

Held

FEBRUARY 8, 2021

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The Miami Township Board of Trustees met in a virtual work session on Monday, February 8, 2021 at 8:30 a.m., as permitted by Bill 197 passed by the Ohio General Assembly. Vice Chairperson Schultz called the meeting to order and led the Pledge of Allegiance.

Mr. Ferry called the roll. Attending were Karl Schultz and Ken Tracy.

Chief Kelly presented a request to remodel the office space that doubles as sleeping quarters at Station 28 as a 2021 budgeted capital improvement project. He stated that the space is dual purpose and with the pandemic they would like to maximize the workspace and create more separation. A quote was shared from Dalton GA Flooring in the amount of \$3,200 to install new flooring, noting the existing carpet may be original to the station. He also requested to purchase office and sleeping quarters furniture to create separation at a cost of \$5,651.48 through the Office Furniture Source. He stated the Office Furniture Source has assisted in solutions for other stations and three quotes were obtained for the project with theirs being the most reasonable. This request will be formally brought to the next business meeting for consideration.

Chief Mills presented two requests for out of township travel for training. He stated one request is for two CALEA officers as they are new to the role since Ms. Ryan retired. He stated the request is to send both officers to the National CALEA Conference in Winston-Salem. The officers will drive to that location which will be a cost savings on airfare and car rental. The requested cost is \$3,155 that will cover the conference fees, food, lodging and travel for both.

Chief Mills next reviewed the second out of township travel request for three School Resource Officers (Brashear, Benhase and Ball) to attend the training at the National School Safety conference in Orlando. He noted this conference is attended every other year. He stated the total cost for each is \$1,453.20 to cover the conference fees, food, lodging and travel.

Discussion was held regarding whether the conferences would go forward with pandemic and it was noted that planning is underway. Chief Mills stated refunds will be available should there be cancellations. It was noted that these requests would be brought formally to the next Trustee business meeting.

Mr. Wright advised that Josh and Nicole House are the owners of House Restaurants, LLC and have submitted an application for a Rural Enterprise Zone for a partial property tax abatement. He stated that the House's also own the Pickles & Bones Restaurant in Miami Township, and are residents of our community. He stated they are known for their community efforts and altruistic impacts, noting that during the on-set of the pandemic they served lunches to school children of any local school district for free.

The proposal by the House's is to open a second new restaurant called All Hail the Biscuit to be located at 877A State Route 28. He stated the building was originally an oil change service station, a title loan business, and now vacant for the past five to six years. He stated the House's propose to purchase the building and then make \$320,000 of building improvements. The interior of the space would be modified and add an outdoor seating area in front of the building.

Mr. Wright advised that the terms available to offer restaurants and retail using the REZ program are 50% seven year terms on the valuation of the new improvements so the existing property taxes would not change for that site. He stated that under these terms the House's would still pay a total of \$10,660 each year for seven years and when the terms cease would then pay \$14,020 annually. He informed the Board that they also propose to create 23 new positions by the end of year three.

Mr. Wright requested the Board adopt the resolution at this meeting as time was of the essence as it is on the Clermont County Commissioners' agenda for next week.

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Mr. Tracy made a motion to adopt Resolution 2021-04 authorizing a tax abatement to House Restaurants, LLC through the Rural Enterprise Legislation and dispensing with the second reading, seconded by Mr. Schultz with all voting "AYE".

Mr. Musselman reported that the Township had budgeted to replace a Kubota 72" zero turn mower that is of a size that is doing damage to park fields. A quote for a 60" Kubota zero turn mower from Zimmer Tractor in the amount of \$13,173.22 was received. Zimmer will give the Township a trade-in value of \$6,500 for the 72" mower for a purchase price of \$6,673.22. A quote was also received from Baxla Tractor in the amount of \$14,180 with a trade-in value of \$5,537 for the 72" mower for a purchase price of \$8,643. He informed the Board this request will be formally brought to the next business meeting for consideration.

