

Held SEPTEMBER 17, 2019 20

The Miami Township Board of Trustees met in regular session on Tuesday, September 17, 2019 at 7:00 PM. Trustee Schultz called the meeting to order and led the Pledge of Allegiance. The invocation was given. Mr. Ferry called the roll. Attending were Karl Schultz, Ken Tracy and Mary Makley Wolff. Ms. Wolff made a motion to approve the minutes of the July 16, 2019 special meeting and the August 20, 2019 business meeting, seconded by Mr. Tracy with all voting "AYE".

**Correspondence:** Mr. Ferry advised of one liquor permit for Mezedes Greek Street Food, LLC, 6405 Branch Hill Guinea Pike. There were no objections from the Police Department and no hearing is required.

**Proclamations and Special Presentations:** Chief Mills conducted a swearing-in and badge pinning ceremony for new Police Officers Jordan Haggerty and Timothy Brinker. Law Director Joe Braun administered the oaths of office.

**Department Reports:** A representative of each department presented a report of activities during the month of August 2019.

**Old Business:** None.

**New Business:** Mr. Tracy made a motion to pay the bills of the Township with 187 checks numbered 134446 - 134632 and 27 electronic checks numbered 1519 and 1524 - 1549 for the total amount of \$1,243,502.13 plus payroll and payroll taxes for the check dates 8/16/19 in the amount of \$282,807.52 and 8/30/19 in the amount of \$293,147.17, seconded by Ms. Wolff with all voting "AYE".

Mr. Wright advised of the need for a Then and Now Certificate in the amount of \$7,736.28.

Ms. Wolff made a motion to adopt Resolution 2019-30 authorizing the Township Fiscal Officer to issue and certify a Then and Now Certificate for payment of various expenditures, totaling \$7,736.28 and declaring an emergency, seconded by Mr. Tracy with all voting "AYE".

Mr. Wright advised he and Chief Mills are to formalize the new police officer hires and recommend the Board grant a final offer of employment to Jordan Haggerty for the position of full-time Police Officer, with an 18-month probationary period, at a rate of \$31.44 per hour. He noted Officer Haggerty is a lateral transfer. This would be effective October 2, 2019 at 8:00 am.

Mr. Tracy made a motion to grant a final offer of employment to Jordan Haggerty for the position of full-time Police Officer, with an 18-month probationary period, at a rate of \$31.44 per hour with an effective starting date of October 2, 2019, at 8:00 a.m., seconded by Ms. Wolff with all voting "AYE".

Mr. Wright advised he and Chief Mills are recommending the Board grant a final offer of employment to Timothy Brinker for the position of full-time Police Officer, with an 18-month probationary period, at a pay rate of \$29.72 per hour with a starting date of October 2, 2019 at 8:01 a.m.

Mr. Tracy made a motion to grant a final offer of employment to Timothy Brinker for the position of full-time Police Officer, with an 18-month probationary period, at a pay rate of \$29.72 per hour with a starting date of October 2, 2019 at 8:01 a.m., seconded by Ms. Wolff with all voting "AYE".

Mr. Wright advised that he and Chief Kelly with the approval of the Board placed in the 2019 capital budget for the Fire and EMS Department a replacement for the cardiac monitor to be purchased from Zoll Medical Corporation. He stated as Chief Kelly mentioned, the cardiac monitor is on every run that the paramedics make and are available on the ambulances and the fleet of engines. He stated due to shelf life this item is ready for replacement in the amount of \$26,000 from Zoll Medical Corporation.

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Mr. Tracy made a motion to approve up to \$26,000 to purchase a Zoll X-Series Cardiac Monitor from Zoll Medical Corporation, seconded by Ms. Wolff with all voting "AYE".

Mr. Wright advised that the Board approved in July 2019 revisions to the Personnel Policies & Procedures Manual. He stated there are three items in the collective bargaining agreement that covers the full-time employees' union within the Service Department that conflict with the Personnel Policies & Procedures Manual. He stated it is in the Township's best interest to have consistency among the policies and contracts covering our employees. He reviewed the revision items which were: 1) replacing Columbus Day with Veterans' Day, 2) clarifying the rate of the accrual formula of years of service to vacation earned, and 3) reflect full-time employees to be eligible for 40 hours of vacation time at six months if they pass a superlative performance evaluation.

Mr. Tracy made a motion to approve the amendments to the 2019 – 2021 labor agreement between Miami Township and the Truck Drivers, Chauffeurs and Helpers, Public Employees, Construction Division, Airlines – Greater Cincinnati/Northern Kentucky Airport and Miscellaneous Jurisdiction, Greater Cincinnati, Ohio Local Union No. 100, seconded by Ms. Wolff with all voting "AYE".

Mr. Wright advised the Clermont County Park District in 2016 created a program named the Community Parks Improvement Program and local jurisdictions may apply for a competitive grant to make park improvements. The Township would like to apply for replacement of playground equipment at Miami Riverview Park. The revised estimate is \$172,475.74 and the grant request would be in the amount of \$20,000. A resolution authorizing the preparation of the grant application is required to proceed.

Mr. Tracy made a motion to adopt Resolution 2019-31 authorizing the Township Administrator to prepare and submit an application to participate in the Clermont County Park District 2019 Community Parks Improvement Program and to execute contracts as required, and declaring an emergency, seconded by Ms. Wolff with all voting "AYE".

Mr. Wright advised that Mr. Musselman received a competitive bid through the Ohio purchasing agreement to replace Truck 14. He referenced a truck utilized in the cemetery that is 22-years old and in poor condition. The budget included \$45,000 for a replacement truck which is an F-350 1-ton cab and chassis for a total of \$34,813.

