



VILLAGE COUNCIL

Donald C. McGraw — Mayor

Stephen H. Krehbiel — Vice Mayor

Andrew A. Byer

Richard J. Hidy

Elizabeth C. Isphording

Shayne O. Manning

Monique A. Sewell

Paul C. Riordan — Clerk/Comptroller

Scott D. Phillips — City Solicitor

Dina C. Minneci — City Manager

COUNCIL MEETING PACKET

August 21, 2023

6:30 p.m.

Council Chambers





Council Agenda

August 21, 2023

6:30 p.m.

Council Chambers

- 1. Pledge of allegiance**
- 2. Call to order & roll call**
- 3. Council Minutes**
 - a. Minutes of June 19, 2023 Regular Council meeting
 - b. Minutes of July 31, 2023 Special Council meeting
- 4. Citizen Participation**
- 5. Work Session**
 - a. 2024 Strategic Planning
- 6. Finance Committee – Mrs. Sewell**
 - a. Report on Finance Committee meeting
- 7. Law Committee – Mr. Hidy**
 - a. Report on Law Committee meeting
- 8. Buildings & Grounds Committee – Mr. Byer**
 - a. Review Department Activity Report for August 2023
 - b. *Resolution Approving the Reappointment of Mr. Mark Kuenning to the City of the Village of Indian Hill Environmental Stewardship Committee (Recommend Resolution Adoption)*
- 9. Public Works Committee – Vice Mayor Krehbiel**
 - a. Report on Public Works Committee meeting
- 10. Water Works Committee & Utility Deregulation Committee – Mrs. Isphording**
 - a. Report on Water Works Committee & Utility Deregulation Committee meeting
- 11. Public Safety Committee – Mayor McGraw**
 - a. Report on Public Safety Committee meeting
- 12. Planning Commission – Mr. Manning**
 - a. Report on August 16, 2023 Planning Commission meeting
- 13. City Manager**

14. Adjournment

**MINUTES OF MEETING
INDIAN HILL VILLAGE COUNCIL
June 19, 2023**

A meeting of the Indian Hill Village Council was held on June 19, 2023 at 6:30 p.m. The meeting was held in the Council Chamber of the Village Administration building.

Officials present: Mr. Donald C. McGraw, Mayor
 Mr. Stephen H. Krehbiel, Vice-Mayor
 Mrs. Elizabeth C. Isphording, Council member
 Mr. Shayne O Manning, Council member

 Ms. Dina C. Minneci, City Manager
 Mr. Paul C. Riordan, Clerk/Comptroller
 Mr. Scott D. Phillips, City Solicitor

Officials on phone: Mr. Richard J. Hidy, Council member
 Mrs. Monique A. Sewell, Council member

Officials absent: Mr. Andrew A. Byer, Council member

PLEDGE OF ALLEGIANCE: Council opened the meeting with the Pledge of Allegiance.

MINUTES: The minutes of the regular meeting of May 15, 2023 had previously been distributed to each Council member. There being no changes or corrections noted, Mayor McGraw declared the minutes accepted as issued.

FINANCE COMMITTEE REPORT: Council member Krehbiel, in Council member Sewell's absence, directed Council's attention to a memo titled, "*Finance Committee*". He reported that the Finance committee met on June 9, 2023 to review several items in advance of the Council meeting. Copies of the Finance committee minutes are included in the Council packet.

Council member Krehbiel directed Council's attention to the May 2023 financial statements which were included in the Council packet. Council member Krehbiel presented the following financial highlights:

- a. **Income Tax Receipts:** The Village received \$263,411 which was \$5,100 less than received in May 2022. Year-to-date cash receipts were 99.6% of budget. The Village decreased its tax rate from 0.525% to 0.475% to begin in 2023 with 2022 tax year filings.
- b. **Operating Disbursements:** Operating expenditures equated to \$1,086,244 which was \$93,000 more than May 2022. This is due to the timing of payments.
- c. **CIRF:** Disbursements totaled \$296,276. Some payments were associated with culverts, landslides, firewall installation, property taxes and vehicles.
- d. **Water Works Receipts:** Water usage receipts were \$262,031 which was approximately \$4,000 more than May 2022 receipts. Year-to-date cash receipts were 36% of budget.

- e. **Water Works Disbursements:** Total operating Disbursements were \$422,485 which was approximately \$52,000 more than May 2022. This is due to timing of Duke payments.
- f. **Water Works CRF:** Disbursements totaled \$162,972. This is due to the purchases of vehicles and interest payment on bond.
- g. **Long Term Debt:** Interest payments are made in May and November, and the annual principal payment is made in November.
- h. **Cash and Investments:** Total month-end cash and investments were \$55,790,937 compared to \$56,616,512 in May 2023 and \$56,242,716 in May 2022.
- i. **Rowe Funds:** The market value as of May 31st was \$4,395,782 which was a 2.6% decrease since December 31, 2022. The total unrecognized gain was \$892,430. Total monthly operating receipts, including dividends/interest, were \$15,505 with monthly operating expenses totaling \$14,478 and investment sale gain of \$20,920.
- j. **Green Areas Funds:** The total market value for investments and cash as of May 31st was \$4,397,932. The total unrecognized gain for investments and cash was \$2,591,188. Total monthly earnings equate to \$549 with monthly expenses totaling \$2,995.

Council member Krehbiel reported that Mrs. Chaney reviewed the health insurance renewal as part of the pool with the Center for Local Government Benefits Plan (CLGBP). The initial renewal estimate was a 10.11% increase; however, due to the reserve balance being higher than actuarially required, the board made the decision to offset the proposed renewal to 7.50%. He said that the projected ending reserve balance is approximately \$4,800,000 and the pool's required reserve balance is approximately \$2,700,000. Mrs. Chaney indicated the renewal is directly correlated to the increase in high claimants on the plan.

Council member Krehbiel reported that Mrs. Chaney reported that she conducted an in-depth analysis of the plan options through CLGBP, employee contributions and Village health savings account contributions. Mrs. Chaney reported that the Platinum A plan design option will be removed. Reporting in 2017, the Village added the Gold A and Platinum C plan options which resulted in only one or two employee members continuing to enroll in the Platinum A plan. Currently, the Village only had one member covered under COBRA on the Platinum A plan and enrollment ended on May 31, 2023. Mrs. Chaney did not recommend any other changes.

Council member Krehbiel reported that Mrs. Chaney stated that there were no changes to dental or vision as it is the second year of a 2-year rate guarantee. Mrs. Chaney also reported that the Village received a 2-year rate guarantee for both basic and voluntary life plans.

Council member Krehbiel reported that Mr. Gully presented a Resolution to establish a fund entitled, "Credit Memo Clearing Fund". Due to the upgrade of the SSI billing system, an auditing best practice process was implemented which places all account overpayments into one fund to properly account for unrecognized revenues. Mr. Gully said that at the beginning of the next month, those overpayments are redistributed to the appropriate account to act as credits. Currently, the fund would amount to approximately \$2,500. After discussion, the Finance committee agreed to recommend approval of this fund as an Emergency Ordinance due to the new SSI system being implemented this past month.

Council member Krehbiel requested Council enter into emergency session for the consideration of suspension of the rules and enter into emergency session. Council member Isphording seconded the request. The request was approved by roll call vote 4-0. Council entered into emergency session.

AN ORDINANCE ESTABLISHING THE CITY OF THE VILLAGE OF INDIAN HILL “CREDIT MEMO CLEARING FUND: FOR THE PURPOSE OF HOLDING OVERPAYMENTS OF INDIAN HILL INVOICES AND APPLYING THESE CREDITS BACK TO THE CUSTOMERS, AND DECLARING AN EMERGENCY was presented and read.

Upon motion by Council member Krehbiel, seconded by Council member Isphording the requirement for three readings were waived by roll call vote 4-0.

Upon motion by Council member Krehbiel seconded by Council member Isphording the Ordinance was passed by roll call vote 4-0. Mayor McGraw declared Ordinance **05-23** enacted.

Council returned to regular session.

Council member Krehbiel reported that the Finance committee reviewed the draft 2024 Tentative Tax Budget. This proposed 2024 budget reflects total estimated revenues of \$17,000,000 against estimated operating expenses of \$15,300,000 and capital/retirement reserve expenditures of \$3,500,000. Total ending balance for all 2024 funds is estimated at \$27,900,000. It was noted that the tax budget represents a starting point for the preparation of the more encompassing 2024 budget process. The formal detailed budget review process begins in July and continues through the December Appropriation Ordinance. This process includes many meetings amongst staff, the Finance Director, Comptroller, City Manager and Council committees where individual line items are thoroughly analyzed and adjusted as needed. In addition, Council will hold a Strategic Planning Session in August which will evaluate priorities for the upcoming year.

Council member Krehbiel requested a public hearing on the 2024 Tentative Tax Budget. Mayor McGraw officially opened the public hearing on the 2024 Tentative Tax Budget. There being no questions or comments, Mayor McGraw declared the public hearing closed.

A RESOLUTION ADOPTING THE TAX BUDGET OF THE CITY OF THE VILLAGE OF INDIAN HILL, OHIO FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND SUBMITTING SAME TO THE COUNTY AUDITOR was presented and read.

Upon motion by Council member Krehbiel, seconded by Council member Manning, the Resolution was passed by voice vote 4-0. Mayor McGraw declared Resolution number **06-23** adopted.

LAW COMMITTEE REPORT: In Council member Hidy’s absence, Council member Isphording directed Council’s attention to a memo titled, “*Law Committee*”. She reported that the

Law committee met on June 8, 2023 to review several items in advance of the Council meeting. Copies of the meeting minutes are included in the Council packet.

Council member Isphording reported that the Law committee convened into Executive Session for the purpose of discussing the March legal activity report that includes conducting a conference with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action and to consider the purchase of property for the public purposes or the sale of property.

BUILDINGS & GROUNDS COMMITTEE REPORT: Upon Council member Byer's absence, Council member Manning directed Council's attention to a memo titled, "*Buildings and Grounds Committee*". He reported that the Buildings and Grounds committee met on June 13, 2023 to review several items in advance of the Council meeting. Complete meeting minutes were included in the Council packet.

Council member Manning reported that Mr. Adkins presented the departmental activity report, a copy of which is included in the Council packet. Staff performed routine maintenance on all facilities, prepared the Veterans Memorial for Memorial Day Remembrance, installed watering bags on "*Reforest the Hill*" trees, prepared Clippinger Field for a Mystery Ride and cleared fallen trees on bridle trails.

Council member Manning reported that Mr. West provided updates on the Sharon Pollard Gill Memorial Overlook at Grand Valley, the John Bentley Tree Grove at Radio Range Park, green area donations and Rowe Arboretum.

Council member Manning reported that Mrs. Wade-Dorman presented the project management report. A copy of which is included in the Council packet. Council member Manning highlighted the following:

- a. **Redbirdhollow Trail** – The project is completed.
- b. **2023 "*Reforest the Hill*" Program** – Staff completed invasive removal in the featured area off Muchmore Road and Rowe Arboretum Drive in preparation for fall planting.
- c. **Sycamore Creek Restoration & Habitat Enhancement** – The Village received two Requests for Qualifications (RFQ). Both are included on the short list of Design/Build teams to submit Request for Proposals (RFP). RFP's are due in June.
- d. **Solar PV System** – The contractor has finalized the designs and is working with staff on comments. Upon completion, the designs will be sent to Duke Energy for review and approval.

Council member Manning reported that Sarah Fink presented the updated Facility Use Policy and Agreement that was discussed a few months ago.

Council member Manning reported that Ms. Minneci gave an update on the Green Areas Advisory Committee. The 2022-2023 season finished in June. Chairperson Pat Hinkley will be leaving due to her term expiring.

Council member Manning reported that the Buildings and Grounds committee agreed to hold a third reading and recommend approval of the Ordinance which updates the Recreation Commission's terms and powers.

AN ORDINANCE AMENDING CHAPTER 33.10 THROUGH 33.12 OF THE CODIFIED ORDINANCES OF THE CITY OF THE VILLAGE INDIAN HILL REGARDING ESTABLISHMENT, POWERS AND RESPONSIBILITIES OF THE RECREATION COMMISSION was presented and read for the third and final reading.