Mr. Wright advised that it is very common for local governments of the Township's size to contract for professional services for legislative advocacy efforts. He stated that the Township has been engaged in these services since 2017. He shared this is commonly done to have an amplified voice in support of state and federal legislation that is important to Miami Township. He stated that these services can also be used as an advocate for supporting our applications for various competitive state grants.

Mr. Wright stated with so many changes occurring at the state and federal levels, he is recommending that the Township work with a different firm. He stated that Chip Gerhardt of Government Strategies Group has submitted a proposal and the Township could utilize their services from March 1<sup>st</sup> through December 31<sup>st</sup> at a monthly cost of \$2,000. He stated the previous contract was active for three years and it was let to expire in December which also provides a savings of two months for 2021. He informed the Board this request will be formally brought to the next business meeting for consideration.

Law Director Braun added that if the Board contracted with Government Strategies Group it would be on a month-to-month term with the ability to terminate at any time.

Mr. Ferry inquired as to the company's background. Mr. Wright shared that he has conducted an interview and spoken with a township in Hamilton County that has utilized them. He stated that while they do not have any clients in Clermont County, Government Strategies Group has been working for about two decades in Hamilton and Warren counties. He stated that he found them to be very effective in Columbus.

Chief Kelly discussed replacement of the current firefighting foam. He stated the foam that is used was found to have harmful chemicals in it and they are working through a process to learn how to dispose of it. He stated that they began shelving it in 2019 and 2020 and utilize what was on hand. He stated that while its use is infrequent due to the low number of structure fires in Miami Township, they were able to utilize it on trainings, car fires, etc. Being requested is 33 five-gallon containers of Firebull A/B firefighting foam. Chief Kelly shared that it is versatile and works on Class A and B fires. He noted he would like to standardize it across their fleet and work to dispose of the existing foam inventory. He stated this request would be brought to the business meeting for consideration.

Discussion was held regarding the foam issue impacting all fire departments utilizing it and the continued focus to find out the proper disposal method. Chief Kelly confirmed it would stay shelved until a proper method was identified through the State Fire Marshall's office and whether there would be grant funding available.

Mr. Wright advised that Miami Township is again taking the lead on the re-apportionment process of the Local Government Fund. He noted this has been worked on by he and Ms. Flanigan for at least three years. He stated for the past two years Miami Township, the County Commissioners and majority of the townships, villages and cities in the County did pass resolutions to modify the percentage of how the distribution is completed. He stated the County would still receive their same share. Next year, 2022 would be the final year with the

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more equitable split and 75% of funding for the townships, cities and villages would be split on a population basis. He stated a resolution would be brought to the February business meeting. He stated it is necessary to adopt the resolution by August 2<sup>nd</sup> and noted once Miami Township adopts their resolution it is utilized as a model for other communities.

Mr. Schultz stated this was of topic at the Ohio Township Association conference this year and that Miami Township has taken a leadership role. He congratulated Mr. Wright and Ms. Flanigan for putting this in place. He stated other counties are still working to make this happen and we have had agreement among communities within our county, which is good.

Mr. Musselman stated that the Township has budgeted to replace the deteriorating wooden signs at Paxton Ramsey and Riverview Parks. He stated the sign at Paxton does have a large split in the middle of the wood and the Riverview Park sign is in dire need of replacement. He shared two quotes received from a total of four vendors sought for pricing that include use of a design by Multimedia Manager Will Menz. Signarama quoted \$11,412.77 and Holthaus Lacker priced replacement at \$11,730. He stated this request would be brought to the business meeting for consideration. He referenced photos of the signs in the meeting materials.

Mr. Schultz commented that the type of replacement sign would reduce maintenance. Mr. Musselman confirmed that the signs will not have to be maintained like wooden signs.

Chief Kelly stated there are a few items marked for disposal including the old chassis from Ambulance 11. He noted that last chassis auctioned sold for well over \$5,000. He requested permission to auction the chassis as well as a printer/copier machine and other furniture items as listed. It was noted this request would be brought to the business meeting for consideration.

