

RECORD OF PROCEEDINGS

BEAR GRAPHICS 800-325-8094 FORM NO 10148

Held May 16, 2023 20

The Miami Township Board of Trustees met in their monthly Business Meeting on Tuesday, May 16, 2023, at 7:00 p.m. at the Miami Township Civic Center. Chairperson Tracy called the meeting to order and led the Pledge of Allegiance.

Ms. Wolff made a motion to appoint Mr. Wright as the acting Fiscal Officer for the meeting, seconded by Mr. Schulte and all voted "AYE."

Mr. Wright called the roll. Attending were Mark Schulte, Ken Tracy, and Mary Makley Wolff.

MS. Wolff made a motion to approve the minutes of the April 18, 2023 Business Meeting and the May 8, 2023 Work Session, seconded by Mr. Schulte and all voted "AYE."

Chief Mills presented Officer Jordan Haggerty with the Officer of the Year Award & Officer Tim Goins with the Medal of Honor

The Ohio Crime Prevention Association presented the MTPD with the 2023 Partner in Prevention Award.

Chief Kelly presented Badges and pinned the following: Firefighter/Paramedic Alex Beltran; Bob Foppe, Battalion Chief and Joe Stoffolano, Division Chief of Community Risk Reduction.

Mr. Tracy presented Chief Kelly with a proclamation recognizing Emergency Medical Services Week.

Department heads presented their monthly reports for April.

Mr. Schulte made a motion to pay the bills of the Township. including 181 checks numbered 144309 through 144472 and 53 electronic payments numbered 3025 to 3077 for the total amount of \$1,797,599.74. In addition, approve the following net payroll expenses, seconded by Ms. Wolff and all voted "AYE."

| Direct Deposit Date | Amount                                    |
|---------------------|---|
| 04/11/23            | \$ 13,619.38 (Retention - Grant Funded)   |
| 04/21/23            | 321,793.39                                |
| 04/25/23            | 4,031.09 (K. Thibodeau sick leave payout) |
| 05/05/23            | 325,389.13                                |

Mr. Wright presented the need for a Then and Now Certificate in the amount of \$132,241.79. Ms. Wolff made a motion to adopt Resolution 2023-16 authorizing the Township Fiscal Officer to issue and certify a Then and Now Certificate for payment of various expenditures, totaling \$132,241.79 and declaring an emergency, seconded by Mr. Schulte and all voted "AYE."

Mr. Wright recommended the following actions for personnel:

**Fire Department**

Promote Robert Foppe to the rank of Battalion Chief (Captain) effective May 28, 2023 with the new hourly rate of \$39.71 and a 12 month probationary period in accordance with the CBA.

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Promote Ross Pawlak to the rank of Battalion Chief (Captain) effective July 23, 2023 with the new hourly rate of \$39.71 and a 12 month probationary period in accordance with the CBA.

Accept the resignation of volunteer Firefighter/EMT Leanne Thacker effective May 4, 2023.

Make a final offer of seasonal employment to Colin Campbell for hydrant maintenance technician at \$15.00 per hour effective May 21, 2023.

Mr. Schulte made a motion to accept the personnel recommendations as stated, seconded by Ms. Wolff and all voted "AYE."

Mr. Musselman presented the following bids for replacement of the deck at the Leming House in Community Park. This work entails replacing deck framing with treated lumber, leaving only the support posts and beams. The deck surface will be replaced with Deckorator composite decking material, and the new railing will be Deckorator aluminum railing.

|                |             |
|----------------|-------------|
| All Around Joe | \$46,995.08 |
|----------------|-------------|

|                        |             |
|------------------------|-------------|
| Osborne Reconstruction | \$48,591.18 |
|------------------------|-------------|

Ms. Wolff made a motion to contract with All Around Joe for the Community Park Leming House Deck Replacement Project, seconded by Mr. Schulte and all voted "AYE."

Mr. Musselman presented the following bids for upgrades to the outside and interior office of the cemetery building at Evergreen Cemetery. This work entails replacing the existing shingles with new fiberglass shingles and adding a 12-inch overhang around the perimeter of the building with new gutter and downspouts. New exterior Hardie Board siding in both horizontal and vertical orientation. Add one 30 x 20 fixed window and one air conditioning unit in the office wall (right side of building). Install new vinyl tiles in the office and restroom. The existing dedication block in the front wall will be boxed around so it remains visible. All work will be performed according to architect's specifications.

|                |             |
|----------------|-------------|
| All Around Joe | \$62,100.00 |
|----------------|-------------|

|                        |             |
|------------------------|-------------|
| Osborne Reconstruction | \$73,587.09 |
|------------------------|-------------|

Mr. Schulte made a motion to contract with All Around Joe for the Evergreen Cemetery Building Improvement Project, seconded by Ms. Wolff and all voted "AYE."

Mr. Musselman reminded the Board that back in March we had a serious water main break on the fire line for the MTCC. This resulted in a lengthy period where our sprinkler system and yard hydrants for fire protection were out of service. We had that line repaired and are currently experiencing a slow leak above the hydrant on the west end of the building above the garage door entrance to the lower level. He is asking the Board to consider the replacement of the entire water service on our that campus using the following information.

