

The September 29, 2021 regular meeting of the Delhi Township Board of Trustees was called to order at 6:00 p.m. by Chair Rosanne K. Stertz in the Board Room of the Township Administration Building, 934 Neeb Road. 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 were complied with for the meeting.
- The meeting began with the Pledge of Allegiance followed by a moment of silence, in memory of Raffaella Gentile; mother of retired Delhi Police Officer Frank Gentile. Raffaella is survived by her children Maria and Roger Glandorf, and Frank & Linda Gentile; nine grandchildren, and thirteen grandchildren. May Raffaella rest in peace.
- A Motion to move the emergency resolutions to the beginning of the meeting, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.

EMERGENCY RESOLUTIONS:

1. **Resolution 2021-162**

Trustee Sieve introduced and moved the adoption of a resolution authorizing the purchase of secondary firearms for the Police Department, declaring certain weapons unfit for the use and authorizing the trade in thereof to the vendor with the trade in value credited against the purchase price, declaring an emergency and dispensing with the second reading. Trustee Davis seconded.

Assistant Chief Braun reported that the purchase will replace some of their backup weapons that have failures, including a trade in value credited against the purchase price.

Trustee 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. **Resolution 2021-164**

Trustee Sieve introduced and moved the adoption of a resolution entering into a lease agreement with Delhi TS Apartments, LLC for ground lease at 5025 Delhi Pike, AKA Delhi Mixed Use Project, authorizing the Township Administrator to execute the agreement, declaring an emergency, and dispensing with the second reading. Trustee Davis seconded.

Mr. Cameron reported, following the execution of the MOU a few months ago, this resolution will allow us to move forward with the signing of a lease (pending a few attachments) with NorthPoint and PLK Communities operating under the name Delhi TS Apartments.

He added that the following two resolutions approve the issuance of two bonds required for the components uses (one for the tax-exempt public uses, and one for the taxable private uses). He referenced a projected timeframe if the project would start with a groundbreaking in November and date of completion to be mid to late 2023.

He named Beacon as having an interest in establishing an office as a paying tenant.

Trustee 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.

3. Resolution 2021-165

Trustee Sieve introduced and moved the adoption of a resolution authorizing the issuance and sale of not to exceed \$18,500,000 Township Building Improvement Limited Tax General Obligation Bonds, Series 2021A, declaring an emergency, and dispensing with the second reading. Trustee Davis seconded.

Mr. Cameron confirmed that the amount of the bonds is greater than what is anticipated as the total project cost is unknown at this time.

Trustee 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.

4. Resolution 2021-166

Trustee Sieve introduced and moved the adoption of a resolution authorizing the issuance and sale of not to exceed \$10,000,000 Township Building Improvement Limited Tax General Obligation Bonds, Series 2021B, declaring an emergency, and dispensing with the second reading. Trustee Davis seconded.

Trustee 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.

5. Resolution 2021-167

Trustee Sieve introduced and moved the adoption of a resolution entering into construction management contract with Turner Construction Company for Township Building and site work at 5025 Delhi Pike, AKA Delhi Mixed Use Project, authorizing the Township Administrator to execute the agreements, declaring an emergency, and dispensing with the second reading. Trustee Davis seconded.

Mr. Cameron confirmed that the request for qualifications for the construction manager was submitted earlier in the year of which Turner was selected in that process.

Trustee 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.

6. Resolution 2021-168

Trustee Sieve introduced and moved the adoption of a resolution declaring nuisance for excessive vegetation at 425 Morrvue Drive, declaring an emergency and dispensing with the second reading. Trustee Davis seconded.

Mr. DeLong reported that resolutions 168 – 172 were inspected this morning and found to be in the same condition as you see on the photos. He added that they were able to remove two additional addresses because the property owner corrected the issues that were identified.

Trustee 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.

7. Resolution 2021-169

Trustee Sieve introduced and moved the adoption of a resolution declaring nuisance for excessive vegetation 4615 Mayhew Avenue, declaring an emergency and dispensing with the second reading. Trustee Davis seconded.

