

The October 27, 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 honor of all of our Veterans, both active and retired, and those who were killed in action.
- A Motion to change the order of the meeting agenda, moving the Special Presentation 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.

#### SPECIAL PRESENTATION: Fire Department Oath of Office: Fire Chief Campbell

##### **1. 2021 Firefighter Paramedic Promotions:**

- Whitney R. Esterkamp – Whitney was a member of the Delhi Explorers program while attending Oak Hills High School and a graduate of Scarlet Oaks Fire Academy. Whitney served in the Ohio National Guard for 7 years, leaving with the rank of Sergeant, as a CBRN Specialist. While serving in the National Guard, she began her career with Delhi in November, 2017 working as a Part Time Firefighter/EMT, and was promoted to full time after completing her paramedic certification this past April. Her grandmother, retired Firefighter Arlene Zang, pinned her badge.
- Haley R. Dannemiller – Haley graduated from Mother of Mercy High School. While attending Wittenberg University, where she earned a bachelor degree specializing in Exercise Science, she played college basketball for four years and was selected as team captain her senior year. After college, she enrolled and graduated from the Scarlet Oaks Fire and Rescue Academy, and was promoted to full time this year after earning a paramedic certification shortly after being hired in April. Her father, City of Cincinnati Firefighter Spencer Dannemiller pinned her badge.
- Trustee Stertz led the swearing-in of Whitney and Haley.

##### **2. Recent Lieutenant Promotions:**

- Lt. Brian D. Sunderhaus – Brian began his career in October 2011 when he was hired as a Part Time Firefighter / EMT; he will be honored this year on his 10<sup>th</sup> anniversary and will have his name added to the Fire Memorial. He worked for the department's C.A.R.E.S. program since its inception in 2017 and volunteers with the Firefighter Honor Guard. Also received an honorable discharge from the U.S. Marine Corps. His wife Crystal pinned his badge.
- Lt. Kevin J. Kraemer – Kevin began his career with Delhi in October, 2007 at which time he was hired as a Part Time Firefighter / EMT. Since, he has earned a bachelor degree in Organizational Leadership at Mount St. Joseph University and actively serves as the department's Fire Educator in the Fire Safety and Outreach Program. His wife Gretta pinned his badge.
- Lt. Scott T. Somers – Scott began his career with Delhi in August, 2000 working as a Part Time Firefighter / EMT. He holds an associate degree from the University of Cincinnati Emergency Medical Services and applicable certifications from the National Fire Academy. In the office, Scott oversees the Fire Officer Program. He is also active in the department's Officer Training Program and the Firefighter Honor Guard, and volunteers with the Delhi Skirt Game and the Shop with a Firefighter annual fundraiser. His wife Shane pinned his badge on.
- Trustee Stertz led the swearing-in of Lt. Somers, Lt. Kraemer and Lt. Sunderhaus.
- Chief Campbell made some closing remarks.
- The Trustees expressed their appreciation for the members of the Fire Department who were recognized.

APPROVAL OF MINUTES: (Regular Meeting on 10/13/2021)

Motion to approve the minutes from the Board of Trustees Regular Meeting held on October 13, 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 10/19/21)

Motion to approve payment of overtime for pay period ending October 19, 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 2021-180**

Trustee Sieve introduced and moved the adoption of a resolution accepting the amounts and rates as determined by the Budget Commission, authorizing the necessary tax levies, certifying them to the County Auditor, and dispensing with the second reading. Trustee Davis seconded.

Mr. Cameron reported that this is the annual process with the Hamilton County Budget Commission and Auditor, to certify rates for the 2022 budget year.

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 2021-181**

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.

Chief Campbell reported that the resolution addresses the 2018 ambulance due for replacement, including plans to move it from primary to a reserve unit. The expenditure of \$170,000, as opposed to the cost of \$290,000 for a new ambulance, is for the purchase of a new chassis and remounting of the existing ambulance box. He added that they are experiencing a delay in the delivery of the new chassis, communicating that it could be late into 2022 until they receive it. In the meantime, they will continue to use it as their primary unit until the end of next year when they take delivery of the new ambulance.

Mr. Cameron reported that the expenditure of \$275, 000 is scheduled in the 2022 budget, confirming that the conversation is necessary to secure the financial commitment.

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.

**Significant Transactions: Disbursements:** October 21: \$33,000 purchase of a Ford Explorer for the Fire Department; \$197,000 payment to Adleta for the 2021 Road Rehabilitation Contract; and October 14 Payroll was \$304,000.