Upon motion by Council member Manning, seconded by Council member Krehbiel the Ordinance was passed by roll call vote 4-0. Mayor McGraw declared Ordinance **06-23** enacted.

Council member Manning reported that included in the Council packet is a good description of stream restoration project. It explains how energy is to be dissipated by the work that has been done.

PUBLIC WORKS COMMITTEE REPORT: Council member Krehbiel directed Council's attention to a memo titled, *Public Works Committee*". He reported that the Public Works committee met on June 13, 2023 to review several items in advance of the Council meeting. Copies of the meeting minutes are included in the Council packet.

Council member Krehbiel reported that Mr. Adkins presented the departmental activity report, a copy of which is included in the Council packet. He said that staff trimmed honeysuckle and cleared trees from the right-of-way throughout the Village. The department also removed a parapet wall while installing guardrail on Loveland-Madeira Road.

Council member Krehbiel reported that Mrs. Wade-Dorman presented the project management report. A copy of the report is included in the Council packet. The following are highlights on the projects:

- a. **Street Resurfacing Program** – Staff will be hosting a pre-construction meeting this month to finalize the schedule.
- b. **Given Road Evaluation/maintenance** – Staff is working with the consultant to complete the evaluation of road drainage and existing pier walls to determine maintenance needs. Field surveys and pier walls inspections have been completed.
- c. **Varner Road Evaluation/Maintenance** – Staff is working with consultants to complete the scope of services for the road and stream conditions as well as traffic concerns.
- d. **Given Road Gabion Wall Replacement** – The project has been completed.
- e. **Redbirdhollow Trail** – The project has been completed.
- f. **Sycamore Creek Restoration & Habitat Enhancement** – The Village received two Requests for Qualifications (RFQ). Both are included on the short list of Design/Build teams to submit Request for Proposals (RFP). RFP's are due in June.
- g. **Hopewell Road Pier Wall/Culvert Maintenance** – The Village received two bids on the project with the lowest and best equaling \$170,967. Staff is finalizing contracts in preparation for a June preconstruction meeting.

- h. **Spooky Ridge Lane Culvert Replacement** – The Village received eight bids on the project with the lowest equaling \$201,442. Staff is working to vet the bidder as they have not performed work in the Village. All temporary right-of-way entry documents have been signed and received.
- i. **Rowe Arboretum Drive** – Staff is reviewing cost estimates to repair deteriorating stone headwalls that were discovered during culvert repair work last year. The contractor started to remove the upper section of headwalls and completed all mortar work.
- j. **McCane Lane Bridge** – Staff is finalizing rebid documents. Construction is expected to begin in October.

Council member Krehbiel reported that Mr. Yeager presented a draft Resolution to approve the Hamilton County Solid Waste Management District Plan. Hamilton County is required to review this plan every five years. If changes are made, the County must receive approval from 60% of the governmental entities within the County. The Village has a strong relationship with the County's recycling division as it has received many grants to assist in the purchasing of recycling totes over the past several years. Moreover, the changes included in this update have no negative effect on the Village. The Public Works committee agreed to recommend approval of the Resolution.

**A RESOLUTION APPROVING THE UPDATE OF THE SOLID
WASTE MANAGEMENT PLAN OF THE HAMILTON COUNTY
SOLID WASTE MANAGEMENT DISTRICT** was presented and read.

Upon motion by Council member Krehbiel, seconded by Council member Manning, the Resolution was passed by voice vote 4-0. Mayor McGraw declared Resolution number **07-23** adopted.

WATER WORKS REPORT: Council member Isphording directed Council's attention to a memo titled, "*Water Works Committee*". She reported that the Water Works committee met on June 13, 2023 to review several items in advance of the Council meeting. Copies of the meeting minutes are included in the Council packet.

Council member Isphording reported that Mr. Adkins presented the departmental activity report, a copy of which is included in the Council packet. She said that staff repaired three watermain breaks, performed watermain inspections and repaired fire hydrants. Plant operators responded to 254 customer service calls and began collecting data for the EPA mandated lead service line verification program.

Council member Isphording reported that Mrs. Wade-Dorman presented the project management report. A copy of which is included in the Council packet. Council member Isphording highlighted the following

- a. **\$5,600,000 Water Works Bond – Project #1 (Given Road watermain replacement – Shawnee Run to Camargo)** – Due to the contractor walking off the job because of financial hardships, the Village terminated the contract with JNT Excavating and submitted to the bonding agent to complete the project. A meeting was held with the legal

representatives for United Fire & Casualty Company to discuss options and organize documentation to determine the next steps.

- b. **\$5,600,000 Water Works Bond – Project #2 (Given Road watermain replacement – Camargo Road to Spooky Hollow Road)** –The contractor has completed the installation of 4,000 linear feet of water main.
- c. **Blome Road Watermain Replacement** – The Village received five bids for this project with the lowest and best bid equating to \$2,149,250. The bids are being reviewed and tabulated by the design engineer.
- d. **Miami Road Watermain Replacement Engineering** – Staff is working with the contractor to complete the project design. Construction is expected next year.

Council member Isphording reported that Mr. Adkins and Mr. Freson presented an update on the new location under consideration for the placement of a new water tower. After discussion, the Water Works committee asked for additional information and to continue the water tower analysis at the August Finance committee meeting, where all Council members will be invited.

Council member Isphording reported that Ms. Minneci gave an update on the Village's electrical aggregation program. The current contract with Dynegy ends in August. The Village's aggregation broker received bids and Energy Harbor was the lowest with a rate of \$0.0722/kWh. The new rate will start with the September Duke invoices. Letters will go out to residents this month.

Council member Isphording reported that Mr. Adkins presented a Resolution to enter into a Professional Services Agreement with Fishbeck for \$24,900 to evaluate options related to EPA mandates associated with PFAS removal. After discussion, the Water Works committee agreed to recommend the Resolution for approval.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT, IN SUBSTANTIAL FORMAT, WITH FISHBECK, FOR CONSULTING SERVICES RELATED TO EVALUATING PFAS REMOVAL TECHNIQUES was presented and read.

Upon motion by Council member Isphording, seconded by Council member Manning, the Resolution was passed by voice vote 4-0. Mayor McGraw declared Resolution number **08-23** adopted.

SAFETY COMMITTEE REPORT: Mayor McGraw directed Council's attention to a memo titled, "*Safety Committee*". He reported that the Safety committee met on June 8, 2023 to review several items in advance of the Council meeting. Copies of the meeting minutes are included in the Council packet.

Mayor McGraw reported that EMS runs continue to be high for the year.

Mayor McGraw reported that Chief Oughterson highlighted training: 1) three Lieutenants completed the Leadership Academy; 2) the Chief completed the second part of the Hamilton

County EMA Disaster Drill which was part of the recent train disaster in Ohio; and 3) staff trained with horses at Green Acres to learn how to evacuate them in a fire.

Mayor McGraw reported that AED cabinets are installed at Livingston Lodge and Camp Dennison Park and work is continuing to install them in other areas.

Mayor McGraw reported that Colonel Schlie highlighted incidents where the new Flock cameras assisted in burglary arrest. Colonel Schlie is also working with Flock to put information about the cameras and their activity on the Village's website.

PLANNING COMMISSION REPORT: Council member Manning reported that the Planning Commission had not met since the last Council meeting; therefore, he had nothing to report.

CITY MANAGER'S REPORT: City Manager, Ms. Minneci reported the following in her Manager's Report:

- a. 4th of July – parade, festival and fireworks – Grand Marshal – Mrs. Virginia “Ginny” White
- b. July 31, 2023 – Special Council Meeting for Public Works/Water Works Facility Project discussion and Planning Commission Appeal Case no. 23-003 – 7:30 a.m.

Ms. Minneci reported that Mrs. Virginia “Ginny” White is very excited to be the Grand Marshal for the parade and she and her family will be riding on the antique fire truck.

There being no further business to come before Council, Mayor McGraw declared the meeting adjourned.

Respectfully submitted,

Donald C. McGraw, Mayor

ATTEST:

Paul C. Riordan, Clerk

**MINUTES OF SPECIAL MEETING
INDIAN HILL VILLAGE COUNCIL
July 31, 2023**

A special meeting of the Indian Hill Village Council was held on July 31, 2023 at 7:30 a.m. The meeting was held in the Council Chamber of the Village Administration building.

Officials present:

Mr.	Donald C. McGraw, Mayor
Mr.	Stephen H. Krehbiel, Vice-Mayor
Mr.	Andrew A. Byer, Council member
Mr.	Richard J. Hidy, Council member
Mrs.	Elizabeth C. Isphording, Council member
Mr.	Shayne O Manning, Council member
Mrs.	Monique A. Sewell, Council member
Ms.	Dina C. Minneci, City Manager
Mr.	Paul C. Riordan, Clerk/Comptroller
Mr.	Scott D. Phillips, City Solicitor
Mr.	Jon West, Assistant City Manager

Visitors present:

Mr.	David L. Ahlert	5000 Graves Road
Mr.	Paul McAlpine	20 Fallen Branch
Mr.	Rick Paolo	425 Walnut Street, Suite 2200, 45202
Mr.	John Paquette	387 Bishopsbridge, 45255
Ms.	Ariel Pusateri	3246 Hardisty Avenue, 45208
Mr.	Joe Rhodenbaugh,	8155 Indian Hill Road
Mr.	W. Jim Silver	5505 Graves Road

For the Planning Commission Appeal

PLEDGE OF ALLEGIANCE: Council opened the meeting with the Pledge of Allegiance.

SOLAR PANEL DISCUSSION: Ms. Minneci explained that it is time for Council to make a decision to move forward or discontinue the solar panel project so that time requirements are met. Ms. Minneci also explained that staff and Council have been working on the project for two and a half years and the work that staff has put in is exemplary. She said that the Village is operating under a limited notice to proceed contract with Kokosing.

Ms. Minneci directed Council's attention to a report titled, "Updated Solar Panel Discussion" which was included in the Council packet.

Ms. Minneci presented the following summary of the history of the project:

- The bid was received in September 2022 with 2 different versions of the quote. One quote was for \$2,194,185 including gravel under the panels and the second quote was \$1,904,185 with grass under the panels. The project selected was the one with the grass under the panels for \$1,904,185. The bid included 2,688 solar panels and other costs are shown in the column in the report under "Bid (9/22)" heading. The bid included solar usage of 72%; however, it was decided that the most that would be used is 60%. For the last 10 months, Village staff has been working diligently with Kokosing going back and forth to make sure that the Village can have the most efficient system for the water facility.

Also, they wanted to make certain that there would be no disruptions to the Village's water system. The latest price range is approximately \$2,142,715, which is only for the construction cost. The latest number includes panels that are the most environmentally safe. The new panels include a silicon base which puts us out of the running for US-made panels which would add 10% to the IRA rebate. During the evaluation, it was discovered that the Village has bad soils for solar panels. Instead of putting all of the solar panels up and having the first wind storm blow the panels over, racking on the panels had to be changed to a double racking, which was the first big change that took place. The switch gear that was originally proposed had to be changed out to an electronically controlled breaker which would keep the fuse from blowing every week. As indicted, the solar usage went down to 60% instead of 72% so that the system does not over produce electricity. There is an additional cost which has to be included on top of the construction cost as the project proceeds. Enerlogic has been the consultant used during the bid process and they would help the Village oversee the construction of the project. They would also assist the Village with applying for the IRA reduction. Their cost has been almost \$64,000. Staff would also like to put up security cameras, which would cost another \$10,000. Adding the SCADA system would cost about \$2,500. The total cost now for the solar panel project is approximately \$2,300,000. The Village has the ability to receive an Inflation Reduction Act rebate of 30% or \$668,000 reducing the total project cost to \$1,560,000. The number of solar panels reduced from 2,688 down to 1,824 as a result of reducing the solar usage to 60%. The number of inverters also decreased from 8 to 7. The estimated yearly savings would be \$84,000 to \$169,000. The return on investment is approximately 20 years. The cost includes union prevailing wage and tree removal. The lifespan of the panels is 30 years. The yearly maintenance expenses include a 1.5% annual increase included in both the cost estimate and the return on investment analysis. Both the project cost and the ROI analysis included monitoring equipment software license. The cost of inverters replacement in 15 years is included in the project cost and the ROI analysis.