Trustee 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.

8. Resolution 2021-170

Trustee Sieve introduced and moved the adoption of a resolution declaring nuisance for excessive vegetation at 5344 Orangelawn Drive, declaring an emergency and dispensing with the second reading. Trustee Davis seconded.

In response to a question from Trustee Sieve regarding the swimming pool in the rear yard, Mr. DeLong confirmed that there are no nuisance or zoning code violations related to the pool, however, they are scheduling regular mosquito treatments with Hamilton County Health Department because the pool has not been used regularly or treated with chlorine. He confirmed that he will schedule an inspection to determine if there is an issue with the pool leaking.

Trustee 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.

9. Resolution 2021-171

Trustee Sieve introduced and moved the adoption of a resolution declaring nuisance for accumulated debris at 5003 Alvernovalley Court, declaring an emergency and dispensing with the second reading. Trustee Davis seconded.

Trustee 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.

10. Resolution 2021-172

Trustee Sieve introduced and moved the adoption of a resolution declaring nuisance for excessive vegetation and accumulated debris at 5418 Casual Court, declaring an emergency and dispensing with the second reading. Trustee Davis seconded.

Mr. DeLong confirmed that the debris consists of trash bags that have been sitting out on the curb.

Trustee 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.

In response to a question from Trustee Davis to review the rules regarding setting garbage cans out for trash pick-up, Mr. DeLong confirmed that cans have to be removed from the curb within 24 hours after the scheduled pick up, and they do not have rules in place for controlling the time for setting them out. He said that they do respond to complaints, however it is difficult to determine because the pick-up times vary throughout the township.

APPROVAL OF MINUTES: (Regular meeting on 9/8/2021)

Motion to approve the minutes from the Board of Trustees regular meeting held on September 8, 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 9/7 & 9/21/21)

Motion to approve payment of overtime for pay period ending September 7, and September 21, 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. **Significant Transactions: Receipts:** September 22: \$58,000 from Hamilton County for the Local Government Fund and the Gasoline Tax.
Disbursements: September 16 Payroll in the amount of \$308,000.

TRUSTEES' CORRESPONDENCE:

- Trustee Sieve referenced the Oak Hills Alumni & Educational Foundation Truck Frenzie, thanking everyone who came out to support it, including Officers Macaluso and Taylor.
- Trustee Sieve referenced a letter that went out to parents of the Oak Hills Local School District regarding the traffic congestion on Neeb Road. She confirmed that they are currently working on a resolution and reminded everyone not to block the fire station's driveway, and to have an awareness of children running through the Senior Center parking lot, and Mount St. Joseph University students who park there.
- Trustee Stertz reported that the Delhi Dispatch is scheduled to go out this week, including a request to help us name the mixed-use site (choices are Delhi Pointe or Delhi Towne Square).
- Mr. Cameron added that you can find a link on the website to vote.

FIRE DEPARTMENT: Fire Chief Campbell

1. Department Update:

- **Community Risk Reduction:**
 - Fire Safety Inspections: 66 (up this month)
 - CARES Consultations: 58
 - All other services: consist with previous months.
- **Major Incident Type:**
 - Total runs: 377 (significant number were medical transports).
 - Average Response Time: under 5 minutes from time of call.
- **Fire Department Open House** – this Sunday, October 3rd.

PARKS & RECREATION: Assistant Administrator Greg DeLong

1. Resignation Recommendation

- A Motion to Accept the seasonal resignation of Jacob A. Rudolf in the Parks & Recreation Department effective September 29, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.

2. Department Update:

- Playground update – waiting on the turf install. Hope to see it completed in a few weeks.
- North Restroom update – remains closed for repairs.
- Cameras in the Park – installation upcoming in a few weeks.
- Fall Soccer and Softball leagues – games are underway.
- 2022 Summer Concert Series – looking at some options.
- Harvest Hootenanny – at Storywoods Park on October 16th.
- Employment Opportunities – taking applications for full and part time Maintenance Workers.