1. The building and therefore the water service mains are 50+ years old. Cast iron water main has a variable service life but it's "best by" date starts at 50 years.
2. We have already experienced 1 serious loss of service brake which indicates the start of what could be a series of main breaks.
3. The cost to replace will never be less costly than it is now.



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- 4. We can replace the existing cast iron with plastic pipe, both for some cost savings but also for pipe availability.

We contacted Choice One Engineering for some preliminary estimates for this work and they estimate that it will not exceed \$250,000 for both fire and domestic service lines. It makes sense from an age and economics standpoint to replace them both at the same time as they both appear to be in the same trench. Choice One’s proposal to provide the drawings and engineering expertise is \$15,650.00.

Ms. Wolff made a motion to contract with Choice One Engineering in the amount of \$15,650 to provide engineering services for the MTCC Waterline Replacement Project, seconded by Mr. Schulte and all voted “AYE.”

Chief Kelly requested to replace our existing and aging complement of dry suits for our water rescue program, which was planned for as a project under our 2023 capital budget. Our existing dry suits have been in service since 2016 and have been used countless times in training and on emergency calls. We have done the required maintenance and repairs to these suits to keep them in service as long as possible, but they are finally at the end of their usable lifecycle. We were able to solicit “per suit” pricing from four distributors as listed below:

- U.S. Water Rescue = \$1,395.00 per suit
- Foray Dry Suit = \$900.00 per suit
- Aqualung Raptor = \$1,395.00 per suit
- NRS Ascent = \$760.75 per suit

Mr. Schulte made a motion to purchase twelve (12) suits needed to do a complete replacement of our existing inventory through NRS at a cost not to exceed \$9,500.00, which will cover the suits and any required shipping & handling costs, seconded by Ms. Wolff and all voted “AYE.”

A bid opening was conducted on May 4, 2023, at 2:00 pm for the 2023 Derbyshire Storm Pipe Shotcrete Lining Project. As discussed at the work session, one of the bidders offered a permitted substitution, which we then asked the other bidders to provide a bid for. The revision provides a lining for slightly less of the pipe circumference, which still covers the area of the pipe in need of lining but reduces our cost.

We received the following bids:

|                    |                      |             |
|--------------------|----------------------|-------------|
| Engineers Estimate |                      | \$69,300.00 |
| Proshot Concrete   | Bid Amount:          | \$59,281.20 |
|                    | Revision Bid Amount: | \$42,931.96 |
| MCSP               | Base Amount:         | \$68,013.00 |
|                    | Revision Bid Amount: | \$49,950.00 |
| National Gunitite  | Base Amount:         | \$68,310.00 |
|                    | Revision Bid Amount  | \$58,950.00 |

Ms. Wolff made a motion to contract with Proshot Concrete for the Derbyshire Storm Sewer Pipe Shotcrete Relining Project for the revised bid amount of \$42,931.96, seconded by Mr. Schulte and all voted “AYE.”



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Staff presented the following items for disposal:

May 2023 Surplus Property to be Auctioned/Destroyed

| Item  | Model #  | TWP # | Serial number     |
|---|----------|-------|-------------------|
| 1999 16' Rescue One Connector Boat w/ motor and trailer | R1674W02 |       | OMCR4407E899      |
| 16 Miscellaneous Plastic Gun Cases                      |          |       |                   |
| 2002 Chevy Silverado                                    |          |       | 2GCEC19TX21140032 |
| 2 desks   |          |       |                   |
| 2 cabinet filing cabinet                                |          |       |                   |
| lamp  |          |       |                   |
| office chair  |          |       |                   |
| credenza top for desk                                   |          |       |                   |
| Large laminator   |          |       |                   |
| wooden table  |          |       |                   |
| air compressor  |          |       |                   |
| credenza  |          |       |                   |
| 4 small conference table chairs                         |          |       |                   |
| obsolete computer                                       |          |       |                   |

Mr. Schulte made a motion to adopt Resolution 2023-17 a resolution authorizing the disposal of surplus property and authorizing the sale of unneeded or obsolescent personal property no longer necessary for Township pursuant to Section 505.10 of the Ohio Revised Code and dispensing with the second reading, seconded by Ms. Wolff and all voted "AYE."

Mr. Wright presented information on Community Reinvestment Areas (CRA), which are a widely used economic development tool common throughout the State of Ohio. They were established to encourage new construction and the improvement of properties in older business districts and neighborhoods. CRA's are a tool in which a portion of the taxes on the valuation of new buildings or building additions is forgiven for a period of years. The property taxes on any existing buildings and land remains in place and is not reduced. Only a portion of the taxes on new construction is reduced.

Senate Bill 33 (SB 33) was signed by Governor DeWine on January 3, 2023, and went into effect on April 4, 2003. SB 33 permits townships that have adopted limited home rule governments the authority to designate CRAs within its unincorporated territory. SB 33 also revised the prior code so that school board approval is not required for commercial or industrial projects unless a project proposes to exempt more than 75% of the project's value.

