he appreciates Mr. Denny's efforts to provide our citizens with better schools. He said he encourages everyone to think long and hard about what this means for our neighborhoods as the schools and township are linked. He said this is a critical decision everyone needs to make.

**Development / Streetscape Plan, Frank Birkenhauer**

Mr. Birkenhauer presented an update on development in the Township. He said the areas mentioned are strategic properties and this is not all inclusive.

Mr. Birkenhauer said that one of the strengths of our community is the high amount of disposable income from our residents. He showed a chart from the Cincinnati Business Courier. He said weaknesses include some ZIP codes having lower home values than others in Hamilton County; visual clutter/aesthetics; the income level is lower in some census tracts; and the perception of crime. He said that we have an opportunity because of highly traveled routes going through the community. He said that we have 90,000 cars/day on I-275 and 40,000 cars/day on US27. We have the opportunity to step-up our image. He cited several threats including foreclosures, vacant structures, the current economy, budget cuts and the perception of crime. He said that crime is actually down over the last five years, but the news media picks up on the negativity.

Mr. Birkenhauer said that, in looking at our peer competition, we are in an excellent location because we are the first destination from the west. He discussed the character areas, including the automotive sales district, which is a destination area. He showed an aerial map of the area, noting the national tenants. He said that we have almost every national tenant and new retailers want to get in to an area with a successful track record.

Mr. Birkenhauer discussed the Groesbeck area and said that we have the opportunity to expand on the long-term businesses in the area, to facilitate their retention/expansion. He said that the former Builders 1<sup>st</sup> Source building is still under a sub-lease arrangement for the next couple of years, which discourages significant investment and long-term planning for the site. He said that the Police Department's Community Resource Center has given businesses a comfort level and crime in the area has decreased well over one-third. The former Colerain Form is currently being looked at by several national tenants. He said the proposed gateway/streetscape project would greatly aid in the marketability of the property, as would the realignment of the traffic signal at Sovereign Drive to provide signal access to the property. Mr. Birkenhauer discussed the status of other properties in the area.

Mr. Birkenhauer discussed the Northgate Mall area and said they are planning for gateway improvements to attract businesses. He said the Trustees commitment to the beautiful memorial is very beneficial to the gateway's epicenter. He said that aesthetics breeds investments/retention. He said that the Colerain Police have a substation at Northgate Mall and this again helps with the perception of crime. He said the properties at 9880-9930 Colerain Ave. are

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anchored by an HH Gregg store. This area is prime for revitalization and doesn't take advantage of the I-275 visibility. The Stone Creek Towne Center still has some area for development and there is interest in the properties, but these deals take a long time. He said the Toys R Us store is in front of the Zoning Commission and plans to match their façade to the rest of the Stone Creek Towne Center, with an exterior and interior renovation.

Mr. Birkenhauer said there are plans for enhancements, including more landscaping and plantings, to the medians on Colerain Ave. and ODOT has a list of hardy plants to recommend. He said they will utilize low plantings of small shrubs or perennials to maintain visibility while adding color.

Mr. Birkenhauer said the Procter and Gamble property on Old Colerain will be vacated in November 2012. He said the property is being actively marketed to restore the nearly 600 positions that once occupied the 19 acres. He said that if this is restored, it would be tremendous for the township and school district.

Mr. Ritter said that he appreciates Mr. Birkenhauer's time and energy. We are lucky to have someone with such a passion for our community.

Mr. Rowan said that we have one final benchmarking presentation from Zoning. He said that we now have the right team in place to move Colerain forward. He said that we are taking steps to address the image and perception of our community. He said that a sign code and abatement of nuisances are among the major goals to improve the perception of the community. He said that we will inform and engage the community in this, so we are in a position to attract businesses as the economy improves.

### **GENERAL BUSINESS**

#### **ADMINISTRATION**

##### **Approval of Resolution to Establish Two New Funds**

Mr. Rowan read, by caption, Resolution 58-12, "Resolution to Establish Two New Funds" and recommended approval.

Mr. Deters made such motion and Mr. Rinehart offered the second. The roll was called:

Mr. Deters. "Aye"  
Ms. Rinehart. "Aye"  
Mr. Ritter. "Aye"

##### **Approval of Resolution Accepting Credit & Debit Cards as Form of Payment**

Mr. Rowan read by caption Resolution 59-12, "Resolution Authorizing the Acceptance of Credit and Debit Cards as a Payment Option for Certain Township Fees and Establishing an Administrative Fee to Cover Associated Merchant Discount Fees" and recommended approval. He said that we have had requests from community members to accept credit cards. He said there is a 3% fee to cover our costs. He said this is one option for payment, not a mandate.

