

Minutes

August 27, 2024

1. Opening of Meeting

Ms Ulrich called the meeting to order at 6:10pm
All trustees and the fiscal officer were present.

2. Executive Session 6PM

Mr Weckbach recommended the board of trustees convene into executive session in accordance with ORC section 121.22 (G)(1) to discuss the appointment and compensation of public employees and also in accordance with ORC section 121.22 (G)(3) to discuss pending or imminent litigation.

Motion Mr Unger, Seconded Mr Wahlert

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Executive session convened at 6:11pm.

Ms Ulrich called the meeting back to order at 7:00pm

All trustees and the fiscal officer were present.

Mr Weckbach had nothing to report from executive session.

3. Pledge of Allegiance 7PM

All recited the Pledge of Allegiance

4. Meditation (Moment of Silence)

5. Approval of Minutes

Mr Baker recommended a motion for the approval of the minutes from the special meeting of the board of trustees from 8-12-24.

Motion Mr Unger, Seconded Ms Ulrich

All voted Yes. Minutes approved.

Mr Baker recommended a motion for the approval of the minutes from the special meeting of the board of trustees from 8-13-24.

Motion Mr Unger, Seconded Ms Ulrich

All voted Yes. Minutes approved.

Mr Baker recommended a motion for the approval of the minutes from the regular meeting of the board of trustees from 8-13-24.

Motion Mr Unger, Seconded Ms Ulrich

All voted Yes. Minutes approved.



6. Public Hearings

- a. Public Hearing on Case CZC 24-8: Text Amendment to all Articles of the Colerain Township Zoning Resolution and attached addendums of the updated zoning map and fee schedule

Mr Miller recommended opening the public hearing.

Rationale: Over the past year, staff has worked with KZF and ZoneCo to fully review and revise all articles of the Colerain Township Zoning Resolution to align zoning with the goals of the Imagine Colerain Comprehensive Plan, which is available for review here:

<https://www.colerain.org/DocumentCenter/View/3621/Current-Comprehensive-Plan-ImagineColerain?bidId=>.

This resolution update has been slowly reviewed, article by article, by the Zoning Commission over the past several months. The Board of Trustees are expected to have a vote on this resolution at the September meeting.

The full updated resolution can be reviewed online

here: <https://www.colerain.org/DocumentCenter/View/4781/Proposed-Zoning-Resolution>.

Motion to open public hearing Mr Unger, Seconded Mr Wahlert

All voted Yes. Public hearing opened.

Mr Byrnes swore in all those who wished to testify.

Carrie Davis - It was disturbing to see the new maps. You have spent tens of thousands on placemaking. You have an atrocious record on your zoning record. You're destroying the neighborhoods. She spoke about the leverage the board has on the new car wash. She said Mr Sollmann told her the board decided to ignore her. She spoke about the Blue Way trails. She spoke about the property for sale on East Miami River Rd.

John Hendry - He spoke about changes to the document.

Motion to close public hearing Mr Unger, Seconded Mr Wahlert

All voted Yes. Public hearing closed.

7. Presentations

- a. Presentation of 2023 Audit by Assistant Administrator McElravy

Assistant Administrator McElravy provided a report on the 2023 Audit. The full report can be found

here: https://audits2.ohioauditor.gov/Reports/AuditReports/2024/Colerain_Township_23_Hamilton_FINAL.pdf.

8. Citizens Address

COLERAIN

TOWNSHIP - OHIO

Thomas Bryant - He apologized to the board and officer Boyd as well as the rest of the PD for recent issues on Myles and Wenning. He said he didn't realize how slow the law is regarding these properties. He thanked Mr Unger for taking all of his emails and responding to them.

Carrie Davis - She said Dan gave her a tongue lashing for giving misinformation. She said she would like an apology. She said our flyer really sucks. She said we're shuttering the doors and selling everything cheap. She spoke about the council of neighborhoods.

9. **Administrative Reports**

Mr Weckbach - He spoke about the life of Doug Eikens. He showed the agenda link and the fact it does clearly show all of the executive session information. He spoke about the speed tables on Sovereign. He spoke about grants for the fire stations, saying there weren't any.

