

The August 12, 2020 regular meeting of the Delhi Township Board of Trustees, streamed live at 10:00 a.m. on the Township’s Facebook page, was called to order by Board Chair Michael D. Davis. Trustee Rose K. Stertz, Trustee Cheryl A. Sieve, 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 our frontline workers (doctors, nurses, police and fire personnel) who are caring for people with COVID-19, and for the people who have been hospitalized and are fighting to overcome the virus; and for our cities across our country who are experiencing civil unrest.

APPROVAL OF MINUTES: (Regular meeting on July 29, 2020)

Motion to approve the minutes from the Regular Board of Trustees meeting held on July 29, 2020, was moved by Trustee Stertz and seconded by Trustee Sieve. Trustees Stertz, Sieve and Davis voted YES. Motion carried.

APPROVAL OF OVERTIME: (Period ending 7-28-20)

Motion to approve payment of overtime for pay period ending July 28, 2020, was moved by Trustee Stertz and seconded by Trustee Sieve. Trustees Stertz, Sieve and Davis voted YES. Motion carried.

APPROVAL OF BILLS:

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

REPORT FROM THE FISCAL OFFICER: Fiscal Officer Luebbe and Administrator Jack Cameron

1. Mr. Luebbe reported on the receipt of real estate tax advancement from Hamilton County in the amount of \$4,880,000 this morning.

2. **Delhi Park Playground Project Public Bid Opening:**

Administrator Cameron and Project Coordinator Jon Gelhausen opened and read the five bids that were submitted:

Logan Creek Construction .....	\$460,125
Bearcat Construction Inc. dba Gridiron Constriction .....	\$556,520
K&R Lawn & Landscaping (specific to landscaping).....	\$12,616.37
D.W.A. Recreation Inc. ....	\$499,465
Prus Construction .....	\$575,000

## TRUSTEES' CORRESPONDENCE:

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- Trustee Stertz referred to the Police Department parking lot as being a safe location for the exchange of personal property sold on line.
- Trustee Sieve referenced a request for input from the community to assist the Township with establishing health and well-being goals as part the county-wide WeTHRIVE! initiative. She reported that Delhi Township had the highest survey participation out of all of the participating communities, and the results of the surveys represent the majority of the population with the exception of males under the age of 25. She added that the date to reveal the summary of our community's survey is October 20<sup>th</sup>.

## PUBLIC WORKS DEPARTMENT: Director Ron Ripperger

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### 1. **Resignation Recommendation**

A Motion to Accept the resignation of Brendan J. Marchetti in the Public Works Department effective July 31, 2020, was moved by Trustee Stertz and seconded by Trustee Sieve. Trustees Stertz, Sieve and Davis voted YES. Motion carried.

### 2. **Schedule Public Hearing**

A Motion to Direct notice to abutting property owners by mail and publication of the hearing on the 2020-A sidewalk assessments to be held on September 9, 2020, was moved by Trustee Stertz and seconded by Trustee Sieve. Trustees Stertz, Sieve and Davis voted YES. Motion carried.

### 3. **Resolution 2020-144**

Trustee Stertz introduced and moved the adoption of a resolution authorizing the advertisement of bids for the Rapid Run Road demolition of property project – Phase 3, Specification No. 2020-RRD #3 (The “Project”) and dispensing with the second reading. Trustee Sieve seconded.

Mr. Ripperger reported that they have been working on Phase III for several years, having received the grant this year they are currently working with the Metropolitan Sewer District on the process to get approval from the State on five property appraisals.

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

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

## FIRE DEPARTMENT: (No Agenda Items)

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## PARKS & RECREATION DEPARTMENT: Interim Director Ron Supe

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- Mr. Supe reported that a couple of volunteers with the Western Wildlife Corridor are working at Story Woods Park. He also said that most of the events for the summer have been cancelled.

## POLICE DEPARTMENT: Chief Jim Howarth

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### **Cooperative Agreement Recommendation**

A Motion to Approve the Chief of Police to execute an agreement with the Drug Enforcement Administration (DEA) permitting the Delhi Police Officer(s) assigned to DART to be deputized as Task Force Officer(s) of DEA pursuant to 21 U.S.C. Section 878, was moved by Trustee Stertz and seconded by Trustee Sieve. Trustees Stertz, Sieve and Davis voted YES. Motion carried.

Chief Howarth reported this is a renewal of the cooperative agreement entered in two years ago between Delhi Township DART agents and the Drug Enforcement Agency and reimbursement pay for their time.