Ms. Minneci directed Council's attention to page 21 in the report titled, *3.2 Cash Purchase* and reviewed the input to the assumptions and key financial metrics. She highlighted that the O&M / equipment replacement cost would increase at 1.5% a year and then in the 16th year it would jump significantly as a result of including \$365,000 to replace the 7 inverters. This also includes electric cost increasing at 3% per year which is considered conservative. The ROI is also based on a 5% discount rate. This means, in effect, that the Village could earn 5% on its \$2,000,000 investment; however, she pointed out that a year ago interest on investments were below 1%. In the 20th year is when the project return goes positive which shows \$28,000 for the year. At the end of 30 years, the total cash flow would be a positive \$1,421,612. The net present value is a negative \$180,000. The payoff would be much longer if the Village does not receive the 30% rebate. The Village meets the qualifications for the rebate currently as written. Our contractor has an apprentice program and a prevailing wage rate program so, yes, the Village meets the requirements. The process for obtaining the rebate has just been defined. The procedures have just been received by the Village and Village staff has not had the opportunity to review it. At a high level it was determined that the Village would have to file a tax return to obtain the rebate. Ms. Minneci believed that there was a pre-registration process that the Village could start as construction is under way. Ms. Minneci said that she is pretty sure that the rebate would not be received until a year after construction is complete. She said that she could not

100% guarantee that the Village would receive the rebate. Council member Hidy pointed out that the ROI reduces the .77 if the Village does not receive the rebate.

Ms. Minneci directed Council's attention to the summary of opportunities and concerns, which was included in the Council packet. She said that these have been under consideration for the last 2 ½ years. The biggest opportunity she explained is being environmentally conscious. It is more popular and it gets you away from relying on one electric resource. There will be energy savings. They could be more or less than shown in the projection and the Village would not really know until 2 to 3 years into the project. A number of cities in our area are installing or looking at installing solar panels so we are not the only ones considering their use. We would be setting an example as an industry leader. Fairfield is considering installing solar panels for their water system. Kathy Wade-Dorman, Ron Freson and Jason Adkins names are getting out there as knowledgeable in this area. The Village is in a strong financial standing in that it does have the \$2,000,000 to spend and it could pay cash which is the most preferred option. The Village could have worked out a five-year leasing program. Inflation Reduction Act rebate opportunity of 30% is a strong possibility to be received for this project. Mr. Adkins, Mr. Freson and Ms. Wade-Dorman worked diligently with the contractor to ensure the system works effectively with the Public Works/Water Works facility and ensures no interruption in water distribution systems. A significant amount of time and resources spent on this project began in November 2020. Expenses prior to any construction includes \$634,000 for panels which is 100% refundable if the project does not go forward. Cost of \$73,750 have been expended for consultants and \$116,000 for limited notice to proceed with Kokosing; which includes a transformer, have been spent to date. The total spent year-to-date is \$824,000 or excluding the solar panels, a total of \$190,000. The Village would own the \$69,000 transformer. The transformer cost is included in \$116,000 LNTP cost. We could also auction off the transformer if the project does not proceed. The solar panels would be sourced from South Korea.

Ms. Minneci reviewed the concerns. The project includes significant upfront costs (\$2,000,000) for an unprecedented Village project. Ms. Minneci explained that the Village has a lot of experience and knowledge and management of large projects such as watermain; however, the solar project has no precedent for the staff. Results are a big unknown.

- Since this is such a big project, which would be done all at once, the Village also considered starting smaller, for example, putting solar panels on park restroom roofs.
- ROI is estimated not until the 20th year. The savings are based on estimates – not absolutes and will not be known until the project comes to fruition.
- There could be a change in technology over time, for example, another energy source becomes more viable. However, the Village takes this as a risk in any project it has.
- Operation and maintenance estimates are included in the analysis but actual time and resources will not be known until a few years into the project.
- The current interest rates used in the estimate is 5% which is high and was included as a negative in prior analysis. It was included as an opportunity because the rates were so low at that time. The interest rate over the next 30 years will move up and down just as it always does so 5% cannot be guaranteed.
- Resources will not be available for other projects.

- The IRA rebate is not absolute. It has been defined but not analyzed. Changes can occur over time.

Mayor McGraw said that a decision has to be made and therefore he asked each Council member to ask any questions they may have of staff so that a decision could be made.

Council member Byer said that he would like to hear from staff more on resiliency. Staff explained that the electricity provided by the solar panels would replace 60% of the electricity from the utility company. If power was lost, the Water Works could operate solely on the generator and the panels would be offline. It would be another source of electricity but not in a power outage.

Council member Isphording asked that besides the IRA concern, are there any concerns about estimated expenses for the project. Ms. Minneci explained that the solar panels should last 30 years; however, they are subject to breakage. The big cost is the inverters in the 16th year. Ms. Minneci explained that the funds would come from the General Fund and would reduce the General Fund Reserves. One project that is under consideration is the Green Areas Reforest program and to put forth a plan to be more proactive with the green areas. They also have a new water tower being considered which will have to be put into play in the future. The understanding is that these are Water Works related; however, the General Fund could possibly help with the projects. These are just the initial projects off the top of her head.

Council member Sewell made the comment that the Water Works should be self-sustaining from a financial position. From a financial position, the funds are coming from the General Fund as a loan to the Water Works. Council member Sewell said that we do have a PFAS issue and we have a water tower project in the next three years. Those funds may also have to come from the General Fund and they total at least \$10,000,000. We do have reserves in the General Fund but we do not have \$12,000,000 to put into the Water Works. Council member Sewell said that they will not be able to raise the water works rate enough to pay the cost of a bond issue.

Council member Sewell also raised a question that has been under consideration for several years which is will the Village continue with a water works? She said that she does not believe that just having the funds available is a valid argument. The Water Works does not just serve the Indian Hill community but a broader community. There is no way that the water rate can be increased enough to cover the cost and the Village will have to carry this burden.

Council member Krehbiel asked if there was any negative impact on the community from a visual standpoint. Mr. Adkins replied that the panels would not be seen especially after the landscaping has been completed. Council member Krehbiel said that the Village would be a community leader by going forward with the project and the Village is not an industry. He said he believes that it would show leadership across the communities. Ms. Minneci said yes, there are other communities installing solar and we could be added to that list.

Council member Sewell explained that she talked to the officials at Indian Hill High School and they said that they did not install solar panels because of the cost.

Council member Hidy said that he appreciated all the hard work that went into this project; however, he did not have any questions.

Council member Manning said that everyone knew that this was not an economic decision. They want to have a renewable energy source and we have spent approximately 10% of the project already and the decision is do we want to spend the other 90%?

Mayor McGraw requested Council members to make a decision on moving forward with the solar panel project. Council member Byer said that the variable he is having the most trouble with is the IRA rebate amount has not been proven. He asked if there is any way the project can be delayed until we have seen some precedent. Ms. Minneci replied that project could be delayed but we would have to end our relationship with Kokosing. We would own the plans but we would basically have to start all over. Also, there are deadlines that have to be adhered to for the IRA rebate and those deadlines would have to be verified. She believed that starting all over would reduce the chances of receiving the rebate. Ms. Minneci does not know anyone that has received the rebate. Council member Byer said that he was borderline. Council member Isphording said that she would like to be a community leader but she thought the 30% rebate put the project at risk and that as much as she would like to, she does not think we should do it now. Council member Sewell said "no". Council member Hidy said his heart says "yes" but his mind says "no". Council member Manning felt the same way and said "no".

Council member Krehbiel voted "yes" to move forward. Mayor McGraw said he was going to vote "yes"

Council voted 5-2 to not move forward with the solar panel project.

Ms. Minneci said that the Village will consider smaller projects and it is already using solar panels on the new Flock cameras.

Mayor McGraw thanked Village staff for all of their excellent work on the solar panel project.

Mayor McGraw declared the Council meeting recessed until 8:30 a.m. when the second portion of the meeting would start.

PLANNING COMMISSION APPEAL – CASE NO. 23-003: Mayor McGraw reconvened the Special Council meeting at 8:30 a.m. Mayor McGraw reviewed the procedures for the hearing on the Planning Commission appeal – Case 23-003. He said that the appellate and the appellees each will make a presentation which should last no longer than 10 minutes. Anyone can make public comments which are requested to be no longer than 3 minutes. Do not speak out of turn and all comments and questions will be directed to the Council members. Please state your name and address for the record when it is your turn to speak. Mayor McGraw reminded everyone that each member of Council has received a complete packet with everything that has transpired with this case and the appeal. Council has read all of the comments and e-mails He requested that any comments be made for relatively new information. Mayor McGraw swore-in all those that were going to speak during the hearing. Mayor McGraw said that Council could ask questions of anyone including staff and the City Solicitor.

Council member Krehbiel recused himself from the hearing and moved to the audience.

Mayor McGraw opened the public hearing for Planning Commission case no. 23-003 appeal. The appellate, Mr. David L. Ahlert, 5000 Graves Road addressed Council. Mr. Ahlert explained that he was born in the house where he lives and his father actually built part of it. He said that he had redone the house substantially after he moved into the house. He said that he understood that by the letter of the law on each particular instance the boxes are checked, however, he challenged the holistic nature of it.

Mr. Ahlert directed Council's attention to the report which had previously been distributed to each Council member titled, *Build at 7740 Indian Hill Road; Violates Letter & Spirit of the Village of Indian Hill Zoning*. Mr. Ahlert went through and highlighted sections of this report for Council.

The appellee, Mr. Rick Paolo, 425 Walnut Street, Suite 2200 addressed Council. He was representing the contractor. He said that there was only one issue and that is – is this a lot of record? Mr. Ahlert has the burden to show this is not a lot of record. Mr. Jon West has done a lot of work which shows this is a lot of record. It was created in 1928 and the lot configuration has not changed since then. The Zoning Ordinance section 81 Lot of Record at the time of enactment of the Ordinance codified in 1948 subject to the lot being a lot of record at that time, then it is a valid existing lot of record and not subject to the Zoning Ordinance. That is also consistent with the laws of the State of Ohio and it is a legal non-conforming lot. Since the lot complies with the Zoning Ordinance, the Planning Commission does not have the authority to deny their request. He said that he believes that Mr. Ahlert's burden has failed and that he has provided no evidence and no testimony as to this not being a lot of record prior to 1928. With that, he said that he requests that Council affirm the decision of the Planning Commission. Adopt their findings and let this lot go forward as a non-conforming lot of record and allow the building to be built.

Mayor McGraw asked for public comments. Mr. Jim Silver, 5505 Graves Road addressed Council and spoke in support of the appellate. He said that this building was going too far and that there will definitely be drainage problems on this lot.

Mr. Ahlert asked why the building on the property in question was torn down without having any approved plans.

There being no further questions or comments, Mayor McGraw entertained a motion to end the public hearing. A motion by Council member Hidy, seconded by Council member Manning the public hearing was closed for deliberation by voice vote 6-0.

Mr. Jon West explained that the house which was originally on the property in question could be torn down because it was not going to be used for non-conforming use. You can not build a building on the lot that is a non-conforming use such as a retail property where as a single-family house is the only thing permitted. The property has always been used for single-family use; therefore, that statute does not apply. Each Council member expressed that they sympathize with the appellate; however, they had to follow the letter of the law.

Mayor McGraw said that unfortunately, for neighbors, there is nothing written in the code that neighbors have to agree with aesthetics and the niceties of the house proposed. He explained also that it is not the Planning Commission's responsibility to deal with water issues on the

properties. Mayor McGraw said that the Planning Commission has proven that you could have built a residence on the lot without a variance so they should be able to do that.

There being no further questions or comments, Mayor McGraw entertained a motion to affirm the Planning Commission decision. Council member Manning made a motion to uphold the Planning Commission decision. The motion was seconded by Council member Byer and was carried by roll call vote 6-0. Mayor McGraw declared the motion passed by roll call vote 6-0.

There being no further business to come before Council, Mayor McGraw declared the meeting adjourned.

