

The February 24, 2021 regular meeting of the Delhi Township Board of Trustees was called to order by Board Chair Rosanne K. Stertz at 6:00 p.m. via Zoom virtual meeting. Trustee Cheryl A. Sieve, Trustee Michael D. Davis, Fiscal Officer James J. Luebbe, Administrator Jack Cameron, and Law Director Bryan E. Pacheco were also present.

OPEN THE MEETING:

- The Board received certification that the rules adopted pursuant to Section 121.22 of the Ohio Revised Code had been complied with for the meeting.
- The meeting began with the Pledge of Allegiance, followed by a moment of silence for Ohio Natural Resource Officer Jason Lagore who drown during a call for assistance at Rocky Fork Lake, and the young girl who also drown while saving her younger brothers life; and for the 500,000 citizens who lost their lives due to COVID-19.

APPROVAL OF MINUTES: (Regular meeting on 02/10/21)

Motion to approve the minutes from the regular Board of Trustees regular meeting held on February 10, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.

APPROVAL OF OVERTIME: (Pay Period ending 02/09/21)

Motion to approve payment of overtime for pay period ending February 09, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.

APPROVAL OF BILLS:

Motion to approve bills for payment was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.

REPORT FROM THE FISCAL OFFICER: James J. Luebbe

1. **Resolution 2021-023**

Trustee Sieve introduced and moved the adoption of a resolution authorizing the Township Administrator to spend greater than \$10,000 on behalf of the Township, declaring an emergency and dispensing with the second reading. Trustee Davis seconded.

Trustees Sieve moved and Trustee Davis seconded to dispense with the second reading. Trustees Sieve, Davis and Stertz voted YES.

Trustees Sieve, Davis and Stertz voted YES during roll call to adopt the resolution. Resolution adopted.

2. **Significant Transactions:**

- *Disbursements:* February 18: \$301,000 for Payroll; \$102,000 check cut to Thomas Hamilton for closing costs for the purchase of one home on Rapid Run Road; \$252,000 cut a check to Landscape Structures for playground equipment for the park.
- Submitted annual financial statements to the State Auditor's office.

TRUSTEES' CORRESPONDENCE:

- Trustee Sieve made a reference to a number of comments/discussions on social media concerning Zoning rules and regulations for fences, business signage and chickens. She referred to an upcoming virtual meeting on March 2nd at 9:00 a.m. for the purpose of reviewing the proposed revisions to the Zoning Resolution, Map, and fee schedule.
- Trustee Sieve thanked the Hamilton County Public Health District for the smooth operation of the scheduling and administering of vaccines to residents at the Senior Community Center this past week.
- Trustee Davis congratulated Mount St. Joseph University on the completion and opening of their new sports facility.

- Trustee Davis referenced comments and discussions made on social media about the new development project on Delhi Pike, and the upcoming public hearing to address the proposed changes to Zoning rules and regulations.
- With regard to the upcoming public hearing on March 2nd, Administrator Cameron reported that the meeting will consist of a comprehensive review of the proposed changes by Liz Fields, senior planner with McBride, Dale Clarion. In addition, he informed the Board they will have two resolutions to consider either to adopt or deny the update. With the meeting being conducted virtually, he said it would be necessary to submit comments and questions to the office.
- Trustee Davis stated that documents regarding the proposed changes have been made available on the Township's website for public review. He added the rules and regulations were very outdated and the entire review process took up to 18 months to complete.
- Trustee Stertz addressed reasons for the vacancies in the business district on Delhi Pike, specifically the cost of rent not being affordable for smaller to medium sized businesses.
- Trustee Stertz reported on attendance by the Board at a recent media event at Mount St. Joseph University concerning their new sports facility. She said the facility is very unique in that it is the first facility in the area that has an NCAA regulated indoor track.

FIRE DEPARTMENT: Chief Campbell

1. Hiring Recommendation

- A Motion to Approve the hiring of Kevin J. Barkley III as Part-Time Firefighter / EMT in the Fire Department at the rate per the collective bargaining agreement with the Delhi Firefighters Association and successful completion of the pre-employment physical, drug testing, and background check effective on March 1, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.
- A Motion to Approve the hiring of Benjamin D. Feldman as Part-Time Firefighter / EMT in the Fire Department at the rate per the collective bargaining agreement with the Delhi Firefighters Association and successful completion of the pre-employment physical, drug testing, and background check effective on March 1, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.
- A Motion to Approve the hiring of Benjamin L. Hodgson as Part-Time Firefighter / EMT in the Fire Department at the rate per the collective bargaining agreement with the Delhi Firefighters Association and successful completion of the pre-employment physical, drug testing, and background check effective on March 1, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.
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- A Motion to Approve the hiring of Jacob D. John as Part-Time Firefighter / EMT in the Fire Department at the rate per the collective bargaining agreement with the Delhi Firefighters Association and successful completion of the pre-employment physical, drug testing, and background check effective on March 1, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.
- A Motion to Approve the hiring of Alexander Jolevski as Part-Time Firefighter / EMT in the Fire Department at the rate per the collective bargaining agreement with the Delhi Firefighters Association and successful completion of the pre-employment physical, drug testing, and background check effective on March 1, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.
- A Motion to Approve the hiring of Nicholas M. Klems as Part-Time Firefighter / EMT in the Fire Department at the rate per the collective bargaining agreement with the Delhi Firefighters Association and successful completion of the pre-employment physical, drug testing, and background check effective on March 1, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.