Mr. Musselman informed the Board that a bid opening was conducted on February 4, 2021 at 2 p.m. for the 2021 Resurfacing project. He shared the engineering estimate and bid results as follows:

Engineers Estimate	Base Bid	\$2,273,740.25
	Base & Alternates	\$2,551,599.50
JR Jurgenson	Base Bid:	\$2,056,133.21
	Base & Alternates	\$2,314,747.76
Barrett Paving	Base Bid:	\$2,124,167.72
	Base & Alternates	\$2,389,475.98

Mr. Musselman reviewed a separate bid for the reclamite in the amount of \$195,668. He stated this is added after the asphalt is in place to extend the life of the road by five to seven years. He stated he will bring this to the Business Meeting with a recommendation to award the base bid plus the alternates to JR Jurgenson.

Discussion was held regarding setup charges relating to the paving equipment as it relates to the increase miles being paved, and the repurposing of the ground asphalt for parking lot improvements. Mr. Wright added, for the residents' perspective, that prior to four years ago the Township paved about four miles per year and this will allow us to pave 15 miles and a record one mile of curb and gutter. It was noted that the paving will be timed to occur after school is out (May) and be completed before school goes back in session (August).

Mr. Wright introduced an add-on item for the agenda, which was a project proposal from The Kleingers Group, a civil engineering firm the Township has worked with previously, for sanitary sewer relating to Station 27. He stated that as the Board is aware Fire Station 27 was built over 30 years ago when the Township had half or less the population its has today. He stated that Station 27 is operating on a private septic system not tied into the County. He advised that even if the Township were to expend \$50-60,000 on a new septic system the

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Township would not be able to expand the footprint of the building. He stated this would be the first of several steps to bring to the Board for getting sanitary sewer connected.

Chief Kelly informed the Board that last year was the first year that the septic system failed inspection and some steps have been taken to do maintenance. Routine maintenance does occur, and additional maintenance is being performed to try to bridge its useful life until a long term solution is identified. Being presented to the Board is a request to enter into an agreement with Kleingers Group for civil engineering to discern how to get sanitary sewer extended to the Station 27 site. He stated the currently the County's sanitary sewer ends at the corner of Harper Lane and Branch Hill Guinea Pike, which is just under 700 feet away from the station and on the opposite side of the street.

Chief Kelly shared that in working with Kleingers and the Director of Clermont County Water Resources we would figure out what it would look like to get the sanitary sewer extended, what that would mean for the residents in the area and ultimately for the fire station as well. He shared that Mr. Wright and Mr. Braun are working on a memorandum of understanding that the County could enter into with the Township to afford the ability to realize cost savings in the project. He stated this initial step would get the process started and the proposal from Kleingers is for the amount of \$29,500 for the civil engineering work. The proposal includes topographic surveys, pre-design, due diligence, soil borings and construction documents in conjunction with the Township and County Water Resources Department.

Mr. Schultz discussed the properties between Station 27 and where the sanitary sewer is located. Mr. Wright commented that the Township will likely have to ask adjacent property owners for temporary or permanent easements. He noted the benefit for those properties would be the ability to tap into the public sewer thus eliminating future maintenance costs of their own septic system. He clarified those are unknowns that would add to the timeline.

Mr. Ferry held discussion regarding whether the County has plans to extend the sanitary sewer. Mr. Wright confirmed there were no plans to do so and in a scenario like this one the County typically waits on a developer to make the extension. Mr. Wright noted that the Township was able to reduce about 25% of the fees Kleingers requested by having the County manage the contractor.

Mr. Wright reported that the memorandum of understanding being worked on with the County would be similar to the one completed in 2015 for MRO and Miamiville. The Township would be utilizing local TIF funds and the County would award and oversee the contract.

**Public Comment:** None.

**Executive Session:** None.

With no further business to come before the Board the meeting was adjourned at 9:02 a.m.

ATTEST:

  
Eric C. Ferry, Fiscal Officer

  
Karl Schultz, Vice Chairperson