Mr. Deters made such motion and Ms. Rinehart offered the second. The roll was called:

Mr. Deters. "Aye"  
Ms. Rinehart. "Aye"  
Mr. Ritter. "Aye"

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**Approval to Let Bids on the Construction of a 5,000 Gallon Gasoline Tank**

Mr. Rowan recommended the Board approve the letting of bids for the construction of a 5,000 gallon gasoline fuel tank to be located near the public works building. He said that we could save 25 cents per gallon if we have our own tank. We already have a diesel at each fire house, but there is a need for gasoline.

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

Mr. Ritter said the savings is by the volume purchased.

The roll was called:

Mr. Deters. "Aye"  
 Ms. Rinehart. "Aye"  
 Mr. Ritter. "Aye"

**Approval to Let Bids on the Renovation of the Basement of the Government Building**

Mr. Rowan recommended that the Board approve the letting of bids for the renovation of the basement at the government building to provide for both internal and external training opportunities. He said the investment in the training center is necessary as a result of aging HVAC equipment at the current training center. This training center will serve all Township departments and will be used for internal training as well as external training through shared services and partnership agreements. He said the classroom will seat 48-50 and will include restrooms. He said there is the opportunity to partner with other municipalities to create shared services.

Ms. Rinehart made such motion and Mr. Deters offered the second. The roll was called:

Mr. Deters. "Aye"  
 Ms. Rinehart. "Aye"  
 Mr. Ritter. "Aye"

**Approval of Contract for Design Services**

Mr. Rowan recommended that the Board approve an AIA contract agreement with Scott Webb Architect for the interior finish drawings of the new basement area in the amount of \$8,000.

Ms. Rinehart made such motion and Mr. Deters offered the second. The roll was called:

Mr. Deters. "Aye"  
 Ms. Rinehart. "Aye"  
 Mr. Ritter. "Aye"

**Communication Plan / Protocol**

Mr. Rowan said that downsizing and reorganizing has required us to operate smarter and more efficiently. We are looking at ways to keep our public engaged through open and transparent communication. He said protocols are being proposed to maintain transparency with our community and to promote a culture of equity and consistency within our community. The website is the official communication gateway. He said that we are not trying to reduce communication, but are being fairer in how people receive information. He said he wants to encourage and promote open government and two-way communication. He said that residents are encouraged to contact the appropriate department head when seeking information or asking questions.

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The agenda and any attachments for the meeting will be posted on the website, which is scheduled for re-design.

He said they will impose a 5-minute limit on individual participation. He said any questions imposed will be answered in writing within 72 hours of the meeting upon request. He said a timing device will be used to assist citizens. At a subsequent meeting, part of the information presented by Administration will be a report back to community, based on that question. He said that public records will be posted on-line and standard reports can be e-mailed. He said that we must be consistent in how we deal with the community. Mr. Rowan said this protocol has been run by legal counsel.

Mr. Ritter said that this makes sense and he looks forward to implementing it.

Mr. Deters said that we are a very transparent government. He said that the Township officials are very accessible via phone calls.

**Logo/Branding**

Mr. Rowan presented the Board with a new logo for the Township. He said that Ms. Rinehart is member of committee working on a new logo. He said they wanted to maintain the historical perspective, but the current logo more of a seal. He said the proposed logo is a more simplified and modern version of this.

Ms. Rinehart said they went through a lot of versions of the new logo. She said it is hard to translate Colerain to a picture. She said that people will understand what the graphic means. It is familiar, but not as complex.

**COMMUNITY CENTER**

**Acceptance of Contract of Independent Contractor**

Mr. Rowan presented the Board with a contract for a program coordinator. He said the cost is cheaper to the Township than hiring an employee. He said this is a replacement position. He recommended the Board accept the contract with Jonilea Mottolla at \$14/hour for programming coordination.

Mr. Deters made such motion and Ms. Rinehart offered the second. The roll was called:

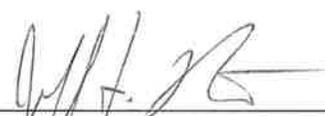
- Mr. Deters. "Aye"
- Ms. Rinehart. "Aye"
- Mr. Ritter. "Aye"

**ADJOURNMENT**

With no further business to come before the Board, at 6:45 PM, Ms. Rinehart motioned for adjournment. Mr. Deters offered a second. The roll was called:

- Mr. Deters. "Aye"
- Ms. Rinehart. "Aye"
- Mr. Ritter. "Aye"

  
Fiscal Officer

  
Trustee

  
Trustee

  
Trustee