In response to Trustee Davis' comment that he would like to see an expanded concert series for next year, Mr. DeLong confirmed that they are currently working on a schedule to grow the concerts and are looking for sponsors to cover some of the expenses.

POLICE DEPARTMENT: Assistant Chief Jeff Braun

1. Department Update: (August statistics)

- Services provided: right on par with 2020 numbers.
- Criminal reports: slight reduction
- Auto accidents: slight increase
- Leading criminal activity: Larceny-theft, fraud and assault offenses.
- Community Advocate – going through the interview process with prospective candidates.
- DCPA donation – thanks to the Skylar Foundation for the generous \$35,000 donation.
- Police Officer employment opportunity – looking for two candidates to fill two open positions.

11. Promotion Recommendation

A Motion to Promote Police Officer Adam L. Cox to Corporal in the Police Department effective September 30, 2021 at the rate per the collective bargaining agreement with the Delhi Police Association, was introduced and moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.

- Assistant Chief Braun commented on the application process and Mr. Cox's employment history:
 - Nine officers submitted letters of interest.
 - With this promotion, Mr. Cox will be moving from 1st shift to 2nd shift and will be a good mentor for the newer hires.
 - He is a 1991 graduate of Oak Hills High School and Scarlet Oaks; obtained associate degrees in Business & Finance and Criminal Justice, and a bachelor in Philosophy from Northern Kentucky University.
 - He started as a patrol officer in 1997, worked in Investigations for 11 years, and earlier this year moved back to patrol.
 - His wife Johanna and family attended the meeting.
- Mr. Cox thanked the Trustees for approving his promotion to Corporal, and thanked Lt. Macaluso for his support over the years.

PUBLIC WORKS DEPARTMENT:

1. Resignation Recommendation

A Motion to Accept the seasonal resignation of Brandan J. Marchetti in the Public Works Department effective September 29, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.

2. **Department Update:**

- **Rapid Run Flood Mitigation Project** – total of 24 homes (closed on 12; 6 are not participating; 6 are actively looking; 5 are demoed; and 7 are ready to be demoed). He confirmed that there are currently multiple pieces of equipment currently on location.
 - In response to Trustee Stertz' question what if they are unable to find a home to purchase and aren't willing to move, Mr. Ripperger confirmed that staying there was an option.
- **Mt. Alverno Road Rehabilitation Project** – the contract amount of approximately \$975,000 included 1 ½ miles of paving, in addition to paving of the parking area at the Floral Paradise Gardens. He thanked the residents for their patience throughout the project.
- **Road Crew** – Completed full depth asphalt and crack sealing; recently participated in the Snow Plow Roadeo in collaboration with Springfield Township Public Works Department.
- **Mechanics** – busy with summer repairs (31 repairs and 23 services); started planning for the upcoming winter season prepping the salt trucks.
- **Utility Projects:**
 - Bandana Duke Pipeline project - moving fast, anticipate an early November completion date on the major construction.
 - Fairbanks/Route 50 – extensive water main replacement project working out in the middle of the road, slated for completion in the spring.

Trustee Davis referenced the poor condition of the apartment buildings on lower Delhi Pike consisting of an excessive amount of debris piling up in the dumpster. He encouraged people to call the City of Cincinnati with a request to clean up the mess.

Mr. Ripperger commented that a large pile of trash had been removed from the site.

ADMINISTRATION: Administrator Jack Cameron

1. **Resolution 2021-163**

Trustee Sieve introduced and moved the adoption of a resolution entering into a services agreement with Veleanor Services for supplemental information technology services, authorizing the Township Administrator to execute the agreement and dispensing with the second reading. Trustee Davis seconded.

Mr. Cameron confirmed that the resolution will approve a 3-year contract and continue our engagement with the same IT group that we have used for several years.