- A Motion to Approve the hiring of Drake J. Oros as Part-Time Firefighter / EMT in the Fire Department at the rate per the collective bargaining agreement with the Delhi Firefighters Association and successful completion of the pre-employment physical, drug testing, and background check effective on March 1, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.

Chief Campbell reported this is the first Part Time hiring process since November, 2019, and the department is looking forward to getting the new hires on board.

The Trustees congratulated and welcomed the new hires to their new positions and the community.

2. January Activity Report:

- **Community Risk Reduction**
 - 32 Fire Safety Inspections (600 annually)
 - 53 CARES Consultations
 - 4 Infant Care Seat Inspections
 - 35 CPR Course Enrollment
 - 1 Fire Safety Presentations / Tours
 - 1 Outreach / Parade
- **Major Incident Types**
 - 2 Fires
 - 270 Rescue & Emergency Medical Service
 - 4 Hazardous Condition (no fire)
 - 19 Service Calls
 - 22 Good Intent Calls
 - 10 False Alarm & False Call
 - 216 Patient Transports
 - Loss - \$75,000 (loss to the property owner. The majority is due to water damage in a structure)
 - Average Response Time: 0:05:09

In response to Trustee Davis' question do the various urgent care facilities keep our squad runs down, Chief Campbell reported the department does respond to calls for emergency transportation from urgent care facilities to the hospital when necessary.

3. Fire Explorer Program - The Fire Department will be hosting an informational session on March 1st at 6:30 p.m. for those interested in becoming a Fire Explorer, a sanctioned organization through the Boy Scouts of America.

Trustee Sieve pointed out that girls who participate in other co-ed scouting programs would qualify for the program.

PARKS & RECREATION: Interim Director Ron Supe

Mr. Supe reported on the following Park details:

- Park staff assisted with snow removal on roads and Township properties.
- Closure of Delhi Park during recent snow events due to safety issues.
- The Hamilton County Public Health District administered COVID-19 vaccinations at the Delhi Senior Community Center. They will return March for the 2nd doses.
- The playground equipment has been delivered. The Township will take the project out for bids for the site preparation and installation in the very near future.
- Currently scheduling for the baseball/softball season.
- Crews have been performing maintenance work on the interior of the Senior Center.
- Park crew performing equipment maintenance for spring.
- Summer Help – currently taking applications. Minimum age recommended is 18.
- Dog Waste / Bag Disposal Stations – installation of the stations in Delhi Park currently underway.

Trustee Sieve commented the park around Clearview Lake looks great. She asked Mr. Supe to keep the hut up for the ducks through the remainder of the winter season.

In response to a question from Trustee Davis about the number of participants who received vaccinations at the Senior Center, Mr. Supe confirmed 100.

POLICE DEPARTMENT: Chief Howarth

Chief Howarth complimented the road crew for their performance during recent snow events.

1. He reported on details for January:
 - Criminal Reports – 69 totals (Part 1: 15; Part 2: 54; Violent: 0).
 - Auto Accidents: 23 official accident reports sent to the State of Ohio.
 - Assigned Cases: 63

In response to Trustee Sieve's question regarding mask wearing violations, Chief Howarth reported that early on the department received some complaints, but more recently have noticed that people have been complying with the law. He attributed the cooperation of the residents as being the result of the business owners themselves who have adjusted their business operations to comply with the State mandate.

Trustee Davis commented that nine out of the total twenty-three auto accidents were Hit-Skip.

2. Registration of Surveillance Cameras

Residents who use surveillance cameras can register with the Police Department. In the event there would be criminal activity in your neighborhood, they might ask you to check your video recording to see if you have captured any unusual activity.

PUBLIC WORKS DEPARTMENT: No Agenda Items

Mr. Ripperger reported on the following:

1. Snow Removal 2021
 - Eleven total miles broken down into 5 routes.
 - Product usage - 825 tons of salt, 2500 gallons of calcium chloride, and 1300 gallons of diesel fuel.
 - The department only received a few complaints. Resident patience was greatly appreciated.
2. 2021 Road Rehabilitation Project
 - The \$1 million project, awarded at the last Trustee meeting for the Greenwell subdivision.
 - Scheduled to start in March.
3. Rapid Run Road Phase III FEMA Project
 - This voluntary project, working in conjunction with FEMA and the Metropolitan Sewer District, has been a great tool to alleviate the properties affected in the flood zone.
 - Project Funding - \$3 million FEMA grant and \$991,000 MSD/Delhi local shared amount.
 - Fifteen offers have been accepted out of the 19 offers that have been made.
 - Two real estate closings have occurred.
4. Hiring Summer Worker – the department will be hiring one Seasonal Worker.

The Trustees commented on the excellent snow removal service provided during recent snow events, as communicated by the public.