**Receipts:** October 25: \$53,000 from the Local Government Fund, the Gasoline Tax, and the Motor Vehicle License Tax.

#### TRUSTEES' CORRESPONDENCE:

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- Trustee Sieve thanked all of our partners and community stakeholders for celebrating with us at the Delhi Towne Square groundbreaking this afternoon.
- Trustee Sieve recognized Bobbi Honnert, social worker with the Fire Department working on the C.A.R.E.S. Team, for recent recognition by the Archdiocese of Cincinnati, and nomination made by Fr. Jim Walsh with St. Dominic for receiving the Sister Dorothy Stang Award for Humanitarianism.
- Trustee Davis commented on the groundbreaking ceremony and presentation of a Proclamation to the Board, from a representative of the State of Ohio Auditor's office, in recognition and appreciation of the start of construction for the Delhi Towne Square development.
- Trustee Davis commented on the receipt of emails from residents in the Riverwatch subdivision raising concern about a possible new development in the Indian Lookout apartment complex.
- With regard to a request for rezoning in the Indian Lookout apartment complex, Mr. DeLong reported on the lengthy process for requests that are received by the office. He added that the original public hearing date of November 3<sup>rd</sup>, for the Zoning Commission to review the request, has been rescheduled on November 17<sup>th</sup> at the request of the applicant, and the notification of the date of the hearing.
- Trustee Stertz thanked everyone who came out to the celebrate the groundbreaking; if all goes well, we should see the beginning of construction in November.
- Trustee Stertz recognized LaRosa's grand opening of their new construction business model, LaRo To Go, of which adds a drive-up / pick-up window at the Delhi Pike location.

#### FIRE DEPARTMENT: Fire Chief Campbell

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##### 1. **Hiring Recommendation**

A Motion to Approve the rehiring of Hayden C. Drechsler as Part-Time Firefighter/Paramedic in the Fire Department at the rate per the collective bargaining agreement with the Delhi Firefighters Association effective on October 28, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis, and Stertz voted YES. Motion carried.

Hayden Drechsler, who previously worked for the department in a part time capacity for two years, returned to Delhi Township with first day working on October 28<sup>th</sup>.

##### 2. **Voluntary Resignation Recommendation**

A Motion to Accept the voluntary resignation of Part-Time Firefighter/EMT David W. Dannemiller effective October 25, 2021, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis, and Stertz voted YES. Motion carried.

Dave who worked for Delhi Township in a part-time capacity for 18 years, he was recently promoted to Battalion Chief, and is now leaving and has accepted an offer from the Florence Fire Department working as a Captain. Chief Campbell thanked Mr. Dannemiller for his 18 years of service.

##### 3. **Department Report: (September Statistics)**

- Community Risk Reduction:
  - Fire Safety Inspections: 51
  - CARES Consultations: 46 (consistent to prior months near the 50 mark)
- Major Incident Total: 348 / YTD: +6.3% over 2020
  - Transports: 183
  - Loss: \$130,148
  - Average Response Time: under 5 minutes

PARKS & RECREATION: Assistant Administrator Greg DeLong

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1. **Department Report:**

- New Playground – Looking at wrapping up construction in the next few weeks.
- Cameras – To be installed in Delhi Park in the coming weeks.
- Fall Soccer & Softball Season – underway.
- 2022 Events and Concerts – planning is underway.
- Story Woods Park:
  - Harvest Hootenanny – held on October 16<sup>th</sup>, was a big success!
  - Holiday Events – coming up in November and December.
  - Employment Opportunities – Open positions: Full Time Park Maintenance Worker & Part Time Event Custodian.
- Safety reminder related to the new playground – The playground area during construction is taped off with caution tape. For safety reasons, please refrain from playing on the equipment until it is open for play.

POLICE DEPARTMENT: Assistant Chief Jeff Braun

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1. **Department Report:**

- Service Provided:
  - Calls for Service – up by 1,000 compared to last year.
  - Criminal Reports – down 35 reports.
  - Auto Accidents – about the same, with the exception of hit skips.
- Crimes Reported: (top two): Larceny, Theft, and Assault Offenses.

A comment about gift card scams as being on the rise.

Trustee Stertz recognized the Police Department for wearing their pink badges in recognition of Breast Cancer Awareness.

PUBLIC WORKS DEPARTMENT: Director Ron Ripperger

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1. **Department Report:**

- Rapid Run Flood Mitigation Project – Demolition has started on the properties that have been closed on; close to seven properties remaining.
- Bandana Duke Project Update - Pipeline work will be completed in the next couple days. The contractor is taking extra safety precautions for Halloween closing the western side of the ROW.
- In House Road Crew – Busy finishing up on final priority asphalt repairs, tree trimming, and preparing the salt / plow trucks for winter.
- Fehr Road Closure – Beginning November 8<sup>th</sup> through December 9<sup>th</sup>, Fehr Road will be closed for a water main replacement between Greenwell and Pedretti.

Trustee Davis mentioned the condition of the apartment buildings on lower Delhi.

Mr. Ripperger responded that the City of Cincinnati has a phone app that he uses to report issues that are located in the City limits.

ADMINISTRATION: Administrator Jack Cameron

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1. **Resolution 2021-182**

Trustee Sieve introduced and moved the adoption of a resolution authorizing the renewal of the Township's property and casualty insurance through Ohio Plan Risk Management, Inc., authorizing the Township Administrator to execute and deliver necessary documents, declaring an emergency and dispensing with the second reading. Trustee Davis seconded.

Mr. Cameron reported, the resolution approves our 2022 renewal with The Ohio Plan for liability insurance coverage, confirming an increase of 4%.