10. **Trustees' Report**

Mr Unger - He talked about the memorial service for Doug Eikens. He mentioned the earlier speaker's comment about a township fire sale saying it's not the case at all. He thanked Mr Bryant for his comments.

Ms Ulrich - She gave Debbie Potzner a pat on the back for the Dog & Cat event. She spoke about the sidewalks on Banning coming together and looking good. She spoke about the properties being turned over to the CIC.

Mr Wahlert - He spoke about Officer Eikens. He said he was loved in Colerain as well as North College Hill. He spoke about the fire stations being moved to the CIC. He said it is not a fire sale. He mentioned we've turned down offers because they didn't meet expectations.

11. **New Business**

Public Safety

a. **Resolution Declaring Nuisance and Ordering Abatement**

Chief Cordie recommended ADOPTION of Resolution #91-24.

Rationale: This resolution allows for the removal of uncontrolled vegetation and/or refuse at the following properties:

2498 Bluelark Dr. 510-0063-0226-00

2766 Houston Rd. 510-0023-0033-00

2961 Libra Ln. 510-0054-0007-00

10242 Springknob Ct 510-0042-0204-00

5391 Stonetrace Dr. 510-0280-0088-00

All properties that are abated by the Township will have their property taxes assessed in order to reimburse the Township for the abatement services. This resolution and the Township's abatement process comport with the Ohio Revised Code for nuisance violations.

Motion Mr Unger, Seconded Mr Wahlert

no discussion

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

COLERAIN

TOWNSHIP - OHIO

Resolution passed.

b. Resolution Declaring a Junk Motor Vehicle - 2272 Miles Rd. - 1 of 4

Chief Cordie recommended ADOPTION of Resolution #92-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2272 Miles Rd. Cincinnati, OH 45231 1. (OHIO), FTM6764, 1995, Red, GMC, Sonoma 2. (NO TAG). 1985, Black/Brown, Chevrolet, S10 3. (NO TAG), 1985, Red, Chevrolet, S10.

Motion Mr Unger, Seconded Mr Wahlert

no discussion

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

c. Resolution Declaring a Junk Motor Vehicle - 2520 Springdale Rd. - 2 of 4

Chief Cordie recommended ADOPTION of Resolution #93-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2520 Springdale Rd. Cincinnati, OH 45251 1. (OHIO), 4338EK, 1977, Tan, Sea Ray, Hull.

Motion Mr Unger, Seconded Mr Wahlert

no discussion

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

d. Resolution Declaring a Junk Motor Vehicle - 2733 Roosevelt Ave. - 3 of 4

Chief Cordie recommended ADOPTION of Resolution #94-24.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2733 Roosevelt Ave. Cincinnati, OH 45231 1. (OH), JSE2935, 2013, Gray, Chevrolet, Cruze.

Motion Mr Unger, Seconded Mr Wahlert

no discussion

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

e. Resolution Declaring a Junk Motor Vehicle - 10170 Snowflake Ln. - 4 of 4

Chief Cordie recommended ADOPTION of Resolution #95-24. Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

10170 Snowflake Ln. Cincinnati, OH 45251 1. (NO TAG), 1998, White, Cadillac, DeVille 2. (NO TAG), 2000, Silver, Cadillac, DeVille.

Motion Mr Unger, Seconded Mr Wahlert

no discussion

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed

Public Services

- a. Motion Authorizing the Township Administrator to Execute a Right of Way Consulting Agreement with OR Colan for the Poole Road Sidewalk Project PID#119068.

COLERAIN

TOWNSHIP - OHIO

Ms Mays recommended ADOPTION of the Motion.

Rationale: It is necessary for the Township Administrator to execute a Right of Way consultant agreement with OR Colan for the Poole Road Sidewalk project PID#119068. The scope of this project, in partnership with the Ohio Department of Transportation and Hamilton County, involves temporary right of way acquisition to complete the installment of sidewalks along Poole Road from the corner of Colerain Avenue and Cheviot Road. This agreement will not exceed \$34,250 and has been identified in the 2024 Capital Improvement Plan.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - Will this consultant formally notify the neighbors?

Ms Mays - The project is on just the south side of Poole Rd.