Trustee 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. **Department Update:**

- **Mixed Use Site Ceremonial Groundbreaking** – planned for October 27th.
- **New Website** – he encouraged residents to visit the new website for the most up to date information and newest features.

3. **Safe Haven Baby Box Update**

Chief Campbell reported that the Township has partnered with Turner Construction who is working on the schematics, and Zuber Alarm Systems, who will be installing the alarm system. He confirmed the estimated completion date of the first quarter, 2022, and the only outstanding expense moving forward to be the long-term alarm cost.

1. Department Update:

- Nuisance & Zoning:
 - Zoning & Nuisance Complaints filed – 656 (open cases, not number of complaints).
 - Zoning Certificates – up to 244. Last year finished at 272.
 - Valuation - over \$14,085,011.
- Approved New Commercial Projects:
 - Take 5 Oil Change - former Arby's location. \$.5 million reconstruction project.
 - Clean Sweep Car Wash (next to Waffle house) installing the foundation this week.
- Commercial Projects Under Construction:
 - Blue Roo Car Wash (plans to open in December)
 - LaRosa's (opening of the new facility mid-October)
- Additional Projects:
 - Christ Hospital – new facility is now open.
 - Former Central Hardware – demolition of the building underway. The property owner has not submitted a use plan for the site.
 - Mr. Cameron confirmed that both projects underway at Delhi Plaza (the demolition of the building in the rear and construction of the Blue Roo Car Wash) are under the same ownership; confirming that no construction plans have been submitted for the development of the parcel in the rear.
- Employment opportunities: currently accepting applications for the Inspector position.

Trustee Davis commented on development activity and some of the negative feedback with regard to some of the projects.

- Mr. DeLong identified all of the projects, with the exception of the mixed-use project at the former Remke site, as being private investments, as long as the commercial activity meets our Zoning standards, we are required to issue certificates for the new construction projects.
- He referred to the new Take 5 Oil Change project as being a “conditional use” of which the project owner had to go through the Board of Zoning Appeals hearing process for approval.
- He reminded everyone of the reason the Township purchased the former Remke site to block the development of an indoor storage facility that would have decimated development opportunities on the Pike.

2. Moody's Investment Rating

Mr. Cameron confirmed the Township received a AA2 rating, which is third from the highest ranking and consistent with our rating from ten years ago and confirms that fiscal management is very good. He identified the elevation of 30 recent developments on Delhi Pike of which was a positive overall.

PUBLIC COMMENT:

ANNOUNCEMENT OF COMMUNITY EVENTS:

1. Oak Hills Local School District Board of Education Candidates Forum on Thursday, September 30, 2021 at Oak Hills High School Auditorium.
2. Robben Florist & Garden Center 90th anniversary celebration event on Saturday, October 2, 2021.
3. Fire Department Safety Open House will be on Sunday, October 3rd at the Neeb Road Fire Station.
4. Madcap Puppets presentation of “Sleepy Hollow” on Thursday, October 7th at the Delhi Park Stage.
5. Delhi Historical Program: JFK: Conspiracy or Coincidence? on Monday, October 11, 2021 at the Delhi Park Lodge.
6. Delhi Parks Harvest Hootenanny fall festival at Storywoods Park is on Saturday, October 16th from 10:00 a.m. until 4:00 p.m.
7. Delhi Branch Library in-person Homeschool Book Club: discussing the book “Houdini and Me” on Wednesday, October 20th.
8. Hamilton County R3Source: Household Hazardous Products Drop-Off event on Saturday, October 23, 2021.
9. Delhi Branch Library in-person Adult Book Club on Monday, October 25, 2021.

- 10. Delhi Parks Department presents: Halloween Craft Night on Friday, October 29th at the Delhi Park Lodge.
- 11. Mount St. Joseph University invites the residents to their campus for Delhi Day on Saturday, October 9th.

Trustee Stertz confirmed that the Board's next regular meeting will be on Wednesday, October 13th at 6:00 p.m.

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