Respectfully submitted,

Donald C. McGraw, Mayor

ATTEST:

Paul C. Riordan, Clerk



STRATEGIC PLANNING SESSION
COUNCIL MEETING
August 21, 2023
For discussion purposes only

1. Review overall future of the water distribution system
 - a. Location tours
 - b. Finalize water tower direction
 - c. Review PFAS options
2. Create five year capital plan for forestry management utilizing the Urban Forestry Study
3. Evaluate personnel and equipment needs associated with Village North development
4. Review ideas for a 2nd community-wide event
5. Reinstate Community Forum

Memo

To: All Council Members
From: Dina C. Minneci
CC: Paul Riordan & Scott Phillips
Date: 8/14/23
Re: Finance Committee Meeting

The Finance Committee met at 8:30 a.m. on August 14, 2023 in Council Chambers. Council members present were Mayor McGraw, Vice Mayor Krehbiel, Mrs. Sewell, and Mr. Hidy. Mrs. Minneci, Mr. Riordan, Mr. West, and Mr. Gully were the staff members in attendance.

1. Mr. Riordan provided the July Financial statements (***Financial Statements Attached***):
 - a. **Income Tax Receipts:** The Village received \$136,770 which is \$22,000 more than received in July 2022. Year to date cash receipts are 103.4% of budget. The Village decreased its tax rate from 0.525% to 0.475% to begin in 2023 with 2022 tax year filings.
 - b. **Operating Disbursements:** Operating expenditures equate to \$1,103,463 which is \$1,300 less than July 2022. This is due to the timing of payments.
 - c. **CIRF:** Disbursements totaled \$176,238. Payments are associated with culverts and landslides.
 - d. **Water Works Receipts:** Water usage receipts were \$387,767 which is approximately \$95,000 more than July 2022 receipts. Year to date cash receipts are 49.3% of budget.
 - e. **Water Works Disbursements:** Total operating disbursements are \$215,187 which is approximately \$70,000 less than July 2022. This is due to significant contractual services for well maintenance and a water tower analysis that were performed in July 2022.
 - f. **Water Works CIRF:** Disbursements totaled \$15,424. This is due to the purchase of vehicle attachments.
 - g. **Long Term Debt:** Interest payments are made in May and November, and the annual principal payment is made in November.
 - h. **Cash and Investments:** Total month end cash and investments were \$53,764,380 compared to \$54,641,128 in June 2023 and \$54,610,671 in July 2022.
 - i. **Rowe Funds:** The market value as of July 31st is \$4,582,584 which is a 1.5% increase since December 31, 2022. The total unrecognized gain is \$1,118,341. Total monthly operating receipts, including dividends/interest, were \$6,821 with monthly operating expenses totaling \$8,718 and investment sale gain of \$12,596.
 - j. **Green Areas Funds:** The total market value for investments and cash as of July 31st is \$4,755,953. The total unrecognized gain for investments and cash is \$2,940,962. Total monthly earnings equate to \$607 with monthly expenses totaling \$6,390.

2. Mrs. Minneci distributed a draft Strategic Planning Agenda for the August 21st Council meeting for review. The agenda will be refined and used as a starting point for Council discussion on what projects and concepts they would like to see incorporated into the 2024 and future budgets.

STATEMENT OF RECEIPTS AND DISBURSEMENTS

July 31, 2023

	1	2		3	4	5	6	7
	JULY			YEAR TO DATE		2023	% OF	REMAINING
	<u>2023</u>	<u>2022</u>	<u>SUMMARY OF RECEIPTS</u>	<u>2023</u>	<u>2022</u>	<u>BUDGET</u>	<u>BUDGET</u>	<u>BALANCE</u>
A.	\$136,770	\$114,504	Income Tax Receipts	\$14,729,212	\$19,804,137	\$14,250,000	103.4%	(\$479,212)
B.	26,823	25,189	Local Gov. State & County	164,339	158,321	270,000	60.9%	105,661
C.	0	50,000	Real Estate Tax	724,918	809,319	877,440	82.6%	152,522
D.	120,188	41,114	Interest	709,908	161,539	450,000	157.8%	(259,908)
E.	22,176	19,931	Alarm Fees	105,954	108,504	115,000	92.1%	9,046
F.	40,517	36,980	License & Gas Tax-Streets	265,653	255,944	451,400	58.9%	185,747
G.	23,878	48,551	Recreation	202,656	208,420	329,665	61.5%	127,009
H.	<u>57,305</u>	<u>25,421</u>	Other	<u>605,150</u>	<u>504,720</u>	<u>538,050</u>	<u>112.5%</u>	<u>(67,100)</u>
I.	427,657	361,689	TOTAL RECEIPTS	17,507,791	22,010,904	17,281,555	101.3%	(226,236)
			<u>SUMMARY OF DISBURSEMENTS</u>					
J.	163,453	196,298	General & Administration	1,360,181	1,261,192	2,414,046	56.3%	1,053,865
K.	8,118	26,915	Income Tax Refunds	78,183	72,097	500,000	15.6%	421,817
L.	22,749	20,379	Bldg & Grounds	210,200	186,980	395,350	53.2%	185,150
M.	372,212	305,974	Police Dept.	2,516,320	2,385,170	4,472,088	56.3%	1,955,769
N.	185,238	195,627	Fire Protection	1,279,598	1,228,412	2,319,900	55.2%	1,040,302
O.	0	0	Snow Removal	18,828	95,975	205,725	9.2%	186,897
P.	104,942	103,646	Waste/Recycling Collection	802,999	795,878	1,482,600	54.2%	679,601
Q.	77,834	70,447	Parks/Grand Valley	631,333	532,507	1,165,650	54.2%	534,317
R.	12,739	19,490	Camp Ross (Shoot Club)/Bridle/Jim B	124,207	118,032	220,101	56.4%	95,894
S.	21,577	27,663	Recreation	204,747	195,299	456,465	44.9%	251,718
T.	<u>134,601</u>	<u>137,696</u>	Street Maint.& Repair/State Hwy	<u>1,120,889</u>	<u>1,074,577</u>	<u>2,089,320</u>	<u>53.6%</u>	<u>968,431</u>
U.	1,103,463	1,104,134	TOTAL OPERATING DISBURSEMENTS	8,347,485	7,946,119	15,721,245	53.1%	7,373,761
V.	(675,806)	(742,446)	RECEIPTS OVER/(UNDER) DISBURSEMENTS	9,160,306	14,064,786	1,560,310		
W.	0	0	CIRF RECEIPTS	503,253	439,263	1,410,000		
X.	<u>176,238</u>	<u>74,430</u>	CIRF DISBURSEMENTS	<u>2,369,526</u>	<u>2,317,277</u>	<u>8,955,449</u>		
Y.	(\$852,043)	(\$816,875)	TOTAL OVERAGE/(SHORTFALL) WITH CIRF	\$7,294,034	\$12,186,771	(\$5,985,140)		

NOTES:

C-2: Real Estate July 2022 receipts are higher due to the timing of disbursement from the county

H-1: Other July 2023 receipts includes \$34,900 for sale of equipment

J-2: General & Administration July 2022 expenditures includes solicitor fees of \$44,600 (\$19,700 in 2023) and \$18,000 for budgeting software

M-1: Police July 2023 expenditures include \$57,000 for flock camera installation

R-2: Shooting Club July 2022 expenditures includes \$8,550 for walkway paving

S-2: Recreation July 2022 include \$16,000 for soccer expenditures (\$8,200 in 2023)

CAPITAL IMPROVEMENT & REPLACEMENT FUND

July 31, 2023

	<u>JULY</u> <u>2023</u>	<u>YEAR</u> <u>TO DATE</u>	<u>2023</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CIRF FUND BALANCE BEGINNING OF YEAR:		\$7,480,565		
Receipts:				
CIRF Receipts	0	503,253	\$1,410,000	\$906,747
Transfer In	<u>0</u>	<u>0</u>	3,500,000	3,500,000
TOTAL RECEIPTS	0	503,253	4,910,000	4,406,747
Disbursements: <u>Project Name</u>				
Contractual Services	1,078	67,915	108,625	40,710
Culvert Contingency	31,050 *	56,171	140,171	84,000
Culvert Replacement	72	701	565,000	564,299
Landslide Corrections	141,874 **	970,746	2,875,141	1,904,395
Landslide Contingency	0	17,482	212,200	194,718
Street Resurfacing Program	0	574	1,000,000	999,426
Real Estate Taxes	0	31,094	35,000	3,906
Technology (IT) Hardware	169	49,415	52,125	2,710
Major Waste Collection Equip	0	104,245	150,000	45,755
Major Park Equip	0	0	60,500	60,500
Major Street Repair Equipment	0	113,599	389,500	275,901
Patrol Vehicles	1,995	93,820	101,950	8,130
Land/Property - Grand Valley	0	0	17,500	17,500
Land/Property - General	0	759	330,000	329,241
Bridge Repair & Maintenance	0	217,590	392,738	175,148
Solar Panels	0	645,416	2,230,000	1,584,584
TOTAL DISBURSEMENTS	\$176,238	\$2,369,526	\$8,955,449	\$6,585,923
CIRF FUND BALANCE END OF MONTH:		<u><u>\$5,614,292</u></u>		

Notes: 2023 Budget includes carryover encumbrances of:

\$37,625	Contractual Services
\$40,171	Culvert Replacements
\$1,227,341	Landslide Corrections
\$7,125	Technology (IT) Hardware
\$275,000	Major Street Repair Equipment
\$242,738	Bridge Repair & Maintenance
\$2,230,000	Solar Panels
<u><u>\$4,059,999</u></u>	

*Muchmore Road Culvert

**Includes \$12,000 for Walten Creek, \$19,100 for S.Given Rd. pier wall, \$62,300 for Hopewell Rd. pier wall, \$25,600 for Redbirdhollow and \$22,900 for Given stream restorations

STATEMENT OF RECEIPTS AND DISBURSEMENTS

Water Works

July 31, 2023

	1	2		3	4	5	6	7
	JULY		WATER WORKS	YEAR TO DATE		YEAR - 2023	% OF	REMAINING
	2023	2022	<u>MAINTENANCE & OPERATION FUND RECEIPTS</u>	2023	2022	BUDGET	BUDGET	BALANCE
A.	\$387,767	\$293,141	Sale of Water	\$2,118,608	\$1,815,118	\$4,297,100	49.3%	\$2,178,492
B.	5,009	3,367	Madeira Maint. Sale of Water-Surcharge	132,409	118,170	\$238,900	55.4%	106,491
C.	4,248	4,095	Ham. County Maint. Sale of Water-Surcharge	18,649	18,540	\$31,500	59.2%	12,851
D.	169,405	119,562	Sewer Charges	1,550,294	1,455,098	2,835,500	54.7%	1,285,206
E.	0	13,019	Service Branches	69,607	42,599	75,000	92.8%	5,393
F.	9,628	1,292	Interest	56,411	10,576	25,000	225.6%	(31,411)
G.	15,744	1,926	Other	137,222	10,882	64,000	214.4%	(73,222)
H.	591,801	436,401	TOTAL RECEIPTS	4,083,201	3,470,982	7,567,000	54.0%	3,483,799
			<u>DISBURSEMENTS</u>					
I.	80,047	71,501	Salaries	580,347	526,614	1,059,100	54.8%	478,753
J.	17,000	74,461	Contractual Services	206,690	177,886	359,850	57.4%	153,160
K.	17,736	45,168	Supplies & Materials	207,512	195,936	388,300	53.4%	180,788
L.	25,960	22,497	Utilities & Sundries	147,813	134,894	275,500	53.7%	127,687
M.	3,877	6,098	Meters/Yokes/Boxes	111,950	50,033	110,000	101.8%	(1,950)
N.	49,600	45,095	Sewer Reimbursed	1,301,139	1,280,541	2,635,000	49.4%	1,333,861
O.	0	0	Madeira Maintenance Reimb.	142,571	130,535	255,000	55.9%	112,429
P.	20,967	19,524	Fringe Benefits	158,142	157,373	333,300	47.4%	175,158
Q.	0	0	Equipment	32,914	15,828	47,497	69.3%	14,583
R.	215,187	284,343	TOTAL OPERATING DISBURSEMENTS	2,889,080	2,669,641	5,463,547	52.9%	2,574,467
S.	376,614	152,058	RECEIPTS OVER/(UNDER) DISBURSEMENTS	1,194,121	801,341	2,103,453		
T.	\$9,615	\$29,290	WW CRF RECEIPTS	\$167,141	\$80,074	83,500		
U.	15,424	4,275	WW CRF DISBURSEMENTS	499,970	281,759	2,231,700		
V.	(5,809)	25,015	WW CRF RECEIPTS OVER/(UNDER) DISBURSEMENTS	(332,829)	(201,685)	(2,148,200)		
W.	<u>\$370,805</u>	<u>\$177,073</u>	TOTAL OVERAGE/(SHORTFALL) WITH CRF	<u>\$861,292</u>	<u>\$599,656</u>	<u>(\$44,747)</u>		