ADMINISTRATION: Administrator Cameron

Mr. Cameron provided an update on the following items:

1. Delhi Pike Redevelopment Project – moving forward with final plan design and agreements.
2. Playground Project – will put the project out for bid in the near future. It will be a great attraction for Delhi Park.
3. Verizon 5G network installation – Contractors working for Verizon will be working on the update in our community in the near future. Most of the installs will be on existing utility poles.

4. Website Update – currently working on the recreational piece that will make it easier for residents to make reservations and payments, and a meeting module that will organize Township meetings. The launch of the new website is scheduled in June.
5. Governmental Aggregation Program – we have received multiple calls about an increase in the cost of electricity, blaming it on the aggregation program. The cost of electricity through the governmental aggregation program is in line with other providers. He instructed anyone who has a higher than anticipated bill should contact the Township Administration office.

Trustee Stertz made a comment about the cost of the delivery charges for natural gas and electricity.

In response to Trustee Stertz' question regarding the Verizon 5G installation, Mr. Cameron stated the utility companies have rights to access the public rights-of-way for the installation.

COMMUNITY DEVELOPMENT DEPARTMENT: Mr. Greg DeLong

Mr. DeLong provided the following updates:

1. New Development / Facility Remodeling Projects

- Mount St. Joseph University – completion of their new facility indoor sports & recreation facility.
- Skyline Chili - remodeling project that will take up to 10 weeks is currently underway. The drive thru will remain open throughout the duration.
- Dr. John W. Unger, DDS – relocating his practice to Westview Plaza on Ebenezer Road. The project is currently wrapping up.
- Blue Roo Express Car Wash – location to be at the vacant lot next to Fifth Third Bank. Ground breaking tentatively scheduled for March.
- Garden Grove – a new 44-unit condo development on Covedale (former Whitterstaetter property). Received the plans today for the initial construction of the first building, infrastructure and parking lot.
- Heather Ridge – rezoning for a 19 single-family development on Cleves Warsaw Pike. Waiting for the plans to come in.
- Greenside Estates – to date, issued 13 zoning certificates for this 31-lot Drees development located on Ebenezer Road.

2. Business News

- Zoning Certificate issued for a new boutique at the Rapid Run Plaza called Shop Sharbon.
- Key Bank is going through a restructuring and will be closing their Delhi branch.

3. Activity for 2020

- Thirteen new business openings.
- Twelve remodeling or expansion projects.
- Five business relocations.
- Five closures: 2 due to retirements; 1 was a career change; 1 merger Sprint/TMobil, 1 property was sold and the business relocated to Blue Ash.
- Vacancy Rate - throughout the Township is very good at 14.5% (most communities are in the upper teens to the lower 20's).
- Currently working with the property owner of the old Central Hardware on the demolition and construction of new building. Once that is occupied, will drop our vacancy rate to 9%.
- Total nuisance complaints received 1,071. Currently sitting at 99 nuisance complaints.
- Zoning Certificate numbers at 271 with a project value of almost \$12 million.
- Top three complaints for this year are: unpaved parking, debris and trailer storage.
- Zoning Certificate numbers to-date 21, project value \$1.6 million.
- Census 2020 almost at 100% participation. Thanks to the residents for their participation.

4. Zoning Resolution, Map and Fees Update

Started working on the update in January 2020. Most of the changes will make the document more business friendly and bring it more in line with the needs of the community. Some of the changes are due to what we hear from developers and specific concerns from the residents. You can submit questions and comments to the Department of Development Services at 922-2705, or zoning@delhi.oh.us.

The Trustees thanked Mr. DeLong and his team for their time invested in the rewrite of the Zoning Resolution.

The Trustees made some final comments about the proposed zoning changes, recent comments communicated on social media concerning challenges for smaller businesses and unsatisfactory service at some of our local businesses; new development opportunities, and the mixed-use redevelopment project on Delhi Pike.

Fiscal Officer Luebbe recommended adding a welcome package for new businesses, including zoning and other useful township and community information.

PUBLIC COMMENT: No Public Comment Submitted

ANNOUNCEMENT OF COMMUNITY EVENTS:

1. Our Lady of Victory Blood Drive on Wednesday, March 3rd from 12:00 p.m. to 6:00 p.m.
2. Delhi Historical Society will present their next program, "George Remus, Bourbon King" on Monday, March 8th.
3. Delhi Township Veterans Association will meet for their general meeting on Tuesday, March 9th at 7:30 p.m.
4. Delhi Branch Library Virtual Home School Book Club is on Wednesday, March 17th at 1:00 p.m.
5. Delhi Branch Library Virtual After Hours Book Club is on Wednesday, March 17th at 6:00 p.m.

Trustee Stertz confirmed their next regular meeting will be conducted virtually in the Zoom format on March 10th at 6:00 p.m., link accessible on the Township's Facebook page.

ADJOURN MEETING:

With no further business to come before the Board, a motion to adjourn was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.

Approved: _____, Fiscal Officer
_____, Chair
_____, Trustee
_____, Trustee

I hereby certify that the amounts needed to meet the above obligations have been lawfully appropriated and are in the treasury or the process of collection free from any and all obligations.

James J. Luebbe, Fiscal Officer