Proposed CRA district #3 would be located on the south side of SR 28 between Woodspoint Drive and Buckwheat Road. (see attached Exhibit A) The anticipated project within this CRA would be the construction of an Aldi grocery store and a restaurant on vacant parcels that are identified as parcel numbers 182402B042 and 184024A042A. It is anticipated that the value of the new construction would exceed \$4 million. This specific area of the Township has had limited new investment in the past couple of decades and the site for the proposed grocery and restaurant has significant challenges of topography and the need for utilities and roadway improvements. These unique challenges at this site have contributed to the site being vacant and the project planning is now in its fourth year.

In addition to supporting new commercial development in our community, the Township is encouraging the project as it would enable us to significantly improve the traffic safety of that portion of SR 28. The proposed development would be able to connect the adjacent neighborhood of Road, Sorrel and Pinto Place to a new Township street that would access the proposed development and the existing traffic light at SR 28 across from Kohl's via new Lorven Drive. The current situation of Road at SR 28 is dangerous for motorists to make left turns into and out of that neighborhood on a six-lane highway. If the project can go forward and the neighborhood can access the traffic



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light on SR 28, the Township would convert Roan Road into a right-in/right-out only intersection and also connect the existing Christ Hospital office building to the proposed Aldi development and modify the Christ Hospital drive from full access to right-in/right-out only.

SB 33 permits CRAs to be formed for commercial and industrial projects with the terms to temporarily abate property taxes on the new improvements to a threshold of fifteen years and 75%.

He proposed a 15-year term for 50% exemption of taxes from new construction and improvements. Additionally, staff proposes that only projects involving construction exceeding \$100,000 will be considered. The Ohio Revised Code requires that residential property be included in a CRA district and requires a housing survey be performed for the proposed district. A housing survey for the proposed district is included as Exhibit A to the proposed resolution establishing this district.

If the district is established, a specific agreement and application from the developer will need to be brought back at a future meeting for the Board’s consideration.

Ms. Wolff made a motion to adopt Resolution 2023-18 Implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of a Community Reinvestment Area in the Township, designating a Housing Officer to administer the program, and creating a Community Reinvestment Housing Council and a Tax Incentive Review Council; and related authorizations, seconded by Mr.Schulte and all voted “AYE.”

Mr. Wright reminded the Board in April of 2022 the Township entered into a Memorandum of Understanding with Clermont County for the Miamiville Waterline Replacement Project. Miami Township awarded the project to the contractor and Clermont County was responsible for the waterline component of the larger project. The County’s financial responsibility in the original MOU was for \$150,000. Now that the County has since expanded the scope of the waterline component of the project, it is necessary to amend the MOU to reflect that Clermont County’s responsibility for the contract has increased from \$150,000 to \$225,000.

Mr. Schulte made a motion to approve Amendment Number 1 to the Memorandum of Understanding with Clermont County Board of Commissioners dated April 13, 2022, for the Miamiville waterline, stormwater and street improvements project, seconded by Ms. Wolff and all voted “AYE.”

Mr. Wright noted the three parcels that comprise 5895 and 5897 Wolfpen Pleasant Hill Road are being marketed for sale. The opportunity for the Township to gain ownership has several advantages to the community. In the short term, the aesthetics of that highly visible property can be improved by removing the old construction equipment that is currently parked on the frontage and the underutilized buildings can be razed. Long term benefits of the Township owning the property will include controlling the future uses of the site and conducting a process to solicit business plans and uses that would be a much higher use of this visible site. Another long-term benefit is that it is highly likely that a larger, adjacent property will be available for a significant reuse in a couple of years and the ability to combine parcels into a larger site with multiple road frontages will add value and attract a higher number of developers.

This property is strategically located in that it is at the northwest corner of the intersection of Wolfpen Road and the on-ramp to Business 28. As we continue to invest in the central business district of the community and encourage further redevelopment of that area, this site will be critical as an eastern anchor of that district.

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Funds are available within carryover from adjacent Tax Increment Financing districts and no debt needs be issued for this purchase.

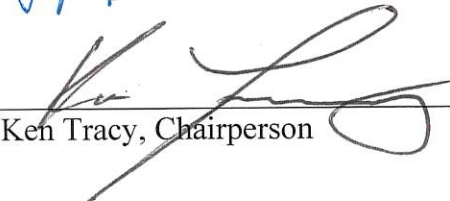
Ms. Wolff made a motion to adopt Resolution 2023-19 authorizing the execution of an agreement to purchase the real property located at 5895 and 5897 Wolfpen Pleasant Hill Road, dispensing with a second reading, and declaring an emergency, seconded by Mr. Schulte and all voted "AYE."

There were no public comments.

There being no other business the meeting was adjourned at 7:59 pm.

ATTEST:

  
\_\_\_\_\_  
Jeff Wright, Acting Fiscal Officer

  
\_\_\_\_\_  
Ken Tracy, Chairperson