Notes:

G-1: Other July 2023 receipts include \$11,800 for sale of equipment

J-2: Contractual Services July 2022 expenditures include \$42,000 in well maintenance and \$17,850 for water tower structural engineer evaluation

K-2: Supplies & Materials July 2022 expenditures include \$5,700 for generator fuel and \$ 28,800 for salt and chemicals (\$10,200 in 2023)

WATER WORKS CAPITAL RESERVE FUND

July 31, 2023

	JULY 2023	YEAR TO DATE	2023 BUDGET	% OF BUDGET	REMAINING BALANCE
WATER WORKS CRF FUND BALANCE BEGINNING OF YEAR:		\$2,231,700			
Receipts:					
Bond Proceeds	0	0	\$0	0.0%	\$0
Interest	5,615	37,641	\$2,500	1505.6%	(\$35,141)
Capital Improvement Fees	4,000	129,500	81,000	159.9%	(\$48,500)
Reimbursements	0	0	0	0.0%	\$0
North Cincinnati Area Tap Fees	0	0	0	0.0%	\$0
Transfer In:	0	0	1,602,000	0.0%	\$1,602,000
TOTAL RECEIPTS:	9,615	167,141	1,685,500	9.9%	1,518,359
Disbursements:					
Project Name					
Meter Changeover	1,570	17,914	90,000	19.9%	72,086
2020 WW Bonds Princ. & Int. (2009 refunded)	0	7,586	249,450	3.0%	241,864
2021 Bonds Principal & Int	0	60,998	327,000	18.7%	266,003
Treatment Plant Improvements	0	160,600	0	0.0%	(160,600)
Water Main	0	0	1,250,000	0.0%	1,250,000
Water Main Engineering	0	0	0	0.0%	0
Trucks	13,854	252,872	275,750	91.7%	22,878
TOTAL DISBURSEMENTS	\$15,424	\$499,970	\$2,231,700	22.4%	\$1,731,730
WATER WORKS FUND BALANCE END OF MONTH:		\$1,898,871			

Notes: 2023 Budget includes carryover encumbrances of:

107,750 Replace two trucks, one utility bed and one lift gate

***2021 Bond Improvements July 2023 expenditures include \$417,700 for Given Rd. water main replacement from Shawnee Run Rd. to Camargo Rd.**

STATEMENT OF CASH AND INVESTMENTS AND FUND BALANCES

<u>CASH AND INVESTMENTS</u>			<u>FUND BALANCE</u>	
	July 31, 2023	June 30, 2023	July 31, 2023	June 30, 2023
Fifth Third Checking	\$108,057	\$442,873	GENERAL FUND	0
			INCOME TAX FUND	32,577,232
			SHOOT CLUB	265,414
			STATE HIGHWAY (SR 126)	198,045
			RECREATION FUND	140,362
Fifth Third Investments	12,118,001	12,763,299	BRIDLE TRAIL FUND	12,736
Star Ohio	15,793,508	15,722,667	STREET M & R	0
US Bank - Bartlett	21,447,971	21,426,144	Subtotal Operating Funds	33,193,789
			C.I.R.F.	5,614,292
			WATER WORKS FUND	3,061,250
			WATER WORKS C.R.F.	1,898,871
			WW HAMILTON CTY C.R.F	250,490
			WW 2021 LTGO BONDS	1,683,189
			CAMP JIM B	101,921
			AGENCY FUND	415,890
			GENERAL RETIREMENT FUND	1,190,333
			WW RETIREMENT FUND	186,291
			UNCLAIMED MONEY FUND	31,849
			RANGER FUND	222,014
			LOCAL FISCAL RECOVERY FUND	580,569
			MISCELLANEOUS FUNDS	54,398
Vanguard Investments	832,601	832,601	GREEN AREA ENDOWMENT FUND	832,601
			GREEN AREA MAINTENANCE FUND	193,728
			GREEN AREA LAND ACQUISITION	28,992
			GREEN AREA UNRESTRICTED FUND	759,671
			Subtotal Other Funds	17,106,349
Fifth Third Checking	54	42		
Fifth Third Savings	0	0		
Bartlett - Rowe Trust - Schwab	1,147,707	1,146,305		
Bahl & Gaynor - Rowe Trust	2,316,481	2,307,196		
Sub total Rowe Arboretum	3,464,242	3,453,544	Rowe Arboretum Fund	3,464,242
TOTAL ALL FUNDS	\$53,764,380	\$54,641,128		\$53,764,380
				\$54,641,128

Note: July 31, 2022 Total All Funds \$54,610,671 (Income Tax Fund was \$32,354,731)

BOND SUMMARY 2022

		Principal Balance 12/31/2022	BUDGET 2023	Paid in May	Due in November	Principal Balance 12/31/2023
2021 Water Works Bonds	Principal	4,890,000	(205,000)		(200,000)	4,685,000
Issue date March 2021	Interest		(121,995)	(60,998)	(60,998)	
\$5.58 million in 20 year GO Bonds	Total		(326,995)	(60,998)	(260,998)	
Interest rates 1.4% to 4.0%						
True Interest Cost (TIC) of New Bonds: 1.56%						
Final Payment due December 2040						
Paid from WW CRF 100%						

ROWE ARBORETUM FUND OF THE VILLAGE OF INDIAN HILL
STATEMENT OF ASSETS AND FUND BALANCE
July 31, 2023

ASSETS

Investment	Cost (Fund Balance)	Market Value	Change vs. Last Month	Net Return Month	Net Return YTD
Bahl & Gaynor	\$2,316,481	\$3,520,087	2.53%	2.65%	5.53%
Bartlett	\$1,147,707	\$1,062,442	0.29%	0.29%	2.04%
Savings - Fifth Third Bank	\$0	\$0	5.30% APY		
Checking - Fifth Third Bank	\$54	\$54			
Total Fund Balance & Assets (1)	\$3,464,242	\$4,582,584	2.00%		
Unrecognized Gain or (Loss)		\$1,118,341			
Accumulated Withdrawals YTD		\$15,650			

(1) Investment market value history

Date	Value	% chg from prior year end	S&P	CPI
12/31/2011	\$2,298,480	10.8%	2.1%	3.2%
12/31/2012	\$2,401,929	4.5%	16.0%	2.1%
12/31/2013	\$2,878,530	19.8%	32.4%	1.5%
12/31/2014	\$3,168,677	10.1%	13.7%	0.8%
12/31/2015	\$3,049,154	-3.8%	-0.7%	0.7%
12/31/2016	\$3,313,919	8.7%	9.5%	2.1%
12/31/2017	\$3,774,636	13.9%	19.4%	2.1%
12/31/2018	\$3,619,285	-4.1%	-6.2%	1.8%
12/31/2019	\$4,153,957	14.8%	28.9%	2.3%
12/31/2020	\$4,296,079	3.4%	16.3%	1.1%
12/31/2021	\$4,946,119	15.1%	26.9%	7.0%
12/31/2022	\$4,515,464	-8.7%	-19.4%	6.1%
6/30/2023	\$4,492,574	-0.5%	15.9%	1.7%

ROWE ARBORETUM FUND OF THE VILLAGE OF INDIAN HILL
INVESTMENTS AS OF JULY 31, 2023

ACCOUNT BALANCE - BEGINNING OF MONTH \$2,307,196.16

MONTHLY
EARNINGS

Stock Dividends	5,197.74
Cash Management Interest	41.26
Gain on Sales:	
Broadcom Inc (13 SHS)	5,385.62
Broadcom Inc (19 SHS)	9,981.57

Total Month Earnings 20,606.19

MONTHLY
DISBURSEMENT

Trustee / Agent fees	0.00
Transfer to Checking account	0.00
Transfer to Fifth Third Checking	8,550.00
Transfer to Schwab - Bartlett (Cash)	0.00
Loss on Sales:	
Truist Finl Corp (563 SHS)	2,771.40

Total Month Disbursements 11,321.40

ACCOUNT BALANCE - END OF MONTH \$2,316,480.95

STATEMENT OF RECEIPTS AND DISBURSEMENTS
Rowe Arboretum
July 31, 2023

	1	2		3	4	5	6	7
	JULY		Rowe Arboretum	YEAR TO DATE		YEAR - 2023	% OF 2023	REMAINING
	2023	2022	MAINTENANCE & OPERATION FUND	2023	2022	BUDGETED	BUDGETED	BALANCE
			<u>RECEIPTS</u>					
A.	\$5,198	\$5,931	Stock Dividends	\$53,626	\$52,016	\$80,000	67.0%	\$26,374
B.	\$0	\$0	Bond Interest	\$0	\$0	\$0	0%	0
C.	\$1,443	\$1,327	Interest Income	\$16,446	\$13,348	\$25,000	65.8%	8,554
D.	\$50	\$100	Rowe Memberships	\$2,850	\$3,515	\$4,000	71.3%	1,150
E.	\$130	\$215	Donations	\$12,150	\$14,085	\$2,000	607.5%	(10,150)
F.	\$0	\$0	Plant/Bulb Sales	\$3,617	\$2,678	\$4,000	90.4%	383
G.	\$0	\$0	Educational Class Fees	\$100	\$650	\$0	0%	(100)
H.	\$0	\$0	Sale of Equipment	\$0	\$0	\$0	0%	0
I.	\$0	\$0	Other & Miscellaneous	\$0	\$0	\$0	0%	0
J.	\$6,821	\$7,574	SUB TOTAL OPERATING RECEIPTS	\$88,789	\$86,292	\$115,000	77.2%	\$26,211
			<u>DISBURSEMENTS</u>					
K.	\$6,181	\$5,951	Salaries	\$43,271	\$41,681	\$81,200	53.3%	\$37,929
L.	\$338	\$9,313	Contractual Services	\$70,976	\$58,718	\$96,900	73.2%	25,924
M.	\$1,068	\$917	Supplies & Materials	\$13,928	\$13,901	\$18,650	74.7%	4,722
N.	\$177	\$175	Utilities & Sundries	\$1,994	\$1,883	\$5,250	38.0%	3,256
O.	\$954	\$918	Fringe Benefits	\$6,595	\$6,341	\$15,000	44.0%	8,405
P.	\$0	\$0	Equipment	\$20,208	\$14,267	\$20,500	98.6%	292
Q.	\$8,718	\$17,274	TOTAL OPERATING DISBURSEMENTS	\$156,971	\$136,791	\$237,500	66.1%	\$80,529
R.	(1,898)	(9,700)	Excess of Operating Receipts/(Disbursements)	(68,182)	(50,499)	(122,500)		54,318
S.	\$15,367	\$20,839	Gain on Sale of Investments	\$94,486	\$173,954	\$25,000	377.9%	
T.	\$2,771	\$2,203	Loss on Sale of Investments	\$36,034	\$5,674	\$25,000	144.1%	
U.	12,596	18,637	Net on Sale of Investments	58,452	168,280	0	0%	
V.	\$10,698	\$8,936	NET CHANGE IN FUND BALANCE	(\$9,730)	\$117,781	(\$122,500)		

Notes:

L-2: Contractual Services July 2022 expenditures includes \$8,900 for mulch installation

GREEN AREAS FUNDS OF THE VILLAGE OF INDIAN HILL
STATEMENT OF ASSETS AND FUND BALANCES
July 31, 2023

ASSETS

Fund	Investment	Cost (Fund Balance)	Market Value	Change vs. Last Month	Percentage of Total Mkt
Endowment	Vanguard (1)	\$832,601	\$3,773,563	3.56%	79.3%
Green Areas Maintenance	Star Ohio	\$193,728	\$193,728		4.1%
Green Areas Land Acquisition	Star Ohio	\$28,992	\$28,992		0.6%
Green Areas Unrestricted	Star Ohio	\$759,671	\$759,671		16.0%
Total Fund Balances & Assets		\$1,814,991	\$4,755,953		
Unrecognized Gain or (Loss)			\$2,940,962		