All voted Yes. Motion approved.

Development

- a. Resolution to APPROVE/DENY Case CZC - 24-6 Major Amendment to FDP for 8640 Colerain Avenue

Staff seeks direction on this issue. Rationale: The Board of Trustees held a public hearing on this issue at the August 13th, 2024 meeting. The Colerain Township Zoning Commission recommended approval of the proposed Major Amendment to a Final Development Plan at 8640 Colerain Avenue which was presented at a public hearing to the Colerain Township Zoning Commission on July 16, 2024 as case CZC-24-6.

Motion to approve Resolution #96-24 Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - There are quite a few documents attached, one of which the 8-5-24 where it calls for modifications, including landscaping and moving the dumpster east 25 feet. Can you comment on the traffic flow?

Mr Miller - All of the conditions the zoning commission requested, those were amended by the applicant and that's what's before you tonight.

Ms Ulrich - The parking lot behind this, that is staying correct?

Mr Miller - That is correct.

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

- b. Resolution Authorizing the Transfer of Real Property Located in Colerain Township and Owned By Colerain Township Identified as Parcel No. 510-0160-0028-00 and 510-0160-0029-00 (11482 Colerain Rd - Colerain Township Station 102) to the Colerain Township, Hamilton County CIC, Inc.

Mr Weckbach recommended ADOPTION of Resolution #97-24.

Rationale: Approval of this resolution will allow the CIC to market and sell the existing fire station 102. Any sale would be contingent on and not take effect until the building is vacated for the newly constructed site.



Motion Mr Wahlert, Seconded Mr Unger

Discussion:

Mr Unger - The purpose of this is when it's time to move out of there we have a plan in place that the building will be put back on the tax roll and put to some good use.

Mr Wahlert - It's not going to be an immediate transition. There's going to be some overlap.

Mr Weckbach - I would suggest, should this motion pass that, while we're still waiting for the CIC, if folks are interested in the property that they would send along proposals to us.

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

Resolution Authorizing the Transfer of Real Property Located in Colerain Township and Owned By Colerain Township Identified as Parcel No. 510-0090-0125-00, 510-0090-0057-00, 510-0090-0257-00, and 510-0090-0256-00 (3360 W Galbraith Rd - Colerain Township Station 26) to the Colerain Township, Hamilton County CIC, Inc.

Mr Weckbach recommended ADOPTION of Resolution #98-24.

Rationale: Approval of this resolution will allow the CIC to market and sell the existing fire station 26. Any sale would be contingent on and not take effect until the building is vacated for the newly constructed site.

Motion Mr Wahlert, Seconded Ms Ulrich

no discussion

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes

Resolution passed.

Administration

a. Motion Authorizing the Administrator to Enter into an Employment Agreement- Tiphonie Mays
Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The current employment agreement for Assistant Administrator Mays is set to expire on December 31, 2024. This updated agreement will retain Ms. Mays as the Assistant Administrator for the Township for an additional two-year term.

Motion Mr Wahlert, Seconded Mr Unger

Discussion:

Mr Unger - In an organization this size with the budget we have, it's important to have somebody in place if something was to happen.

Mr Wahlert - I think that we're really blessed with a fantastic team. Ms Mays and Mr McElravy really compliment each other's skills.

Ms Ulrich - When we interviewed with Ms Mays and got her resume', it was wow. It was our best decision to hire her and Mr McElravy.

All voted Yes. Motion approved.

b. Motion Authorizing the Administrator to Enter into an Employment Agreement- Jeff McElravy
Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The current employment agreement for Assistant Administrator McElravy is set to expire on December 31, 2024. This updated agreement will retain Mr. McElravy as the Assistant Administrator for

COLERAIN

TOWNSHIP - OHIO

the Township for an additional two-year term.
Motion Mr Wahlert, Seconded Ms Ulrich
No discussion:
All voted Yes. Motion approved.

12. **Old Business**

13. **Consent Items**

No consent items

14. **Fiscal Office Report**

no report

15. **Executive Session – if needed**

not needed

16. **Adjournment**

Motion to adjourn Mr Wahlert, Seconded Mr Unger

All voted Yes.