## ADMINISTRATION: Administrator Jack Cameron

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### **Property Development Update**

1. Delhi Mixed Use Project
  - a. The Township received great feedback from the participants of the public engagement sessions conducted via Zoom on July 29<sup>th</sup>, August 3<sup>rd</sup> and August 5<sup>th</sup>.
  - b. Mr. Cameron referred to a misunderstanding among the participants of the sessions with regard to the plan drawings which show the actual building sizes, locations, uses and parking; input suggested they did not care of the contemporary look. He confirmed the plan drawings do not address a specific design for the site, and the next step in the process would be to come up with a design plan which would apply a specific look / style to the building construction and surrounding outdoor spaces.
  - c. Will need to finalize the agreement with Oak Hills Local School District for the use of the swimming pool and commitment to forgo their TIF distribution.
  - d. April 1<sup>st</sup> is the tentative date for the site's groundbreaking.
2. 4820 Delhi (former bank building) – the building has been razed pending the removal of the bank vault.
3. Corner of Anderson Ferry and Delhi (former Delhi Oil) – demolition is scheduled.
4. Old Remke building – currently seeking bids for demolition.

Trustee Stertz asked about the plans for the suggested use of the property at the corner of Delhi and Anderson Ferry (former Delhi Oil).

Trustee Sieve thanked the participants of the public engagement sessions for their input. With regard to the concerns about the design aspect of the development, she confirmed their concerns have been noted and will be addressed when creating the final design plan.

**1. Schedule Public Hearing**

A Motion to Accept and acknowledge receipt of Zoning Commission recommendation in Case ZC 2020-02 and schedule a public hearing for August 26, 2020, was moved by Trustee Stertz and seconded by Trustee Sieve. Trustees Stertz, Sieve and Davis voted YES. Motion carried.

**2. Resolution 2020-145**

Trustee Stertz introduced and moved the adoption of a resolution certifying violation abatement expenses at 344 Greenwell Avenue, 4315 Foley Road, 888 Ivyhill Drive, 4284 Mayhew Avenue, and 4011 Delhi Pike to the County Auditor for assessment, declaring an emergency and dispensing with the second reading. Trustee Sieve seconded.

Mr. DeLong reported a change in the resolution format to address the certification of property addresses for violation abatement expenses now being recorded on one resolution. He confirmed that the cost of the abatements named in the resolution range from \$453 to \$1,230. He confirmed they will have more to review in the coming weeks.

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

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

**3. Resolution 2020-146**

Trustee Stertz introduced and moved the adoption of a resolution declaring nuisance for excessive vegetation at 186 Francisridge Drive, declaring an emergency and dispensing with the second reading. Trustee Sieve seconded.

Mr. DeLong reported that four of the six nuisance resolutions that were originally on the agenda were removed due to compliance with the orders. He confirmed that both of the addresses remaining were found to be in the same condition during follow up inspections of the properties conducted yesterday.

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

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

**4. Resolution 2020-147**

Trustee Stertz introduced and moved the adoption of a resolution declaring nuisance for excessive vegetation and accumulated debris at 306 Anderson Ferry Road, declaring an emergency and dispensing with the second reading. Trustee Sieve seconded.

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

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

**PUBLIC COMMENT:**

Mr. Cameron confirmed no public comments were received by the office.

**ANNOUNCEMENT OF COMMUNITY EVENTS:**

1. Farmers’ Market on Saturdays thru August 29 from 9:00am to 12:00pm
2. Delhi Branch Library events: Adult Virtual Book Club: “Kitchens of the Great Midwest” on Wednesday, August 19, 2020 from 7:00pm to 8:00pm
3. Kids Virtual Book Club: “Number the Stars” on Wednesday, August 26, 2020 from 1:00pm to 2:00pm
4. The Library is now open for curbside pickup of materials and limited capacity reopening Monday through Saturday from 10:00am to 6:00pm

**EXECUTIVE SESSION:**

A Motion to Retire to Executive Session to consider economic development matters and the appointment, employment, dismissal, discipline, promotion, demotion, and or compensation of public employees of the Township, was moved by Trustee Stertz and seconded by Trustee Sieve. Trustees Stertz, Sieve and Davis voted YES. Motion carried.

**RETURN TO PUBLIC MEETING:**

A Motion to conclude Executive Session and return to the public meeting, was moved by Trustee Stertz and seconded by Trustee Sieve. Trustees Stertz, Sieve and Davis voted YES. Motion carried.

**ADJOURN MEETING:**

There being no further business to come before the Board, a motion to adjourn was moved by Trustee Stertz and seconded by Trustee Sieve. Trustees Stertz, Sieve and Davis 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