(1) Vanguard market value history

Date	Value	% chg from prior year end	S&P	CPI
12/31/2010	\$1,076,375	14.9%	15.1%	1.6%
12/31/2011	\$1,067,224	-0.9%	2.1%	3.2%
12/31/2012	\$1,214,657	13.8%	16.0%	2.1%
12/31/2013	\$1,582,394	30.3%	32.4%	1.5%
12/31/2014	\$1,755,247	10.9%	13.7%	0.8%
12/31/2015	\$1,727,794	-1.6%	-0.7%	0.7%
12/31/2016	\$1,907,087	10.4%	9.5%	2.1%
12/31/2017	\$2,267,706	18.9%	19.4%	2.1%
12/31/2018	\$2,110,783	-6.9%	-6.2%	1.8%
12/31/2019	\$2,707,296	28.3%	28.9%	2.3%
12/31/2020	\$3,217,382	18.8%	16.3%	1.1%
12/31/2021	\$3,990,816	24.0%	26.9%	7.0%
12/31/2022	\$3,161,798	-20.8%	-19.4%	6.1%
6/30/2023	\$3,643,753	15.2%	15.9%	1.7%

GREEN AREAS MAINTENANCE FUND OF THE VILLAGE OF INDIAN HILL
AS OF JULY 31, 2023

	<u>JULY 2023</u>	<u>YEAR TO DATE</u>	<u>2023 BUDGET</u>
FUND BALANCE - BEGINNING OF THE YEAR		\$197,059	
<u>RECEIPTS:</u>			
Stock Dividends (VanGuard)	\$0	\$26,440	\$48,000
Cash Management Fund Interest	\$607	\$3,864	\$400
Donations	\$0	\$0	\$100
	<u>\$607</u>	<u>\$30,304</u>	<u>\$48,500</u>
<u>DISBURSEMENTS:</u>			
Salaries	\$5,233	\$17,496	\$20,400
Advisory Fees	\$0	\$0	\$0
Professional Services	\$0	\$0	\$0
Misc. Contractual	\$350	\$6,443	\$20,000
Supplies & Materials	\$0	\$7,000	\$7,250
Stewardship Sub-Committee (projects, plantings, maint.)	\$0	\$0	\$0
Education Sub-Committee (articles, water study, inserts, etc.)	\$0	\$0	\$3,000
Bridle Trail Sub-Committee	\$0	\$0	\$0
Tree Planting	\$0	\$0	\$3,610
Honeysuckle Eradication	\$0	\$0	\$22,500
Fringe Benefits	\$806	\$2,697	\$3,200
	<u>\$6,390</u>	<u>\$33,635</u>	<u>\$79,960</u>
FUND BALANCE - CURRENT		<u><u>\$193,728</u></u>	

Memo

To: All Council Members
From: Dina C. Minneci
CC: Paul Riordan & Scott Phillips
Date: 8/10/23
Re: Law Committee Meeting

The Law Committee met on August 10, 2023 at 8:00 a.m. in Council Chambers. Council members included Mayor McGraw, Mrs. Sewell, Mrs. Isphording and Mr. Hidy. Mrs. Minneci, Mr. West, and Mr. Phillips (Frost Brown Todd) were the staff members in attendance.

1. Mr. West indicated the Planning Commission will consider a request to reclassify the zoning districts for the properties that were annexed in 2022 from Symmes and Columbia Townships. Per the Ohio Revised Code, all annexed properties automatically are reclassified as agricultural. The Planning Commission will recommend reclassifying the properties from Agricultural to District A (five acre minimum) and submit this recommendation to Council.
2. Mayor McGraw requested to convene into Executive Session for the purpose of discussing the March legal activity report that includes conducting a conference with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action and to consider the purchase of property for public purposes or the sale of property. Mr. Hidy seconded the motion, the motion passed, and the Committee convened into Executive Session. Mr. Hidy made a motion to come out of Executive Session with Mayor McGraw seconding the motion.

Memo

To: All Council Members
From: Dina C. Minneci
CC: Paul Riordan & Scott Phillips
Date: 8/15/23
Re: Buildings and Grounds Committee Meeting

The Buildings and Grounds Committee met at 8:00 a.m. on August 15, 2023 in Council Chambers. Mayor McGraw, Vice Mayor Krehbiel, Mrs. Sewell, Mr. Manning, and Mr. Byer were the Council members in attendance. Mrs. Minneci, Mr. West, Mr. Adkins, Mrs. Fink, Mr. Steuerwald and Mrs. Wade-Dorman were the staff members in attendance.

1. Mr. Adkins presented the Departmental Activity Report (**Report attached**). Staff performed routine maintenance on all facilities, repaired irrigation system at Phinney House, removed the picnic shelter at Radio Range Park, prepared for 4th of July, repaired irrigation systems, and removed hazardous trees on Bridgewater Lane and Reminton Road.
2. Mr. West provided updates on the Sharon Pollard Gill Memorial Overlook at Grand Valley, the John Bentley Tree Grove at Radio Range Park, green area donations and Rowe Arboretum.
3. Mr. West indicated the Village has been asked to assist the Indian Hill Historical Society (IHHS) to move a log cabin on Indian Hill Road that the owner wishes to demolish. IHHS wishes to have it placed adjacent to Buckingham Lodge. The Village has not received a formal proposal for this concept and would like more of an understanding of how the log cabin will be moved, what are the potential uses and future maintenance responsibilities.
4. Mrs. Wade-Dorman gave an update on the following projects (**Report attached**):
 - a. **Public Works Facility Roof Retrofit** – A preconstruction meeting was held with the contractor. Contractor is waiting on materials to schedule a start time.
 - b. **2023 Reforest the Hill Program** – The program received \$6,250 in donations from eight residents.
 - c. **Sycamore Creek Restoration & Habitat Enhancement** - The Village received EPA approval for the Request for Proposals and the Invitations to Bid was issued to the shortlisted contractors.
5. Mrs. Fink updated the Committee on fall registrations:
 - a. Baseball Academy - 27
 - b. Soccer Academy – 33
 - c. Recreational Soccer – 428
 - d. Recreational Volleyball – 137
 - e. Recreational Field Hockey – 28
 - f. Recreational Basketball – 80
 - g. Volunteer Coaches – 70
 - h. Summer Tennis Program – 25 participants over 3 weeks
6. Mr. Adkins provided an update on restoration work at Rheinstrom and Whitacre Parks. Staff will work to refresh the entrance of Rheinstrom Park while also removing honeysuckle along tree lines and near Graves Road. Mr. Adkins indicated that Rheinstrom has always been viewed as a nature park, but over the years, it has become an unofficial dog park for many.

7. Mr. Adkins highlighted cleanup work at Whitacre Park. However, staff must be cognizant of balancing the amount of clearing that is done as too much can lead to visitors walking on to green areas and bridle trails.
8. Mr. Steuerwald presented an update on the new archery program at the Indian Hill Shooting Club. In the 2020 Strategic Planning, the Advisory Committee felt the Club was being underutilized and looked at other activities that were prevalent, but also quiet. Eleven members of the Advisory Committee worked with Mr. Steuerwald to create an archery program that will develop in three phases: 1) eight shooting lanes; 2) a mezzanine, walking range area; and 3) an instructional program. The first phase will begin at the end of August and will take place on Monday evenings. The Club will provide only targets & supervision. It is expected that it will take 6-8 participants per month to break even on costs.
9. Mr. Mark Kuenning's three-year term on the Environmental Stewardship Committee expires on August 31, 2023. Staff recommended reappointing Mr. Kuenning to a three-year term beginning September 1, 2023. The Committee agreed to recommend to Council reappointing Mr. Kuenning to the Committee (***Resolution attached***).

**BUILDINGS & GROUNDS COMMITTEE MEETING
AUGUST 15, 2023
ACTIVITIES REPORT**

Buildings and Grounds

- Performed routine maintenance at all facilities
- Placed mulch at the Administration Building and Phinney House
- Cleaned gutters at Administration Building
- Repaired irrigation system at Phinney House
- Cleared honeysuckle at Shooting Range for new archery lanes

Green Areas Maintenance

- Continued watering trees for the Reforest the Hill program
- Rotary mowed Green Areas
- Removed hazardous trees at 8600 Bridgewater Lane and 8055 Remington Road

Park Maintenance

- Performed routine maintenance at all park facilities
- Prepared Stephan Park for Fourth of July festivities
- Cleared honeysuckle and removed hazardous trees at Radio Range Park
- Removed picnic shelter at Radio Range Park
- Installed AED signs at Camp Dennison Park and Livingston Lodge

Recreational Field Maintenance

- Performed routine field maintenance
- Repaired irrigation system at Camp Dennison Park and Kugler Mill Fields
- Set up Field Hockey field at Camp Dennison Park

Bridle Trails Maintenance

- Cleared fallen trees and performed honeysuckle eradication on C-Trails, M-Trails, and U-Trails

BUILDING & GROUNDS COMMITTEE MEETING

August 15, 2023

PROJECT MANAGEMENT REPORT

GRAND VALLEY

Attendance:	June 2023	July 2023
Total*	2263	2304
Daily Average**	65	62
Weekend Average***	207	201

*Denotes Actual Preserve Facility Users (card swipes)

**Denotes Each Day Monday thru Friday

***Denotes Both Saturday & Sunday Together

Sharon Pollard Gill Memorial Overlook: Evans has completed the installation of the landscaping and stone benches. The last remaining item is the engraved boulder in honor of Sharon Gill.

GREEN AREA GIFTS

- 5545 Drake Road – The donor has decided not to move forward with the gift at this time.
- 8625 Deep Run – 2.5977 Acre Green Area Gift.

JOHN BENTLEY TREE GROVE – RADIO RANGE PARK

The Village has received \$12,250 in donations for the planting of a tree grove at Radio Range Park in honor of John Bentley. Staff met on 6/5 to review the areas that need prepped for the fall planting.

ROWE ARBORETUM

Below is the May report:

- Arboretum Staff hosted two garden tours.
- Hosted Scout troop volunteers for invasive plant removal.
- Installed rehabbed concrete bench.
- Installed pine straw mulch.
- General maintenance was performed throughout the Arboretum.

LOCKWOOD LOG HOUSE c1865

The Village was contacted by a contractor for the new property owner at 7705 Indian Hill Road (SE corner of intersection with Miami) to ask if the log cabin could be razed due to having a IHHS marker on it. We put the IHHS in contact with the property owner as they have an interest in moving the log house to Buckingham Lodge/Bonnel House property. The IHHS has inquired about a financial contribution by the Village to move the log house.



PUBLIC WORKS FACILITY ROOF RETROFIT

A preconstruction meeting was held on July 18, 2023 with Wm. Kramer & Son, Inc. Materials have been ordered and once received the contractor can schedule their crews to start this work.

REFOREST THE HILL PROGRAM

Staff met with the contractor to finalize the honey suckle removal for 2023 featured area. To date, the Reforest the Hill program has received \$6,250 in donations from eight residents. These donations are in addition to the money received for the John Bentley Tree Grove listed above.

SYCAMORE CREEK RESTORATION & HABITAT ENHANCEMENT

The Village received approval for the final Request for Proposals (FRP) from Ohio EPA on July 25, 2023 and the Invitation to Bid was issued to the shortlisted contractors on August 1, 2023. Proposals are due August 25, 2023 at 4pm.

SOLAR PV SYSTEM

This project is currently on hold and will be re-evaluated next year.

RESOLUTION NO. -23

**A RESOLUTION APPROVING THE REAPPOINTMENT OF
MR. MARK KUENNING TO THE CITY OF THE VILLAGE
OF INDIAN HILL ENVIRONMENTAL STEWARDSHIP
COMMITTEE**

WHEREAS, Mr. Mark Kuenning has served on the City of the Village of Indian Hill Environmental Stewardship Committee since September 1, 2020 and his current term on the Committee expires on August 31, 2023; and

WHEREAS, Council wishes to affirm the reappointment of Mr. Kuenning to another three year term on the Board, commencing on September 1, 2023 and ending August 31, 2026.