Meeting adjourned at 8:06pm



Fiscal Officer



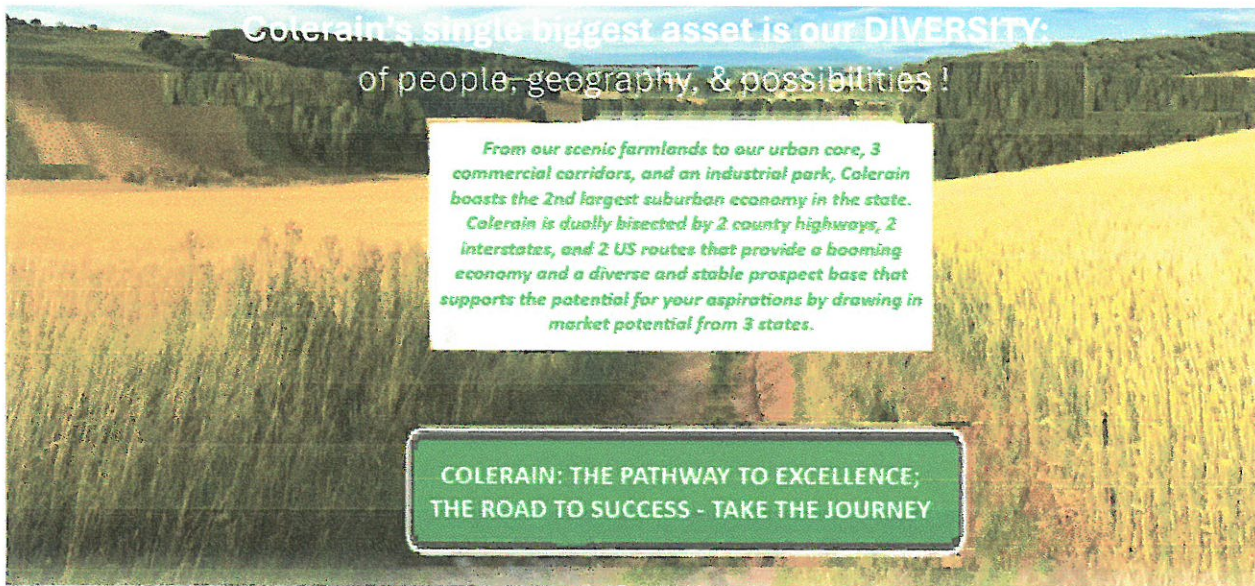
Trustee



Trustee



Trustee



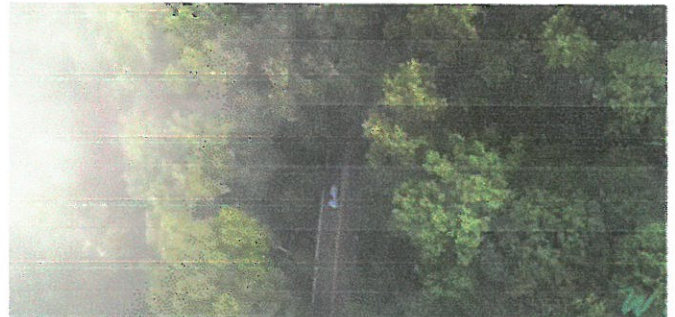
Our second biggest asset is location.



Colerain is the primary retail & commercial hub of the Northwest Corridor sitting just 2 miles from downtown Cincinnati and serving those well beyond our borders, Colerain possesses the infrastructure & experience to support your needs. Colerain's importance in the region is marked by our road systems that connect us to numerous other "feeder" communities that rely on Colerain for their retail, entertainment, and commercial needs.

Our third biggest asset is our resources.

Our most valuable resource is our local labor force - and their buying power. With a community of 60K residents and the 2nd largest school district in the region, Colerain boasts a wide range of talent and skills reflected in higher incomes over the state & county median, a lower poverty rate, and \$1.16 billion in property values. Our residents command the resources and relationships of the county to serve them. We have 3 county parks & 2 nature preserves to compliment 5 township parks including one on the Great Miami River, which will be receiving an infusion of millions in state and county funds as they develop the Bluway Trails.



***Colerain Township is poised to bring success to your
development project or business venture.***