Ms. Wolff made a motion to authorize the purchase of an F-350 1-ton cab and chassis not to exceed the amount of \$34,813, seconded by Mr. Tracy with all voting "AYE".

Mr. Wright advised that the Township created a tax increment financing district in 2004 for the northeast corner and intersection at US Route 50 and Wolfpen Road for the purposes of creating new commercial development, and to provide a financing mechanism to facilitate public utilities, roadway, and other infrastructure improvements. The subject property is zoned Planned Industrial Park. The property lacks sanitary sewer which has been an impediment for development of the vacant property. He reported the sanitary sewer line needs extended from the opposite side of US Route 50 and up Wolfpen Road. After new buildings are constructed on the property, payments in lieu of taxes will be paid by Beauty Ridge and any subsequent property owners.

Mr. Wright explained that after a portion of taxes from the TIF are directed to the Clermont Northeastern School District, the Township's portion of the new property taxes generated from new commercial buildings would be used to make bond payments to retire the debt for the sewer. The estimated construction cost is \$300,000. Mr. Wright presented the proposed agreement between the Township and Beauty Ridge LLC along with Resolution 2019-32 for the Board's consideration.

Mr. Tracy made a motion to adopt Resolution 2019-32 a resolution authorizing execution of a service agreement for the Beauty Ridge TIF Project and declaring an emergency, seconded by Ms. Wolff with all voting "AYE".

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Mr. Wright advised that John Adams is a co-owner of vacant commercial property at the intersection of SR 126, Wards Corner Road, and the little Miami Bike Trail in downtown Miami. Mr. Adams has submitted an application for a tax abatement incentive through the Rural Enterprise Zone program. Mr. Wright stated the owner plans on constructing at that location.

Mr. Wright reported the real property exemption will apply to the new building which is estimated to be a \$1,300,000 investment. He stated the business is estimated to employ 15 full-time employees and additional part-time employees for annual payroll expected to exceed \$600,000. The company has requested a seven-year 50% abatement on real property taxes and is presented in Resolution 2019-33 with a Rural Enterprise Zone agreement for the Board.

Ms. Wolff made a motion to adopt Resolution 2019-33 authorizing a tax abatement to Miami Trailyard LLC through the Rural Enterprise Zone legislation and declaring an emergency, seconded by Mr. Tracy with all voting "AYE".

Mr. Wright advised the 2019 budget included \$250,000 to replace the playground equipment at Riverview Park. Mr. Musselman sought and received a quote from Snider Recreation in the amount of \$255,466. Comparable quotes were received, and three playground equipment scenarios were quoted. Recreation Director Krystin Thibodeau had the three options reviewed by the end-user group which was multiple playgroups and they chose Option 3. It is recommended to proceed with the selection as preferred by the playgroups at a cost of \$172,475.74 after discounts from David Williams Associates. Staff recommends the motion not to exceed \$178,000 which includes the handicap swing.

Mr. Tracy made a motion to authorize the purchase of playground equipment Option 3 from David Williams Associates in an amount not to exceed \$178,000, seconded by Ms. Wolff with all voting "AYE".

Mr. Wright advised that Chief Kelly presented turnout gear replacement as a 2019 capital project budget item at the previous meeting. Mr. Wright stated as Chief Kelly mentioned there is a shelf-life for this gear and to extend the life of the gear, the firefighters have one set for live fires and the other, older set is utilized when training. The cost is \$2,537 per set for a total of 24 sets totaling \$60,888 from Phoenix Safety Outfitters.

Ms. Wolff made a motion to approve the purchase of 24 sets of replacement turnout gear from Phoenix Safety Outfitters at a cost of \$60,888, seconded by Mr. Tracy with all voting "AYE".

**Public Comment:** Joe Dills, 4267 Wellington Drive, introduced himself and announced his candidacy for state representative. He shared that he had been visiting local townships and his view of an effective leader is to listen. He stated that he feels his experience as a business-owner and his former military background will contribute to his effectiveness.

James Roads, 1106 Heatherstone Way, introduced himself and announced his candidacy for the Milford School District Board.

John Becker, State Representative, informed the Board he had been researching legislation related to a zoning matter in Orchard Valley area. He stated that he has reached out to the Ohio Township Association to work together on drafting legislation, along with the Ohio Municipal League, and County Commissioners of Ohio, to return such authority back to the local governments.

Paula Zerwonski, and Tim Wettig, Orchard Valley subdivision. Mr. Wettig agreed with Mr. Becker's statements and expressed his dissatisfaction with the state's authority on recovery housing. Ms. Zerwonski provided her views opposing recovery housing.

The Board discussed recovery housing with Ms. Zerwonski and Mr. Wettig and clarified the state legislation's authority pertaining to recovery housing and group homes which removed the local authority for such uses in residential zoning. The residents were provided with direction on seeking available channels through Mr. Becker's office for pursuing a change in the state law.

RECORD OF PROCEEDINGS  
MIAMI TOWNSHIP BOARD OF TRUSTEES

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Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

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John Adams reviewed the history and process to purchase property in Miamiville and bringing to fruition the opening of a restaurant there. He expressed that Miamiville is a special community and he is excited about the project.

**Executive Session:** Mr. Tracy made a motion to go into Executive Session pursuant to Ohio Revised Code Section 121.22 (G)(1) to consider the compensation of a public employee or official, seconded by Ms. Wolff with all voting "AYE".

Mr. Tracy made a motion to come out of Executive Session, seconded by Ms. Wolff with all voting "AYE".

With no further business to come before the Board the meeting was adjourned at 8:55 p.m.

ATTEST:

  
Eric C. Ferry, Fiscal Officer

  
Karl Schultz, Chairperson