**NOW, THEREFORE, BE IT RESOLVED BY THE
COUNCIL OF THE CITY OF THE VILLAGE OF
INDIAN HILL, STATE OF OHIO:**

That the reappointment of Mr. Kuenning to the City of the Village of Indian Hill Environmental Stewardship Committee be, and hereby is, affirmed by Council for a three-year term commencing on September 1, 2023 and ending August 31, 2026.

PASSED: August 21, 2023

Donald C. McGraw, Mayor

ATTEST:

Paul C. Riordan, Clerk

Memo

To: All Council Members
From: Dina C. Minneci
CC: Paul Riordan & Scott Phillips
Date: 8/15/23
Re: Public Works Committee Report

The Public Works Committee met at 7:30 a.m. on August 15, 2023 in the Council Chambers. Mayor McGraw, Vice Mayor Krehbiel, Mrs. Sewell, Mr. Manning, and Mr. Byer were the Council members in attendance. Mrs. Minneci, Mr. West, Mr. Adkins, and Mrs. Wade-Dorman were the staff members in attendance.

1. Mr. Adkins presented the Departmental Activity Report (***Report attached***). Staff trimmed honeysuckle and cleared trees from the right-of-way throughout the Village. The department also repaired blacktop failures and replaced a leveling pipe system between the lakes at Grand Valley.
2. Mrs. Wade-Dorman presented the Project Management Report (***Report attached***):
 - a. ***Street Resurfacing Program*** – Staff hosted a pre-construction meeting and scheduled work to begin in September. The program is starting later this year to allow for conclusion of a Sycamore Schools project where a significant amount of heavy construction vehicles are utilizing roads that are scheduled to be paved.
 - b. ***Given Road Evaluation/Maintenance*** – The consultant completed field survey/pier inspection evaluations. Areas have been noted where filler piers are needed in addition to concrete curb and gutter. The consultants are finalizing the construction drawings for this work.
 - c. ***Varnier Road Evaluation/Maintenance*** – The consultant has completed the survey and is evaluating a best fit alignment. Consultant is also identifying retaining wall needs and stream restoration options.
 - d. ***Sycamore Creek Restoration & Habitat Enhancement*** – The Village received EPA approval for the Request for Proposals and the Invitations to Bid was issued to the shortlisted contractors.
 - e. ***Hopewell Road Pier Wall/Culvert Maintenance*** – The contractor has completed the pier wall and culvert work and continues to clean up the area. The road will be open at the end of the month after a five-week closure.
 - f. ***Spooky Ridge Lane Culvert Replacement*** – The Village rebid this project due to a conflict with the contract documents from the last bidder. The rebid received four bids with KT Holden Construction providing the lowest and best bid at \$226,130. Staff is requesting company documents and references prior to finalizing the contract.
 - g. ***McCane Lane Bridge*** – A rebid will occur at the end of this month.
 - h. ***Indiana & Ohio Railway*** – The Ohio Rail Development Commission has authorized funding to install flashing lights and gates at the Camargo Road grade crossing. The Village does not know when the construction commences but has been told it will be completed by January 19, 2024.

PUBLIC WORKS COMMITTEE MEETING
AUGUST 15, 2023
ACTIVITIES REPORT

- Picked up brush, bags, limbs, and litter at various locations throughout the Village
- Cleared trees from the right-of-way on Cunningham Road, Given Road, Indian Hill Road, Keller Road, Kroger Farm Lane, Old Indian Hill Road, Pipewell Lane, Rockhill Lane, Shawnee Ridge Lane, Shawnee Run Road, Weil Road, and Whitegate Lane
- Trimmed honeysuckle with road mower on Beacon Hill Road, Drake Road, Indian Hill Road, Indian Ridge Road, Kugler Mill Road, Noel Lane, Shawnee Run Road, Tangleridge Lane, and Vorhees Drive
- Repaired blacktop failures on Indian Hill Road and Shooting Range driveway
- Received 1000 tons of road salt for upcoming snow season
- Replaced leveling pipe system between lakes at Grand Valley

**PUBLIC WORKS COMMITTEE MEETING
AUGUST 14, 2023
PROJECT MANAGEMENT REPORT**

Paving Program:

2023 Street Resurfacing Program – A preconstruction meeting was held with Barrett Paving and the pavement work is scheduled to begin in September.

Given Road Evaluation/Maintenance – Terracon has completed the field survey/pier inspections and evaluations. Four areas have been noted where filler piers are needed. Replacement concrete curb and gutter are also needed on the west side of the road. Terracon is finalizing construction drawings for the above work.

Varner Road Evaluation /Maintenance – Strand Associates has completed the survey of the road and began evaluating a best fit alignment for possible road widening. They are also working toward identifying impacts, retaining wall needs, potential costs, and stream restoration options.

Landslide Work:

Sycamore Creek Restoration & Habitat Enhancement – The Village received approval for the final Request for Proposals (FRP) from Ohio EPA on July 25, 2023 and the Invitation to Bid was issued to the shortlisted contractors on August 1, 2023. Proposals are due August 25, 2023 at 4pm.

Hopewell Road Pier Wall and Culvert Maintenance – JMT Smith Construction completed the pier wall and culvert work and is cleaning up the construction area in preparation of opening the road this week.

Culvert Work:

Spooky Ridge Lane Culvert Replacement - REBID – Because of a conflict within the contract documents and construction drawings, staff decided to reject all bids received on May 18, 2023, correct the contract documents/construction drawings and rebid this project. On July 25 & August 1, 2023 this project was re-advertised and on August 9, 2023, bids were received from four (4) qualified contractors. Attached are the bid results. KT Holden Construction Ltd.'s bid of \$226,130.50 is the apparent lowest bid. Because KT Holden Construction has not previously completed work for the Village, staff is requesting company documents and references prior to finalizing the contract documents.

Bridge Work:

Mc Cane Lane Bridge Replacement - REBID – Bid documents to rebid this project were completed by Choice One Engineering with two alternates. The first alternate allows for cast-in-place headwalls/wingwalls and the second alternate allows for a cast-in-place box culvert. This project was advertised for rebid on July 27 & August 3, 2023 with the bid opening scheduled for this Wednesday, August 16, 2023 at 10:00am.

Other:

Indiana & Ohio Railway (IORY) – Ohio Rail Development Commission (ORDC) has authorized funding for IORY to install flashing lights and gates at the Camargo Road grade crossing in the Village. The Village does not know when construction is scheduled to commence but, the grade crossing improvements should be completed by January 19, 2024.

**PUBLIC WORKS COMMITTEE MEETING
AUGUST 15, 2023**

Spooky Ridge Culvert Replacement Project - REBID

Bid Results:

Village Estimate with water main	\$208,315.00	
Ford Development Co.	\$240,044.00	
Sunesis Construction	\$279,168.50	
Rack & Ballauer Excavating	\$250,000.00	
KT Holden Construction	\$226,130.50	Apparent Lowest

Memo

To: All Council Members
From: Dina C. Minneci
CC: Paul Riordan & Scott Phillips
Date: 8/14/23
Re: Water Works Committee Meeting

The Water Works Committee met at 7:30 a.m. on August 14, 2023 in Council Chambers. Council members present were Mayor McGraw, Vice Mayor Krehbiel, Mrs. Sewell, Mr. Hidy, Mrs. Isphording, Mr. Manning, and Mr. Byer. Mrs. Minneci, Mr. West, Mr. Adkins, Mr. Ron Freson, Mr. David Yeager, Mr. Ryan Hermann, Ms. Emily Coleman, Mr. Paul Riordan and Mrs. Wade-Dorman were the staff members in attendance. Mr. Dick Krehbiel, resident, also was in attendance.

1. There were no questions related to the Departmental Activity and Project Management Reports (***Reports attached***).
2. Mr. Hermann and Ms. Coleman updated the Committee on the service line inspection program. Indian Hill Water Works received grant funding through H2Ohio to pursue a more active approach to identify and map sources of lead in the water distribution system. Ms. Coleman is a recent graduate of Miami University and was hired as a summer intern to collect and catalog lead/non-lead service lines.

Completion (as of August 15, 2023)

- 28.45% Completed
- 1,572 Customers Verified
 - Roughly 5,500 accounts
- Service Line Material
 - 85% Copper
 - 15% Other
 - 1 known lead service line (Customer)

The Lead and Copper Rule Revision was finalized by the EPA in 2021 with a compliance date of October 16, 2024. Notable goals include: searchable inventory of lead/non-lead, corrosion control, testing protocols and education.

3. The Committee reviewed additional sensitivity analyses related to the solar panel project. The project will be reevaluated next year when the Inflation Reduction Act direct pay distribution process is expected to commence.
4. Mr. Adkins and Mr. Freson presented additional information on the on-going discussions about the future of the 90+ year old water tower. Discussions centered on capacity needs, upgrades needed to current tower (e.g. liner, roof), other possible tower locations, aesthetics, and underground tank options.

Mr. Adkins and Mr. Freson also highlighted the EPA's continued efforts to finalize PFAS mandates that will require the Village to construct an additional facility to accommodate the regulations. With this, the Committee wishes to pursue the question of whether the Village continues to maintain its own water distribution system. This new focus will include the fact that a water tower and water main upgrades will still be needed whether the Village maintains its own water system or not. Other items to be considered include the change in how customer service calls are handled and the control over infrastructure. Staff will work to schedule tours of possible water tower locations and define next steps to review the future of the water distribution system.

**WATER WORKS COMMITTEE MEETING
AUGUST 14, 2023
ACTIVITIES REPORT**

Distribution System

- Repaired four water main breaks totaling 27 for the year
- Performed water main inspections
- Replaced fire hydrant at 7814 Euclid Avenue
- Repaired fire hydrants
- Installed two water service taps on Crabtree Lane
- Continued blacktop and dirt restorations

Plant Operations

- Responded to 594 customer service calls
- Attended PFAS study kickoff meeting with Fishbeck Engineering
- Performed monitoring well sampling and disinfection byproduct sampling for OEPA
- Began annual Lead and Copper Sampling for OEPA
- Chief Plant Operator, Ron Freson, attended a Source Water Protection meeting in Dayton

**WATER WORKS COMMITTEE MEETING
AUGUST 14, 2023
PROJECT MANAGEMENT REPORT**

Bond Improvements

Location 1: Given Road Water Main Replacement (Shawnee Run Road to Camargo Road) – The Village has been working with United Fire & Casualty (UFC) Company and their construction consultant to get bids from local contractors who will then complete the project.

Location 2: Given Road Water Main Replacement (Camargo Road to Spooky Hollow Road) – Howell Construction has completed the installation of over 7,700 linear feet of 12” water main and over 2,900 linear feet of 8” water main. The Given Road water main is completed and the Spooky Hollow Road water main from Given Road to the bottom of the hill has been installed and tested. Once the fire hydrants have been installed on this section of Spooky Hollow Road, the contractor will move to the intersection of Spooky Hollow Road and Loveland Madeira Road. Work in this intersection will begin 8/21/23 and take approximately 2 weeks, while the contractor ties the new main back into the existing main.

Location 3: Blome Road Water Main Replacement (Camargo Road to Kugler Mill Road and Blome Road Bridge to Cooper Road) – The bid for the Phase Two Water Distribution Improvements (Blome Rd) Project was reviewed and Evans Civilpro recommended award to Rack & Ballauer Excavating’s with a bid of \$2,149,250.00. A preconstruction meeting was held on July 24, 2023. Construction is scheduled to begin the week of 8/21/23 with saw cutting pavement starting at the north end of the Blome Road Bridge and moving north toward Cooper Road.

Miami Road Water Main Replacement Engineering - Evans CivilPro continues working on the design of this project.

Memo

To: All Council Members
From: Dina C. Minneci
CC: Paul Riordan & Scott Phillips
Date: 8/10/23
Re: Public Safety Committee Meeting

The Public Safety Committee met at 7:30 a.m. on August 10, 2023 in Council Chambers. Mayor McGraw, Mrs. Sewell, Mrs. Isphording and Mr. Hidy were the Council members in attendance. Mrs. Minneci, Mr. West, Colonel Schlie, and Chief Oughterson were the staff members in attendance.