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 Report: Delhi Towne Square: Mr. Cameron commented on the following items:
  - Remarks about the groundbreaking held in the afternoon.
  - The lease agreement with the apartment operator is fully executed.
  - Next step is to issue the bonds and secure the financing.
  - Turner Construction is getting their subcontractors lined up for the construction estimates.
  - Should be ready to prepare the site for construction in November.
  - Design elements: Currently working through the interior design; the shell is finalized. Conducted a review of the door locks and card readers during today's update.
  - He thanked the Board for taking a leap of faith and continuing to push in the direction with this unique development that will advance the Township.
  - The Trustees shared their personal perspectives and excitement about moving forward with the project.

#### COMMUNITY DEVELOPMENT DEPARTMENT: Director Greg DeLong

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1. **Hiring Recommendation**

A Motion to Approve the hiring of John E. Schill, Jr. as Inspector in the Community Development Department at a pay rate of \$20.00 per hour effective October 27, 2021 and successful completion of the pre-employment drug testing, background check, and voice stress analyzer test, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis, and Stertz voted YES. Motion carried.

2. **Schedule Public Hearing**

A Motion to Accept and acknowledge receipt of an appeal filed by Ray E. Earls to Resolution 2021-179 involving property located at 5378 Palisades Drive and scheduling a public hearing at the request of the applicant on November 16, 2021 at 6:00 p.m., was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.

3. **Resolution 2021-183**

Trustee Sieve introduced and moved the adoption of a resolution declaring nuisance for accumulated debris at 289 Anderson Ferry Road, 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.

Mr. DeLong reported that the condition of the property (289 Anderson Ferry Road) was found to be in the same condition this morning during the follow up inspection.

4. **Department Update:**

- **Nuisance & Zoning Numbers:**
  - Complaints filed: 1,016
  - Zoning Certificates: 244
  - Valuation of Approved Certificates: \$14,432,411
- **Development Update: Approved New Commercial Projects:**
  - State Farm Insurance - 5223 Delhi Pike
  - Grey Eagle Auto Sales

- **Commercial Projects under Construction:**
  - Blue Roo Car Wash
  - Clean Sweep
- **New Projects:**
  - LaRosa's - 4289 Delhi Pike
  - Former Central Hardware – Demolition continues / no reuse plan submitted.
  - Sisters of Charity – New office building under construction.
- **Business Relocations:**
  - Krugler Law - 4959 Delhi Pike
  - Stephen Schott, CPA - 417 Anderson Ferry Road
  - Brose Tours - 5040 Delhi Pike
  - James Luebbe, CPA - 1085 Ebenezer Road
  - Revere Dance Studio – new, 5069 Delhi Pike
- **Residential Projects Under Construction:**
  - Greenside Estates – 10 remaining lots
  - Garden Grove – 4 approved buildings

Trustee Davis commented on the current vacancy rate of 11% on Delhi Pike as compared to the vacancy rate of 35% in 2016.

Trustee Davis commented on the regulations for parking on grass and residents who expressed concerns with regard to parking in the right-of-way on Anderson Ferry between Delhi Pike up to The Farm.

PUBLIC COMMENTS: N/A

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**ANNOUNCEMENT OF COMMUNITY EVENTS:**

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1. Delhi Parks presents: Halloween Craft Night on Friday, October 29<sup>th</sup> at 6:30 p.m. at the Delhi Park Lodge.
2. Halloween celebrated in Delhi Township on Sunday, October 31<sup>st</sup> from 6:00 p.m. – 8:00 p.m.
3. Hamilton County Board of Elections General Election will be on Tuesday, November 2<sup>nd</sup>.
4. Veterans Day Ceremony will be celebrated on Sunday, November 7<sup>th</sup> at 1:00 p.m.
5. Delhi Historical Society program” The Speaking Stone – Stories Cemeteries Tell,” will be on Monday, November 8<sup>th</sup> at 7:00 p.m.
6. Our Lady of Victory Parish hosts a Community Blood Drive on Wednesday, November 10<sup>th</sup>.
7. Delhi Township Parks Department presents the “Delhi Sip & Shop Vendor Fair” on Friday, November 12<sup>th</sup>.
8. Delhi Branch Library Homeschool Book will discuss “Pippi Longstocking” on Wednesday, November 17<sup>th</sup>.
9. Delhi Business Association will host the annual Christmas Parade on Saturday, December 4<sup>th</sup> at 9:30 a.m.
10. Delhi Township Parks hosts the “Delhi Holiday Market” on Saturday, December 11<sup>th</sup> at the Senior Center from 9:00 a.m. until 2:00 p.m.

**EXECUTIVE SESSION:**

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A Motion to Retire to Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee of the Township and confidential information related to the marketing plans, specific business strategy, trade secrets, or personal financial statements of an applicant for economic development assistance, was moved by Trustee Sieve and seconded by Trustee Davis. Trustees Sieve, Davis and Stertz voted YES. Motion carried.

**ADJOURN MEETING:**

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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.

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James J. Luebbe, Fiscal Officer