1. Chief Oughterson reviewed the July Fire/EMS Report (**Report attached**). EMS runs were 116 for the month. Total runs for the year are 925 and compares to 940 this time last year.
2. The Chief highlighted two residential fires that occurred within twelve hours of each other in Sycamore Township. No injuries were reported.
3. Chief Oughterson presented a training update: 1) sports equipment removal training in preparation for the upcoming fall sports; and 2) reviewed the Rescue Task Force and Mass Casualty event protocols. The Chief said this is the first year the Fire District will be present at all football games for Indian Hill, Cincinnati Country Day, and Madeira schools.
4. The Chief highlighted that both Indian Hill Elementary and Indian Hill Primary schools have received temporary occupancy permits for the upcoming school year which begins on August 23, 2023. In addition, off duty firefighters collected funds to complete a fence for a fellow firefighter who has been off on medical leave.
5. Colonel Schlie presented the Rangers' June & July Report (**Report attached**). Activities include: 1) burglary; 2) criminal damaging and 3) dog cases.
6. Colonel Schlie distributed a packet of Flock camera success stories. The Committee reviewed a map of the cameras' current locations and discussed future locations. These additional cameras will be evaluated during the budget process.
7. Colonel Schlie highlighted that Detective Mike Lang received the Officer of the Year for Valor from the Ohio Tactical Officers Association for his heroic efforts during a SWAT incident last year.

July Activity Report

Madeira & Indian Hill Joint Fire District

By: Stephen C. Oughterson

Highlights and Fire / EMS Incidents



July finally saw some much-needed rain but also brought hot weather. Incidents for the month have slowed down for the first time in the last couple of years. Fireworks and festivals on the Independence Day weekend were all a success without major incident. We responded to Sycamore Twp. for two working fires in one twelve-hour period but we had no significant fire loss for the JFD.

We participated in the Interview Day at Scarlet Oaks Vocational School. Our Captains interviewed 15 candidates for part time firefighter / EMT positions. We offered positions to 5 of the best candidates and competed for their employment with other participating departments like Anderson and Miami Twp. Currently, we have accepted offers from three and are in the process of on-boarding.

On the evening of July 27th, Quint 65 and Car 6401 responded to Kugler Mill Rd. in Sycamore Twp. for a reported structure fire. Engine 92 arrived to find a fire that resulted from an attempt to get rid of hornets. The owner stated he used brake cleaner to spray on a nest to exterminate the hornets. His neighbor alerted him to the fire and he was able to escape easily without injury. The brake cleaner created a static charge and lit causing fire to extend up the side of the house and into the attic. Crews extinguished easily and no firefighters were injured. Quint 65 performed overhaul functions and were released. Engine 64 was also utilized for smoke in the building at Texas Roadhouse with an engine.

Within 12 hours of the fire on Kugler Mill, Car 6401 responded with the IMAT for a structure fire on Fifth



Avenue in High Point in Sycamore Twp. Fire was heavily involved in the small one-story residence upon arrival of Engine 93. Crews from Deerfield, Sharonville, Evendale and Blue Ash assisted with the extinguishment. The fire was reported to have started because of an unattended candle, though the investigation is ongoing. No injuries were reported in this incident.

Training: MIHJFD crews concentrated on EMS training for July to include Sport Equipment Removal training in preparation for football and lacrosse seasons upcoming in the fall. Beacon Orthopedics and Madeira High School Trainers assisted with this training for all our crews. Also, in preparation for school opening, we reviewed Rescue Task Force and Mass Casualty events. The review will prepare our crews for practical training set for the first week in August with Madeira Police at Madeira High School. Other training topics for the month included the following:

1. Captain Caceres, FF/ Medic Joe Placke and Chief Oughterson participated in USAR Trench Training at Cincinnati Water Works near Lunkin Airport. Crews worked in a live trench. They completed three stations in the all-day quarterly training.
2. Captain Caceres participated in a seminar on Emergency Sports medicine hosted by the University of Cincinnati.
3. FF / Medic Alex Stubbs completed all the requirements to become a quint operator for the JFD.
4. FF / Medic Ryan Smith continues to make progress to become a fire apparatus operator.
5. Other topics covered by Unit Day training included area familiarization, cardiac arrest, mask-up procedures, fire department connections, forcible entry, and aerial positioning.



Hydrants:

Annual inspections of hydrants are underway. July was spent getting operational and administrative logistics organized to make this hydrant inspection season run efficiently. The way that data is captured and entered has been re-vamped. This season is the first use of the new system. The inspectors have been supplied with hydrant routes that keep them in on geographical area, usually near their home station. Their job is to inspect the hydrant and then record any data collected on their route sheet. There is still much work to be done operationally with the hydrant program. Specifically, by the end of the year, Lt. McCarthy plans to have a formalized process for flushing and flow testing of GCWW and private hydrants.

We also will have a plan and process for checking on wet GCWW hydrants when freezing temperatures are present. Mark Feldmann and Brian Dapper are part of the hydrant team, Mark for data and Brian for maintenance. FF / Medic Stubbs continues to make progress on the Long Lay program. Within the last week, we received new data from Ryan Herman, the GIS analyst for Indian Hill. This data has given us an up-to-date starting point for putting together a list for HCCC (CAD), updating our map books, and fire drop sign installation.

Fire Prevention: Summer events are in full swing, including the Farmer's Market which occurs every Thursday. Crews fill water barriers to assist with safety and make a stop to show the truck and equipment when available.

We inspected the fireworks shows for three events for Independence Day at Kenwood CC, City of Madeira, and Indian Hill. There were no incidents recorded for smaller shows that were occurring within the district. One minor burn injury was treated at Indian Hill on July 4th. A juvenile had a minor burn that was treated by paramedics at the fire station.

Firefighters sold corn / water on July 3rd in Madeira and gave away hot dogs for July 4th in Indian Hill. We didn't charge for the hot dogs and accepted donations as an experiment, and it worked out in our favor. Indian Hill Church donated money for supplies for the Indian Hill event. Thank You Paster Stephan Caine.

19	Commercial Fire Inspections
2	Knox Box Installations - residential
6	Tent Permit / Safety
1	Underground Storage Tank
6	Commercial Plan Reviews
8	Car Seat Inspection / Install
4	Address Signs
3	Station Tours (10 people)
4	Public Education Events
3	Fireworks Inspection

Apparatus Maintenance:

Engine 64 continues to have a serious air leak. The unit remains in service due to redundancy in the air system. There are two air tanks and an isolation valve that holds enough air so as not to delay a response. However, even at idle, the truck can't hold air in the front tank. Capt. Linne has spent hours with technicians attempting to locate the air leak that plagues the front air tank. The deduction is that the leak is coming from the tank itself, but the problem is the location of the tank. The tank is in a position that requires a lift and man-hours to confirm our suspicion that the tank has corroded and is leaking. Capt. Linne used spray bottles of soapy water and even smoke bombs to locate the leak.

Quint 65

- Oil leak at power steering pump – scheduled service with Atlantic, estimated 2-3 hours labor.
- Needs two pump panel lights and one warning light on outrigger, Willing handling.

Engine 64

- Mobile service for follow-up work for items not resolved and installed solenoid for air horns
-
- Part ordered for leaking exhaust elbow, will be replaced in-house.
- Two discharge gauges installed in-house.
- New Check Engine light with warning alarm, code reset and will monitor.

Medic 65

- Cosmetic damage due to scrape against fire hydrant



Personnel:

Off-duty firefighters have just about completed the fence project for FF / Medic Feldmann. The funds for the project were collected by the bargaining unit members and from two donations from our Board of Trustees. I believe the guys had a good time building the fence and even got some of the kids involved. Mark is extremely grateful for all the out-pouring of support from the men and women of the JFD.



Station Maintenance: Much needed rain has helped keep the grass green. Crews repaired Station 65 ground fault for fire alarm, replaced furnace filters and repaired EMS closet door.

Projects: We continue to work on several projects regarding apparatus and personnel deployment:

- **AED Project:** All of the signs were completed and given to Indian Hill Public Works to install.
- **New Engine:** The new engine is nearing completion and travel arrangements were secured for the inspection trip. Five members will be traveling to Ocala for three days to complete the final inspection.

The trip is scheduled for Aug. 24-25.



JULY RUN DATA

Total Incidents		Non-EMS Incidents	EMS Incidents
161		64	97

All Incidents 📄 ↗

Incident Type	# of unique IncidentID			
	Indian Hill	Madeira	Out Of District	Grand Total
Alarm system activation, no fire - unintentional	7	1		8
Alarm system sounded due to malfunction	1			1
Arcing, shorted electrical equipment		2		2
Building fire			3	3
CO detector activation due to malfunction	1	1		2
Carbon monoxide incident		1		1
Cooking fire, confined to container		2		2
Detector activation, no fire - unintentional	2			2
Dumpster or other outside trash receptacle fire			1	1
EMS - Canceled en Route		2	1	3
EMS call, excluding vehicle accident with injury	22	64	8	94
Fire - Canceled en Route	3	3	5	11
Gas leak (natural gas or LPG)	1	2		3
Motor vehicle accident with injuries	1	1	1	3
Motor vehicle accident with no injuries.	1			1
Natural vegetation fire, other			1	1
Oil or other combustible liquid spill	1			1
Power line down	4	2		6
Search for person in water			2	2
Severe weather or natural disaster standby	2			2
Smoke detector activation due to malfunction	2	1		3
Smoke detector activation, no fire - unintentional	5	1		6
Smoke or odor removal	1			1
Smoke scare, odor of smoke			1	1
Unintentional transmission of alarm, other	1			1
Grand Total	55	83	23	161

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YEAR-TO-DATE EMS RUN DATA

EMS RUNS	JAN	FEB	MAR	APR	MAY	JUNE	TOTAL	
MEDIC 64	40	30	53	43	43	40	249	2022
MEDIC 65	114	82	110	81	91	86	564	535
MADEIRA	116	74	112	82	90	86	560	1169
INDIAN HILL	34	34	41	37	39	34	219	1237
MUTUAL AID Given	4	3	6	5	6	6	30	379
MUTUAL AID Recvd	4	3	1	3	1	4	16	107
MONTHLY TOTAL	154	111	159	124	135	126	809	57
YEAR TO DATE	154	265	424	548	683	809		1723
	135	117	119	115	158	135		
	135	252	371	486	644	779		

NURSING HOMES	JAN	FEB	MAR	APR	MAY	JUNE	JULY	TOTAL
5970 Kenwood	9	6	14	7	6	9	7	58
7885 Camargo	31	28	19	15	22	17	10	142
7650 Camargo	21	9	20	11	14	12	20	107
MTHLY TOTAL	61	43	53	33	42	38	37	307
YEAR TO DATE	61	104	157	190	232	270	307	

EMS Mutual Aid	Given	Received
Anderson		
Blue Ash		
Deer Park - Silverton	4	
Little Miami		
Loveland - Symmes		1
Mariemont		
Milford		
Montgomery		
Norwood		
Sycamore	6	
Reading	1	

Summer 2023

Indian Hill Rangers
Safety Committee Meeting
Case Summary
June 8, 2023 ~ August 8, 2023

<u>Type of Case</u>	<u>Number of Cases</u>
Natural Death	1
ID Theft/Cyber Fraud Non-Jurisdictional	2
Criminal Damage	3
Domestic Dispute	1
OVI	2
Juvenile	1
Wanted Person (IHPD)	2
Fires/Non-Arson	1
Lost/Recovered Property	1
All Other Criminal	2
Burglary	4
Dog Case	2
Motor Vehicle Theft	1
Theft	2
Theft from Auto	3
General Information	11
Trespass	1

**PLANNING COMMISSION
MEETING ACTIONS
August 16, 2023**

- A request for variance approval to reduce the non-conforming north side yard setback for the installation of rigid foam insulation and board and baton siding was not approved. The subject property is located at 4420 Miami Road.
- A request for Zoning District Reclassification for Village owned land that was annexed into the Village from Symmes and Columbia Townships along SR 126 (Glendale-Milford Road) between Shawnee Run Road and Fletcher Road was approved. The Reclassification changes the zoning district from Agricultural to District A (5 acre minimum).